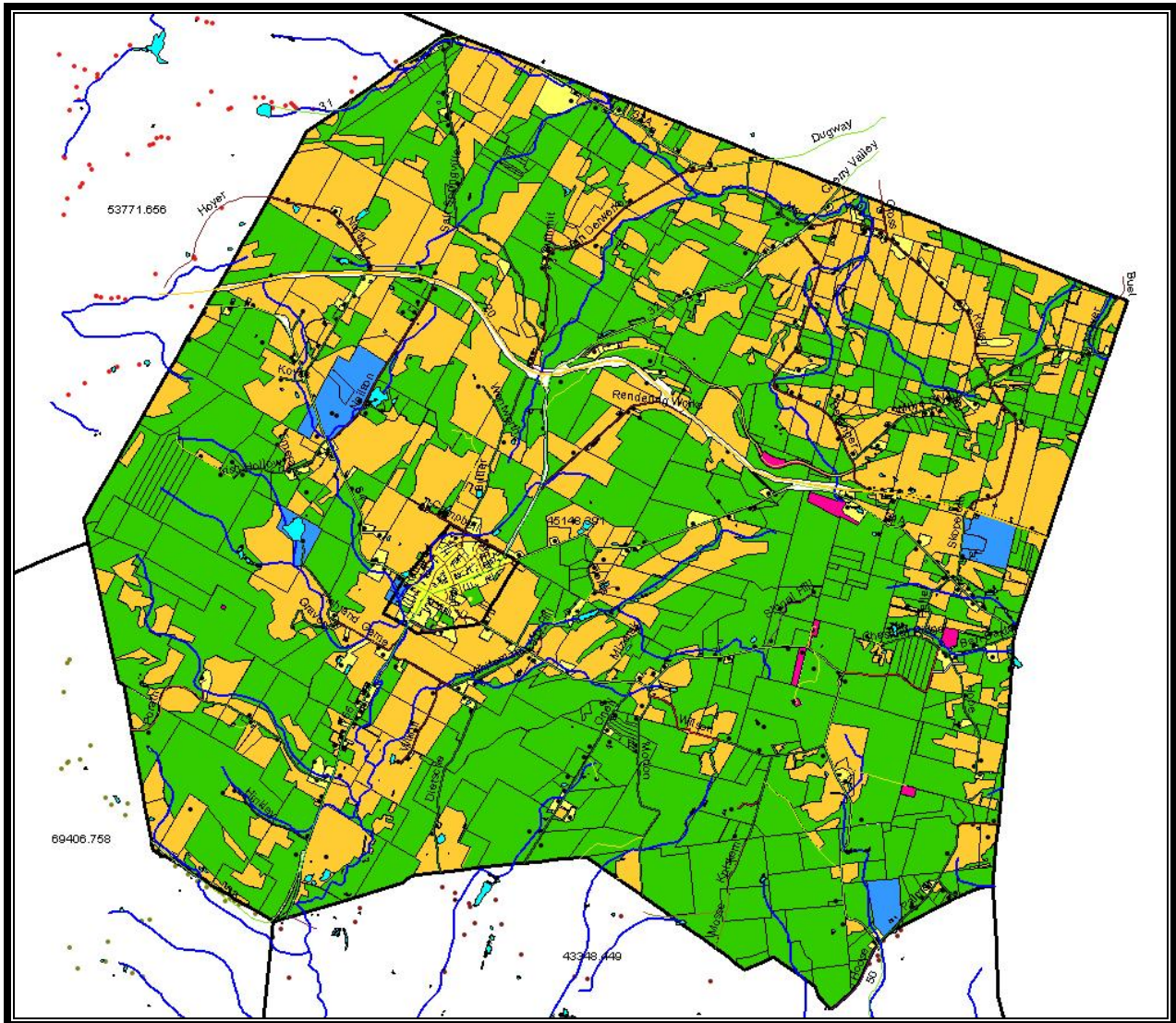


TOWN OF CHERRY VALLEY COMPREHENSIVE PLAN ~ 2007

TOWN BOARD REVIEW DRAFT



*Submitted by the Cherry Valley Comprehensive Plan Committee
for Town Board Review*

April, 5th 2007

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ACKNOWLEDGMENTS

This Comprehensive Plan was prepared by The Comprehensive Planning Committee comprised of town residents appointed by then Supervisor Robert Loucks in 2005. This Comprehensive Plan was reviewed by the Cherry Valley Planning Board and officially adopted by the Cherry Valley Town Board on _____. Assistance was provided by the agencies, organizations and individuals listed below.

A special acknowledgement to those present and former members of the Cherry Valley Planning Board who prepared an earlier draft of a comprehensive plan for Cherry Valley.

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New York Department of Conservation
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VISION STATEMENT – TOWN OF CHERRY VALLEY

It is our vision that Cherry Valley retains and enhances its unique historical, scenic and agricultural character, and that a compatible degree of growth and development be accepted, subject to those standards, necessary to maintain these irreplaceable historical and natural features while assuring that the location and design of any development be in the best interest of the overall health, safety and general welfare of the community as well as the neighborhood for which it is proposed.

CITIZEN INPUT/PUBLIC PARTICIPATION

Extensive public input was sought, obtained and utilized during the comprehensive plan process. All of the meetings of the Comprehensive Planning Committee were open to the public and meeting dates were made public. A survey was mailed to all property owners and otherwise made available to all citizens. Two hundred and twelve surveys were completed and returned.

The highlights of the responses regarding the respondents themselves, as well as community planning related questions, are summarized as follows.

Of the respondents:

- Nearly ninety (90) percent were full-time residents; less than two (2) percent were seasonal residents.
- Half the total households consisted of two (2) residents; a quarter of the households consisted of only one (1) resident.
- Over fifty (50) percent of residents lived in the community 21 years or longer; twenty-two percent (22) resided in Cherry Valley five (5) years or less.
- Over seventy-five (75) percent of residents utilized their property exclusively as a year-round residence; sixty (60) percent of the twenty-five (25) percent who use their residences for additional purposes operate a home business.

Reasons given for residing in Cherry Valley:

- Seventy-five (75) percent listed the rural atmosphere and the scenic beauty.

Regarding land use related issues:

- Forty-one (41) percent supported the establishment of land use districts; twelve (12) percent were opposed.
- Over sixty (60) percent favored guidelines for future residential development.
- Over seventy (70) percent favored guidelines for future non-residential projects while nine (9) percent opposed guidelines.
- Loss of community character was given by forty-five (45) percent of respondents as the main reason they would leave Cherry Valley.
- Respondents selected historic preservation, scenic view protection and rural preservation as the top three (3) categories that should be given special emphasis during the comprehensive planning process.

On September 26, 2006 a public input meeting, was conducted by a professional facilitator and included a presentation by Terry Bliss, Otsego Co. Planning Director. Citizen input was obtained and made available to the Comprehensive Planning Committee.

Finally, a public hearing was conducted by the Cherry Valley Comprehensive Planning Committee, followed by a public hearing by the Town Board, which then formally adopted this Comprehensive Plan.

In formulating the issues, goals and recommendations for this comprehensive plan, all citizen comments were systematically reviewed. Citizen input is, therefore, reflected in this plan.

EXECUTIVE SUMMARY

The Town of Cherry Valley is fortunate in that it has heretofore escaped any significant degree of development so that its rural, scenic, and historical landscape is largely intact and uncompromised. However, the forces of change are at work so that it is critical that steps be taken now in order to be able to assimilate growth without diminishing or compromising this land and community that we have inherited and are the current trustees thereof.

This comprehensive plan consists primarily of three (3) parts: an inventory of what is; goals of what should be; and recommendations or a road map to achieve the stated goals.

The recommendations are the essence of the plan itself. While every effort was made to limit the recommendations to those of necessity and substance, it must be understood that a descending order of significance and timing is at play, and is reflected in the recommendations listed below.

The issues and goals that are listed below include all the issues and goals contained in the major sections of this Comprehensive Plan. The issues evolve from the detailed background data and analysis which preceded them. Goals are based on the input from the citizen surveys, but also flow from the basic background studies and the issue statements themselves. Recommendations are a response or solution to the issues and collectively represent a plan for Cherry Valley. The recommendations that follow represent those that have been determined to be of high priority. Hence, all the recommendations contained elsewhere in this document are not included in this Executive Summary.

Land Use

Issues

1. Inappropriately located/designed residential development.
2. Lack of local control of potentially high impact industrial/commercial facilities.
3. Need to adequately protect prime and productive agricultural soils from indiscriminate or inappropriate development.
4. Need to provide local (Town) standards in order to protect sensitive, environmental resources as well as the scenic landscape and historical resources.
5. Need to establish a land use district(s) so that incompatible or conflicting uses will be separated and land values and quality of life considerations will be secured.
6. Need to coordinate future land use decisions with the Village of Cherry Valley.

Goal

To accommodate suitably located and designed development while protecting and enhancing the quality of life, property values, and natural, scenic, and historic resources of Cherry Valley.

Recommendations

1. Consider establishing a local land use district(s). Uses which are consistent with the intent and purpose of the district(s) should be permitted as a matter of right. The extent or the application of these permitted uses should be managed by density allocations,

minimum and/or maximum lot size standards, lot widths, setbacks, etc. Uses which potentially create the risk of significant impacts to the neighborhood in which they are proposed, as well as the community at large, should be permitted by special or conditional use. (Special and conditional uses are subject to additional requirements than uses permitted by right.)

Within an established district, residential lots should be allocated based on the actual developable land area on each parcel or tract of land. Clustering of lots should be encouraged when necessary in order to preserve productive farmland, historic and archeological sites, critical environmental areas, or other resources of particular community value.

Overlay districts should be considered. Overlay districts consist of areas within a land use district which are designated in order to protect certain resources or features. Examples of overlay districts include:

- a. **Ridgeline Overlay:** To protect the ridgelines. Development standards for ridgelines locate or limit the height of structures so that rooflines, for example, are positioned below ridgelines. Tree removal is limited so that new structures blend in with the landscape.
 - b. **Agricultural/Open Space Overlay:** To protect agricultural areas and designed to move development off of active farmlands and farmlands having productive farmland soils. This overlay could include land that is currently being farmed or is available for active farming.
 - c. **Viewshed Overlay:** To protect known and prioritized viewsheds in the Town and pay careful attention to placement of structures and minimization of vegetation removal. This overlay should include land that has been identified as having an important view. This could be, but does not have to be, associated with the ridgeline overlay described above.
 - d. **Critical Environmental Overlay:** To protect wetlands, floodplains, steep slopes, seeps, springs and streams.
2. The number of residential lots allocated should reflect the current and projected market for lots in order to maximize the value of the lots and allow such value to be available to all landowners. The remaining or undeveloped portion of the parcel could be permanently protected through deed restrictions or conservation easements held by Otsego Land Trust or other acceptable land trusts or through a landowner's agreement or homeowner association's bylaws.
 3. Update/revise the existing subdivision and land development ordinance consistent with this comprehensive plan and land use districts, and Agricultural District Law 305A.
 4. Enact complementary ordinances regarding the establishment of standards/specifications for potential nuisance uses such as junkyards.

Critical Environmental Areas

Issues

1. Potential for the pollution of groundwater as regards the two (2) wells in the Village serving as a public water supply as well as private wells and springs in the Town.
2. Degradation of the water quality of streams and their biological communities from domestic discharges of raw sewage and storm runoff.
3. Encroachment of existing development in the Village onto wetland areas or areas of saturated soil conditions including areas of small, headwater streams, seeps, and springs.
4. Potential for development to encroach onto Critical Environmental Areas within the Town.

Goal

To protect or buffer Critical Environmental Areas by a combination of educational programs, incentives, and specific land use requirements when necessary.

Recommendations

1. Prepare land use standards, which reduce or minimize impacts from the encroachment of development onto steep slopes and into wetlands and floodplains. Include provisions for an adequate buffer along the fringe of these areas in order to protect the integrity of these fragile resources and to reduce sediments, nutrients, and other pollutants from reaching these areas.
2. The Town and Village in concert should consider a remedial plan, including the determination of available grants, to restore, wherever possible, wetlands and/or poorly drained areas that have been impacted or encroached upon.
3. Investigate the feasibility of utilizing the land immediately south of the Village for the purpose of the construction of wetlands or shallow ponds to which the Village's storm drain system would outfall before entering Cherry Valley Creek. In addition, any future sewage treatment plant outfall could discharge into these ponds as well. This proposal would serve to trap solid materials, reduce pollutant loadings, and provide aesthetic and wildlife benefits.

Forestry

Issues

1. Unsustainable forestry practices usually consisting of high-grading in which all the trees of any value are removed leaving an inferior, low-quality residual stand with a greatly reduced future value.
2. Lack or inadequate use of best management practices in order to reduce soil erosion and sedimentation, protect Critical Environmental Areas and wildlife habitats, and assure a productive, undamaged residual forest.
3. Fragmentation of the forested land base in which the size of forested parcels are reduced, so that forestry management becomes more difficult.
4. Forest damage from insects, disease, and non-native or invasive plants.

5. Need to develop forest management plans in order to sustain forest health and maximize long term profitability from the sale of forest products.
6. Deer infestation, or the overpopulation of deer beyond which the local ecosystem can support, is a serious problem which results in excessive deer browse. This adversely impacts the regeneration of the most valued trees such as sugar (hard) maple.

Goal

To sustain and enhance Cherry Valley's forested land, and its value as an economic, recreational, and scenic resource by addressing the issues or threats to which they are currently subjected.

Recommendations

1. Inform forested landowners as to the various state and federal programs that are available to assist them in their effort to undertake forest management.
2. Encourage or provide incentives to landowners to engage a professional forester to prepare a forestry plan for their properties by which they will maximize the monetary return from harvesting forest products and which will assure the sustainability of their forests for their families, future owners of the property, and the community in general.

Extractive Resources

Issues

1. Failure to reclaim mining sites after extraction is completed.
2. Inadequate erosion and sedimentation controls during and following mining activities.
3. Potential issues include inadequate ingress and egress from mining sites and damage to public roads.

Goal

Encourage the extraction of mining of sand and gravel and quarried stone while addressing the issues listed above.

Recommendation

Encourage reclamation plans and erosion and sedimentation best management practices for all extractive activities.

Cultural/Archeological & Historical Resources

Issues

1. Lack of awareness of, and protection for, archeological resources.
2. Loss of traditional, agricultural, support structures and residential outbuildings.
3. Loss of historical and architectural character of structures through deferred maintenance of properties and lack of "pride" in historic structures.
4. Many abandoned properties and structures.
5. Property owners and municipalities do not fully take advantage of the Historic District designations.

Goals

1. Maintain the historic character of the Town, as defined by its archeological resources, historic buildings, structures and sites, by preventing the loss of any historic resource.
2. Utilize, to its maximum potential, the value of the historical character of the Town in order to promote desirable population growth and economic development in the Town.
3. Expand the informational base of the history and historic resources of the Town. Continue to use this information as a basis to enhance the image of the region and pride and involvement of its citizens in the future directions of the Town.

Recommendations

1. Explore local incentives for historic preservation, such as property tax rebates for rehabilitation and maintenance for structure, easement programs, including conservation easements, and revolving funds for adaptive reuse and landowner recognition/awards programs.
2. Consider adding commercial design standards that consider the historical character of structures in regards to the review process for all projects that go through Site Plan Review. Elevate the role of, and impact on, historical character in the evaluation of new projects.
3. Create a program to target owners with substandard building conditions, and seek funding to maintain and renovate historic structures.
4. Use historical character as the key ingredient in all promotions to the tourist market.
5. Require subdivision and development plans to research and identify all on-site and/or adjacent archeological and historical sites or structures.

Aesthetic/Visual ResourcesIssues

1. Scenic rural view-sheds may be threatened by unregulated and/or incompatible development.
2. Public awareness of these resources has been heightened by recent development proposals and the Route 20 NY Scenic Byways designation.

Goals

1. Maintain the rural, visual character of the Town, as defined by its topography, landscape, and vistas, by preventing the loss of any specific resource and protect it from development that will impact the character of the Town.
2. Utilize, to its maximum potential, the value of the visual (rural) character of the Town to promote desirable population growth and economic development in the Town.

Recommendations

1. Include provisions in land use districts, subdivision and development regulations, as well as related ordinances, in order to maintain the Town's aesthetic/rural character. This would include the establishment of ridgeline protection standards or overlay district.
2. Support the development of an aesthetic/visual resources survey database, including a GIS mapping component. Utilize this survey data to categorize the resources in a professionally accepted standard that can guide future planning and development decisions.

3. Use Cherry Valley's visual resources and rural character as a key ingredient in all promotions to the tourist market and in seeking desired population growth.
4. Continue to coordinate efforts to protect aesthetic/visual resources while promoting tourism and economic development via the Route 20 Scenic Byways designation in conjunction with the Route 20 Association and other affiliated NGOs.

Housing

Issues

1. Is there an adequate supply of housing for all income groups?
2. To what degree are farmers or owners of tracts of land paying a disproportionate share of property taxes?
3. How many substandard dwellings exist?
4. In a number of situations, property maintenance needs to be improved.

Goal

To assure an adequate and affordable supply of housing for all income groups, suitably located close to services and the general needs of the residents.

Recommendation

The Town and Village should jointly engage a professional housing consultant or a qualified realtor to perform a survey of existing housing conditions, availability and needs, and suggest solutions including the availability of grants.

Economic Conditions

Issues

1. 15.4% of the Town's households have a household income less than \$14,999.
2. 11.3% of the Town's population lives below the poverty level.
3. The range and diversity of local or Village businesses has declined, forcing local residents to travel to, for example, Cooperstown and Richfield Springs in order to purchase even the basic necessities.
4. Lack of adequate Village infrastructure (including a sewerage disposal facility), substandard or failing building conditions, mixed land uses, conversion of single family dwellings to multi-family dwellings, infusion of buildings out of character with the historical attributes of the community or neighborhood, lack of a beautification and/or streetscape program, all contribute to the lack of private investment in the Village and Town.
5. Although the unemployment rate is low (2.9%), the great majority of employment is outside the Village and Town.
6. The local farm industry is in a continued state of decline.

Goal

To improve local economic conditions resulting in less poverty, higher incomes, and greater job opportunities which in turn should stimulate a revitalization of the Village and Town as a unique, historic community.

Recommendation

Form a task force consisting of representatives of local and state government, along with representatives of the private sector, in order to explore options and make recommendations regarding the economic revitalization of the Village and Town. This effort should include applying for grants both for a study and its implementation.

Governmental and Related ServicesIssues

1. The need to increase the size of the Town Board from three (3) to five (5) members; in order to provide an opportunity for more representative government.
2. Other issues need to be decided upon by the Town Board re: such matters as Town buildings, office equipment, coordination with the Village, the budget and taxation, classes for appointed officials, refuse disposal, etc.

Goal

Need to continue to provide an open, efficient, and progressive Town government to serve all citizens.

Recommendation

Increase the size of the Town Board to five (5) members.

TransportationIssues

1. Need to prepare, adopt, administer and enforce road standards and specifications, designed for the Town of Cherry Valley.
2. Damage to roads from logging and extractive operations.
3. Superintendent of Highways does not currently review subdivision plans as regards ingress, egress, overall design, construction and safety issues.
4. Need to consider vacating several local roads.
5. Town associated cost of the placement of culverts associated with connecting private drives to public roads.
6. Littering.
7. Dumping of snow adjacent to or in close proximity to streams and wetlands.
8. Desirability or need to formalize scheduling of local road improvements and equipment purchases on a 3 to 5 year written schedule.
9. Need to accelerate brush clearing along roads.
10. Heavy truck traffic on Route 166 particularly as it impacts the Village.
11. Erosion and sedimentation relating to road banks and drainage swales or ditches.
12. Impact of road salt on streams, groundwater, wetlands, and vegetation, as well as cars, roads, and bridges.

Goal

To provide a safe, efficient highway system for the traveling public and to assure that all new roads are constructed based on acceptable specifications and with minimum impact on the environment and adjacent property owners.

Recommendations

1. Adopt by resolution, strict road standards and specifications for the construction of private and public roads in Cherry Valley. Road standards shall be consistent with and reflect the rural, agricultural, historic, and scenic nature of the Town. This should include minimum standards for driveway cuts onto public roads.
2. The Town Subdivision and Land Development Regulations should be amended in order to require input from the Town Superintendent of Highways, as well as the Town Engineer, as regards the location design, construction, and safety of all proposed roads based on design standards established by resolution (see #1 above) and any applicable ordinances.
3. Beginning in 2008, a formal 3 or 5-year road improvement or maintenance schedule should be prepared which includes all local and state roads. In addition, an equipment purchase schedule should be prepared. These schedules should be reviewed, updated and extended annually.
4. Prevent development accessed by seasonal roads unless and until such roads are improved to Town specifications at developer's expense.
5. Manage the use of salt on roads and highways by protecting sensitive areas, determining appropriate areas to dump snow, proper salt storage, exploring alternatives to road salt, using proper salt application practices, supervising and training staff, and maintaining equipment.

Conclusion

In order to provide a specific schedule to the Town of Cherry Valley officials, it is suggested that the following recommendations be considered as top priorities:

1. Establish (enact) a Town land use district(s).
2. Update the existing subdivision and land development ordinance consistent with this comprehensive plan.

Further, it is suggested that these two (2) essential recommendations be implemented in 2007, and that a planning consultant be engaged in order to draft these two (2) basic ordinances. A Town committee comprised of the Town Supervisor or designee from the Town Board, two (2) members of the Town Planning Board and two (2) citizens at large should direct the consultant. At the discretion of the Town Board, work on additional high priority recommendations could be concurrently initiated.

PREFACE

Many places lack a "vision" about their future, and unfortunately it shows. Rather than set any guidelines or conditions over future development, they allow development to occur at will, not understanding that they can have a role as to what manner it occurs. Places like Nantucket, MA, Burlington, VT, Saratoga Springs, NY, or more locally the Town of Middlefield, NY, have taken the time to identify how they want their community to look and what type of development they want to see within their boundaries. Other communities simply believe that any type of development is for the good of the community. A town can create the kind of community it wants with good planning tools. The comprehensive plan is the key starting point that can be used to assure an attractive community where people want to live, work, and visit.

One's quality of life depends upon the quality and character of the community. As the community changes it is important to understand and plan for the effects of this change. The comprehensive planning process can help a community prepare for its future needs and set forth recommendations to guide growth and development in rational and efficient ways. A town can decide what kinds of growth and economic development it wants to encourage or discourage, and what valuable resources need to be preserved; a plan can be prepared to ensure that the vision for the community is realized. A comprehensive plan can recommend strategies to preserve important features of the community and encourage appropriate types of development that will make the community a better place to live instead of a sprawling, homogenous area lacking character and sense of place.

In 1995, the New York State legislature acknowledged the importance of comprehensive planning by passing laws that define comprehensive plans, clarifying the process of comprehensive planning, and generally encouraging communities to prepare such plans. This language substantially strengthens and clarifies the role of comprehensive planning in municipal land use decision-making. Any new land use regulation or amendment in a municipality with a plan which was adopted pursuant to the new statutes must now be in accordance with a written comprehensive plan, and "all plans for capital projects of another governmental agency on land included in the plan... shall take such plan into consideration." (Section 272-1 of the Town Law) Prior to 1995, only zoning had to be in accordance with a comprehensive plan and the plan itself did not have to be a written document. Thus today in Cherry Valley, the Town's site plan law and subdivision regulations must be in accordance with the comprehensive plan. Any legal challenge to the site plan law or the subdivision regulations would be weighed by a court of law against what the comprehensive plan says about them.

The other major change to the comprehensive planning process enacted by the 1995 statutes is that all such plans must be sent to the County Planning Board for review prior to being adopted by the Town. The Town Board, not the Planning Board, is the entity that has the legal power to adopt the plan, although it can be prepared by the Planning Board or by a committee (as directed by the Town Board). Finally, all comprehensive plans are subject to the State Environmental Quality Review Act (SEQRA).

INTRODUCTION

What is a Comprehensive Plan?

Section 272-of the Town Law of the State of New York provides for the creation of comprehensive plans. That legislation is contained in Appendix A of this plan. According to Town Law a comprehensive plan consists of "the materials, written and/or graphic, including but not limited to maps, charts, studies, resolutions, reports and other descriptive material that identify the goals, objectives, principles, guidelines, policies standards, devices and instruments for the immediate and long-range protection, enhancement, growth and development of a municipality."

A comprehensive plan sets forth a community's goals and recommended actions that will make the community a good place to live, work and visit. The plan outlines what needs to be done and how to do it in order to ensure that the community grows in an orderly, well-thought-out-fashion and that the needs of the community will be met.

A comprehensive plan is not a static blueprint of how to get to some specific end-point. It is a living document that provides continual guidance for the work of the community's leaders and staff. Municipal decisions need to be weighed against the values and ideas set forth in the overall plan to ensure that the community is heading in the right direction.

Why Prepare a Comprehensive Plan?

The Town of Cherry Valley can benefit socially, environmentally and economically from having an effective comprehensive plan. Among other things it can: (1) help the Town provide the right future and help avoid the wrong future; (2) help to establish the community vision; (3) help to ensure economic stability and predictability; (4) protect valuable natural and cultural resources; (5) help provide direction to other agencies; (6) help avoid surprises by understanding the Town's assets and liabilities; (7) improve access to government and non-government assistance; and (8) serve as a back up to a town's land use tools.

Through a comprehensive plan the public can understand the direction in which a community is headed. The business sector particularly needs to know what a community wants to attract or discourage before investing. A plan can serve to define community preferences in a time when such local clarity is often lacking. Lack of a sound plan can also make a town uncompetitive in the marketplace, much as a business would struggle without a business plan.

Effective planning can bring a community together to envision its future. When a town is active in the planning process it makes residents feel a sense of ownership and commitment to realizing the plan's goals. Even if the whole town is not involved in the planning process, people in general will feel good about the fact that someone is looking out for the future of their town and trying to ensure that it continues to be a desirable place to live.

Good planning is economically beneficial for a town because it encourages local governments to set priorities for expenditures. Cherry Valley's plan also can recommend patterns of development which are more efficient and which take advantage of existing infrastructure, such as roads and utility lines. Haphazard development can end up costing the

Town in public services. The plan can also recommend a blend of development or redevelopment that helps to stabilize or enhance the tax base while offering predictability to the Town, including business applicants.

A comprehensive plan usually has a land use component that examines the suitability of certain areas for development. A good plan encourages growth only in those locations where the land is suitable for development. A good plan also ensures the survival of historic and cultural amenities as development occurs. If a plan recommends that development not take place on steep slopes, wetlands or other undesirable sites, the impact of development on the Town's land and water resources will be minimized. Forests, wetlands and floodplains absorb storm water and reduce the possibility of floods. These areas serve as a filter for pollutants, reduce run-off and thereby erosion and sedimentation.

Municipal officials are often frustrated that other governmental agencies, such as neighboring towns or villages or county, state or federal agencies, can ignore town concerns and local land use regulations. This often occurs because there is a lack of a plan that states local priorities. However, these other governmental agencies must now take the Town Comprehensive Plan into consideration when planning capital projects. Through planning, a town might propose a solution to a traffic congestion problem and recommend a transportation project or land use pattern that will make travel experience more convenient. Such recommendations would have to be considered by the County or State Transportation Department when proposing capital projects.

An important feature of any workable plan is an inventory of a town's assets (natural, cultural, economic or social) and its liabilities or limitations. This inventory can then be compared to demographic and economic trends in the region to help ensure that decisions are thoughtful and predictable.

An inventory of a community's resources or assets then provides a basis for determining issues. Issues are then addressed by the formulation of specific goals and recommendations. Recommendations are, in essence, the plan itself.

Every town has limited investment resources and it is therefore important that the limited funds and staff be used in the most strategic way. Similarly, access to volunteer support is shrinking, as people get busier. A good plan will define strategic decisions both in time and place so that leaders can make the most from limited budgets, staff and volunteer assistance.

Gaining financial or technical assistance from government and non-governmental organizations has become highly competitive. When seeking aid, a town with a well-articulated plan will have a competitive edge. Indeed, for many governmental assistance programs, having a plan is a requirement. Whether a town seeks technical assistance, a grant, a low interest loan, or a favorable bond rating, a comprehensive plan can send the message that the Town is clear about its needs.

Elements of a Comprehensive Plan

The State statutes offer suggestions on what elements should be in a comprehensive plan. These include:

1. General statements of goals, objectives, principles, policies and standards
2. Presentation of Background Information:
 - Regional Setting
 - History
 - Critical Environmental Areas
 - Natural Resources Inventory
 - Existing Land Use Inventory
 - Population, Race, Age Characteristics
 - Housing, Households
 - Economy, Income Employment, Taxes
 - Community Patterns, Businesses
 - Educational, cultural and historic facilities
 - Community facilities
 - Transportation facilities
 - Plans of other agencies and communities
3. Preparation of Planning Elements or specific Recommendations relating to future land use, community facilities, and transportation.
4. Proposals and programs to implement the community's policies (included in the recommendations.
5. Any and all other relevant issues

Comprehensive Planning in Rural Areas

The planning process in rural communities is frequently looked upon with suspicion, and often residents question its necessity. The answer lies in the attitudes and economics of today's society, which the Town of Cherry Valley Planning Board and Town Board have recognized and acted upon.

Historically, the rural community was looked upon by those not residing there as a food source, and a residence for those providing the food. Industry and commercial businesses were located in cities where the workers and consumers lived. Attitudes changed with the availability of the private automobile, and the overcrowding and pollution in the cities. Soon, that land in proximity to the cities began to feel heavy development pressure. As outlying residential areas increased, so did all types of commercial development required to supply the residents. People could live further from work, and still, get the necessary services. Thus, the birth of suburbs took hold, and was perceived as an ideal place to live.

Now we have reached a stage where suburbs have continued to grow, with all forms and intensities of development: Towns and villages once considered rural, were overwhelmed by heavy immigration, and thus, lost their quaint, rural identity. Only the very rural areas were left as the last escape for people desiring a clean, uncluttered environment in which to live such as the Town of Cherry Valley.

With the exception of State and Federal lands, rural areas are the last areas where people can go to get a sense of the natural environment. Whether it is a forested area with a stream meandering through it, or an active agricultural area, such landscapes trigger a sense of appreciation. This is especially true for those with experiences outside our region whose own local or former environments have been despoiled. Therefore, those remaining, less developed, rural areas tend to attract new residents who seek uncluttered landscape less congestion and crime.

Since the economics of rural areas are usually tied directly to the land, we now find farming and other rural occupations threatened. People and development are now moving into rural areas at a rapid rate. Second homes are popular in beautiful rural areas as is sprawl development. Once an area has been deemed a popular place to live, land values rise. This leads to increased interest from developers who will buy rural land, subdivide it, and receive unrealistically high sale prices. Those in the business of using the land for income purposes (primarily farmers) are rapidly being forced out of business due to lack of profits and increased taxes. These people are finding that their greatest asset is their land, and with one sale, can make enough to retire.

This process has led the Town of Cherry Valley to search for a plan that will guide the Town in its development over the next ten to fifteen years. Development pressures are increasing and the Town must take action early. It has seen some development along major roads, which forebodes more of the same. Through the guidelines and goals of a comprehensive plan, decision making about the direction of the Town can be made in a sound manner.

The Town of Cherry Valley can grow and develop without losing its character, but only if guided by a Comprehensive Plan. Otherwise, the Town will find itself losing its cherished character, natural resources and the rural ambience so important to residents.

According to Section 272-a of the Town Law, the Town Board is empowered to appoint a committee or direct the Town Planning Board to prepare, recommend and forward a Town Comprehensive Plan to the Town Board for the immediate and long-range protection, enhancement, growth and development of the Town. In 2005 the Town Board appointed a Comprehensive Planning Committee in order to complete, update and expand an existing draft comprehensive plan, initially draft by the Town Planning Board.

THE TOWN OF CHERRY VALLEY

The Regional Setting

The Town of Cherry Valley consists of 40.1 square miles or 25,664 acres of land and is located in the northeastern corner of Otsego County, New York. Cherry Valley borders Schoharie County to the east and Montgomery County on its northern border. To the west is the Town of Springfield; to the southwest is the Town of Middlefield and to the south is the Town of Roseboom. (See Figure1)

Cherry Valley is a unique community and is treasured for its historical, cultural and scenic qualities. Its uncluttered landscape consists of a blend of forested mountains, agricultural valleys and upland areas along with numerous areas of abandoned farm fields, which have reverted to an attractive mix of wild flowers and other herbaceous plants.

The historic Village of Cherry Valley, which time seems to have passed by, is centrally located within the Town in a relatively flat valley at the headwaters of Cherry Valley Creek. Cherry Valley Creek is the northern most tributary of the Susquehanna River, which flows south for 404 miles into the Chesapeake Bay. The main routes to Cherry Valley are State Route 20, in the northern portion of the Town, which was once the major highway across upstate New York, and State Route 166, which travels south from Rt. 20 through the Village of Cherry Valley to the Village of Milford.

To the north of Cherry Valley, across the broad Mohawk Valley, are the Adirondack Mountains, and to the south, the Catskill Mountains. Cherry Valley itself is home to the northernmost peaks in the Appalachia region, rising to 2300 feet above sea level. Cherry Valley is often described as being part of the northern Catskill's due to the linkage of the Town's wooded ridges, which extend southward towards the Catskill Mountains.

Otsego County is strategically located within one of the largest and wealthiest market areas in North America. Within a 750-mile radius of Otsego County, you'll find:

- 50% of the population in the United States and Canada
- 50% of the United States and Canadian personal income
- 50% of manufacturing establishments in North America

Source: US Census Bureau, US Bureau of Labor Statistics and Statistics Canada)

The Town of Cherry Valley is located within a day's drive of the following metropolitan areas:

| | |
|----------------|--------|
| Albany, NY | 78 mi |
| Boston | 246 mi |
| Buffalo | 274 mi |
| Montreal | 300 mi |
| NY City | 230 mi |
| Philadelphia | 240 mi |
| Toronto | 330 mi |
| Washington, DC | 363 mi |

Figure 1 - Regional Setting

The map displays the 62 counties of New York State. Otsego County is highlighted in gray and marked with a green star. The surrounding counties are labeled: Herkimer, St. Lawrence, Franklin, Clatsop, Jefferson, Lewis, Hamilton, Warren, Essex, Washington, Montgomery, Schenectady, Fulton, Saratoga, Rensselaer, Schoharie, Albany, Greene, Columbia, Dutchess, Putnam, Westchester, Rockland, Nassau, Suffolk, Kings, Queens, New York, Richmond, Sullivan, Delaware, Broome, Chenango, Cortland, Tompkins, Chemung, Schuyler, Tioga, Steuben, Allegany, Cattaraugus, Erie, Wyoming, Ontario, Yates, Cayuga, Madison, Oneida, Oswego, Seneca, Livingston, Orleans, Monroe, Wayne, Genesee, and Niagara. An inset map in the top right corner shows the location of Otsego County within the state of New York, and another inset map in the top left corner shows the location of New York State within the United States.

History

Cherry Valley is at the pinnacle of the Upper Susquehanna River Basin. The river itself was formed in the Devonian period and presumably drained from the Adirondacks prior to the cataclysmic creation of the Mohawk Valley. Since the beheading of the original river, a spring in the hill just north of the Village of Cherry Valley is one of several points claimed (along with Otsego Lake) as the origin of the Susquehanna.

It is believed, since the advent of man thousands of years ago, that the river valley was used as a north-south path linking the Chesapeake Bay to equally ancient east-west crossroads and this reality has shaped much of its history.

After European contact, men schemed and risked their lives to control the Upper Susquehanna Valley. Initially there was competition between the French to the north and the Dutch to the east both advancing their ambitions through trade and missionaries. From the south, Sir William Penn attempted to purchase Indian lands, but the Duke of York opposed Penn's intentions. The French remained a threat until 1759 when Wolfe defeated Montcalm on the Plains of Abraham.

The Iroquois traditionally leery of the French and skeptical of the Pennsylvanians had experienced satisfactory dealings with Albany traders and realizing white aggression could not be fully checked permitted the establishment of trading posts in the Upper Susquehanna.

As English influence grew, letters of patent obtained enormous parcels of land in the areas north and east of Cherry Valley from the Crown by prominent landowners or syndicates of investors. By contrast the development of Cherry Valley was not entirely motivated by speculation. In 1738, John Lindsay, a Scotch-Irish settler, parceled off a large patent he had acquired.¹ In 1740, a small colony of his countrymen moved to the area from Londonderry, New Hampshire led by the Reverend Samuel Dunlop. According to William W. Campbell, a distinguished historian who was descended from one of the original families, the settlers were attracted by the rugged landscape.

“It has been said that Mr. Lindsay was pleased with the wild and romantic features of the country which were not unlike his native Scotland. Here was the purling brook; the cascade; the rock and dell; the beautiful forest trees; the blossoming cherry and the wild mountain flowers; and the dark foliage of the rock maple and the evergreen, which marked the elevation of the surrounding hills. The settlers were attracted more perhaps by the beauty of the place than just the fertility of the soil.”

Despite the high elevation, the settlement grew changing its name from Lindsay's Bush to Cherry Valley after the wild cherry trees prominent in the landscape. A Presbyterian Church was established, as well as the first classical school on the frontier. By the time of the Revolution some sixty families were in residence.

Located as it was on a principal pathway along the Susquehanna and remote from the long-established settlements on the Mohawk, the village was vulnerable when war broke out. The Iroquois Nations remained loyal to the Crown and fought alongside British troops and Tory Rangers in a bitter border war that often pitted neighbors and families against one another. The British strategy was to divide the rebellious Northern and Southern colonies by securing

the Hudson with armies marching East along the Mohawk, South from Canada and North from New York. The grand scheme would have been fatal to the revolutionary cause but was weakened by horrible losses at Oriskany and the total set back at Saratoga. If the American victory at Saratoga was the stunning turning point in the Revolution, Oriskany marked its most savage moment. On a hot and airless July afternoon, British regulars and their native allies ambushed a Revolutionary force made up of area farmers led by General Herkimer as they passed through a narrow wooded ravine. Many of Herkimer's men were from Tryon County and after the General was fatally wounded a young officer from Cherry Valley, Samuel Campbell, took command and fought on in fierce hand to hand combat. The loss of life on both sides was so overwhelming that, though the British ultimately carried the day, they had to retreat. One measure of the intensity of the battle is that all the bodies were not found or properly buried for a century. Also telling is the report that later when Cherry Valley was burned and its inhabitants massacred a Seneca raider was heard to remark "for Oriskany".

It is not known whether the attack on Cherry Valley was revenge or a calculated act of terrorism, but it was devastating. In November 1778 a band of Senecas and Tories led by Walter Butler and the Mohawk Joseph Brandt made a surprise raid catching the garrison off guard. The lax commander, Colonel Alden, and fifteen Continental Soldiers were killed. A number of the men of the village were away in military service so many of the thirty-two people killed were women and young children. Thirty or forty were taken prisoner and force-marched down the Valley ultimately to be scattered and held captive in native villages on the Niagara Frontier and in Canada. The houses and barns were all torched and the livestock herded away.

News of the Massacre had a galvanizing effect on the psyche of the young nation as Pearl Harbor did a century and a half later. Cherry Valley won an indelible place in the history of the Republic, but it was far from clear whether the actual village would ever come back to life.

In the wake of the Massacre as well as a number of attacks on other frontier settlements, Washington sent an expedition led by Generals Clinton and Sullivan down the Susquehanna to burn out native villages and to destroy crops and orchards so that the inhabitants would not return. The soldiers from long-settled areas of New England, with rocky and depleted soils, were astonished at the obvious fertility of the area. Following the Peace of Paris in 1783, a Yankee out-migration began as young farm families moved west to occupy these recently obtained and virginal lands.

Cherry Valley which had been reoccupied and rebuilt after the war by survivors of the massacre now found itself strategically placed at a cross roads along the principal route of this great migration.²

In 1799 construction began on the Cherry Valley Turnpike to facilitate travel west from Albany. In 1801 work started on a second turnpike that ran from Cherry Valley to Cooperstown and on to Chenango County. In 1811 a third Turnpike extended the original Albany-Cherry Valley route west all the way to Manlius near Syracuse. By the first decades of the 19th Century the once remote village was a bustling and increasingly ambitious commercial center. The first bank west of the Hudson was incorporated here. The Cherry Valley Academy was established for young ladies from prosperous families. Numerous

manufactures grew up including an iron foundry to produce plows and hardware, a marble quarry and an organ maker. Some twenty-one taverns served what seemed to be an endless flow of travelers along the turnpike.

The opening of the Erie Canal in 1825 changed the fate of Cherry Valley and the entire state. Forty years earlier in 1785, George Washington had traveled to Central New York for the first time to pay his respects to Cherry Valley for its sacrifice in the war, but also to assess for himself the feasibility of a water route through the Mohawk Valley to connect the great Lakes to the Atlantic. He understood that the young nation could not expand west or control lands coveted by the French unless an easy route was found through the Appalachian mountains which walled off the original coastal settlements from the rest of the American continent. The only natural route through was the Mohawk. Neither Washington, nor his successors in the Presidency, moved to develop the canal idea, but New York led by DeWitt Clinton, who was actively encouraged by Cherry Valley's leaders, financed and constructed the canal without Federal help. As a result of the canal, whose transformative place in history has been compared to the Internet, New York City grew into the nation's largest city. Cherry Valley contracted from 4000 citizens to approximately 700.

Despite its diminished population, Cherry Valley made a considerable contribution to the Union cause in the Civil War. Perhaps because of a strong personal connection to the establishment of the Republic or widespread abolitionist sentiment (Cherry Valley had far fewer slaves than surrounding towns), men enlisted in large numbers. During the war there were not adequate hands in the field or in the small manufacturing businesses. The economy suffered greatly, and ultimately when a large number of men died in combat, many farms and small businesses could not be maintained.

As the 19th Century progressed Cherry Valley remained an active agricultural center. The area perhaps due to its high altitude, had always been suitable for dairying. Milk was converted to cheese and shipped to far-flung markets from Little Falls (where the world price of cheese was set). Later with the advent of the railroad, fluid milk could be shipped directly to the New York market. Hops were a lucrative, if highly volatile, cash crop for Cherry Valley and surrounding towns until competitive strains were developed in Washington State. A disease, the blue mold, wiped out the remaining hop vines in the 1920s.

The railroads made possible the rapid industrialization of many areas along the rivers and canals, but they also facilitated a new cash crop, tourism. Urban dwellers, particularly, began to seek recreational relief from the city and inspiration from nature in the rural and mountainous areas of the State. The novels of James Fenimore Cooper and Washington Irving and the painters of the Hudson River School fed a growing interest in the unspoiled American landscape.

Cherry Valley's scenic qualities that had attracted the first settlers still had allure almost a century and a half later. Harriet Beecher Stowe writing in a New York paper dubbed it "the Happy Valley"...and stated, "...the charm of Cherry Valley is its greenness, its seclusion, its pastoral stillness and quietude, its Arcadian air of unworldly rest and peace."

To serve the pilgrims, hotels, mineral springs, and scenic drives were developed. Railroads printed maps of the mountain resorts and the government published a collection of engravings of the State's most attractive places including beautiful Cherry Valley.

Later in the 20th Century, the old turnpike was revived as U.S. Route 20 to serve growing automobile traffic. Motels, low cost restaurants and roadside attractions grew up along the route to serve a summer migration of American families of all classes and backgrounds. Cherry Valley had a number of tourist related enterprises which went out of business when in 1954 the State built a bypass that effectively removed the Village from the normal flow of traffic. As it happens, Route 20 itself was effectively bypassed by the construction of the New York State Thruway only four years later and in retrospect it seems the Village may have been spared the considerable disruption suffered by surrounding towns impacted by US 20's increasing use as a truck route.

In recent years it is clear that tourism was reviving though in new form. Changes in the culture and economy of the country seem to have shortened or eliminated the traditional family vacation. Today, a growing number of locally owned Bed and Breakfasts are thriving on short family stays or couples coming to see the area to visit museums, attend an opera or cheer on their grandchildren at a baseball camp. The production of opera requires, like hop picking, a large supply of transient housing. It's been energizing for the Town, and good income for local householders, to have this annual influx of young professionals. It is also noteworthy that the Town has become home to highly regarded restaurants serving tourists and area residents.

The intersection between history and planning for the future is tricky business. It would be foolish to ignore the lessons of the last 366 years, but difficult to project a future which is subject to so many external factors. Of course, forces beyond Cherry Valley have always had the controlling hand in local events. The British decision to provoke the savagery of aggrieved natives; the availability of cheap and fertile western lands; the secession of the Southern states; and the construction of canals, bypasses and thruways all represented circumstances beyond local influence.

While it is difficult to safely predict the future, it is worth understanding trends and forces already underway.

The first is technology. It has been 169 years since Samuel Morse, the landscape painter and inventor spent the summer in Cherry Valley perfecting his telegraph, but today the telegraphs' descendents, the fax and internet, make it possible for productive people to be connected to each other and a workplace without living in a city. Cherry Valley has already benefited from this phenomenon by providing a home for several small but growing software companies which employ local talent and pay good wages. Maybe this silicon ravine could grow more. Less visible, but ultimately more important are the growing number of working professionals who live here full or part-time because they can stay connected to their world of work and still live in a beautiful place where their children can grow up in the outdoors. This means that for the first time since the 1930s, accomplished graduates of our local schools could have a professional career and raise a family by coming back to Cherry Valley.

The second is culture. Today, cities competing for business and anxious to hold onto easily mobile populations, invest heavily in culture as an important quality of life issue for young families. Cherry Valley, through its involvement in the Opera, its proximity to museums of international reputation, and its association with major forces in American poetry is already a genuine center of the arts. Artists, composers, writers, and designers are also mobile and Cherry Valley seems to be attracting more of these creative citizens than surrounding towns.

The third is changing demographics. America's population is aging. More and more early retirees can look forward to a long and productive second life with out the concerns of children or the demands of a competitive job. These baby boomers are financially stable, physically active and free to engage in volunteer community work. In addition, they require considerable less in services, such as schools, while contributing substantially to the local tax base. They choose to live in places where they have access to the outdoors, good food, cultural events and good medical care. Our region obviously excels in all of these categories.

If the future is hazy, one thing is clear. Cherry Valley has two enduring assets. It's unique and inspiring physical beauty. And the loyalty and affection that those who live here feel for the place. These treasures have carried Cherry Valley residents over calamities and cataclysmic events through its history and will, no doubt, continue to do so.

On July 4, 1840 on the centennial anniversary of the Town and the fiftieth of the Republic, Judge William Campbell spoke to those present about their obligation to the future: "To them I would say as you enter into possession of this godly land; as you walk forth and look upon the hills, upon the valley and upon the brook that sparkles at your feet... may you remember that in by-gone times your ancestors toiled and sacrificed their prosperity and their lives in pursuit of that inheritance and that they consecrated it by their tears, their prayers and their blood. We commit then that inheritance to your keeping. And may at the close of another hundred years you be enabled to say as we can this day - Blessed be the land of our birth and blessed be the memory and honored be the names of those who entrusted that inheritance to us.

1 In 1995, the Lindsay Patent District was designated as a national Register District and placed on the National Registry of Historic Places. The district, which encompasses the entire Village, also includes over 91 contiguous parcels stretching from the Town of Springfield to the Town of Roseboom.

2 The Town of Cherry Valley was officially formed from Canajoharie (Montgomery County) on February 16, 1791. This occurred more than a half a century after the first settlement was made within its borders. It retained its original dimensions until 1797 when the Towns of Middlefield, Springfield, and Worchester were formed from parts of the Town. Cherry Valley was further reduced in size in 1854 when the Town of Roseboom was formed from the remaining southern part of the Town.

Climate

The climate of Cherry Valley is determined by its weather patterns as measured over a long period of time. Climate is a major determining factor directly affecting personal lives, the nature of the built community and the natural environment of an area. For example, the residents' leisure activities, the community's infrastructure and the characteristics of the local, ecosystem are all directly influenced by climate. Climate is a determinant as regards the establishment of basic industries. Climate dictates the type of agriculture enterprises that are most adaptable or suited to an area. Finally, a favorable climate tends to encourage in-migration of new residents while unfavorable conditions tend to discourage in-migration and may actually induce an out-migration of existing residents.

Cherry Valley is situated, along with all of the New York State, in the northern temperate zone. Temperate climates are alternately dominated by subtropical climates to the south and sub polar climates to the north. This accounts for the temperate climates having more or less distinct seasons.

Temperature, precipitation and snowfall data for Cherry Valley is presented in the following table.

Table 1 - Climatic Data

**Cherry Valley Climatic Data
1961-1990**

| Month | Avg. Temperature °F | Avg. Precipitation inches | Avg. Snowfall inches |
|--------|---------------------------|---------------------------------|-------------------------|
| Jan | 19.3 | 2.58 | 27.4 |
| Feb | 21.1 | 2.45 | 21.1 |
| Mar | 31.1 | 3.4 | 20.9 |
| Apr | 43 | 3.64 | 7.6 |
| May | 54.9 | 4.21 | 1.1 |
| Jun | 63.5 | 4.31 | |
| Jul | 68.1 | 4.01 | |
| Aug | 66.1 | 3.68 | |
| Sep | 58.8 | 3.77 | |
| Oct | 48.2 | 3.32 | 0.7 |
| Nov | 37 | 4.01 | 12.3 |
| Dec | 24.5 | 3.49 | 28.7 |
| Annual | 44.3 | 42.87 | 119.8 |

Source: Cherry Valley Weather Station

Of particular interest are the following recordings:

Highest Temperature – 96° F (1953)
 Lowest Temperature – -27° F (1957)
 Highest Daily Rainfall – 4.64” (1949)
 Highest Yearly Rainfall – 59.08” (1977)
 Average Annual Precipitation – 44.3”
 Average Date of First Frost – September 28th
 Average Date of Last Frost – May 14th
 Average Yearly Snowfall – 119.8”
 Most Seasonal Snow – 174” (1977-78)

Geology

The geology of an area plays an important role in determining the shape of the landscape surface. Throughout the ages, underlying rock is subjected to natural weathering forces that chemically and physically erode its original shape. The physical properties of underlying rock determine its strength and suitability to support development, including the ease of excavation, and ability to support the foundation of various structural types.

In regard to the surface features of Cherry Valley, the Village and Town of Cherry Valley are located in the Ontario Plain physiographic province. The steepest areas in the Town are along those areas facing Helderberg and Onondaga Limestone escarpments. These escarpments rise about 600 feet in height above the Mohawk Valley, which lies to the north. Bedrock in Cherry Valley consists of that from the Middle Ordovician, Upper Silurian and Lower Devonian periods. In fact, Cherry Valley and the northeastern part of the County have the oldest rock beds in the entire county. The bedrock tends to get progressively younger moving southward in the County.

The oldest bedrock formations in the County are in the Town of Cherry Valley and Springfield. These formations are part of the Lorraine, Trenton, and Black River Groups that are Middle to Upper Ordovician in age. The rock is interbedded shale and siltstone, and is in the southern headwaters of the Canajoharie Creek Valley. A narrow band of the Sauquoit Formation of the Middle Silurian period overlies the Utica and Frankfort Shale. The rock is shale, siltstone, sandstone and conglomerate and is located west of Salt Springville. The Cobleskill Limestone overlies the Brayman shale. In the Towns of Springfield and Cherry Valley this formation is approximately a ½ mile wide band north of Route 20 that extends to the Herkimer County line. It consists of limestone, dolostone, and shale.

The Onondaga Limestone and Ulster Group overlies the Helderberg Group. These formations are just south of the Helderberg Group in a band that ranges from ½ miles to 5 miles wide. They consist primarily of limestone with localized areas of chert, shale and sandstone. Exposures of this group can be seen at several locations along Route 20 between the Cherry Valley and the Herkimer County line. Remains of small quarries in this formation exist north and west of Cherry Valley.

Karst topography occurs in several bedrock-controlled areas in the northern part of the County, including Cherry Valley, which are underlain by the Helderberg, Onondaga and Cherry Valley limestones. Small sinkholes are common in some areas of these formations, along with several small caverns. Soils such as Farmington and Wassic may occur in Karst topography areas.

Otsego County is believed to have been completely glaciated during the last ice age. Advancing ice markedly affected the surficial features of the County, and covered it with a variety of deposits including glacial till. Till is the unsorted mixture of sand, silt, clay and rock fragments. Depth of this material varies from a few inches on some hilltops to several hundred feet on the toe slopes of some valleys. The Mardin, Wellsboro and Lewbath series are examples of soils that formed in glacial till. The last major ice sheet that existed in Otsego County occurred during the Wisconsin stage of the Pleistocene. The ice from this stage obliterated any deposits that had accumulated from earlier glacial advances. Thus, only deposits from the last sheet are known to exist in the County. The moving mass of ice, which

reached a thickness or depth of over a mile in some locations, caused major changes in the landscape it overrode. Hills were rounded off and soil moved from ancient land surfaces. The rocks were pulverized and often transported. Valleys were enlarged and usually deepened before being filled in by the deposits from the receding ice. River valleys parallel to the direction of the ice flow were transformed into the U-shaped valleys.

The elevations in the Town vary from about 750 feet to 2300 feet. The highest elevation is located on East Hill, and the lowest elevation is at the point that the Canajoharie Creek flows across the Town boundary.

Population Profile

A great deal of information about the Town of Cherry Valley is contained in US Census information. One of the most important things to remember about the Town of Cherry Valley is that the figures reported in this comprehensive plan and provided by the Census Bureau contain not only Town of Cherry Valley figures, but Village of Cherry Valley figures as well since the Village is legally part of the Town. Thus, population figures and housing figures are for the incorporated Village as well as the unincorporated Town. To derive figures for the Town outside the Village, one must subtract those figures provided for the Village from the Town total. In other places in this plan, figures reported are for the Town only. This is true for building permits, mobile homes, tax assessments and information from the County's Real Property Tax office. It is important to keep this in mind for the figures may look quite different if one subtracts out those figures that are for the Village. Since the Town is a legal entity under New York State Law and has a Town Board, this comprehensive plan is most concerned with the Town outside of the Village. The two municipalities are, however interdependent on one another. Most of the commercial base for the Town is in the Village, and most of the agricultural base for the Town lies outside the Village. Schools, programs for the elderly and fire service are often shared costs or at least run in a cooperative manner.

Permanent Population

Population figures for the Town of Cherry Valley are available back to 1830. At that time the Town had 4098 persons. In 1850 the Town had a population of 4,186 making it the largest population center in the County. In 1854, however, the Town of Roseboom was formed from Cherry Valley, reducing the population in the Town by 1,870 residents. By 1890 the Town's population had decreased to 1803, the population having dropped off after the 1860 census. The population continued to decrease through the 1900's reaching its low point in 1970 with 1122 persons being recorded in the Town. The population has increased somewhat since then with the 2000 census recording 1266 persons. Of this number 592 (47%) lived in the Village and 674 (53%) lived in the remainder of the Town. Of the 1266 residents, 614 (48%) were male, and 652 (52%) were female. This figure also translates to 30.8 people per square mile.

Table 2 - Town Population Data

TOWN OF CHERRY VALLEY'S POPULATION 1830-2000

| <u>Year</u> | <u>Number of Persons</u> | <u>Percentage Change</u> (from previous decade) |
|-------------|--------------------------|--|
| 1830 | 4098 | |
| 1840 | 3923 | -4.2% |
| 1850 | 4186 | 6.7% |
| 1860 | 2552 (minus Roseboom) | -39.0% |
| 1870 | 2337 | -8.4% |
| 1880 | 2260 | -3.2% |
| 1890 | 1803 | -20.0% |
| 1900 | 1802 | -0.9% |
| 1910 | 1706 | -5.3% |
| 1920 | 1400 | -17.9% |
| 1930 | 1326 | -5.2% |
| 1940 | 1274 | -3.9% |
| 1950 | 1330 | 4.3% |
| 1960 | 1156 | -13.0% |
| 1970 | 1122 | -2.9% |
| 1980 | 1205 | 7.3% |
| 1990 | 1210 | 0.4% |
| 2000 | 1266 | 4.6% |

This loss of growth throughout the 1800's and into the 1900's is not unusual in Otsego County. Most of the rural towns in the County saw similar patterns of population loss during this time period. During the 1980-1990 time period the Towns that saw the greatest increase in population were those located along the Route 88 corridor or along the Route 28 corridor. Towns like Cherry Valley that lie outside of this general area, saw minor increases or even decreases in their population base.

Race & Age Characteristics

Cherry Valley is basically comprised of persons who identify themselves as white. There are 1251 Whites, 1 Black, 1 American Indian, 5 Asians and 3 Hispanics.

According to the 2000 census figures, the median age of the population of Cherry Valley is 39.8. This is very close to the County average of 37.1 years. The population of the Town appears to be fairly uniformly distributed throughout the various age categories as shown by the census figures in Table 2. Male and female ratios are fairly close with 619 males and 652 females in the Town. It is important to note that 195 or nearly 16% of the population is over age 65. There are 15 persons who are over age 85, what is commonly called the "frail elderly".

There are 364 children under the age of 20 in the Town, or 29% of the Town's population. Of this number, 262 or 22% of the Town's population are of school age; thus, nearly a quarter of the Town's population is in school.

Table 3 - Population By Age

CHERRY VALLEY POPULATION BY AGE 2000

| <u>Age</u> | <u>Number of Persons</u> | <u>Percentage of Persons</u> |
|-------------------|--------------------------|------------------------------|
| Under 5 years | 56 | 4.4 |
| 5 to 9 years | 90 | 7.1 |
| 10 to 14 years | 118 | 9.3 |
| 15 to 19 years | 100 | 7.9 |
| 20 to 24 years | 51 | 4.0 |
| 25 to 34 years | 112 | 8.8 |
| 35 to 44 years | 232 | 18.3 |
| 45 to 54 years | 190 | 15.0 |
| 55 to 59 years | 62 | 4.9 |
| 60 to 64 years | 60 | 4.7 |
| 65 to 74 years | 101 | 8.0 |
| 75 to 84 years | 79 | 6.2 |
| 85 years and over | 15 | 1.2 |

Households and Families

A family is defined as 2 or more people living under the same roof, related by blood, marriage or adoption, and sharing the same cooking facilities. In Cherry Valley there are 351 families. A household is defined as one or more persons living under the same “roof that may or may not be related by blood, marriage or adoption”. Thus, all families are a household, but not all households are a family. Cherry Valley has 482 households. By subtracting the number of families from the number of households one can discern the number of people who either live alone or who live with someone with whom they are not related (by blood, marriage or adoption). This 131 number in Cherry Valley is comprised of seniors or young people living alone, and people living together either as roommates or as partners who are not married or related in any way (by blood, marriage or adoption). Nearly a quarter of Cherry Valley's households are comprised of people who fit this description.

Future Population Growth

The population growth for both the Village and Town is flat. Between 1990 and 2000 the population growth was 56 persons or 5.6 residents per year.

The most significant factor in determining population growth is employment opportunities. Few commercial and industrial related job opportunities exist in Cherry Valley. It appears unlikely that this situation will change in the near future. However, if Cherry Valley remains an attractive or uncluttered rural community, some growth will result from the in-migration of retirees as year-round or seasonal residents. In addition, those individuals and small firms or enterprises that can function in Cherry Valley, while serving clients or customers outside of the area, should continue to gravitate to Cherry Valley.

CRITICAL ENVIRONMENTAL AREAS / WATER RESOURCES

Introduction

Cherry Valley contains wetlands, seeps and springs, floodplains, groundwater and streams that typically exist in both a close locational and functional relationship. These resources are quite vulnerable or sensitive to degradation and loss by misguided development, filling and excavations as well as other forms of disturbance. Along with steep slopes, or slopes in excess of 15 percent, these water-related features are considered as Critical Environmental Areas. As such, it is essential that these areas be protected or left undisturbed and, where necessary, restored.

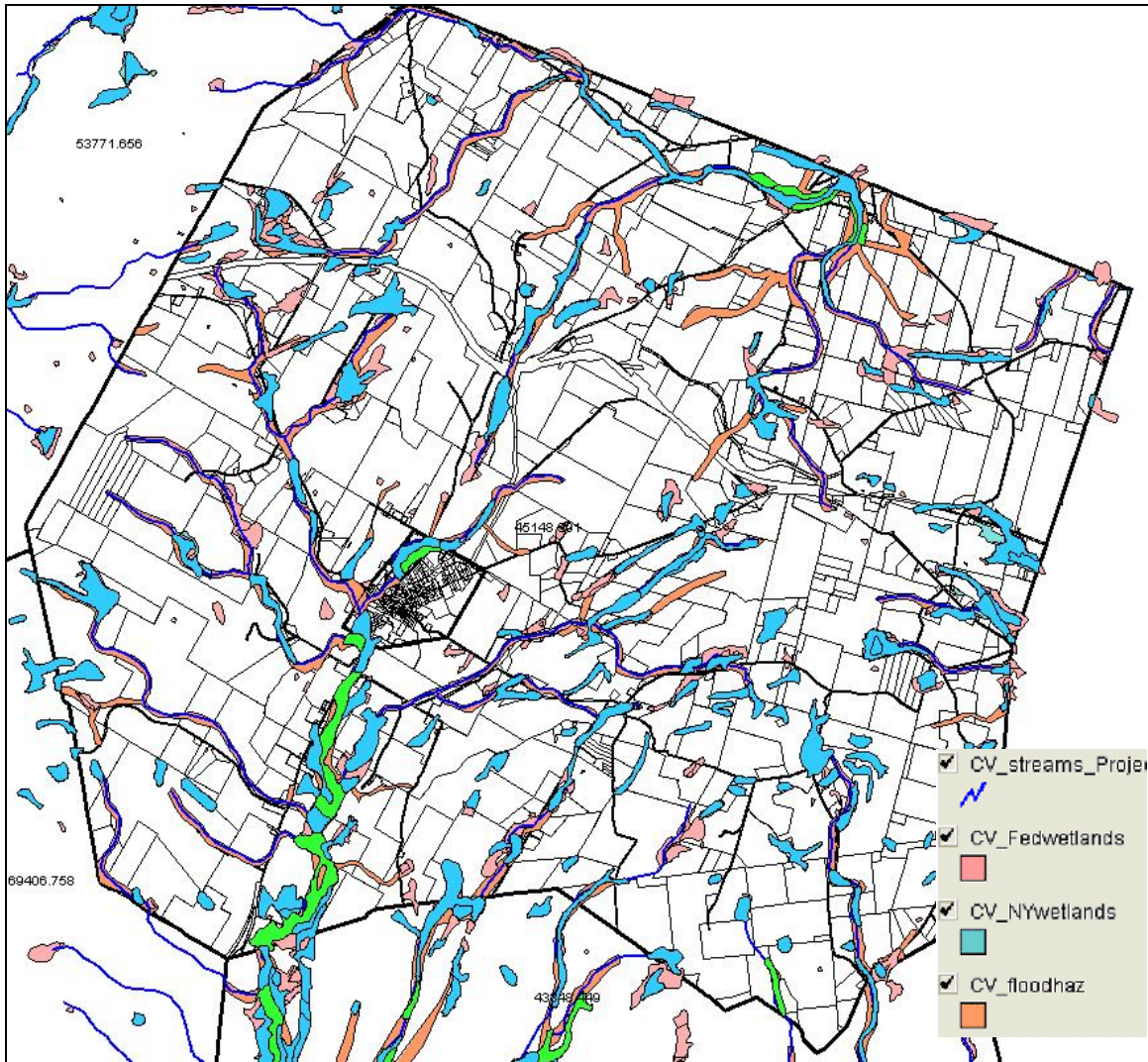
Streams and their associated seeps, springs, wetlands, and floodplains, function in concert in order to assure that the base flow of streams is maintained along with water quality. Wetlands are frequently located at the headwaters of small, first order streams. These wetlands contain seeps and springs that are the interface between ground water and the surface waters to which they flow. Floodplains exist along major streams and serve to accommodate floodwaters or out-of-bank overflow from streams. Frequently, seeps, streams and wetlands are located within or in close proximity to floodplains. The map in Figure 2 shows the location, area extent, and relationship of these important, hydrologic related critical environmental features.

Groundwater

Groundwater is water located beneath the ground surface in soil pore spaces and in the fractures of geologic formations. A formation of rock or soil is called an aquifer when it can yield a useable quantity of water. The depth at which soil pore spaces become fully saturated with water is called the water table. Groundwater is recharged from, and eventually flows to, the surface naturally; natural discharge often occurs at springs and seeps and can form oases or wetlands. Groundwater is often withdrawn for agricultural, municipal and industrial use by constructing and operating extraction wells.

Groundwater can be a long-term 'reservoir' of the natural water cycle (with residence times from days to millennia), as opposed to short-term water reservoirs like the atmosphere and fresh surface water (which have residence times from minutes to years). Groundwater is naturally replenished by surface water from precipitation, streams, and rivers when this recharge reaches the water table. It is estimated that the volume of groundwater is fifty times that of surface freshwater; the icecaps and glaciers are the only larger sources of fresh water on earth.

Usable groundwater is contained in aquifers, which are subterranean areas (or layers) of permeable material (like sand and gravel) that contain groundwater. Aquifers can be *confined* or *unconfined*. If a confined aquifer follows a downward grade from its *recharge zone*, groundwater can become pressurized as it flows. This can create artesian wells that flow freely without the need of a pump. The top of the upper *unconfined aquifer* is called the water table or phreatic surface, where water pressure is equal to atmospheric pressure.

*Figure 2 - Critical Environmental Areas- Streams/Wetlands/Floodplains***Streams / Wetlands / Floodplains – Cherry Valley**

Source: Natural Resource Conservation Service, New York Department of Conservation, U.S. Corps of Engineers

Over pumping of groundwater in which the rate of extraction exceeds the rate of recharge leading to a lowering of the water table or reduction of the aquifer can be a serious problem especially during periods of drought. A more serious problem, however, is groundwater pollution. The source of this pollution is potentially anything and everything that comes in contact with the precipitation that falls on the land surface or interfaces with water as it percolates through the soil mantle or bedrock. The karst topography on limestone bedrock, which underlies the Village of Cherry Valley, is especially vulnerable to groundwater pollution.

Groundwater is the source of all public and private water use in Cherry Valley. A serious concern is the impact on groundwater from raw or untreated sewerage from malfunctioning septic systems or cesspools and/or the direct discharge of raw sewerage into the aquifer or on the land surface. This is especially a concern since the wells serving the public are at the southern edge of the Village, which is down gradient from the source of pollution.

Streams

The two major streams located in the Village and Town include Cherry Valley Creek and Canajoharie Creek. Cherry Valley Creek flows south and is a headwater stream of the Susquehanna River. Canajoharie Creek flows north and is a tributary of the Mohawk River. (See Figure 2 that includes an overview of these major streams and their tributaries.) With some minor exceptions the land area in Cherry Valley is located in the watershed or drainage area of these major streams. While not much information could be obtained for Canajoharie Creek, a fairly detailed description of Cherry Valley Creek has recently been written by a member of the Comprehensive Planning Committee and is presented in the following paragraphs.

Cherry Valley Creek is located in northeastern Otsego County, New York. It is over 20 miles in length and it flows south to its confluence with the "main stem" of the Susquehanna River approximately 12 miles south of Cooperstown, New York. (The Susquehanna River is the main source of fresh water for what has been the most productive estuary in the United States, the Chesapeake Bay.)

As the name implies, Cherry Valley Creek flows through Cherry Valley. This valley is flanked by wooded hillsides and features a valley floor dominated by wetlands, scattered farm fields and woodlots. It is sparsely populated and remains virtually unchanged as regards to both the degree and form of human habitation. Large or concentrated livestock operations are widely dispersed in the Valley and do not appear to be a significant source of water pollution. Nor does there appear to exist any industrial, commercial or other potential source of significant pollution.

In a report from the Otsego County Water Quality Coordination Committee dated July 4, 1996, Cherry Valley Creek is described as being polluted by pathogens. The report states that the Village "has problems with on-site septic systems which discharge raw sewage into the stream via the storm sewers." The report laments the fact that a "lack of resources" prevents further investigation but does indicate that the resolution potential is high. Water quality testing of Cherry Valley Creek is currently (2006) being undertaken by Biological Field Station. The results will be available in 2007.

In addition to raw sewage, Cherry Valley Creek is being degraded by a host of other pollutants associated with towns with expansive areas of impervious surfaces. Petroleum products, lawn chemicals, road salt, pet waste and litter in general are but a few examples of the many types of pollutants that are routinely flushed into the Village's storm sewer by rainfall or snow melt events. Cherry Valley Creek has become a convenient dumping location and as such is simply an extension of the Village's storm sewer system. The potential for a catastrophic pollution event is very real. A toxic chemical spill, including petroleum products for example, would quickly reach the stream through the storm sewer system.

In the History of Cherry Valley, author John Sawyer states that "trout were the only fish in the brooks and grew to enormous size and were too plenty to be considered a great delicacy."

Wetlands

Wetlands, or areas of hydric soils as identified by the National Resource Conservation Service, are frequently referred to as swamps, bogs and marshes. Once considered as wasteland, today the benefits of wetlands are understood and appreciated. Benefits of wetlands include:

1. Provide food and habitats for a variety of life forms.
2. Are breeding, spawning, feeding, cover and nursery areas for fish.
3. Are important nesting, migrating and wintering areas for waterfowl.
4. Act as natural storage areas during floods and storms.
5. Act as groundwater recharge areas, particularly during droughts. Provide an interface between groundwater and surface water including streams.
6. Purify ground and surface waters by filtering and assimilating pollutants.

In addition to the designation of wetlands by the National Resources Conservation Service, based on their classification as hydric or "wet soils," wetlands are identified and regulated by the N.Y. S. Department of Environmental Conservation as well as by the U.S. Corps of Engineers. Since different wetland criteria are applied by the various agencies, it is necessary to map wetlands based on all the criteria established by the various agencies in order to assure a complete and comprehensive identification of wetlands. The Town of Cherry Valley has eight state designated freshwater wetlands. State designated wetlands must be at least 12.4 acres in size and have certain types of plant vegetation in order to qualify for wetland status. The state Department of Environmental Conservation mapped all wetlands meeting these standards in the 1980's. Maps of the wetlands are available in town clerk's offices, county clerk's offices and at the County Planning Department.

Wetlands are ranked into four different categories (I-IV). A class 1 wetland is the most valuable due to size, location, type of wetland and the benefits it offers. Cherry Valley has no class I wetlands. Of the eight classified wetlands, seven are class II wetlands; the next most highly protected class. The remaining wetland is a class III wetland. The wetlands in the Town are categorized as ES9, ESS, ES6, E510, SB9, SB3, SB10, and SB 15. ES6 is the class III wetland. Persons wishing to dredge, dam or excavate a state freshwater wetland must obtain a permit from the NYS Department of Environmental Conservation. Regulation does not necessarily outright prohibit activity, but it must be shown that the activity and its impact cannot be reasonably avoided, that it is minimized to the extent practicable, and that the loss of public values is outweighed by the benefits gained.

Besides state designated wetlands, there are other wetlands in the Town, although these are not mapped. The federal Army Corps of Engineers administers the federal wetlands program that may apply to areas as small as 1.2 acres. The primary interest of the Army Corps regulations (Section 404 of the Clean Water Act) is to oversee major projects, such as infrastructure of industrial developments. Most of the common actions on or around wetlands, such as home building or agricultural use, fall under "nationwide permits" or are exempt. Nationwide Permits are for routine actions and do not require the full permitting process. Unlike the DEC wetlands, the Army Corps has no maps for this program; thus, persons seeking to do work on land that may be a wetland are encouraged to contact the Army Corps (in the case of Cherry Valley, the closest office is in Albany, NY) and have a field check of the site conducted by staff.

Floodplains

A floodplain is a level area of land that, as described in a preceding paragraph, adjoins a river or stream and is periodically inundated or flooded. The floodplain consists of the floodway and the floodplain fringe. The floodway is a channel within a floodplain while the floodplain fringe is the outer portion of the floodplain. Encroachments, including filling, must be discouraged except for essential road or utility crossings.

Flooding can result in the loss of life and property, health and safety hazards and significant public expenditures for flood protection and relief. Floodplains also often contain valuable prime farmlands and wildlife habitats. Floodplain protection safeguards the public health, safety and welfare, while protecting natural resource values.

The benefits of floodplain protection include:

1. Protection of life, health and safety.
2. Protection of property.
3. Protection against surface water pollution.
4. Protection against soil, crop and wildlife habitat loss.
5. Reduces/eliminates need for public expenditures.

Cherry Valley belongs to the National Flood Insurance Program. Under this program a town agrees to adopt a local law severely regulating construction in those areas that are identified as being within the 100 year flood plain as mapped by the federal emergency management agency (FEMA). In return, FEMA agrees to provide federally subsidized insurance for those properties that currently exist in the flood plain. Without such subsidization, few if any insurance companies would be willing to insure properties in the flood plain; thus, persons would lose their homes and be unable to rebuild when a flood occurred.

The soil scientists of the Natural Resources Conservation Service have delineated floodplains in the Town of Cherry Valley by identifying alluvial soils or soils formed by sediment or soil deposits from stream flooding over geologic time. Figure 2 depicts these water-related, critical environmental areas.

Steep Slopes

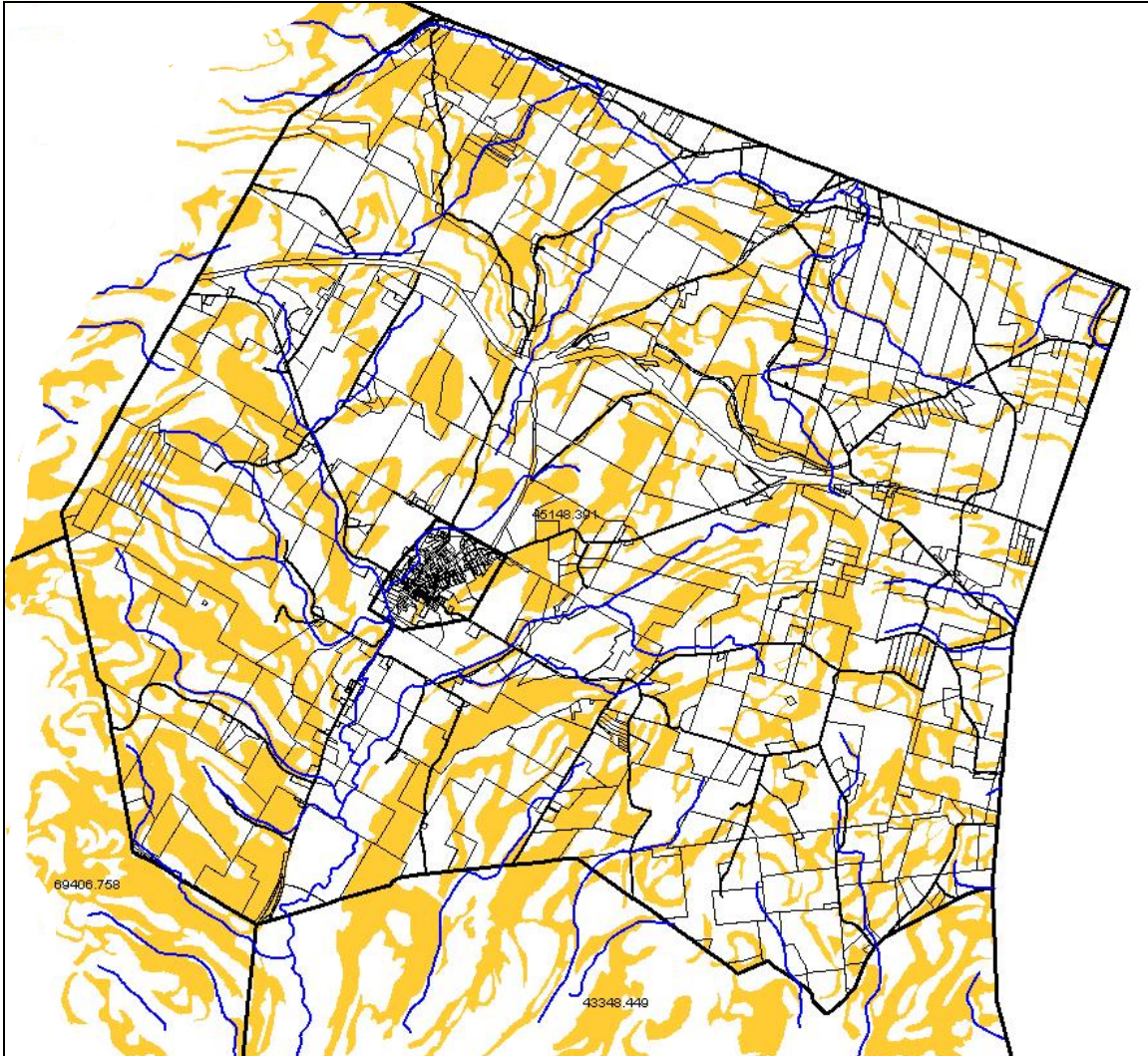
Slopes in the range of 0-8 percent have few limitations in regards to land use utilization except where constrained by a high water table, flooding or some other limitation not related to slope. Slopes between 9 and 15 percent have moderate limitations for various uses while slopes in excess of 15 percent have moderate to severe limitations for most all uses.

Figure 3, Critical Environmental Areas - Slope, indicates the location of slopes in the following ranges:

1. 0-8 percent (inclusive)
2. 9-15 percent (inclusive)
3. Over 15 percent

Figure 3 - Critical Environmental Areas - Steep Slopes (> 15%)

Steep Slope Areas in the Town



Source: Natural Resource Conservation Service

Issues, Goals and Recommendation

Issues

1. Potential for the pollution of groundwater and the two (2) wells in the Village serving as a public water supply as well as private wells and springs in the Town.
2. Degradation of the water quality of streams and their biological communities from domestic discharges of raw sewage and storm runoff.
3. Encroachment of existing development in the Village onto wetland areas or areas of saturated soil conditions including areas of small, headwater streams, seeps, and springs.
4. Potential for development to encroach onto Critical Environmental Areas within the Town.

Goal

To protect or buffer Critical Environmental Areas by a combination of educational programs, incentives, and specific land use requirements when necessary.

Recommendations

1. Prepare land use requirements, which prohibit the encroachment of development onto steep slopes and into wetlands and floodplains including the requirement for an adequate buffer along the fringe of these areas in order to protect the integrity of these fragile resources and to reduce sediments, nutrients, and other pollutants from reaching these areas.
2. The Town and Village in concert should consider a remedial plan, including the determination of available grants, to restore, wherever possible, wetlands and/or poorly drained areas that have been impacted or encroached upon.
3. Encourage the use of best management practices, in regard to agricultural, logging, and extractive operations that impact wetlands, floodplains, and steep slopes
4. The Town should consider initiating a stream water quality-monitoring program in order to determine any sources of pollutants.
5. Investigate the feasibility of utilizing the land immediately south of the Village for the purpose of the construction of wetlands or shallow ponds to which the existing storm water pipe outfalls and any future sewerage treatment plant outfall would discharge into before entering Cherry Valley Creek. This proposal would serve to trap solid materials, reduce pollutant loadings, and provide aesthetic and wildlife benefits.
6. Assure compliance with state and federal wetlands, storm water, erosion, sedimentation, and S.E.Q.R. laws.

NATURAL RESOURCES

Soils

The constant weathering of geologic formations produces various soil types. The capabilities and constraints exhibited by these soils are related to the geologic characteristics of the underlying rock and the local climatic conditions. A soils analysis is essential to planning for future land uses, which are best located on soils that are suitable and have complementary characteristics for specific land uses. For example, agricultural land uses are usually found where soils do not exceed an 8 percent slope and are well drained and fertile. Residential land uses are suitably located where soils do not exceed an 8 percent slope and are sufficiently above bedrock and the water table. The appropriate siting of development significantly reduces the costs associated with site improvement including excavating a foundation, as well as locating and designing an on-lot sewage disposal system. Finally, industrial uses favor soils that are relatively level, well drained and able to withstand the heavy weights associated with large industrial buildings.

The U.S. Department of Agriculture's Natural Resource Conservation Service (Formerly the Soil Conservation Service) prepares soil surveys for most areas of the United States on a county basis. Such a study has been completed for Otsego County, but has not been published as of the date of this Comprehensive Plan. However, the soil data is available at the local Natural Resource Conservation Service's office.

A soil survey determines the physical and chemical properties of all the distinct soil types identified in a county. It also determines each soil's respective suitability for various land uses including, for example, crop production, woodlands, ponds, building sites and septic systems.

Soil types are found together in association usually consisting of several dominant soils. In Cherry Valley there are six (6) soil associations that exist. These include the following that are listed in the order of the extent of their land coverage in Cherry Valley.

In general, the Honeoye-Farmington-Wassaic and the Danley-Datien-Nuda soils located in the northern section of Cherry Valley represent the broadest extent of superior soils within Cherry Valley. In addition, the gravel-based, valley soils of the Chenango-Valois-Howard association and the upland soils of the Lansing-Conesus-Honeoye association also represent areas of excellent soils or soils with few limitations for a multitude of land uses. In particular, these 3 soil associations represent the best farming areas of Cherry Valley as well as Otsego County and Central New York. Figure 4. depicts the superior agricultural soils and is based on soil data provided by the Natural Resource Conservation Service.

Table 4 - Soil Classifications

| Soil Association Group | Major Soil Characteristics | Typical Location | Limitations |
|-------------------------------|--|--|--|
| 1. Honeoye-Farmington-Wassaic | Dominantly nearly level to very steep, shallow through very deep, somewhat excessively drained through moderately well drained, medium textured soils that formed in calcareous till; in glaciated uplands in the northern part of the county which are sometimes bedrock controlled. | Exclusively in northern part of county on hilltops, hillsides, ridges, drumlins and footslopes | Well suited to agriculture, but shallow depth to bedrock, droughtiness, slopes and rock outcrops are limitations |
| 2. Mongaup-WilldinLewbath | Dominantly nearly level to very steep, moderately deep and very deep, well drained and moderately well drained, medium textured soils; in glaciated uplands which are often bedrock controlled at elevations over 1,750 feet. | Upland hillsides, hilltops, valley sides at elevations > 1,750 feet | Depth to bedrock, slopes > 15%, wetness, slow permeability, cooler soil temperatures, low ph |
| 3. Lansing-Conesus-Manheim | Dominantly nearly level to very steep, very deep, well drained through somewhat poorly drained, medium textured soils that formed in calcareous till; in glaciated uplands in the northern part of the county. | Footslopes, drumlins, hilltops, hillsides | Well suited to agriculture. Frost action, wetness, slow permeability, slopes |
| 4. Danley-Darien Nuda | Dominantly nearly level to moderately steep, very deep, moderately well drained and somewhat poorly drained, medium textured and moderately fine textured soils that formed in calcareous till; in glaciated uplands in the northwestern part of the county. | Glacial till plains, drumlins, hilltops, hillsides, footslopes | Well suited for agriculture, wetness, slow permeability, frost action, and slopes are limitations |
| 5. Mardin-Lordstown-Bath | Dominantly nearly level to very steep, moderately deep and very deep, well drained and moderately well drained, medium textured soils, in glaciated uplands that are often bedrock controlled. | Upland hillsides, hilltops, valley sides | Depth to bedrock, or slopes > 15%, wetness, slow permeability, low ph |
| 6. Valois-Chenango-Howard | Dominantly nearly level to very steep, very deep, somewhat excessively drained and well drained, moderately coarse textured and medium textured soils that formed in glacial outwash, inwash deposits, alluvial fans, and ablation till; in tessaces, outwash plains, kames, eskers, moraines, and along valley walls. | Found along river valleys | Well suited for agriculture, droughtiness, slopes, very rapid permeability may be a problem |

The problem with sewage disposal associated with on-lot septic systems in the Village of Cherry Valley is in large part attributable to the shallow soil depth to the limestone bedrock underlying the Village. In addition, the generally small lot sizes in the Village contribute to both the problem and correction of malfunctioning septic systems by limiting the land area necessary for suitable replacement infiltration trenches.

Issues, Goals and Recommendations**Issues**

1. Loss of agricultural soils.
2. Placement of building lots or approving building lots on soils unsuitable for development.
3. Soil loss caused by various forms of mismanagement attributable to ill-advised farming and logging practices as well as other land related activities
4. Stream bank erosion.

Goal

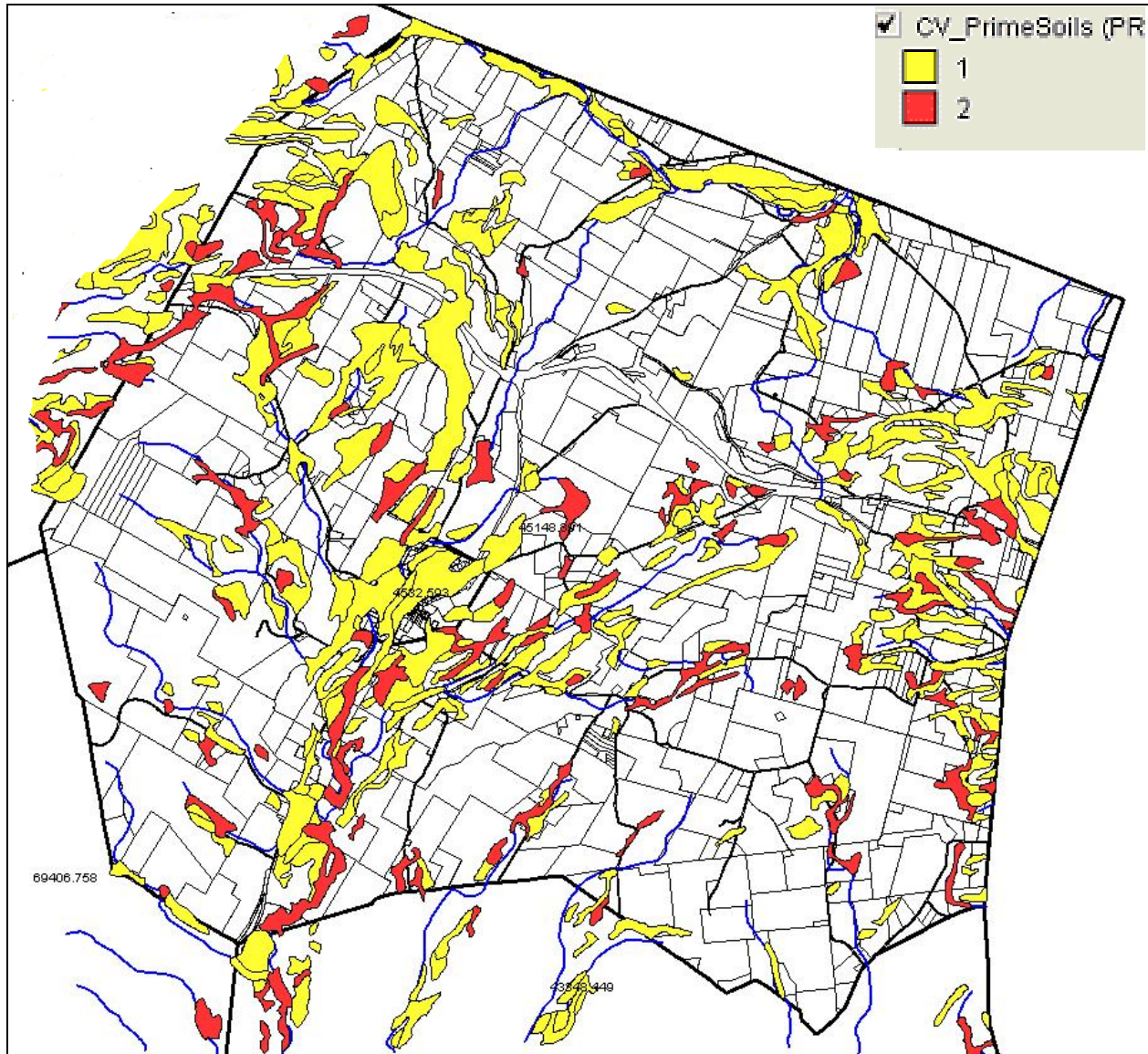
To protect and enhance the soil resource of Cherry Valley consistent with agricultural land preservation, sound development practices, and by minimizing soil loss or damage from land related activities.

Recommendations

1. Consider land use measures in order to preserve superior agricultural soils in the viable farming areas of Cherry Valley.
2. Require strict erosion and sedimentation standards in new subdivisions and developments.
3. Encourage the location of subdivisions and development to sites with suitable soil conditions.
4. Encourage landowners, including farmers and loggers, to apply best management practices to reduce soil loss and improve existing soil conditions.

Figure 4 - Prime/Productive Agricultural Soils

Prime/Productive Agricultural Soils – Cherry Valley, NY



Source: Natural Resource Conservation Service

Woodlands

Forest or woodlands are the dominant land feature in Cherry Valley.

Figure 6. illustrates the area distribution of forested land in Cherry Valley, with the forested land represented in green. The total land area of Otsego County is 641,900 acres. Of this total, 341,000 or fifty-seven percent (57%) is forested. Ninety-one percent (91%) of the forested land is privately owned with the remaining nine percent (9%) being owned by the state and county. The Town's forested area is 14,856 acres, which is fifty-eight percent (58%) of the total undeveloped land area.

Woodlands or forest provide a number of significant benefits to a community. These benefits include:

| | |
|---------------------------|--------------------------------|
| Groundwater Recharge | Wind Reduction or Modification |
| Water Filtration | Noise Buffer |
| Flood Abatement | Wildlife Habitat |
| Watershed Protection | Recreation Opportunities |
| Stream Bank Stability | Scenic Views |
| Oxygen Production | Wood & Paper Products |
| Greenhouse Gas Absorption | Landowner Income |
| Shade Creation | Employment Opportunities |

In 2004, the DEC Forest Products Utilization Program completed a harvest summary report for New York State. For the year 2004, 811 million board feet of hardwood and softwood logs were harvested. (This does not include exported logs.) Also harvested were 642,000 cords of pulpwood and 753,000 green tons of both fuel and pulpwood chips.

The actual value of wood products depends on a number of factors including timber quality, tree size, market demand, and volume to be cut per acre, terrain, distance to market, public road access and season of the year.

Saw timber value for New York, based on trees harvested over the winter of 2006, varied according to species and grade. The highest value trees were Black Cherry (\$1,535.00/1000 board feet), Sugar (Hard) Maple (\$795.00/1000 board feet), Black Walnut (\$650.00/1000 board feet) and Red Oak (\$450.00/1000 board feet). Softwoods, such as conifers consisting of hemlock, pine and spruce generally sold for under \$100.00/1000 board feet. Forests that are managed and harvested according to recommended forestry practices yield a much higher sustainable return per acre than other logging methods.

Forest related employment opportunities in New York, the forest-based economy provides employment for 122,400 workers in the forest-based recreation and forest products industries. In 1989, this employment resulted in a payroll of \$1,901 billion dollars. In Otsego County 1,427 workers were employed in the forest products industry in 1989 resulting in a payroll of \$3,041,000. In the Town of Cherry Valley, 32 workers or 5.5 % of the workforce were employed in the agricultural/forestry industry based on the 2000 U.S. Census.

The U.S. Department of Agriculture's Forest Service has divided the counties of the state into 8 groupings or units for statistical purposes. Otsego County is located within the South Central Highlands Unit that consists of 9 counties. (Unfortunately data for individual towns is not available.)

The statistical analysis of forested or timberland, prepared by the Forest Service of New York, is based on forest or tree associations. Such associations consist of that combination of species that form a plurality of the trees in the composition or stocking of the association. Of the 9 associations identified and described in Appendix A for the South Central Highlands Unit, 7 exist within Otsego County. The dominant associations in the County are the White Pine/Red Pine Association consisting of 55,900 acres; the Oak/Hickory Association consisting of 58,200 acres; and the Northern Hardwoods Association consisting of 190,600 acres. These 3 associations comprise 83 % of the County's forests. The Northern Hardwoods Association alone accounts for 53 % of the County's forested land.

Of the 9 counties, Delaware and Otsego Counties are prominent as regards area or extent of timberlands, the growth rate of trees including saw timber stock and volume of saw timber. Otsego County ranks second both in area of timberland with 367,000 acres and in regards to existing or growing stock of saw timber. It ranks third in number of saw timber trees.

The Cherry Valley State Forest Complex consists of 7 separate areas of which two are located in the Town of Cherry Valley. These 7 areas total 7,400 acres that were purchased in the 1930's. These areas provide recreational opportunities along with being a source of forest products.

Issues, Goals and Recommendations

Issues

1. Unsustainable forestry practices usually consisting of high-grading in which all the trees of any value are removed leaving an inferior, low-quality residual stand with a greatly reduced future value.
2. Lack of or inadequate use of best management practices in order to reduce soil erosion and sedimentation, protect Critical Environmental Areas and wildlife habitats, and assure a productive, undamaged, residual forest.
3. Fragmentation of the forested land base in which the size of forested parcels are reduced so that forestry management becomes less practical.
4. Forest damage from insects, disease, and non-native or invasive plants.
5. Need to develop forest management plans in order to sustain forest health and maximize long term profitability from the sale of forest products.
6. Deer infestations, or the overpopulation of deer beyond which the local ecosystem can support, is a serious problem which results in excessive deer browse. This adversely impacts the regeneration of most valued trees such as sugar (hard) maple.

Goal

To sustain and enhance Cherry Valley's forested land, and its value as an economic, recreational, and scenic resource by addressing the issues or threats to which they are currently subjected.

Recommendations

1. Educate forested landowners as to the various state and federal programs that are available to assist them in their efforts to undertake forest management.
2. Encourage or provide incentives to landowners to engage a professional forester to prepare a forestry plan for their properties by which they will maximize the monetary return from harvesting forest products and which will assure the sustainability of their forests for their families, future owners of the property, and the community in general.
3. Require that all major timber harvest operations incorporate best management practices which include:
 - a. Buffer strips along streams, steep slopes, scenic byways, recreational trails, or where threatened or endangered species exist.
 - b. Erosion and sedimentation control techniques.
 - c. Standards for the construction of forest roads, skid trails, and stream crossings.
 - d. Standards for the construction of log decks and landings.
 - e. Standards related to cleanup and site restoration.
4. Consider a forestry land use category to be applied to areas dominated by forests in which fragmentation into small immeasurable parcels will be controlled and in which forestry would be encouraged and supported.
5. Support DEC in deer population management efforts.

Extractive (Mining) Resources

A number of both abandoned as well as active sand and gravel operations of both commercial and non-commercial grades exist within the Town of Cherry Valley. In addition, some quarrying of limestone took place in the past.

Historically, sand and gravel operations were unregulated. The Mined-land Reclamation Law (MLRL) that was enacted by the New York State Legislature in 1991 replaced whatever regulations did exist in modern times. This regulation is summarized in the following sections:

Regulated Activities:

State law versus local laws: The MLRL supersedes all other state and local laws relating to extractive mining. However, local governments may enact and enforce local laws or ordinances of general applicability for activities not regulated by the State.

Permit thresholds: A permit is required by any person who mines or proposes to mine:

1. More than 1000 tons or 750 cubic yards of minerals, whichever is less, from any one upland mine site, in 12 consecutive months; OR
2. More than 100 cubic yards of minerals in or adjacent to (within 50 feet of the mean high water line of) any body of water not classified as “protected” by Article 15 of the Environmental Conservation Law.

Affected Land: The definition of “affected land,” as used in a permit application, now includes all the surface land and lands under water (minerals and overburden, including vegetation) that has been disturbed by mining since April 1, 1975 and has not been reclaimed, and land that is to be disturbed by mining during the term of the permit for which an application is submitted.

Exempt Activities:

Excavation in connection with most construction activities is still exempt from the MLRL. However, construction of a water body is generally not exempt.

Local governments may regulate mining activities through special use permits subject to limitations imposed by New York State. For example, a local government can require standards for mining activities that extract less than the state imposed threshold of 1000 tons or 750 cubic yards in 12 months. Also, local governments can control the entrances (ingress) and exits (egress) of mining operations.

Issues, Goals and Recommendations**Issues**

1. Failure to reclaim mining sites after extraction is completed.
2. Inadequate erosion and sedimentation controls during and following extraction activities.
3. Potential issues include adequate access to and egress from mining sites and damage to public roads.

Goal

Allow the extraction or mining of sand, gravel and quarried stone while addressing the issues listed above.

Recommendations

1. Require a reclamation plan and adequate erosion and sedimentation controls for all extractive activities.
2. Consider measures which prevent damage to public roads and safe ingress and egress from extractive sites onto public roads.

HISTORICAL, CULTURAL & AESTHETIC/VISUAL RESOURCES

Background

Historical, cultural, and aesthetic/visual resources contribute greatly to the quality of life in all communities. These resources are found not only in the physical form, but they exist in community events and activities as well. Within its small area, the Town of Cherry Valley has an amazingly large number of these resources, which should be preserved and valued in the process of planning to assure their continued existence and an improved quality of life.

Much of what defines this area for the residents and visitors to the Town of Cherry Valley is imbedded in these resources – the vistas created by rolling hills and valleys, the varied examples of historic domestic and agricultural architecture, the sites of historical events, and the ready access to many arts-based cultural activities.

Perhaps nothing defines Cherry Valley more than its history. Its historical resources are the lasting physical connection with that history. Whether it is the connection with Native American habitation, the Revolutionary War, the Turnpike and the evolution of transportation in the region, 19th century industry and agriculture, or the arts and back-to-the-land movements of the 1960's, the quality and quantity of the related remaining resources is well beyond that of many towns.

Architectural/Historic Structures and Sites

The Town of Cherry Valley is fortunate to have a large and varied collection of historic architecture including those of a domestic, commercial, and agricultural nature. This gives the Town its charming, historic rural character. Representing all eras of area's history, the architectural styles include Early Republic/Federal, Greek revival, Italianate, Queen Anne, Craftsman, and Colonial Revival. Many vernacular styles of agricultural support structures are also well represented in the Town, although they are among the most threatened resource in the Town because of the changes in farming practices and the decline of the dairy industry.

Through the efforts of the Historical Register process and a recent survey of the remaining area of the Town by the SHARE-IT project, there is now a complete compilation and database available for all properties and structures older than fifty years in the Town of Cherry Valley. This will be an invaluable tool for this and future planning projects, as well as the assessment of the impact of proposed development in the Town. This information is shown on the map – Fig. 5.

The continued maintenance and preservation of architectural resources will be a critical determiner of the character of the Town in the future. A community's built environment, more than any other single trait, defines its character, tells its history, reflects its socioeconomic standing, and demonstrates its values.

Historic Districts

The National Register of Historic Places is the ultimate recognition of the significance of any communities' remaining historical resources. The National Register is the nation's official list of cultural resources worthy of preservation. Authorized under the National Historic Preservation Act of 1966, the National Register is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect our historic and archeological resources. The Town of Cherry Valley has two National Register Historic Districts, Cherry Valley Village Historic District (District - #88000472), and Lindsay Patent Rural Historic District (District - #95001024).

Cherry Valley Village Historic District was designated as a National Register District and placed on the National Register of Historic Places in 1988. It encompasses 950 acres, 226 buildings, 3 structures, and 2 objects and is roughly bounded by Alden St. and Montgomery St., Maple Ave. and Elm St., and Main St.

The Lindsay Patent District was designated as a National Register District and placed on the National Register of Historic Places in 1995. The district encompasses 91,050 acres with 331 buildings, with over 91 contiguous parcels stretching from the Town of Springfield to the Town of Roseboom. US 20, NY 166, Fields Rd., O'Neil Rd., Co. Rd. 33 and Shipway Rd roughly bound it.

Notable Structures and Sites

Appendix B provides a list of notable historic properties, historic sites, and historic monuments located within the Town.

Issues, Goals and Recommendations (Archeological)**Issues**

1. Additional research is necessary in order to identify archeological resources.
2. No formal designation of these resources has been established.
3. Lack of awareness of resources

Goal

Provide the maximum protection available for these often unrecognized resources and ensure that future development does not threaten or destroy them.

Recommendations

1. Initiate a program to include archeological sites as part of the existing historical resources data, and include GIS mapping capability to the database.
2. Require subdivision and development plans to research and identify all on-site and/or adjacent archeological sites.

Issues, Goals and Recommendations (Architectural)**Issues**

1. Loss of traditional agricultural support structures and residential outbuildings

2. Loss of historical and architectural character of structures
3. Maintenance of properties/lack of “pride” in historic structures
4. Many abandoned properties and structures
5. Property owners and municipalities do not fully take advantage of the Historic District designations.

Goals

1. Maintain the historic character of the Town, as defined by its historic buildings, structures and sites. Minimize the loss of any historic resource.
2. Utilize, to its maximum potential, the value of the historical character of the Town in order to promote desirable population growth and economic development in the Town.
3. Expand the informational base of the history and historic resources of the Town, and continue to use this information as a basis to enhance the image of the region and pride and involvement of its citizens in the future directions of the Town.

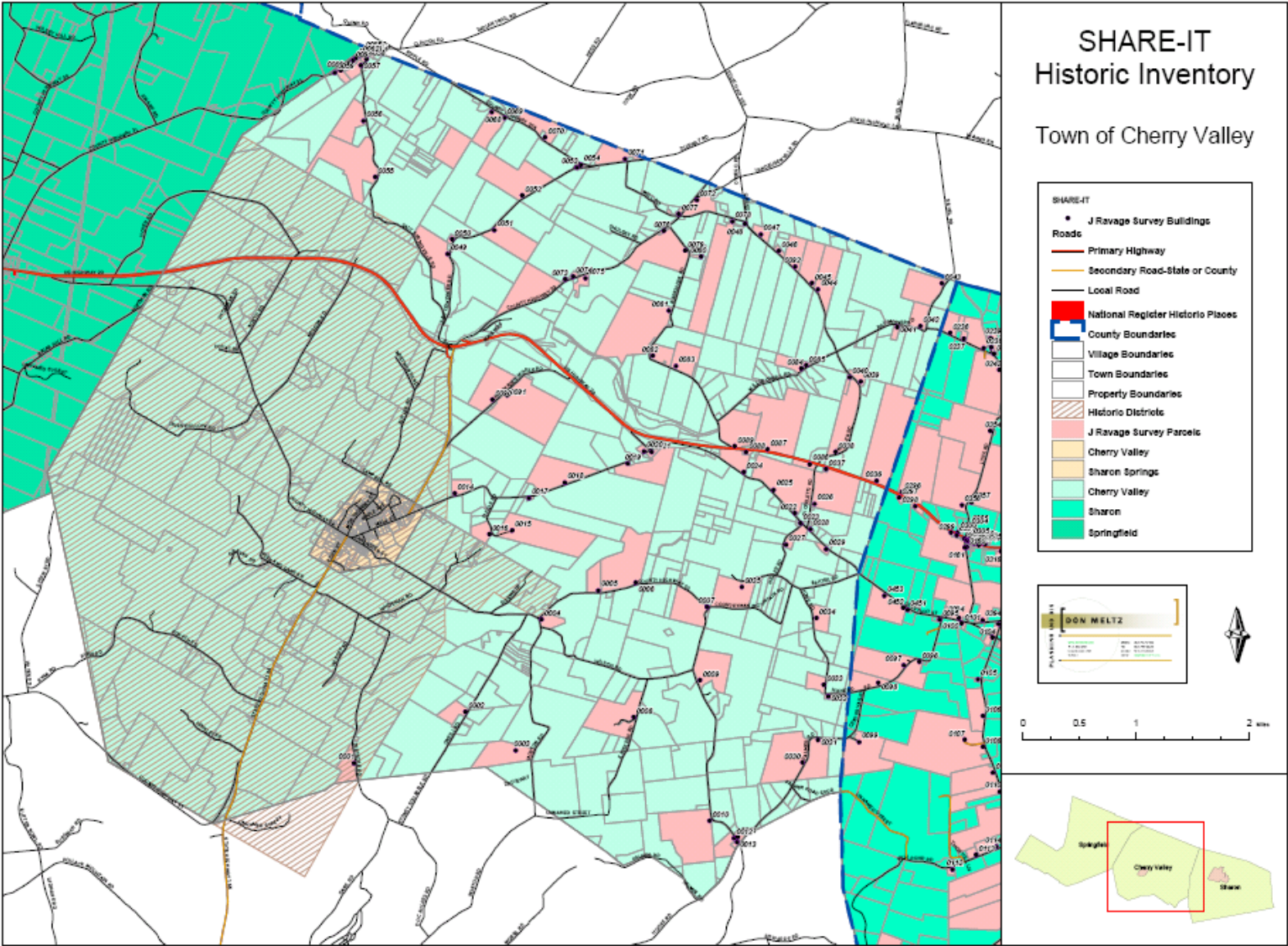
Recommendations

1. Support the continued development of the historical resources survey database by merging all data from the historic district nomination information with the recent computer-based survey dataset, including GIS mapping component.
2. Develop a signage program that identifies the boundaries of the historic districts.
3. Explore local incentives for historic preservation, such as property tax rebates for rehabilitation and maintenance of structures, easement programs including conservation easements, revolving funds for adaptive reuse and landowner recognition/awards programs.
4. Increase public officials awareness of the value of the historic districts through attendance at preservation programs and seminars made available by the state, federal and regional NGOs.
5. Consider adding commercial design standards that preserve the historical character of directly affected structures to the review process for all projects that go through Site Plan Review and elevate the importance of impacts on historical character in the evaluation of new projects.
6. Create a program to target owners with substandard building conditions, and seek funding to maintain and renovate historic structures.
7. Actively support local historical organization and assist them in the development of programs that increase awareness of the regions history and historical resources. Encourage connections between the school and regional historical organizations that support and extend the use of history and historical resources in all levels of the schools curriculum.
8. Develop programs with realtors and local chambers of commerce that market historic structures, and historical resources in general in order to assist them in their efforts to market these historical resources.
9. Use our historical character as the key ingredient in all promotions to the tourist market.
10. Require subdivision and development plans to research and identify all on-site and/or adjacent historical sites or structures.

Figure 5 - Historic Resources

Town of Cherry Valley Historic Resources

Structures, older than fifty years, surveyed outside of existing Historic Districts



Cultural Resources/Cultural Institutions/Cultural Events

The Village of Cherry Valley is home to number of cultural institutions that serve the population of the Town. These include:

Memorial Library: Located on the corner of Main and Church Streets. It was dedicated on September 8, 1924 to the memory of the men who served in the First World War. It houses 7000 volumes, many of considerable value.

Cherry Valley Museum: Located on Main St. in the Village, the Museum houses a large collection of artifacts that displays much of the history of the Cherry Valley and surrounding areas.

The Old School Café: Located at the Old Cherry Valley School, the café is a venue for youth poetry readings, musical presentations and art shows.

The Cherry Valley Community Center: Located in the “Old School” and operated by the Town and Village of Cherry Valley, the center is a venue for basketball, scout meetings, fund raising dinners, and other events, including the Reunion Power Reception, and the initial Comprehensive Plan workshop.

In addition to traditional Cultural Institutions, the Village has various community/cultural events throughout the year, these events include:

Cherry Valley Days: Held each Memorial Day Weekend; includes Children’s Carnival, Yard Sale, Community Dance, Parade, BBQ

Dancing in the Streets: Summer sponsored by the Greater Cherry Valley Chamber of Commerce.

Young Artist Performances: A series of vocal performances by the members of the Young Artist Program of the Glimmerglass Opera

Annual Cherry Valley Film Series:

Cherry Valley Summer Sculpture Trail:

Line-Upon-Line: A student poetry event

Cherry Valley is also in close proximity to several cultural venues that provide quality programming for the local residents and the traveling public, including:

Glimmerglass Opera: This internationally renowned summer opera festival, featuring four innovative new productions each year, is located a short distance from Cherry Valley in Springfield Center.

Canajoharie Library & Art Gallery: Founded in the 1880's, incorporated in 1914, and first constructed in 1925, through the generosity of Mr. Bartlet Arkell, the library and art gallery has a long history of providing library services, an outstanding museum of American Art, and a repository for local history.

Windfall Dutch Barn: Operated by the Salt Springville Community Restoration, this historic facility provides a venue for musical, fine arts and community events.

Natural Aesthetic/Visual Resources

In 1872, the renowned author Harriet Beecher Stowe recounted her experience of a visit that summer to Cherry Valley in her brother's newspaper, *The Christian Union*. In her article titled "The Happy Valley" she wrote, "the charm of Cherry Valley is its greenness, its seclusion, its pastoral stillness and quietude, its Arcadian air of unworldly rest and peace." Nearly a century and a half later, despite many changes in the commercial, industrial, and agricultural fortunes of Cherry Valley, most residents and visitors to the region still will apply many of the same (though in more modern terms) sentiments to the present-day "Happy Valley". Even today the over-all impressions of the area are dominated by the landscape – its aesthetic/visual resources - and its broad green vistas. The survey of the residents of the Town demonstrates this feeling. When asked what influences their choice to live in Cherry Valley, 68% said "Rural Character" and 59% said "Scenic Views". Of the 10 choices presented in the survey these two ranked highest. When asked what might cause residents to leave the Town, the largest percentage (60%) selected "Loss of Character."

The Town of Cherry Valley is intersected by two main valleys; one created by the Cherry Valley Creek as it flows to the Susquehanna River, and the other by the Canajoharie Creek as it flows toward the Mohawk River. The highlands, hills and ridges separating these valleys and their various headwater tributaries form a series of natural vistas into the valleys and beyond. From the valley locations the views are of rolling agricultural lands and wooded ridges, punctuated by the hills of the southeastern corner of the Town. Carved into the limestone ridges are numerous small, steep-walled gorges that provide dramatic views from above and from their floors. Each of these vistas remain today as unspoiled views of a predominately rural and undeveloped landscape.

Specific Aesthetic/Visual Resources include:

Takaharawa Falls: This site is located two miles north of the Village of Cherry Valley. It's also known as Judd's Falls as Judd's Iron Foundry was located here from 1839-1847.

Route 20 Scenic Overlooks: These two pull-off sites, allowing access from either the east-bound or west-bound lanes of the highway, provides motorist a breath-taking view of the Canajoharie Creek/Mohawk Valley, the foothills of the Adirondacks, and (on a clear day) the peaks of New York's highest mountain region.

New York State Route 20 Scenic Byway: All of US RT. 20 in the Town of Cherry Valley is designated by the state as a Scenic Byway. Cherry Valley's Route 54 is co-designated as part of the Historic Cherry Valley Turnpike.

Issues, Goals and Recommendations

Issues

1. Scenic rural view-sheds may be threatened by unregulated and/or incompatible development.
2. Public awareness of these resources has been heightened by recent development proposals and the NY Route 20, NY Scenic Byways designation.

Goals

1. Maintain the rural visual character of the Town, as its topography, landscape, and vistas define it today, by minimizing the loss of any specific resource and protect it from development that will impact the character of the Town.
2. Utilize, to its maximum potential, the value of the visual (rural) character of the Town in order to promote desirable population growth and economic development in the Town.

Recommendations

1. Include provisions in land use districts, subdivision, and development regulations, as well as related ordinances, in order to maintain the Town's aesthetic/rural character. This would include the establishment of ridgeline protection standards or overlay districts.
2. Support the development of an aesthetic/visual resources survey database, including a GIS mapping component. Utilize this survey data to categorize the resources in a professionally accepted standard that can guide future planning and development decisions.
3. Use Cherry Valley's visual resources and rural character as a key ingredient in all promotions to the tourist market and in seeking desired population growth.
4. Continue to coordinate efforts to protect aesthetic/visual resources while promoting tourism and economic development via the Route 20 Scenic Byways designation in conjunction with the Rt. 20 Association and other affiliated NGOs.

LAND USE

Introduction

The mapping and tabulation of existing land use in a community is indispensable to its physical planning. The term “land use” refers to the spatial distribution of existing developed land use functions: the residential or living areas, the industrial or working areas, and the support functions offered by commerce, institutions, and utilities, along with undeveloped land use functions: the agricultural lands, the woodlands, and water. By studying existing land use patterns, a variety of information will be gained, providing the basis for the future land use planning in the Town. Data has been compiled from parcel data and land cover information provided by the Otsego County G.I.S Office, a consultant’s field surveys, along with Town information. From this information, a land use map showing existing land use within Cherry Valley has been prepared.

Land Use Classifications

Seven (7) land use classifications were established as appropriate in order to measure and evaluate existing land use in Cherry Valley: (1) Residential, (2) Industrial, (3) Commercial, (4) Public and Quasi-Public, (5) Agricultural/Open Field, (6) Woodland, and (7) Water. These classifications will also be valuable for later planning. Figure 6, Existing Land Use, depicts existing (2006) land use for each of the 1076 parcels of land in the Town.

The table below defines and describes each land use classification. These seven (7) classifications also can be divided into two (2) separate, but important groups:

1. Developed Areas
 - Residential
 - Industrial
 - Commercial
 - Public and Quasi-Public
2. Undeveloped Areas
 - Agricultural/Open Field
 - Woodland
 - Water

Upon undeveloped land, natural features remain predominant: soils, trees, slopes, marshes, and water. Services are directed primarily to farmers and foresters. In developed areas, however, land has been transformed and constructed for predominant use by man, for living, working, and playing. Support services in the form of roads, utilities, and community facilities are extensive.

The purpose of dividing land use classifications into two (2) groups is to highlight what is the single most important issue of this Comprehensive Plan: what currently undeveloped land needs to remain in a natural state in order to maintain the agricultural land base necessary to sustain the local farm community, forestry enterprises, extractive operations, and to protect critical environmental areas and historic and scenic features. Once land is committed to development; the return to natural or undeveloped state is nearly impossible. In Cherry Valley, most land remains undeveloped. Which of the natural areas are necessary and appropriate for future development?

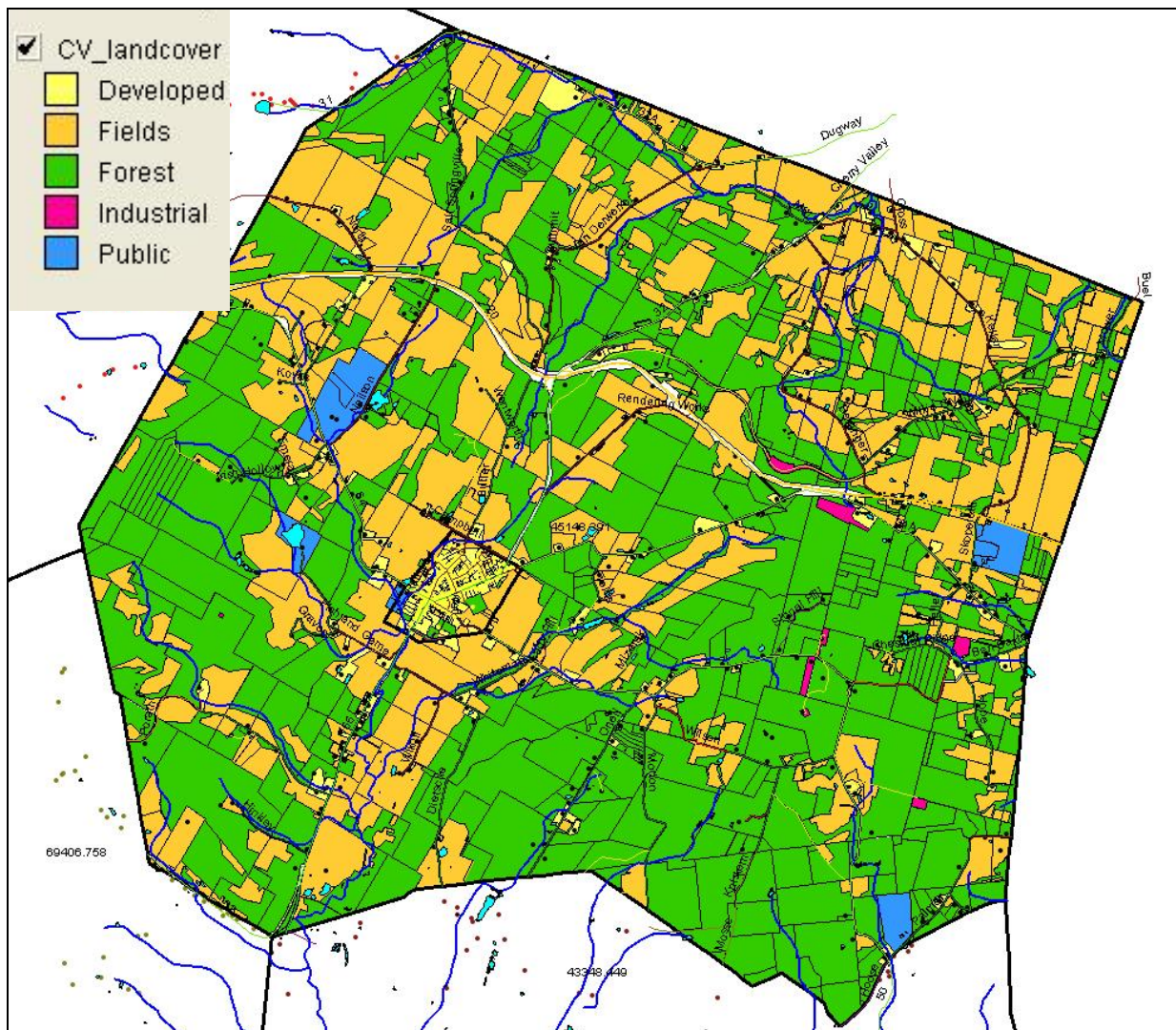
Table 5 - Land Use Classifications

| | |
|--|--|
| <p>Residential</p> <p>Single family (Includes mobile, modular dwellings, and farmsteads)</p> <p>Multi-Family</p> | <p>Residential land use is classified on the basis of either land area occupied by a dwelling or the character of the dwelling itself.</p> <p>A. Residential building containing customary facilities to house one (1) family.</p> <p>B. Residential building containing customary facilities to house two (2) or more families.</p> |
| <p>Industrial</p> <p>Manufacturing</p> <p>Non-Manufacturing</p> | <p>Industrial land use categories are based on the intensity with which the land is utilized.</p> <p>Buildings containing an industrial use engaged in the processing, assembly, testing, or storage of goods or materials.</p> <p>Land areas specifically used in the extraction or processing of raw materials, such as a quarry, sawmill, or land used for outside storage of raw materials or processed raw materials.</p> |
| <p>Commercial</p> <p>Retail</p> <p>Service</p> <p>Amusement</p> <p>Automotive</p> | <p>Commercial land uses are based upon differing types of sales or economic activity.</p> <p>Buildings or area used primarily for the sale of goods, such as grocery or clothing stores, restaurants, or hardware stores.</p> <p>Buildings or area used to provide a personal service, such as offices, barbershops, banks, occupations, and communication towers.</p> <p>Buildings or area used primarily for commercial recreation, such as bowling alleys, and driving ranges.</p> <p>Buildings or area used for the sale and/or service of automobiles, farm machinery, and other vehicular equipment.</p> |
| <p>Public/Quasi-Public</p> <p>Schools</p> <p>Churches</p> <p>Public Services</p> | <p>Institutional uses include public or semi-public buildings or land areas available for public use.</p> <p>Buildings or land area devoted or public education, including adjoining recreational facilities.</p> <p>Buildings or land areas used by a religious group for worship and/or assembly, including cemeteries.</p> <p>Buildings or area devoted to a public administration, health, safety, and welfare, such as Town Buildings, hospitals, and police station.</p> <p>Outdoor recreational areas, such as playgrounds, and public open space areas.</p> |

| | |
|-------------------------|---|
| Parks | Buildings or area devoted to clubs or organizations, such as a Masonic Hall. |
| Organizations | Land areas and/or buildings pertaining to the supply and/or service of public utility, communication, and transportation facilities, including water and sewer facilities, electric power lines and substations, gas transmission lines, roads and highways, railroads, and telephone offices |
| Utilities | |
| Agriculture/Open Fields | Areas of land in use for grazing, growing crops, or standing idle. |
| Woodland | Undeveloped woodlands and forests. |
| Water | Streams, springs, ponds/lakes, and wetlands. |

Figure 6 - Existing Land Use

Existing Land Use, Town of Cherry Valley, NY



Sources: Otsego County Planning Office

Growth Trends

In order to determine the need for developable land, two associated factors are relevant: the rate and degree of population growth along with the level of current development as measured by the issuance of building permits. As indicated in this report, population growth between 1990 and 2000 was 56 persons or a 5.6 person increase per year. Between the years 2000 and 2005 inclusive, a total of 41 building permits were issued in the Town of Cherry Valley for dwellings including stick built, modular, and mobile homes. On average, 6.8 dwelling units were officially built annually over this six year period. Clearly, the community is experiencing very low growth. The need, therefore, to convert land to developed uses is not justified beyond what is necessary to accommodate the present growth rate. It should be noted that the anticipated rate of Commercial/Industrial use is also flat.

Table 6 – Commercial/Industrial and Public/Quasi Public Uses

List and Location of Commercial/Industrial and Public/Quasi Public Uses – Town of Cherry Valley (Exclusive of the Village)

| <u>Industrial</u> | <u>Address</u> |
|--|--|
| Goody, Susan Ann (Weaving) | Chestnut Ridge Road, Cherry Valley, NY |
| Campione Water Company (Water Bottling) | 405 S. Washington, Herkimer, NY |
| <u>Commercial</u> | <u>Address</u> |
| American Towers (Radio Tower) | P.O. Box 723597, Atlanta, GA |
| Intermedia Communications (Radio Tower) | 2201 Loudou, Ashburn, VA |
| Rural Education (Radio Tower) | Rexmere Park, Stamford, NY |
| Marion Alkinburgh (Radio Tower) | P.O. Box 262, Nelliston, NY |
| Midwest Broadcasting Corp (Radio Tower) | 5210 Saginaw, Flint MI |
| Gibbins Arthur J | RV Campground 12297 t. 23. Ashland, NY |
| <u>Public/Quasi Public</u> | <u>Address</u> |
| Good Samaritan (Church Camp) | P.O. Box 331044, Brooklyn, NY |
| Cherry Valley Springfield School (School) | P.O. Box 486, Cherry Valley, NY |
| Cherry Valley Community Center (Post Office) | P.O. Box 335, Cherry Valley, NY |
| Cherry Valley Water Supply (Water Supply) | P.O. Box 392, Cherry Valley, NY |
| Cherry Valley Water Supply (Water Supply) | Main Street, Cherry Valley, NY |
| Boy Scouts of Sharon Springs (Camping) | 552 Route 20, Sharon Springs, NY |
| Fish and Game Club (Fishing and Hunting) | P.O. Box 282, Cherry Valley, NY |

Statistically, Cherry Valley remains predominantly rural and essentially undeveloped. Table 1 shows that the undeveloped land use categories of agriculture/open field, woodland, and water combined account for over ninety-three percent (93%) of the Town's total land area of 40.1 square miles or 25,664 acres. Agricultural/Open Fields accounts for 9,179 acres and forests or woodland cover 14,856 acres.

There are 1076 total parcels of land within the Town. A number of those parcel displayed in Figure 6. contain a black dot, which indicates a building with a telephone (911 address). Commercial/Industrial and Public/Quasi-Public consume 205 and 207 acres respectively. There are only eight relatively small Commercial/Industrial uses located in the Town along with seven Public/Quasi-Public uses.

Like all towns in Otsego County, Cherry Valley is losing its agricultural land. This is based on the number of acres identified by the County as agricultural land that is no longer actively farmed. In 1999 the County Planning Board of Representatives adopted the County's first Agricultural Protection Plan. The plan looked at what programs and activities need to be undertaken in the County in order to keep farming viable. Over one hundred goals and objectives were identified in the plan, and various agencies in the County are now in the process of beginning to implement these goals and objectives.

One of the goals calls for the purchase of development rights on farms from those farmers who are willing to sell such rights. The County Planning Department is in the process of ranking and rating farmland in the County based on a scientific study process called Land Evaluation and Site Analysis (LESA). The study will look at soil types, soil productivity, size of parcel and other factors to determine which farms are the most important to protect. The County Planning Department will then apply for grant money through the NYS Department of Agriculture and Markets which will then be used to purchase rights on those farms that are high ranking under the LESA study on a willing seller-willing buyer basis.

Since Cherry Valley has two active agricultural districts comprising approximately 75 percent of the Town, it is very likely that there will be farms identified through the LESA study that could have their development rights purchased to ensure that they stay in farming. The Otsego Land Trust (OLT) is already active in the County and is serving as an entity that purchases the development rights from willing sellers. The OLT also accepts easements donated in return for a tax deduction to the farmer. This may encourage farmers in Cherry Valley to stay in farming.

Growth Patterns

The residential growth that has occurred in the Town consists almost entirely of single-family detached dwellings, reflecting a pattern that has occurred in other rural towns of Otsego County. Residential development in the Town has occurred in four (4) distinct forms:

1. Utilization of Existing Road Frontage: A clearly predominant pattern for more than a century is that owners of large vacant or agricultural holdings have subdivided lots along their road frontage either to give to their children or to sell as a ready source of income.
2. Major Subdivisions or Tract Development: Large tracts of land subdivided into a large number of small lots.
3. Large Lot Residential Development: A more recent phenomenon is that of a developer purchasing farms or large wooded/open land for the subdivision of large lots of three (3) to five (5) acres or greater to be sold mainly for seasonal or retirement homes.
4. Single Large Parcel Residential Use: Farms or large tracts of land are purchased for the purpose of utilizing/restoring an existing dwelling and/or building a single residence as part of a country estate.

The Commercial/Industrial and Public/Quasi-Public uses are scattered randomly throughout the Town. The location of Commercial uses is primarily along major roads, which indicates that this factor is most important in determining their location.

Analysis

Unless and until a substantial increase in the demand for residential, commercial, industrial, and public and quasi-public uses occurs, it is likely that the present flat rate of growth will continue. The location or establishment of a large employer in the area would accelerate the demand for residential uses, which in turn would create an increased demand for other uses, most notably commercial and service establishments.

In the immediate future, however, it can be anticipated that growth patterns will continue to consist of minor subdivisions with lots fronting on existing public roads. The location of lots fronting along existing roads is a common practice since it eliminates the cost of constructing roads and/or it provides ready access to lots. However, this trend is undesirable in the case of multiple lots, since it tends to involve a considerable number of road cuts; more desirable lot locations likely exist on the parcel being developed; and this type of development tends to subject the occupants to noise and safety issues generated by being in close proximity to vehicular traffic.

Major subdivisions or development consisting of a large number of small lots is unlikely to occur until there is an increase in local job opportunities, except that this type of development could occur in the form of retirement or seasonal home communities.

In addition to minor subdivisions consisting of relatively small lots placed along existing roads, a more likely form of development is large lot residential subdivisions. The design of this form of development usually consists of fronting all lots on an existing public road. This tends to result in long, narrow lots. The natural features or physical constraints of the tract are ignored. In addition, ideal sites for the location of homes are not usually considered.

If the Town maintains its attractive landscape, low crime rate, uncluttered roads, and its other sought after features, it should increasingly attract purchasers of large tracts as estate farms or retreats.

Since the current growth rate is quite low, development can easily be accommodated without infringing on productive farmland or interfering or compromising the efficient use of farmland. In addition, for the same reason, it is not necessary or justifiable to locate development in or even in close proximity to Critical Environmental areas or permit development to detract from the unique Cherry Valley scenic and historical landscape. The value of lots and the quality of life of occupants of any new dwellings will also be enhanced if lots are located so as not to destroy or compromise the very reasons new or relocated residents decided to move to or remain in Cherry Valley.

The land uses with potentially the most severe impacts are large-scale industrial/commercial projects. Landfills, mobile home parks, and petroleum tank facilities are examples of these types of uses. At the present time, adequate local control, which would enable these uses to be governed by suitable standards, does not exist.

Land use regulations and programs in small communities should always strive to use common sense to balance the right to reasonable use of one's property and the right of adjacent property owners to co-exist without unacceptable negative impacts, and the right of the Town to expect

that new development will enhance the community, especially visually, and will not have hazardous impacts.

Issue, Goals and Recommendations

Issues

1. Inappropriately located/designed residential development.
2. Lack of local control of potentially high impact industrial/commercial facilities.
3. Need to adequately protect prime and productive agricultural soils from indiscriminate or inappropriate development.
4. Need to provide local (Town) standards in order to protect sensitive, environmental resources as well as the scenic landscape and historical resources.
5. Need to establish a land use district(s) so that incompatible or conflicting uses will be separated and land values and quality of life considerations will be secured.
6. Need to coordinate future land use decisions with the Village of Cherry Valley.
7. Need to ensure that Town land use regulations conform to the Agricultural District Law 305A.

Goal

To accommodate suitably located and designed development while protecting and enhancing the quality of life, property values, and natural, scenic, agricultural, and historic resources of Cherry Valley.

Recommendations

1. Consider establishing a local land use district(s). Uses that are consistent with the intent and purpose of the district(s) should be permitted as a matter of right. The extent or the application of these permitted uses should be managed by density allocations, minimum and/or maximum lot size standards, lot widths, setbacks, etc. Uses that potentially create the risk of significant impacts to the neighborhood, in which they are proposed, as well as the community at large, should be permitted by a special or conditional use. Special and conditional uses are subject to additional requirements, as compared to uses permitted by right.

Within an established district residential lots should be allocated based on the actual developable land area on each parcel or tract of land. Clustering of lots should be encouraged when necessary in order to preserve productive farmland, historic and archeological sites, critical environmental areas, or other resources of particular community value.

Overlay districts should be considered. Overlay districts consist of areas within a land use district that are designated in order to protect certain resources or features. Examples of overlay districts include:

- **Ridgeline Overlay:** To protect the ridgelines. Development standards for ridgelines generally attempt to move structures so that they are below ridgelines, to minimize tree removal, and help new structures blend in with the landscape.

- Agricultural/Open Space Overlay: To protect agricultural areas and to move development off of active farmlands and farmlands having important prime farmland soils. This overlay could include land that is currently being farmed or is available for active farming.
- View-shed Overlay: To protect known and prioritized views-sheds in the Town and pay careful attention to placement of structures and minimization of vegetation removal. This overlay should include land that has been identified as having an important view. This could be, but does not have to be associated with the ridgeline overlay described above.
- Critical Environmental Overlay: To protect wetlands, floodplains, steep slopes, seeps, springs and streams.

The number of residential lots allocated should reflect the current and projected market for lots in order to maximize the value of the lots and allow such value to be shared by all landowners. The remaining or undeveloped portion of the parcel could be permanently protected through deed restrictions or conservation easements held by Otsego Land Trust or other acceptable land trusts or through a landowner's agreement or homeowner's association.

2. Update/revise the existing subdivision and land development ordinance consistent with this comprehensive plan and land use districts, and Agricultural District Law 305A.
3. Enact complementary ordinances regarding the establishment of standards/specifications for potential nuisance uses such as junkyards.
4. Initiate a program so as to assure coordination between the Town and Village with regard to land use decisions and related matters.
5. Encourage the establishment of small-scale businesses, primarily located in or adjacent to the Village. Agriculturally related business should be encouraged. Permit small-scale non-farm related, commercial enterprises on farms provided they are owned and managed by the farm operator or immediate family members. Permit home occupations provided such use is subservient to residential use and not disruptive of the residential community.
6. Permit the use of unpaved private roads subject to adequate specifications, particularly as regards the road base and drainage.
7. Ensure that Town officials adhere to this Comprehensive Plan in their decision making process and that they are properly trained in this regard, especially in the review of development or subdivision plans.

HOUSING

The 2000 Census indicates that there are a total of 629 housing units in the Town and Village of Cherry Valley. Of these, 396 are owner occupied and 86 are renter occupied. The remaining 147 units are vacant or utilized for seasonal, recreational and occasional use. The "occasional use" category are most likely seasonal units occupied during the summer season by retired persons or during weekends by those from metropolitan areas as a vacation or weekend retreat. These "occasional use" homes constitute 10% of the Town's housing stock and are an important part of the Town's economy. In most cases, the residents do not live in the Town full time, so they do not put a burden on the Town or county's resources (fire, police, libraries, etc.). Neither do these homes add children to the school district, a most important factor since education comprises a large part of one's tax bill. On the other hand, these homeowners pay taxes at the same level as those who live in the Town year round. Thus, in general, second homes are a very positive and desirable entity to have in the Town.

Four hundred twenty-five (425) or 79% of the housing units in the Town are single-family units. Thirty-four (34) units or 5.5% are two family units; 35 units or 5.7% are three or four family units and seven units (or 1.1%) are 5 to 9 family units. There are 40 mobile homes in the Town comprising 6.5% of the housing stock and 12 units fell into a category called "other".

Of the Town's housing stock, 197 units or 30% have been constructed since 1960. The remaining 70% of the housing stock is over 30 years old. The median age of a home in the Town is 60 years (1939). The real median age may be older, since the census "oldest" category for housing is "1939 or earlier". Since 369 homes, or 65% of all units, were built in 1939 or earlier, it is safe to assume that Cherry Valley has a very old housing stock.

In order to update information provided by the 1990 census, the County Planning Department undertakes a countywide building study each year to determine the degree and type of construction that is occurring in each town and the value of said construction. Information for the Town and Village of Cherry Valley is as follows:

Table 7 - Building Permits 1990-2005

BUILDING PERMITS ISSUED 1990-2005

| | Single Family Stick Built Homes | Mobile Homes |
|--------------|---------------------------------|--------------|
| 1990 | 2 | 1 |
| 1991 | 7 | 2 |
| 1992 | 4 | 8 |
| 1993 | 9 | 4 |
| 1994 | 11 | 20 |
| 1995 | 8 | 18 |
| 1996 | 8 | 13 |
| 1997 | 6 | 19 |
| 1998 | 3 | 1 |
| 1999 | 4 | 2 |
| 2000 | 7 | 4 |
| 2001 | 7 | 4 |
| 2002 | 5 | 2 |
| 2003 | 3 | 3 |
| 2004 | 5 | 0 |
| 2005 | 3 | 0 |
| TOTAL | 92 | 101 |

Note: From 1999 to 2005, only 2 new dwellings were officially built within the Village.

As can be seen by the figures above, mobile homes overall out paced the construction of stick built or modular homes. This trend is seen throughout Otsego County, and in fact, it is less noticeable here than in other towns. On an overall county basis, currently 90% of the homes erected are mobile homes and only 10% are of stick or modular construction. While it is understandable that mobile homes are the only type of construction that many people can afford, there is concern about how the tax base will be effected in future years since mobile homes are assessed far less than traditional homes yet the people in them need the same services as other residents (i.e., they need their roads plowed, their taxes computed, they send their children to school they need police and fire protection etc).

The majority of the housing units in the Town are heated by fuel oil or by kerosene. (318 or 67.5%). Forty-six units or 9.8% are heated by bottled, tank or LP gas. Sixty-four units or 13.6% are heated by wood and 35 or 7.4 percent are heated by electricity. Six units are heated by coal or coke. None use solar energy and none use utility gas.

The average value of a home in the Town is \$75,100 (based on the 2000 U.S. Census). This figure is based on what people told the census bureau their home was worth; thus, it is a subjective figure.

Issues, Goals and Recommendations

Issues

1. Is there an adequate supply of housing for all income groups?
2. To what degree are farmers or owners of tracts of land paying a disproportionate share of property taxes?
3. How many substandard dwellings exist?
4. In a number of situations, property maintenance needs to be improved.

Goal

To assure an adequate and affordable supply of housing for all income groups, suitably located close to services and the general needs of the residents.

Recommendation

The Town and Village should jointly engage a professional housing consultant or a qualified realtor to perform a survey of existing housing conditions, availability and needs, and provide suggested solutions including the availability of grants.

ECONOMIC CONDITIONS

Income

There are two figures given for income by the U. S. Census Bureau. One figure is that for households and the other is that for families. As described above, a household includes all families, but a family does not include all households. Naturally, any single person or anyone who reports their income to the government as a single person will have a smaller income than a two couple family who report income jointly to the government. For this reason, household income is more indicative of what people in any household have to spend or live on.

In 1999, the median household income for the Town of Cherry Valley was \$39,107. The median family income, however, was \$44,559. The County's median household income in 2000 was \$33,444 and the median family income was \$41,110; thus, the Town of Cherry Valley's median income is more than that for the overall County.

There were 28 households in Cherry Valley that reported earning less than \$10,000 in 1999. This represents 6% of the Town's population. There were also 44 households earning less than \$14,999. This translates to 9.4% of the Town's population. At the other end of this scale, there were 11 households in Cherry Valley that reported incomes of \$150,000 or more. This represents less than 3 % of the population.

According to the U. S. Census, there were 143 persons in the Town who lived below the poverty level (see Table 8). This represents 11.3% of the Town's population and 7.9% of the families in the Town. Poverty strikes the young more than the elderly in Cherry Valley. At the County level there are 8546 persons living below the poverty level. This represents 14.9 percent of the County's population. Cherry Valley has a slightly smaller percentage of its inhabitants living below the poverty level than the County average.

Table 8 - Poverty Status

POVERTY STATUS IN TOWN OF CHERRY VALLEY, 1999

| | Number Below Poverty Level | Percent Below Poverty Level |
|---|-------------------------------|--------------------------------|
| Families | 27 | 7.9 |
| With related children under 18 years | 22 | 13.2 |
| With related children under 5 years | 7 | 15.6 |
| Families with female householder, no husband present | 11 | 23.4 |
| With related children under 18 years | 9 | 25.7 |
| With related children under 5 years. | 3 | 33.3 |
| Individuals | 143 | 11.3 |
| 18 years and over | 87 | 9.6 |
| 65 years and over | 13 | 7.1 |
| Related children under 18 years | 56 | 15.8 |
| Related children 5 to 17 years | 50 | 16.8 |
| Unrelated individuals 15 years and over | 34 | 0.1 |

POVERTY STATUS IN OTSEGO COUNTY, 1999

| | Number Below Poverty Level | Percent Below Poverty Level |
|---|-------------------------------|--------------------------------|
| Families | 1,331 | 8.8 |
| With related children under 18 years | 1,029 | 14.3 |
| With related children under 5 years | 433 | 19.8 |
| Families with female householder, no husband present | 581 | 27.1 |
| With related children under 18 years | 520 | 36.0 |
| With related children under 5 years | 173 | 44.8 |
| Individuals | 8,546 | 14.9 |
| 18 years and over | 6,211 | 14.2 |
| 65 years and over | 732 | 8.2 |
| Related children under 18 years | 2,107 | 15.8 |
| Related children 5 to 17 years | 1,511 | 14.5 |
| Unrelated individuals 15 years and over | 4,267 | 33.4 |

Source: U.S. Bureau of the Census, Census 2000

Employment

Cherry Valley's residents are employed in many fields. In fact, there is no one field which employees a large percentage of the Town's population (see Table 9). Of the 579 persons in Cherry Valley who reported they were employed in 1999, 375 (64.8%) of these were employed by the private for-profit sector. There were 73 persons who stated they were self-employed (12.6%). The government employed 126 persons (21.8%) at the local, state and federal level. Finally, 5 persons (0.9%) reported they were unpaid family workers. According to the 2000 Census the unemployment rate for the Town of Cherry Valley was 2.9%.

Table 9 - Employment Characteristics

EMPLOYMENT CHARACTERISTICS TOWN OF CHERRY VALLEY, NEW YORK 1990

| | Number | Percentage |
|--|--------|------------|
| OCCUPATION | | |
| Management, professional, and related Occupations | 223 | 38.5 |
| Service occupations | 81 | 14.0 |
| Sales and office occupations | 131 | 22.6 |
| Farming, fishing, and forestry occupations | 10 | 1.7 |
| Construction, extraction, and maintenance Occupations | 63 | 10.9 |
| Production, transportation, and material moving occupations | 71 | 12.3 |

INDUSTRY

| | | |
|--|-----|------|
| Agriculture, forestry, fishing and hunting, and mining | 32 | 5.5 |
| Construction | 42 | 7.3 |
| Manufacturing | 44 | 7.6 |
| Wholesale trade | 6 | 1.0 |
| Retail trade | 87 | 15.0 |
| Transportation and warehousing, and utilities | 22 | 3.8 |
| Information | 13 | 2.2 |
| Finance, insurance, real estate, and rental and leasing | 19 | 3.3 |
| Professional, scientific, management, administrative, and waste management services | 38 | 6.6 |
| Educational, health and social services | 207 | 35.8 |
| Arts, entertainment, recreation, accommodation and food services | 42 | 7.3 |
| Other services (except public administration) | 11 | 1.9 |
| Public administration | 16 | 2.8 |

Taxes

The latest figures for the Town of Cherry Valley show that the Town has a state equalization rate of 53% (as of October 18, 2005). This is a decrease from 60.22% in 1999. Tax rates in the Town are 26.11 (7.7% county and 18.41% town). School tax rates are 29.06%. Fire District tax rates are 2.3%.

Commuting Patterns

Of the 498 persons who were working from the Town of Cherry Valley, only 5 worked outside New York State. Three hundred seventy-seven (377) worked in Otsego County (76%), and 166 worked outside Otsego County (23%). Those working outside the County were most likely employed in Montgomery, Herkimer and Schoharie counties. There are even some people who commute to work in Schenectady County who live in the Town.

The average commute for workers is 23 minutes. This points towards heavy employment in the Cooperstown area such as Bassett Health Care, the County government, the Baseball Hall of Fame, the New York State Historical Association and the Farmers' Museum. Car-pooling is not widely used among workers. Seventy-two percent (72%) drive to work alone. Only 9.4% car-pooled and this was mostly in a two-person car pool. Six percent of the employed persons in the Town worked at home, and seven percent (7%) walked to work. This, of course, correlates with the Town's pristine rural character and its traditional use as a residential or "bedroom" community. The Village of Cherry Valley provides some limited employment as does the school district, but other commercial and industrial development is lacking. If such development was available it would permit more residents to work in the Town, but it could also tarnish the traditional image of Cherry Valley that is highly valued by its residents.

Businesses

Although Cherry Valley is a small town, it has a variety of small businesses. The NBT Bank is an important keystone of the Village of Cherry Valley and is located in a beautiful historic building. There is one radio station in the Town, W7N, a Christian radio station.

Other businesses or services include a grocery store, a convenience store, insurance and real estate businesses, restaurants, computer-related services, craft shops, an automotive service station, tractor repair, and blacksmith shop.

Issues, Goals and Recommendations

Issues

1. 15.4% of the Town's households have a household income less than \$14,999.
2. 11.3% of the Town's population lives below the poverty level.
3. The range and diversity of local or Village businesses has declined, forcing local residents to travel to, for example, Cooperstown and Richfield Springs in order to purchase even the basic necessities.
4. Lack of adequate Village infrastructure, particularly a sewage treatment plant, substandard or failing building conditions, mixed land uses, conversion of single family dwellings to multi-family dwellings, infusion of buildings out of character with the historical attributes of the community or neighborhood, lack of a beautification and/or streetscape program, all contribute to the lack of private investment in the Village and Town.
5. Although the unemployment rate is low (2.9%), the great majority of employment is outside the Village and Town.
6. The local farm industry is in a continued state of decline.

Goal

To improve local economic conditions resulting in less poverty, higher incomes, and greater job opportunities which in turn may foster a revitalization of the Village as a unique, historic community.

Recommendation

Form a task force consisting of representatives of local and state government, along with representatives of the private sector, in order to explore options and make recommendations regarding the economic revitalization of the Village and Town. This effort would include applying for grants both for a study and its implementation.

COMMUNITY RESOURCES

Churches

Five churches representing most major denominations, all of which are located within the Village, serve Cherry Valley.

The First Presbyterian Church is located on Alden St. and currently (2005) consists of 47 families. In addition to the church, an attached church hall and a detached rectory exist on the site. The Rev. Samuel Dunlop organized the First Presbyterian Church in 1740. The church was the first English speaking church west of the Hudson River. The church building was built of logs just south west of the Dunlop house at the end of the Glensfoot Glen on Genesee Street. The church was rebuilt sometime between 1756 and 1760 in what is now the old part of the Cherry Valley Cemetery. It was enlarged in 1771 and in 1775 became the garrison of Colonel Alden and was stockaded. During the Cherry Valley Massacre of 1778, the Church was spared only to be burnt down in the second attack two years later. The congregation was reorganized in 1785 and a new church was built in 1788 near the foundation of the old church in the cemetery. In 1818-20, church services were held at the Academy as the old church was unfit for services. In 1820, a new church was built on the present site of the church. The church was made of wood, painted white with a 100-foot tall spire. The current stone church was built in 1872 with funds donated by Catherine Roseboom and designed by Rev. Swinnerton.

Grace Episcopal Church is located on Montgomery Street and consists of 40 families (2005). A church hall is attached to the church. The first Episcopal Church services were held in 1787. The church was known as the Trinity Church and services were held monthly with a visiting priest from New York City. Grace Episcopal Church was organized as a parish in 1803 and a small stone church was built. The cornerstone for the new church was laid in April 1846. Under the stone is a leaden box, which contains a Bible and prayer book, the names of the pastor, warden and the vestryman, and a copy of the newspaper, *The Cherry Valley Gazette*. A priest still made monthly visits until the present church was erected in 1847. The construction of the church manse followed. In 1903, A. B. Cox donated money for an organ. The donation was made in memory of his parents. The organ was later donated to the Farmers' Museum. The first choir sang in the church in 1904. The church manse was sold in the late 1960's and today is used as an apartment house.

The United Methodist Church is located at 82 Main St. and currently (2005) has approximately 40 families. The Church was organized in 1828 as the Methodist Episcopal Church Society. They met at the Lancaster School on Lancaster St. until their church was built in 1835 at a cost of \$2500.00. The first minister was Rev. Ephraim Hall. In 1854, the Methodist Church acquired its church bell and in 1868 the building was remodeled.

St. Thomas Roman Catholic Church was organized in 1865 and is located on the corner of Church and Montgomery Streets. Presently (2005) 75 families are registered as parishioners. A church hall (Kateri Hall) is located adjacent to the church. A church rectory is located on Maple Avenue. Originally a priest from Cooperstown served the congregation and they met in the Methodist Episcopal Church on Wall Street, which later became Genter's Cooper Shop. The construction on St. Thomas Church began in 1903 on land donated by William Kilfoil.

Started in the 1940's as a non-denominational, independent congregation, the Little White Church or Assembly of God is located on Alden Street. A church hall is attached. A parsonage exists at 3 Maiden Lane. The current enrollment is 20 families. The building was built in 1946 in lands donated by A.B. Cox and was known as the Pilgrim Holiness Church. Organized in 1974, the Assembly of God Church still uses the building as a community/family Church. The community food pantry is located here and serves the needs of the people of Cherry Valley as well as families of surrounding communities.

Education

Achievement Levels - General Population

Educational attainment or achievement levels for the Town of Cherry Valley residents is as follows based on the 2000 U.S. Census:

- 79% have a high school diploma
- 19.8% have a bachelor's or college degree
- 6% have a graduate or professional degree

These percentages for Cherry Valley residents are similar to those for Otsego County.

Cherry Valley - Springfield Central School District

In 1988, the Cherry Valley and the Springfield Central School Districts merged to create the present Cherry Valley - Springfield Central School District. This merger resulted in the construction of a new school facility located on the north side of Route 54 adjacent to Nielson Road. This new facility was built at a cost of 9.8 million dollars. The new school replaced an older school building located on Route 54 on the western edge of the Village of Cherry Valley. Since being vacated, this older facility has been converted to a community center that presently includes the Cherry Valley Post Office and a day care center. In 1993, a middle school and bus garage were added to the new school complex, at a cost of 6.5 million dollars. In 1999 the track and field complex, along with other improvements, were completed at a cost of 2.4 million dollars. The Cherry Valley - Springfield School contains 72 classrooms serving grades pre-K through 12. In addition, the school also contains various support facilities including a media center, auditorium, computer labs, cafeteria, 2 gymnasiums and outdoor athletic fields.

The District transports all of its students to and from school in 18 buses owned and operated by the school.

In the school year 2005-2006, 618 students were enrolled. The number of students in the various grades during 2005-2006 is as follows:

Pre-K and Kindergarten 43 & 28
1st through 6th grade 255
Middle School (7th through 9th) 164
High School (10th through 12th) 130

The 2005-2006 enrollment of 618 students marks a decline in students from 667 in 2004-2005 and 668 in 2004-2005. In 2005-2006, 17 students within the school district were home schooled.

In 2005-2006, average class sizes varied from 13 to 24 students. Sixty-one teachers were employed with 94% being rated as highly qualified. In addition, 30 professional and para-professional staff were employed to assist the school's educational program and related activities.

The 2005-2006 graduation rate was 95 % with 28 out of 30 12th grade students graduating. (The graduation rate is based on the number of students graduating within four years after entering 9th grade.) The average SAT test score for all students taking the test was 1168 for the school year 2005-2006.

The total actual approved budget for 2006-2007 was \$10,159,379.00. This included:

Capital Expenditures - \$1,709,421.00
Administration Expenditures - \$956,579.00
Educational and Related Expenditures - \$7,331,880.00

Revenue to operate the District is based on the following sources: (Based on budget year 2005-2006)

NY State Funding - \$5,817,322
Local Real Estate Tax - \$4,127,258
Miscellaneous Revenue - \$53,300

Average expenditures per student over the same period, based on educational or "classroom" costs are \$14,578.

A seven (7) member Board of Education, whose members are elected for 5-year terms, serves the Cherry Valley - Springfield School District. They adopt an annual budget and, while primarily the administrative staff manages the day-to-day operation of the school, the Board establishes school policy and, in general, is responsible for and oversees the operation of the school.

GOVERNMENTAL AND RELATED SERVICES

Town Government

The Town of Cherry Valley is a town of the second class since its population is under 10,000 residents. As a town of the second-class, its elected officials consist of a supervisor, two councilpersons, two justices of the peace, a town clerk, a highway superintendent, and a tax collector. In addition to the elected officials, the various appointed officials include: Town Health Officer, Registrar of Vital Statistics, Town Historian, Town Attorney, Town Assessor, Dog Control Officer, Community Center Director, Community Center Custodian, Health Center (2 persons), Town Highway Employees (4 persons), Board of Assessment Review (3 persons), Planning Board (7 persons).

The legislative body of the Town consists of the Town Board that is made up of 3 voting members including the Town Supervisor and the 2 Town Council Persons. The remaining members of the Town Board are the Town Clerk and the Superintendent of Highways. The Town Board also exercises executive authority (the Town Supervisor is granted little executive authority by state statute). The Town Supervisor acts as the presiding officer of the Town Board and is more of an administrator than an executive. As such, he or she acts as budget officer and has the authority to lease, sell or convey town property when directed by the Town Board.

The Town of Cherry Valley has the responsibility for the organization and supervision of elections. It is also responsible to assess, levy, collect and enforce payment of taxes.

The most important or significant function of the Town Board is its power to enact local ordinances (laws). Basically these ordinances or laws are enacted to protect the health, safety and general welfare of the residents of the Town of Cherry Valley. The Town can also adopt such documents as Comprehensive Plans.

To those not familiar with the local government structure in New York, understanding the relationship between Towns, Cities and Villages can be confusing. Basically, a village is an incorporated part of a town. Residents of a village are also subject to taxes of the Town. Cities are incorporated areas that are not part of any town.

The Town government currently (2006) operates with a budget of \$1,283,453. This budget is summarized as follows:

| | Expenditures | General Revenue | Property Tax Revenue | |
|---------------------|--------------|-----------------|----------------------|-------------------------------|
| General | \$720,658 | \$397,080 | \$293,578 | |
| Hwy Town-wide | \$243,425 | \$56,000 | \$164,425 | |
| Hwy outside Village | \$225,000 | \$111,000 | \$104,000 | |
| CV Fire District | \$94,370 | \$12,200 | \$79,170 | |
| Total | \$1,283,453 | \$576,280 | \$641,173 | (total revenue = \$1,217,453) |

The assessed value before exemptions of all real estate (2006) in the Town is \$34,319,616.

The total value of real property owned by the Town is \$1,639,313.

This includes:

| | |
|-----------------|-----------|
| Town Barn - | \$670,000 |
| Health Center - | \$233,333 |
| Salt Shed - | \$73,500 |
| Dump Sites - | \$50,000 |

Town government directly relates to and affects all of its residents. It is empowered to assess property, collect taxes, enact ordinances, maintain and improve roads and provide community facilities and emergency services. No level of government is closer to the people it serves.

Issues, Goals and Recommendations

Issues

1. Need to increase the size of the Town Board from three (3) to five (5) members in order to provide an opportunity for more representative government.
2. Other issues need to be decided upon by the Town Board such as Town buildings, office equipment, coordination with the Village, the budget and taxation, classes for appointed officials, refuse disposal, etc.

Goal

Need to provide an open, efficient, and progressive Town government to all citizens.

Recommendation

Increase the size of the Town Board to five (5) members.

Police, Fire and Emergency Services

Fire and emergency services are provided to the residents of the Town of Cherry Valley with funds from a fire district tax. The joint fire district covers both the Village and Town of Cherry Valley. A board of five publicly elected commissioners, who in turn oversee funding to the all-volunteer fire department that covers 86.2 square miles including the entire Town of Roseboom, governs the fire district. Additional funding for the fire department is provided by donations.

Cherry Valley's police protection comes through the 911 dispatch system in the Otsego County Sheriff's Dept. located in the Public Safety Building on County Hwy 33B (the Meadows). Cherry Valley is one of twenty-four towns in a county that is 1,013 square miles. The County is divided into six zones. The Sheriff's Dept. works in conjunction with the NY State Police out of Richfield Springs and Oneonta using a "closest car" system. At any given time between 7:00am to 3:00AM there are four to five patrol cars on the road.

Library

The Cherry Valley Memorial Library is a member of the Four County Library System (www.4cls.org). It has a collection of 6000 + volumes and an annual budget of \$36,000. There are two public access computer terminals available, wi-fi networking and broadband Internet access. Interlibrary loan delivery (ILL) provides pickup during regular library hours. ILL is available online through 4cls. The library's catalog and circulation system are automated.

The library is open twenty hours per week and staffed by one librarian. There are eight members on the library board and they meet quarterly.

Open Space and Recreational Lands

As noted above, the State Department of Environmental Conservation manages a state reforested forest in the Town of Cherry Valley. The forest lies partly in Roseboom and partly in Cherry Valley and is assessable via Morton Road. Over 900 acres in size, it can be used for hunting (in season), hiking, picnicking, and bird watching. The Cherry Valley Fish and Game Club also owns 49 acres of land on Fish and Game Road that is classified as open space.

Alden Field

The Village of Cherry Valley operates Alden Field within the boundaries of the Village. The park is located behind the "Old School" with access from Alden Street and Genesee Streets. Alden Park provides a kid city playground, playing fields for soccer and softball/baseball, and a walking track serving all members of the community. A concession stand and restrooms are also located within the park.

Gazebo Park

The Village of Cherry Valley leases the property located on Main Street across from the monument in the center of town. This pocket park is known as Gazebo Park. The Greater Cherry Valley Chamber of Commerce, Inc., during the fall of 2005, raised funds to purchase a replacement Gazebo for the park. The new gazebo was dedicated to the long time efforts of the President of the Chamber, Ms. Nancy Erway, for her vision for this green space and for all of her many years of dedicated efforts in supporting Cherry Valley. The Greater Cherry Valley Chamber of Commerce, Inc. and the Cherry Valley Art Works, Inc. have both completed service projects to improve and maintain this green space.

Health Care

Cherry Valley has no hospital, but it does have a Town-owned community health center that is affiliated with Basset Health Care. The Cherry Valley Health Center is located on Main Street and provides primary medical care. Referrals are made to Basset Health care for serious health problems. The health center services an average of 6,000 patients each year.

Day Care

The Cherry Valley Children's Center provides daycare for children from six weeks to five (5) years of age. The 7000 square foot facility can provide care for up to 80 children and is considered to be a model development by the Dormitory Authority of the State of New York who provided the \$500,000 for its construction.

Electric Utilities

In 2004 Niagara Mohawk, now National Grid, bought from NYSEG the two substations and infrastructure serving Cherry Valley. In 2005, National Grid began updating the East Springfield substation on County Hwy. 54 and closed the substation just north of the Village. As well as upgrading the substation, National Grid replaced poles and lines throughout the Town.

A handful of residences on, and just off County Hwy. 33 on the Middlefield town line, receive their power from Otsego Electric, a Rural Electric Cooperative.

Telecommunications Infrastructure

With the rise of high-tech dependent small and home-based business in the region, there is a greater need for rural areas to have access to up-to-date telecommunication systems.

The Town of Cherry Valley is supplied land-line based telephone service by Verizon, and there is a central station located in the Village of Cherry Valley. Cellular phone service is hit and miss throughout the region. In some areas of the Town service is available for all national cell providers, and a short distance away there may be no service for any provider. With a new Verizon cell tower located on East Hill service through Verizon is available in a much larger portion of the Town of Cherry Valley.

Small portions of the Town, including all of the the Village are provided with Cable communications services via Time-Warner Cable of Albany. The cable is capable of providing analog, digital and HDTV cable television, digital phone service (VoIP), and high speed/ broadband internet service.

Satellite services from a number of providers that provide digital television service and broadband internet services are available through the entire Town of Cherry Valley.

Issues, Goals and Recommendations**Issues**

1. Poor, or no cell phone availability throughout the Town.
2. No Cable service outside of the Village
3. With no DSL service available through Verizon, there is no competition where broadband internet is available
4. Lack of service is deterrent for businesses to locate in the Town and to support the development of the economy.

Goal

To ensure there is access for all of the Town's residents and business to modern, high-speed communications systems, in a competitive marketplace.

Recommendations

1. Encourage Verizon to update all of its central office equipment in Cherry Valley so that it can provide DSL service within the Village.

2. Explore the programs that are being developed in other rural communities of New York and neighboring states to bring high-speed communications and cell services to their areas.
3. Survey residents and businesses about their present services and specific needs for the future.

Sewer and Water

Public water is provided or available to all Village of Cherry Valley residents. Currently (2006), 617 customers are served. This public water system consists of two (2) wells located at the southern edge of the Village that have replaced a previously used small reservoir located in the Town just east of the Village. These wells are 30.8 and 32.0 feet in depth and yield 140 and 170 gallons per minute (gpm.) for a total of 310 gpm. A 300,000-gallon storage tank exists as a component of this public water supply system. These wells, which were drilled in 1994, tap into a gravel aquifer.

No public sewer system exists in the Town or Village. A grant or low interest loan was made available for a sewerage treatment plant in recent years, but was not accepted by the Village. Although not fully documented, sewerage disposal issues are a central issue in the Village. Some properties may not have any septic system and are discharging raw sewerage and an unknown number of existing systems are failing. The lack of regular septic system maintenance is also a concern.

The properties in the Town are served exclusively by on-lot, private wells and septic systems. No record exists as regards the adequacy of these systems.

Recycling and Solid Waste

Saturday, from 8:00 to 11:00 AM is “dump day” at the Town’s recycling station and salt/sand storage facility located on State Hwy 166 north of the Village. Anyone may bring recyclables to be placed in the dumpsters dedicated to two recyclable categories: paper and cardboard, and plastic and metal. Otsego County maintains the dumpsters as one of its 13 recyclables transfer stations. In addition, there is a privately maintained garbage truck in which residents may put bags of non-recyclable garbage for a fee of \$2.90 per 35 lb. bag. This service is non-contractual for the Town. As part of this service, the driver of the truck monitors the recyclables dumpsters to make sure no household garbage is being placed in them.

Larger amounts of garbage may be taken to the MOSA transfer station in Cooperstown (Wed. and Sat.) where one is charged by weight (\$99/ ton). Otsego County is a member of MOSA (Montgomery-Otsego-Schoharie Authority) and every household is charged an annual fee of \$28 to maintain the transfer sites, monitor closed landfills and subsidize MOSA’s tipping fees.

TRANSPORTATION

Roads

The Town of Cherry Valley is served by 44.42 miles of local or town-maintained roads; 19.32 miles of county-maintained roads; and 11.10 of state-maintained roads, which include State Route 166 and U.S. Route 20. Route 166, a state-maintained road, is 4.8 miles in length. (Includes the segment of Rte. 166 through the Village of Cherry Valley.) Route 166 has a lane width of 12 feet or a 24-foot cart way and on average, an 8 foot paved shoulder width. Route 20, a state maintained highway, is 6.3 miles in length as it traverses through the northern area of Town of Cherry Valley. This major highway consists of four lanes each 12 feet in width, an unpaved median varying between 8 to 16 feet in width and paved shoulders that vary from 2 to 10 feet in width. (See figure 7, Cherry Valley Road Map, in which all of these roads are identified.)

The table, Roads Within the Town, included in Appendix C, provides various information regarding town-maintained roads including length, number of lanes, type of surface and the width of lanes and shoulders. All town-maintained roads consist of 2 lanes. Of the 44 town-maintained roads, 13 are completely paved or certain segments are paved. Hence, most town roads consist of gravel or aggregate surfaces. The cart way width of town roads varies from 10-20 feet while shoulder width varies from 1 to 5 feet. Three (3) bridges exist on town-maintained roads.

The 8 county-maintained roads are CR 31, 32, 32A, 32S, 33, 34A, 50 and 54 all of which are two-lane with paved asphalt surfaces.

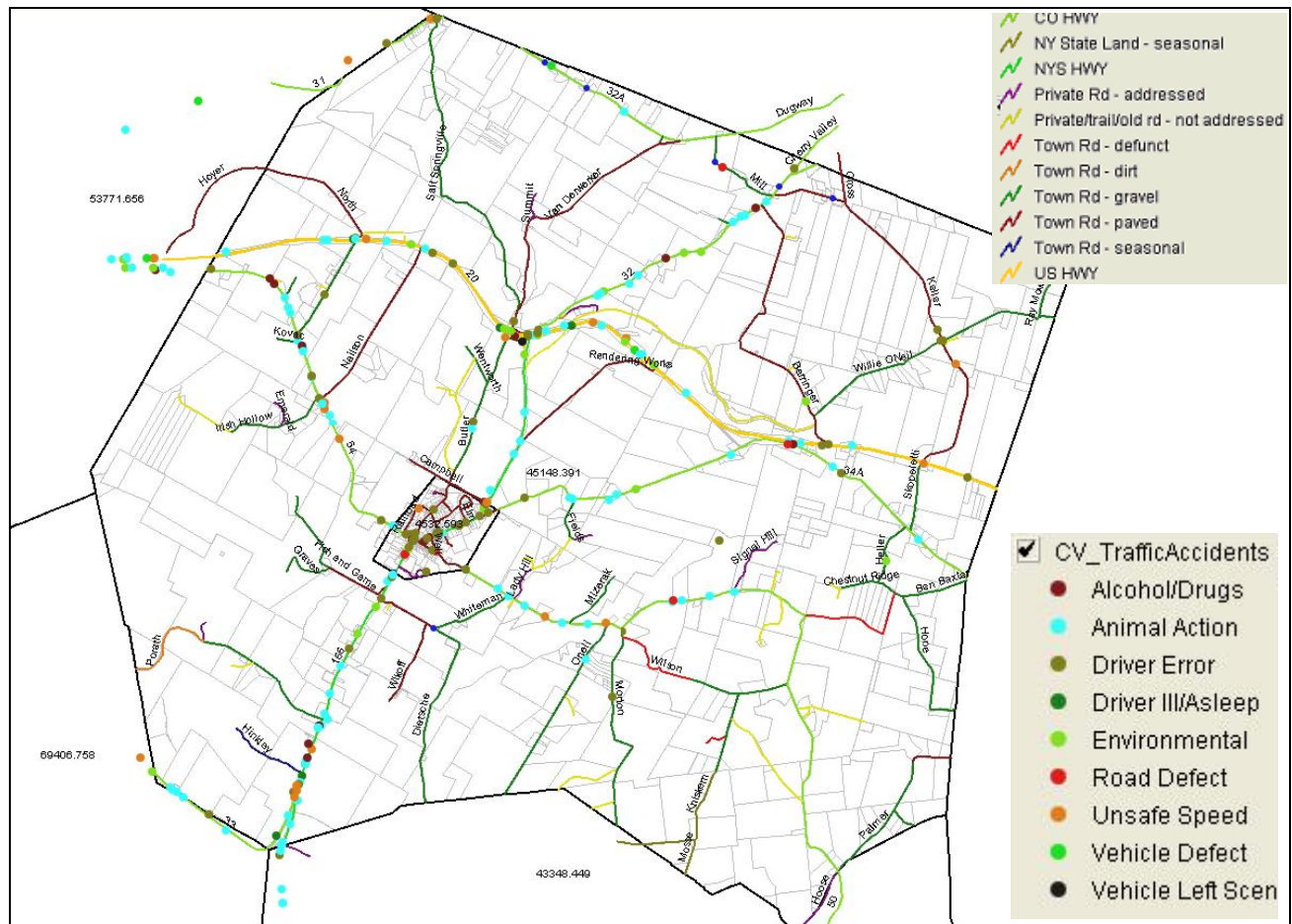
Town roads are maintained and improved by the Town of Cherry Valley Highway Department that is headed by an elected Superintendent of Highways and served by 4 full-time employees.

A table in Appendix C also lists the equipment that is owned/operated (2206) by the Highway Department. The total value, as shown, is \$822,030. Some of the older equipment has depreciated to a significant degree.

Roads are classified as arterials, collectors, or local depending on the function they serve in moving traffic. Route 20 and Route 166 are arterial roads or roads that are designed to accommodate large volumes of traffic over long distances. The Town roads are generally local roads or roads that serve to provide access to the homes and property of local residents. Collector roads serve to collect traffic from local roads and direct the traffic over longer distances providing access to local villages and towns and to arterial roads. In general, most of the County roads serve as collectors.

Figure 7- Town of Cherry Valley Roads

Town of Cherry Valley Roads



Source: Otsego County Department of Highways

Traffic Accidents

Over the five-year period between 1998 and 2003 inclusive, a total of 209 traffic related accidents occurred in the Town and Village of Cherry Valley, based on data collected on Otsego County. The great majority of these(143), occurred on county or state roads, while 66 took place on locally maintained roads within the Town and Village.

County Route 166, outside of the Village, had the highest number of accidents (41) followed by State Route 20 (37), County Route 54 (36) County Route 36 (16) and County Route 50 (13). Of the local roads, Main Street had the highest accident rate (8). Alden Street and Keller Road each had 5 accidents, while 4 accidents were recorded for Butler Road.

The cause of these accidents varied considerably. Driver related causes accounted for the greatest number of accidents and included driver error, speeding, and driver impairment (i.e. alcohol, drugs, or sleep deprivation). Figure 7, Cherry Valley Road Map, identifies the location of reported accidents on local, county, and state roads.

The rate of accidents involving vehicles is generally low due to among other factors, low volumes of traffic. The table below lists the number of accidents on local roads or highways.

Current Maintenance

The Town of Cherry Valley has the goal of paving 1.5 miles of unpaved local roads annually, as well as tarring and chipping 1.5 miles of existing paved roads per year. The Otsego County Department of Highways is planning to rebuild or improve Genesee Street within the Village. The New Your Department of Transportation has scheduled the replacement of the Route 166 bridge, located at the south end of the Village.

Use of Road Salt

The spreading of salt on the roads of Cherry Valley in order to melt snow and ice is a long-standing and effective practice.

Yet it must be recognized that specific impacts result from the use of salt. These include the elevation of chloride and sodium levels in surface and groundwater as well as in the surrounding environment which leads to corrosion to cars, roads and bridges as well as injury to vegetation including trees located near roads and highways. It is estimated that the damage done by salt, if factored into the actual cost of about \$30/ton, would be closer to \$775/ton.

Issues, Goals and Recommendations

Issues

5. Need to prepare, adopt, administer and enforce road standards and specifications, designed for the Town of Cherry Valley.
6. Damage to roads from logging and extractive operations.
7. Superintendent of Highways does not currently review subdivision plans with regard to ingress, egress, overall design, construction, and safety issues.
8. Need to consider vacating several local roads.

9. Town associated cost of the placement of culverts associated with connecting private drives to public roads.
10. Littering
11. Dumping of snow adjacent to or in close proximity to streams and wetlands.
12. Desirability or need to formalize scheduling of local road improvements and equipment purchases on a 3 to 5 year written schedule.
13. Need to accelerate brush clearing along roads.
14. Heavy truck traffic on Route 166 particularly as it impacts the Village.
15. Erosion and sedimentation relating to road banks and drainage swales or ditches.
16. Impact of road salt on streams, wetlands, and vegetation, as well as cars, roads, and bridges.

Goal

To provide a safe, efficient highway system for the traveling public and to assure that all new roads are constructed based on acceptable specifications and with minimum impact on the environment and adjacent property owners.

Recommendations

4. Adopt by resolution, strict road standards and specifications for the construction of private and public roads in Cherry Valley. Road standards shall be consistent with and reflect the rural, agricultural, historic, and scenic nature of the Town. This should include minimum standards for driveway cuts onto public roads.
5. Require the posting of bonds by commercial loggers and mineral extraction operators in order to assume that, if necessary, damaged roads can be repaired without the expenditure of public funds.
6. The Town Subdivision and Land Development Regulations should be amended to require input from the Town Superintendent of Highways as well as the Town Engineer, as regards the location design, construction, and safety of all proposed roads based on design standards established by resolution (see #1 above) and any applicable ordinances.
7. Vacate Kniskern Spur, Rendering Works Extension, and lower Wilson Road. Consider vacating Hinckley Road.
8. Beginning in 2008, a formal 3 or 5-year road improvement or maintenance schedule should be prepared which includes all local and state roads, along with an equipment purchase schedule. This schedule should be reviewed, updated, and extended annually.
9. Notify the New York Department of Transportation of the local impact of the heavy truck traffic on Route 166, and request a formal response including solutions.
5. Manage the use of salt on roads and highways by protecting sensitive areas, determining appropriate areas to dump snow, proper salt storage, exploring alternatives to road salt, using proper salt application practices, supervising and training staff, and maintaining equipment.
10. Investigate hydro-seeding with county seeder when ditching to reduce erosion.

Public Transportation

Bus Service

Several bus companies provide bus services in Otsego County. These include Greyhound Bus lines, Adirondack Trailways, Oneonta Public Transit and Otsego Express more commonly referenced as “Gus The Bus”.

Otsego Express is owned and operated by Otsego County. It serves county residents through scheduled county routes including a route with a stop in the Village of Cherry Valley. Currently five scheduled stops occur in Cherry Valley beginning at 8:30 AM and concluding at 6:15 PM. Otsego Express provides various other services including monthly passes, free rides for children under six, senior discounts and transfer to Oneonta Public Transit busses. Oneonta Public Transit primarily serves the greater Oneonta area, but does have daily scheduled routes to Cooperstown and Otego.

Greyhound Bus Lines, Adirondack Trailways, Oneonta Public Transit and Shafer’s Bus Lines provide charter bus service.

Rail Service

Historically, Cherry Valley was served by a rail line, which has since been abandoned. At the present time rail service in Otsego County is limited to the Canadian Pacific, which operates a line between Binghamton and Delanson.

Air Service

The Oneonta Municipal Airport, located three miles north of Oneonta, is the largest county airport. It has a lighted runway and provides charter flights, flight instruction and plane rentals.

National and international air service is available by the Edwin A. Link Field in Binghamton, the Syracuse-Hancock International Airport and the Albany International Airport. These facilities are located approximately one to two hours from Cherry Valley.

The Cooperstown-Westville Airport is located south of Cherry Valley on Route 166. It is a private airport with a 2600-foot, lighted runway. There is a hanger capacity for 26 airplanes. A major upgrade of the 50-year-old airport was recently completed.

CONCLUSIONS

In order to provide a specific schedule to the Town of Cherry Valley officials, it is suggested that the following recommendations be considered as top priorities:

1. Establish (enact) a Town land use district(s).
2. Update the existing subdivision and land development ordinance consistent with this comprehensive plan.

Further, it is suggested that these two (2) essential recommendations be implemented in 2007, and that a planning consultant be engaged in order to draft these two (2) basic ordinances. A Town committee comprised of the Town Supervisor or designee from the Town Board, two (2) members of the Town Planning Board and two (2) citizens at large should direct the consultant. At the discretion of the Town Board, work on additional high priority recommendations could be concurrently initiated.

APPENDIX

Appendix A - Woodlands

FORESTRY ASSOCIATIONS - NY

- a. White/red pine. Forests in which eastern white pine, red pine, or eastern hemlock, singly or in combination, make up the plurality of the stocking; common associates include red maple, oak, sugar maple, and aspen.
- b. Spruce/fir. Forests in which red, white, black, or Norway spruces, balsam fir, northern white-cedar, tamarack, or planted larch, singly or in combination, make up a plurality of the stocking; common associates include white pine, red maple, yellow birch, and aspens.
- c. Hard pine (also called loblolly/shortleaf pine). Forests in which eastern red cedar or pitch pine, singly or in combination, make up a plurality of the stocking; common associates include white pine, paper birch, sugar maple, and basswood.
- d. Oak/pine. Forests in which hardwoods (usually hickory or upland oaks) make up a plurality of the stocking and in which pines or eastern red cedar contribute 25 to 50 percent of the stocking.
- e. Oak/hickory. Forests in which upland oaks, hickory, yellow-popular, black, locust, sweetgum, or red maple (when associated with central hardwoods), singly or in combination, make up a plurality of the stocking and in which pines or eastern red cedar make up less than 25 percent of the stocking; common associates include white ash, sugar maple, and hemlock.
- f. Oak/gum/cypress. Bottomland forests in which tupelo, blackgum, sweetgum, oaks, or southern cypress, singly or in combination, make up a plurality of the stocking and in which pines make up less than 25 percent of the stocking; common associates include cottonwood, willow, ash, elm, hackberry, and maple.
- g. Elm/ash/red maple (also called elm/ash/cottonwood). Forests in which elm, willow, cottonwood, or red maple (when growing on wet sites), singly or in combination, make up a plurality of the stocking; common associates include white ash, sugar maple, aspens, and oaks.
- h. Northern hardwoods (also called maple/beech/birch). Forests in which sugar maple, beech, yellow birch, black cherry, or red maple (when associated with northern hardwoods), singly or in combination, make up a plurality of the stocking; common associates include white ash, eastern hemlock, basswood, aspens, and red oak.
- i. Aspen/birch. Forests in which aspen, paper birch, or gray birch, singly or in combination, make up a plurality of the stocking; common associates include red maple, white pine, red oaks, and white ash.

Appendix B - Historic Resources

Notable Historic Homes & Commercial Structures

Londonderry: William Flint built this tavern in 1800. It is located on the eastern end of the Village and honors Londonderry, New Hampshire, the Village from which Cherry Valley's seven pioneer families originated in 1740-41. Today the old inn survives as a private residence.

Dr. William Campbell's Residence: The original house, which is now the kitchen, was built before the Revolutionary War. William Campbell, along with his grandmother, mother and three siblings, was taken prisoner at the age of 10 at the time of the Cherry Valley Massacre, November 1778. The site is located on Montgomery Street in the Village.

Willow Hill: This house is located on Route 166 southeast of the Village. It was the former Hudson farm. Judge Ephraim Hudson built the original part of the house in 1794. Joseph Phelon bought the property in 1832. The first house on this site, occupied by John Wells, was burned at the time of the massacre.

Auchinbreck: This site is located north of the Village on Old Fort Plain Road. It is the site of the house of James Campbell who constructed his home in 1741. In the front are two pyramids of 10-inch shells, given by the Ordinance Department to mark the location of the stockade built by Col. Samuel Campbell in 1778.

Morse House: This was the residence of Judge James Otis Morse, native of Marlboro, Massachusetts, who became one of the most distinguished lawyers of early Cherry Valley. It is also the birthplace of Alpha Delta Phi Fraternity and the one-time residence of Samuel Morse, inventor of the telegraph. The house is located on Montgomery Street.

Clyde House: This was the home of Dr. Delos White, son of the distinguished Dr. Joseph White. The house is located on Main Street, opposite the Village hall. It was later the residence of the late Captain James Clyde, a descendant of Col. Samuel Clyde of Revolutionary War fame.

Sutliff House: Built by Joseph Phelon in 1832, this house was one of the many taverns during the "Prairie Schooner Days." Today it serves as the Cherry Valley Museum.

Glensfoot: This was the home of Dr. Joseph White who bought the original dwelling on the site from Guffen Crafts in 1790. The house was remodeled and enlarged in the second half of the 19th century and has since been owned by his descendants. The house remains part of a working dairy farm, and a large hops kiln sits on a rise above the dairy complex, a reminder of changes in Otsego County agriculture of the past century.

Oakwood: This home was the residence of the late Matthew Campbell who at the age of six was captured and taken into captivity by the Indians at the time of the Cherry Valley Massacre, November 1778. It is located two miles south of the Village on Route 166.

Masonic Block: This site is located at the corners of Genesee and Alden streets and was formerly known as Union Block. The first Masonic Lodge of Cherry Valley was instituted in 1806 under the name of Trinity Lodge, No. 139, F & A. Among the members were Dr. Joseph White who was the first man initiated into the Obego Lodge in 1795. Soon after, in 1817, a Chapter of the Royal Arch Masons was instituted. There was also, at one time, a flourishing encampment of the Knights of Templar. In 1824, the Masons of Cherry Valley were very active in assisting the Greeks in their struggle for freedom. The present Masonic organization went in effect in 1854.

Village Hall: The Village hall is located on the corner of Main and Wall Streets. Originally John Judd's Iron Foundry, it was built before 1850. It was purchased by the late Miss Catherine Roseboom and

presented by her to the Village for the use of the firemen, on the 129th anniversary of the Cherry Valley Massacre, November 11, 1907.

NBT Bank (Formerly National Bank): The bank was established in 1818. The First President was Dr. Joseph White, President of the first State Medical Society and first Judge of Otsego County. For the first twenty years this was the most powerful financial institution in Central New York.

Barracks- Presently Bate's Hop House: Over 600 recruits were quartered here between September 1861 and January 1862. It is located on Lancaster Hill.

The Cherry Valley Plank Road Tollhouse: This building once straddled the 19th century plank road that ran from Cherry Valley to Roseboom (present-day Rt.166), and had a pass through for vehicles. The building was removed from the roadway when the plank road company folded in the early 20th century.

Monuments & Historic Sites

Lithia Spring: Located on Alden Street, near Monument Park, this is the site of the former Cherry Valley Academy. When in operation water was piped from higher ground a mile away.

Wormuth Marker: Located on the old Fort Plain Road, two miles north of the Village. It is the scene of the killing of Lieutenant Mathes Wormuth in the summer of 1778 by his personal friend Joseph Brant who scalped him before recognizing him.

Alden Marker: Located one-eighth mile south of the Village, it marks the scene of the death of Colonel Icabod Alden who was tomahawked during his flight from the Well's House to the Fort. The Daughters of the American Revolution funded its construction.

Dunlop Marker: Located on estate (Glensfoot Farm) of the donor, Captain Abraham B. Cox. It is one-quarter mile west of the Village. It marks the site of the house of the Reverend Samuel Dunlop whose wife and children were massacred nearby.

Soldiers and Sailors Monument: Erected by the Village in memory of men who fought in the Civil War.

World War II Monument: Located in front of the Memorial Library and dedicated to the memory of the men who served in the Second World War.

Korea & Vietnam Monument: Located in front of the Memorial Library and dedicated to the memory of the men who served in the Korean & Vietnam Conflicts.

Cherry Valley Cemetery: Located on Alden Street in the Village, it was founded in 1741. It is the site of the old church fort stockade (containing approximately two acres which extended on both sides of the road). On either side of the entrance is a mortar and at each front corner a pyramid of shells given by the DAR, Cherry Valley Chapter, in 1917 to mark the boundaries of the old stockade.

Limekilns: Significant remains of at least two of many 18th or 19th century limekilns are located in the Township. One is nearby the home on the southeast of the Village known as The Lime Kiln. The other is on the old Salt Springville Rd. just south of the Rt. 20 Exit. These limekilns converted the abundant local limestone into lime for mortar used in masonry construction regionally.

Appendix C – Transportation*Table 10 - Roads in the Town***Roads Within the Town**

| Route / Road / Street | Length of Roads | Number of Lanes | Pavement Type | Road Width | Shoulder Width |
|------------------------------|-----------------|-----------------|---------------|------------|----------------|
| Town Maintained Roads | | | | | |
| Barringer Rd | 2.56 | 2 | A | 18 | 4-5 |
| Ben Baxter Rd | 0.53 | 2 | U | 18 | 2 |
| Briar Hill Rd | 0.12 | 2 | A | 18 | 2 |
| Butler Rd | 1.4 | 2 | U | 16-18 | 3 |
| Campbell Rd | 0.78 | 2 | A | 18 | 2 |
| Chestnut Ridge | 0.59 | 2 | U | 10-18 | 1-2 |
| Dietsche Rd | 2.14 | 2 | UA | 16-18 | 3 |
| Dykeman Rd | 0.18 | 2 | U | 18 | 2 |
| Fields Rd | 0.53 | 2 | U | 14 | 4 |
| Fish & Game Rd | 1.22 | 2 | UA | 18 | 5 |
| Graves Rd | 0.47 | 2 | U | 12 | 3 |
| Gross Rd | 0.21 | 2 | A | 20 | 5 |
| Heller Rd | 0.54 | 2 | U | 18 | 2 |
| Hinkley Rd | 0.75 | 2 | U | 10 | 1 |
| Hone Rd | 1.15 | 2 | U | 12 | 2 |
| Irish Hollow Rd | 0.95 | 2 | U | 18 | 1 |
| Keller Rd | 3.25 | 2 | A | 18-20 | 4-5 |
| Kniskern Rd | 0.67 | 2 | U | 10 | 2 |
| Kinskern Spur | 0.23 | 2 | U | 10 | 1 |
| Kovac Rd | 0.2 | 2 | U | 18 | 2 |
| Mill Rd | 0.78 | 2 | U | 16 | 3 |
| Mitzerak Rd | 0.6 | 2 | A | 20 | 0 |
| Morton Rd | 1.75 | 2 | U | 10-18 | 2 |
| Nielson Rd | 1.5 | 2 | UA | 18-20 | 5 |
| North Rd | 1.99 | 2 | U | 18 | 3-5 |
| Oneil Rd | 1.68 | 2 | U | 18 | 2 |
| Palmer Rd | 2.1 | 2 | U | 18 | 3 |
| Palmer Spur | 0.13 | 2 | U | 18 | 1 |
| Porath Rd | 1.41 | 2 | U | 12 | 2 |
| Ray Mower Rd | 1.35 | 2 | U | 16 | 4 |
| Ray Mower Spur | 0.07 | 2 | U | 14 | 4 |
| Rendering Works Rd | 0.24 | 2 | UA | 16 | 4 |
| Rendering Works Ext | 1.39 | 2 | UA | 16 | 3 |
| Salt Springville Rd | 3.09 | 2 | U | 16-18 | 3-5 |
| Shulgay Rd | 0.29 | 2 | U | 18 | 2 |
| Skopeletti Rd | 0.57 | 2 | U | 14 | 2 |
| Vanderwerker Rd | 2.2 | 2 | A | 14-18 | 3-5 |
| Venderwerker Spur | 0.07 | 2 | UA | 12-18 | 3-5 |
| Van Valkenburgh Rd | 0.2 | 2 | U | 10 | 2 |
| Wentworth Rd | 0.35 | 2 | U | 14 | 3 |
| Whiteman Rd | 0.67 | 2 | U | 10-14 | 2-4 |
| Wikoff Rd | 0.72 | 2 | A | 16-18 | 3 |
| Willy Oneil Rd | 1.23 | 2 | A | 18 | 2 |
| Wilson Rd | 1.57 | 2 | U | 10-12 | 1-3 |
| Town Road Sub-total | 44.42 | | | | |

| Route / Road / Street | Length of Roads | Number of Lanes | Pavement Type | Road Width | Shoulder Width |
|--------------------------------|-----------------|-----------------|---------------|------------|----------------|
| County Maintained Roads | | | | | |
| CR31 | 0.49 | 2 | A | 18 | 4 |
| CR32 | 2.62 | 2 | A | 20 | 5 |
| CR32A | 2 | 2 | A | 18 | 4 |
| CR32S | 0.21 | 2 | A | 20 | 3 |
| CR33 | 0.96 | 2 | A | 20 | 5 |
| CR34A | 1.81 | 2 | A | 18 | 3 |
| CR50 | 5.33 | 2 | A | 18 | 4-5 |
| CR54 | 5.9 | 2 | A | 20 | 4 |
| County Road Sub-total | 19.32 | | | | |
| State Maintained Roads | | | | | |
| NY166 | 4.8 | 2 | A | | |
| US 20 | 6.3 | 4 | A | | |
| Total Mileage of Roads | 74.84 | | | | |

Table 11- Town Equipment Inventory

Highway Department Equipment Inventory

| Description | Year | Qty | Total Value |
|---|------|-----|-------------|
| Screening Plate | | 1 | 7,500 |
| International Tractor w/mower | 1979 | 1 | 3,500 |
| Gradall G660 | 1981 | 1 | 30,000 |
| John Deere 624H wheel loader | 1999 | 1 | 120,000 |
| Voting Machines | | 2 | 3,000 |
| Walter w/plow and wings | 1978 | 1 | 45,000 |
| Mack truck w/plow, wing, and sander | 1987 | 1 | 65,000 |
| International Dump w/plow, wing, and sander | 1991 | 1 | 71,000 |
| Wood Chipper | 1992 | 1 | 3,500 |
| Gallion Roller | | 1 | 3,000 |
| Motorola 2-way Radios (DLEP200) | | 4 | 3,000 |
| Motorola 2-way Radio (GP300)) | | 1 | 800 |
| Motorola Radio (M1225) | | 1 | 500 |
| Champion Grader | 1995 | 1 | 80,000 |
| International Dump Truck w/plow and sander | 1998 | 1 | 75,000 |
| Ford F550 Dump | 2001 | 1 | 36,930 |
| Volvo Dump | 2003 | 1 | 107,000 |
| Volvo Dump | 2006 | 1 | 140,000 |
| Chevrolet Pickup | 1992 | 1 | 2,500 |

Appendix D – Resident Survey Results

Attached as following separate document.