- F I N A L –

TOWN OF GRANBY COMPREHENSIVE PLAN

Prepared by:

Town of Granby Planning Board

A resolution was passed on 2/26/02 to forward this plan to the Granby Town Board for adoption.

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I. INTRODUCTION

The *Town of Granby Comprehensive Plan* depicts the Town's wish list as it seeks to influence and accommodate Granby's future development while it continues to protect the health, safety and welfare of the town's current and future residents. It examines the town's settlement history, past trends, current conditions, and attempts to estimate the number of residents and their housing and business needs in the future. It represents over two years of effort by local residents and the Town Planning Board working together with county planners in drafting and shaping the plan. It will provide direction for local boards, officials, business owners and residents regarding the current conditions and development policies throughout the Town of Granby. The planning process began with a written survey of all town residents and property owners resulting in public input on many of the issues this comprehensive plan addresses.

A. Purpose

The primary purpose of the Town of Granby Comprehensive Plan (2002) is to assist and guide decision-makers as they serve the Town in their respective capacities. Through public input, it will provide better insight into the desires of residents. In addition, the Plan will outline Granby's recent trends, current conditions, estimated future population and the strategies the Town will use to capitalize and handle the expected growth or decline. It will illustrate areas deemed appropriate for development, as well as areas that could be impacted by development. The last Comprehensive Plan was completed in 1969. The new plan is intended to serve the community for the next 10 to 20 years.

B. Brief History

Prior to permanent settlement, Native Americans used portions of Oswego County primarily as camping areas to facilitate hunting and fishing during the warmer months of the year. Prior to the Iroquois, the Algonquines hunted and fished the area. Later, the Onondagas and Oneidas (tribes of the Iroquois) hunted the land and fished the waters, but with few exceptions, did not settle the area primarily due to the harsh winters. Several Native American campsites were located near water bodies in Granby.

Granby's settlement began as a vast military tract the state purchased in 1788 from the Onondaga and Oneida Tribes much of which was then allotted to Revolutionary War veterans (who it is said sold their sections several times over). As a result, settlers sometimes vacated early west-side settlements to move to the east-side of the Oswego River where land agents managed to keep the records straight. Therefore, the west side of the river was largely uninhabited by 1800.

It was not until 1808 that John Hutchins, a pioneer, moved away from the river and purchased a 200-acre tract at what is now known as Bowen's Corners. After the War of 1812 ended, two other pioneers settled near Hutchins in 1812. About 1817, Benjah Bowen bought out John Hutchins and the area became

known as Bowen's Corners. Seth Williams settled at "Williams Corners", later called Granby Center. By 1820, the town contained 555 inhabitants.

Sawmills and lumbering activities developed together in the first half of the nineteenth century (using the river and creeks as a power source for the mills); then, as soon as fields were cleared, grain was planted. By about 1865 dairying superseded grain production; as cheese and butter factories gained in stature. Some farmers grew tobacco and hops, especially in the southern part of the town. In 1951, however, the last tobacco crop was harvested as high labor costs and poor market prices brought an end to tobacco as a cash crop.

During this time, transportation also affected the growth of the town. The present day NYS Rt. 48 (built 1810-1811) led from the City of Oswego south through Minetto to Oswego Falls (today's Fulton). In 1817, the Oswego Falls–Rochester turnpike (County Route 3) was built; it extended from the bank of the Oswego River below the falls to the Village of Hannibal and on to Wolcott, Wayne County. After 1848, the section between Hannibal and Oswego Falls became a successful plank road. NYS Rt. 176 ran from Oswego Falls (Fulton) to Bowen's Corners; as it cut across muck land and was a corduroy road. As hemlock planks were added, and later, fine gravel and asphalt the road became even more successful. County Rt. 8, a plank road, extended from Minetto south into Onondaga County; hamlets located on Co. Rt. 8 included Lewis Corners, Granby Center, West Granby and Bowen's Corners.

The completion of the Syracuse and Oswego Railroad in 1848 located on the west side of the river contributed to the development of the town. The railroad passed through South Granby on the south, crossed over Ox Creek, extended through Oswego Falls (Fulton), crossed County Route 85 near Battle Island, traversed Minetto and entered the City of Oswego. The railroad enabled farmers to ship directly to Syracuse, thereby diverting a portion of the trade away from Oswego and Fulton.

Other influences were the trolleys and the trolley station that was located on the Stoney-Robby Road. Several bridges (wooden, and later, iron) that crossed the river also helped the town grow. More specifically, bridges provided access to the commercial activities in Fulton and Phoenix, which provided markets for local goods as well as local needs.

Each of the twenty school districts in the town listed in 1895 had its own schoolhouse. The proximity of the prestigious Falley Seminary in Fulton across the river from Granby discouraged the founding of advanced schools in the town.

When the Village of Oswego Falls was incorporated into the City of Fulton in the early 20th century, Granby lost much of its industrial and commercial tax base. Mill sites on slow-moving Ox Creek and on the headwaters of Rice Creek and Eight-Mile Creek were few in number; while the fast-moving Oswego River discouraged the construction of mills in the town. Much of Granby, therefore, has remained relatively pastoral in nature and only since WWII have travel-related businesses developed along such

major highways as north-south NYS Rt. 48 and east-west NYS Rt. 3.

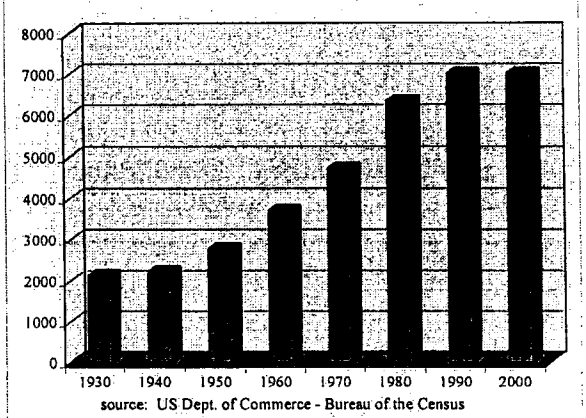
The sub-urban expansion that characterized residential growth since WWII has affected the town, resulting in several once rural areas being developed for housing in the form of individual homes, subdivisions and mobile home parks. Such growth has transformed portions of the town from a rural agricultural character to a bedroom community for surrounding employment centers such as the cities of Oswego, Fulton and Syracuse.

Today, however, significant portions of the town that remain wooded, farmed, and still retain the "rural country charm" making Granby a visually appealing place to live and work the land. Many residents feel that the character of the town should be preserved and/or enhanced, while providing additional local jobs and expanding the tax base to ease the tax obligation that residences currently face.

C. Recent Population Trends

From 1930 to 2000, Granby experienced an overall population increase of 229 percent (shown by Figure 1). In 2000, the population in the Town of Granby was 7,009. The increase averaged about 33 percent per decade, with lows of .05 percent from 1990 to 2000 to highs of 34 percent from 1970 to 1980.

Figure 1. Population Trends
Town of Granby: 1930 - 2000



source: US Dept. of Commerce - Bureau of the Census

D. Recent Housing Trends

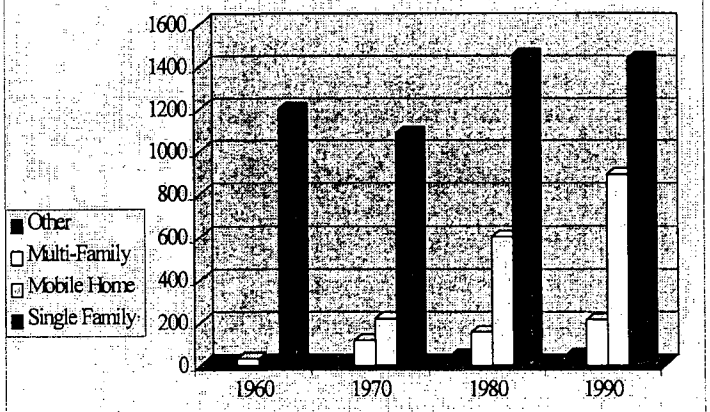
Related to the amount of people who live in an area are the number of homes they inhabit. The number of housing units in Granby has continued to increase in recent decades, (as Figure 2 shows) as have the ratio of housing types from 1970 to 1990. (U.S. Census Bureau data for housing types in 2000 not available as of 2/26/02). Granby's number of mobile homes increased by 305 percent during the time period (1970-1990), an increase of 671 units. Single family site constructed homes only increased (1970-1990) by 32 percent, resulting in an overall increase of 352 units. For comparison, multi-family housing units increased 84 percent, an increase of 98 units from 1970 to 1990. The number of housing units reported in the 2000 Census was 2,869. (U.S. Census Bureau data for housing types of 2000 not available as of 2/26/02). From 1960 to 2000, the number of housing units increased by 152%. It is expected that due to housing costs, this trend may continue. The current location of such housing units

are shown on the Existing Land Use Map. (See Plate 1)

E. Commuting Pattern

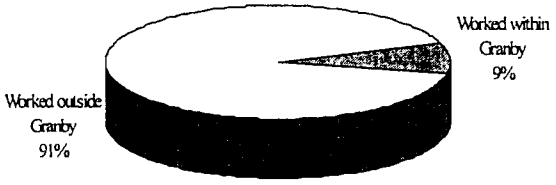
Where Granby's residents work on a regional scale influences their daily lives. Commuting patterns and times indicate whether jobs are being provided within the town or county, or even within the region. Figure 3 illustrates that less than ten percent of Granby's working residents obtained work within the Town limits in 1990. (U.S. Census Bureau data for housing types of 2000 not available as of 2/26/02).

Figure 2. Housing Trends Town of Granby: 1960-1990



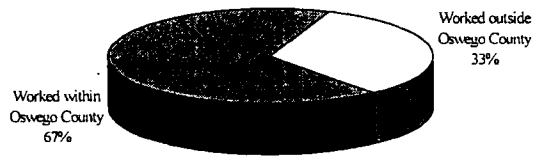
* mobile homes were included in the single family category for 1960
source: US Department of Commerce, Bureau of the Census

Figure 3. Commuting Pattern - within Granby
(whether Granby's residents worked within Granby in 1990)



source: US Dept. of Commerce - Bureau of the Census

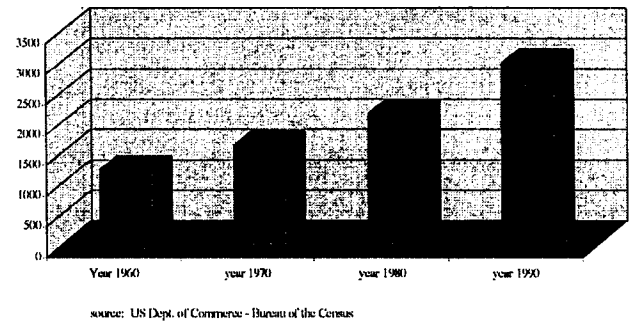
Figure 4. Commuting Pattern - within Oswego Co.
(whether Granby's residents worked within Oswego County in 1990)



source: US Dept. of Commerce - Bureau of the Census

However, sixty-seven percent of the town's working residents were employed within Oswego County in 1990 (as Figure 4 illustrates). Unless employment is gained within the town, additional residents will be commuting to maintain their employment status.

Figure 5. Granby's Employed Workers: 1960-1990



source: US Dept. of Commerce - Bureau of the Census

F. Recent Economic Trends

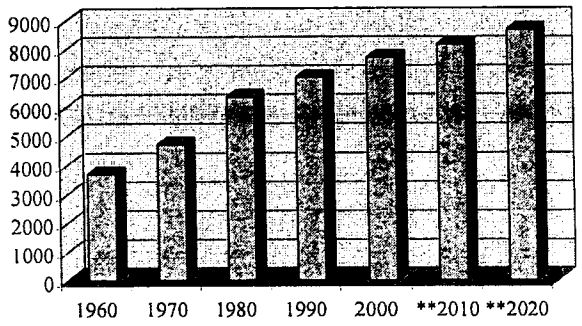
Granby's workforce increased 142.2 percent from 1960 to 1990 (illustrated by Figure 5), while their overall population increased by 89.3 percent. During the same time period, the number of housing units in the Town increased by 99.03 percent. Such trends have resulted in the

commuting patterns discussed above. This pattern also reflects the increase in the number of females that entered the workforce during the time period.

Typically, population levels depend on jobs in a given area. As the employer levels increase, the number of residents in a given area or region typically increases as a result of in-migration and a slowing of out-migration occurs. This type of trend impacted Granby from 1960 to 1990.

As Granby's future unfolds, the number of jobs available in the area as well as the overall region will influence population levels.

Figure 6: Population Projections:
Town of Granby 1960 - 2020



sources: US Dept. of Commerce, Bureau of the Census, 1960-1990
* population estimate - New York State Data Center, 1998
** future projections - Woods & Poole Economics, Washington DC 1999
& the Oswego County Dept. of Planning and Community Development, 1999

G. Population Forecast

Oswego County is projected to increase by 12.5 percent from the year 2000 to 2020. Granby's proportion of the county is projected to remain about 6 percent during the time period. As a result, Granby's population is projected to increase by 20.5 percent from the 2000 estimate of 7009 to nearly 8446 residents by 2020 (as Figure 6 shows). An increase of 1,437 residents could result in approximately 534 new housing units or a decrease in the vacant housing units (at the 2000 average household size of 2.69 persons).

Granby's actual future population will depend on several factors. As the number of jobs available in the region expands or contracts, the population may increase or decrease accordingly in the Town. The appeal as a place to settle that Granby retains over time as well as its cost of living as compared to the area will also affect the number of people staying or settling in Granby. In addition, the number of births and deaths in proportion to one another affect overall population levels in a given area. The above mentioned population forecasts could prove to be inaccurate should a major employer locate or leave the area.

H. Survey Results

As planners, gauging the needs and desires of townspeople can be difficult. Toward that end, a survey was utilized to measure public attitudes on various issues facing Granby. The survey consisted of a series of specific questions on planning issues pertinent to the town, as well as several open-ended questions

H. Survey Results

As planners, gauging the needs and desires of townspeople can be difficult. Toward that end, a survey was utilized to measure public attitudes on various issues facing Granby. The survey consisted of a series of specific questions on planning issues pertinent to the town, as well as several open-ended questions that respondents could elaborate on at length. A few broad questions evoked a wide range of responses, as people's diversity became evident. Overall, the survey results proved to be extremely valuable to the planning board as the responses directed focus in several areas. Therefore, this plan benefited from the effort of drafting, compiling, and summarizing the citizen survey.

There were a total of 1,818 surveys mailed to every resident and business owner throughout the town during the summer of 1999. Of those, 403 surveys were returned, with 400 completed and filled out. The 22.2 percent return rate is considered high. Each of the responses were then entered into the computer using the 'SurveySaid" software program. The program was then used to summarize the specific questions and list all thirty-seven pages of open-ended responses. For the text of the Comprehensive Plan, a graphic summary of the specific questions is provided in the appendix. The list of open-ended responses is also included in the appendix.

II. NATURAL RESOURCES AND ENVIRONMENT

A. Existing Conditions

1. Location

The Town of Granby is located in upstate New York. It is located in central Oswego County and is bound on the north by the Towns of Minetto and Oswego, the south by the Town of Lysander in Onondaga County, east by the Oswego River and Towns of Volney and Schroeppel and City of Fulton and west by the Town of Hannibal and the Town of Ira in Cayuga County. The town is approximately 15 miles northwest of the City of Syracuse. The town is seven miles south of Lake Ontario. (See Plate 2)

The land area of the Town of Granby is 45.1 square miles. It is the ninth largest of twenty-two towns in Oswego County. In 2000, the town had a population density of 155.4 persons per square mile. The elevation ranges from 310 feet along the Oswego River north of Fulton to 514 feet on a drumlin near Hanley Road, west of Granby Center.

2. Climate

Climate is an important consideration in the planning process. Weather and climate determine the feasibility of growing crops, building design and the selection and use of heating and cooling systems.

The climate in the region is classified as humid continental. Prevailing westerly winds blow across Lake Ontario affecting both summer and winter temperatures. Ice on the lake in the spring delays warm weather and in the autumn, the lake keeps the area relatively warmer. Winters are severe due to storms and lake effects. According to Weather Inc., the average annual snowfall from 1986/87 to 1995/96 was 150 inches. The mean temperatures in degrees Fahrenheit in July from 1931 to 1964 was between 70 and 72 degrees (Northeast Regional Climate Center, Cornell University). The mean temperature is 25 degrees Fahrenheit in January and 70 degrees Fahrenheit for July.

3. Ecological Zone

The Town of Granby lies in the Great Lakes Plain which extends along the northern and western borders of New York and connects Lake Erie, Lake Ontario and the St. Lawrence River. (See Plate 3) According to the *Oswego County Comprehensive Plan*, Granby is located in two ecological zones, the Erie-Ontario Plain and Drumlins along its northeastern boundary. The Erie-Ontario Plain is a level and rolling plain with only minor relief. The *Oswego County Comprehensive Plan* indicates that part of the Town is located in a greenway planning area. (See Plate 4)

Greenways are corridors of land recognized for their ability to connect people and places together. These ribbons of open space are located within linear corridors that are either natural, such as rivers and streams, or manmade, such as abandoned railroad beds and utility corridors. Greenways as vegetated buffers protect natural habitats, improve water quality and reduce the impacts of flooding in flood plain areas. Most greenways contain

trails, which enhance existing recreational opportunities, provide routes for alternative transportation, and improve the overall quality of life in an area.

Drumlins are found in the town. Drumlins are glacial deposits of gravel that generally have a north/south orientation and parallel the direction in which the glacier moved. They have an elongated form and are generally steepest along the northern slope and more gently sloping along the southern slope. Drumlin terrain is hilly and is atypical of glacial lake plains. There is a drumlin at Honey Hill.

4. Bedrock Geology

The Town of Granby is located over a nearly flat Silurian sedimentary formation. The Clinton group is the predominate bedrock in the town. A small region of northern Granby lies over the Median group and Queenstone formation.

5. Surficial Geology

Surficial geology can be defined as the deposited material which lies beneath surface soils and above bedrock. Plate 5 shows the surficial geology in the town. Much of the town has a surficial geology composition classified as lacustrine silt and very fine sand (14,892 acres).

Table 1: Surficial Geology and Acres

Surficial Geology	Acres
Ablation Till	218
Lodgement Till	5,768
Beach Sands and Gravels	170
Kame Sands and Gravels	1,399
Ware Delta Sands and Gravels	642
Lacustrine Silt and Clays	1,802
Lacustrine Silt and Very Fine Sand	14,892
Alluvium	22
Peat and Muck	2,261
Water	329

Till is an unsorted heterogeneous mix of boulders, rocks and gravel, sand, silt and clay. There are two types of till in the town; ablation and lodgement.

Ablation Till is material that was once on top of the glacier which was deposited as the glacier melted. Ablation till is non-compact and has variable permeability and is generally coarser in texture than lodgement till. There are small areas of ablation till in southwest Granby.

Lodgement Till was deposited at the base of the glacier and the deposits are compact and impermeable. There is more lodgement till in the town than ablation till. The largest lodgement till units are located in the eastern part of the town and run north/ south.

Lacustrine deposits are deposits of silt and clays that originated in the upland sections of the county and were eroded by surface streams and were eventually deposited in glacial and post-glacial lakes. Lacustrine deposits can be lake silt and clay, lake silt and wave delta sand and gravel. Lake silt and clays were likely deposited in pre-glacial and post-glacial lakes. These generally have low permeability. These deposits are common near Ox Creek and south of Lake Neatahwanta. Lake silt and fine sand deposits were also formed in off-shore glacial lake deposits which range in thickness from thin to massive

beds. These cover the largest area. Their permeability is greater than lake silt and clay due to their coarser nature. Wave delta sand and gravel deposits are coarse in texture and more permeable and are common over crests of drumlins. These deposits are scattered in northern Granby.

Glaciofluvial deposits include stratified sand and gravel deposits which were deposited by glacial meltwater. These deposits are well sorted and highly permeable. The deposits are located mostly in the north of the town.

Alluvium deposits are fine grained sand, silt and clay which were left by post-glacial rivers and streams. These can be found on the islands of the Oswego River.

Organic deposits contain herbaceous material that were once the location of Lake Iroquois. The wetland deposits of peat, muck and marl are examples of organic deposits. Many of these deposits are used for farming. These are identified on Plate 6 as agricultural soils.

6. Wetlands

Wetlands are places where saturation with water is the dominant factor determining the nature of the soil development and the types of plant and animal communities living in the soil and on its surface. The single feature which most wetlands share is soil that is at least periodically saturated with or covered by water (Cowardin, 1979). Wetlands commonly include places known as swamps, swales, wet meadows, marshes, bogs and fens. Swamps are wetlands dominated by woody plants such as shrubs and trees. Marshes are areas similar to wet grasslands where cattails, reeds, sedges, and other green plants grow out of the water. Bogs are very unique wetlands where the plants are rooted in a solid or floating substrate of decayed organic matter. Swale is a seasonal wetland where the soil is saturated but there is not permanent standing water.

Wetlands in the Town of Granby have numerous natural values, which include wildlife habitat, floodwater retention, groundwater recharge and discharge, and overall water quality improvement. Wetlands have tremendous capacity to receive and retain runoff from rains and melting snow. Upland wetlands catch and hold the runoff thus reducing the level of the peak flood stage and the accompanying flood damage. Studies have shown that the greater the acreage of wetlands along a stream, the less severe the flooding in times of excessive precipitation. A ten acre wetland in which the water rises only one inch holds more than 270,000 gallons of runoff. Wetlands recharge the groundwater and allow for sediments suspended in the water column to settle out. In addition, wetlands provide important areas for bird nesting and fish nurseries. Wetlands are also home to species that can live no where else. Wetlands also provide recreational opportunities such as hunting, fishing, trapping, photography and study of wetland biota. Wetlands in the Town of Granby are also used for muck farming. Mucklands are the result of clearing and draining mature bogs and swamp forest areas. Peat and muck areas are identified on Plate 6 as agricultural soils.

According to the *Oswego County Wetlands Mapping Inventory Project: Introduction and Summary*, the Town of Granby has 4,275.54 acres of regulated wetlands and represents 15% of the total acres of the town. State regulated wetlands are at least 12.4 acres (5 hectares) in area. They can be smaller if they are classified as having unique local importance. It is documented in the *Oswego County Wetlands Mapping Inventory Project: Introduction and Summary* that there is one bog mat in the town. Plate 7 illustrates the State Regulated Wetlands in the Town of Granby. NYS Department of Environmental Conservation regulated wetlands are classified as follows:

Class I:

These provide the most critical of the State's wetland benefits, the reduction of which is acceptable only in unusual circumstances. According to the digitized maps on the county's GIS, there are a total of 2,156 acres of Class I wetlands in the Town of Granby.

Class II:

These wetlands provide important wetland benefits, loss of which is acceptable only in limited circumstances. According to the digitized maps on the county's GIS, there are 1,027 acres of Class II wetlands in the Town of Granby.

Class III:

Class III wetlands also supply benefits, the loss of which is acceptable only after the exercise of caution and discernment. According to the digitized maps on the county's GIS, there are 202 acres of Class III wetland in the Town of Granby.

Class IV:

These provide some wildlife and open space benefits and may provide other benefits cited in the state act. There are no Class IV wetlands in the Town of Granby.

Further definitions of wetland classifications can be found in the Appendix C.

Federal wetlands also exist in the Town of Granby. (See Appendix D) These wetlands have no minimum size limits. The U.S. Department of the Interior Fish and Wildlife Service has developed national Wetland Inventory maps. It should be noted that not all Federal wetlands have been mapped because of their small size and large numbers. However, it is necessary to know these wetlands exist and that they are subject to Federal regulations (See Appendix D).

~~One of~~ the largest marshes in Oswego County occurs adjacent to Lake Neatahwanta and Ox Creek. Moisture levels in these wetlands are directly related to the water levels of the adjacent streams and lake. Marsh vegetation is generally characterized by soft stemmed plants such as: arrow arum, water lilies, cattails, pickerel weed, buttonbush and willows. Marshes are also habitat for waterfowl, aquatic birds, mammals and plants.

The town is home to one bog. Bogs are found in poorly drained areas with acidic soils and generally develop in glaciated depressions/kettleholes. The bog is located south of County Route 85, east

of Rathburn Road; about ½ mile east of the junction of these two roads.

According to the *Oswego County Wetlands Mapping Inventory Project: Introduction and Summary* the town is located in two wetlands regions. One of the regions is the most diverse wetland region in Oswego County. This region has wetlands on top of ablation till and inter-drumlin wetlands which form in creek bottomlands. The first described wetland region is located in the north and western part of the town. The other region has wetlands associated with the Oswego-Oneida River system and includes Ox Creek and Lake Neatahwanta.

7. Waterbodies and Watersheds

a. Lake Neatahwanta Watershed

Lake Neatahwanta and its watershed (See Plate 8) is the Oswego County Water Quality Coordinating Committee's first priority. The lake is classified as B for contact recreation (See Tables 1 and 2). The lake has precluded use impairments for bathing and aesthetics. The beach on the lake has been closed due to elevated coliform levels from contaminated urban runoff. Lake Neatahwanta has a major nutrient problem causing growth of algae and weeds which impair these uses: fishing, fish propagation, fish survival and boating. The lake is considered extremely eutrophic (hypereutrophic). The lake is naturally shallow and rich with local dissolved oxygen levels. Lake depth has been reduced due to a drop in a lake level and sedimentation.

The types of pollutants in the lake are nutrients, salts, pesticides, silt and pathogens. At times fish kills result due to low oxygen levels. Stream sampling for 1993-94 and 1996-97 has been funded by Oswego County and analyzed by SUNY Brockport professors. The analysis shows that Sheldon Creek is a major contributor of phosphorus and total suspended solids. The nutrients entering the lake from Sheldon Creek were in excess of those observed in creeks of New York receiving point loading from small sewage treatment plants.. Improvement of the water quality will depend upon the identification and remediation of the major sources of nutrients in the watershed and in the Sheldon Creek watershed in particular.

b. Ox Creek

Ox Creek is located south of Fulton and west of the Oswego River and is an example of the effects of stratified drift. Ox Creek has a wetland along the stream. The post-glacial drainage of this area differs significantly from the pre-glacial drainage. Ox Creek occupies what is ostensibly the former bed of the Seneca River.

Prior to the advent of the Laurentide ice sheet of the last glacial age, the Seneca River probably joined the Oswego River about four miles up-stream from what is now Fulton. As the glacier thinned and receded following one of its advances, kame sands and gravels were deposited in the vicinity of the Oswego-Onondaga County line north of Lysander. These deposits blocked the Seneca River drainage, plugging its bed and shunting its waters off to the south and east where it joined the Oneida River at Three Rivers.

Cross Lake, through which the Cayuga-Onondaga County line passes, lies at the south end of the Ox Creek wetland complex; the Seneca River passes through the lake's southern region. Cross Lake probably formed at the same time that Seneca River water was blocked from its northern drainage. A drainage divide within the wetland lies between Swamp and Lamson Roads in Onondaga County. The water of the southern region flows south to Cross Lake and the central and northern regions of this extensive wetland drain north through Ox Creek to the Oswego River.

The lower four miles of Ox Creek extend through a broad bottomland basin approximately 300 feet wide that is of a marked riverbed nature, similar to the present channel of the Seneca River. Islands near the point where the Erie Lackawanna Railroad track passes over the creek are composed mostly of sand and lie parallel to the orientation of the old riverbed.

The Ox Creek wetland is one of the most diverse and ecologically important resources of Oswego County. Emergent and submergent plants characterize the heavily flooded lower two miles of the swamp. Flooded deciduous trees, shrubs, emergents and wet meadow vegetation comprise pre-dominant wetland cover types further upstream. The area provides nesting habitat for many species of mammals and birds and serves as a breeding area for numerous fish species. The Ox Creek basin, a mapped 100- year floodplain area, holds a tremendous amount of water which it slowly releases to the Oswego River. The NYS Department of Transportation purchased flowage easements from owners of lowlands along Ox Creek in the early 1900's (Burns, in Jones, 1980). Owners of easement lands are prohibited from filling or otherwise affecting natural water flow.

Ox Creek is eutrophic and is dominated by the aggressive exotics such as water chestnut and zebra mussel. Eurasian milfoil and curly–leaved pondweed are also aggressive exotics found in this waterbody. During much of the growing season the creek is inaccessible for most recreational activities because of the massive volumes of water chestnut and other plants.

c. Oswego River

The Oswego River is the Town's eastern boundary. According to the *1996 Priority Waterbodies List for the Oswego-Seneca-Oneida River Basin*, the Oswego River in proximity to the Town of Granby has impaired bathing, fishing, fish survival and aesthetics. Hydro-modification of the Oswego River limits species diversity and stresses fish survival and affects bathing and aesthetics. The use of the Oswego River for bathing is threatened due to influx of water from Onondaga Lake and from pollution attributed from riverside cities and industries. Fish are threatened due to bio-accumulation of toxics. Aesthetics are threatened by riverside development. Recreational boating and agricultural activities on the Seneca River contribute to silt. Boat wakes erode the shoreline. The river supports a good warm water fishery.

8. Flood Hazard Areas

In 1982, a flood insurance study was completed for the Town of Granby by

the Federal Emergency Management Agency. The Oswego River flows northward and is the town's eastern boundary. Within the flood plains of the Oswego River, development in Granby is minimal. Greater development occurs within the flood plains of Ox Creek, consisting primarily of residential units along the shoreline near the creek's confluence with the Oswego River. Further upstream the flood plain is either undeveloped or agricultural. Flood plains are located along most of the streams. Flood hazard areas are indicated on Plate 9.

Flooding in Granby usually occurs during the spring before heavy agricultural and recreational losses can be realized. Floods are generally the result of snow melt runoff and rainfall. The Town of Granby has a Flood Plain Zoning District in its zoning ordinance. The district is designed to control development on flood plains and minimize or eliminate potential flood damage.

9. Groundwater Resources

Typically, groundwater is available in most of the county and may be obtained from both bedrock and glacial deposits. Sand and gravel deposits generally produce greater volumes of water, water volumes are less forthcoming from bedrock and least from till or silt and clay deposits.

The Fulton area aquifer is located in the Towns of Volney, Granby and the City of Fulton. The aquifer serves nearly 22,000 people. The aquifer boundary is roughly one mile south of State Route 176, approximately a mile west of County Route 8 between State Route 176 and Phinney Road and approximately four miles west of County Route 8 between Phinney Road and State Route 3. It extends north to County Route 85, and eastward beyond the Oswego River.

The highest well yields are located in proximity to Lake Neatahwanta (50 to greater than 250 gpm). The soil permeability is low to moderate. Groundwater movement is down gradient and toward the Oswego River.

Table 2: Fresh Water Classification

Class	Best Use
B	Primary contact recreation
C	Fishing
C+	Fishing (trout)
D	Secondary contact

Table 3: Waterbody Discharge and Classification

Name	Discharge	Class
Ox Creek	<.5 cfs	C, D, E
Ley Creek	<.5 cfs	D
Rice Creek	<.5 cfs	C+
Pine Hill Creek	<.5 cfs	D
Tannery Creek	<.5 cfs	D
Lake Neatahwanta	---	B
Oswego River	<200 cfs	B
Muck Creek	<.5 cfs	D

In the *Oswego County County-wide Sewer and Water Facilities Plan* the town reported that inadequate water supply from private wells and inadequate private sewage disposal due to undersized lots is a widespread problem within the town. It was reported that many residents have

expressed a desire for public water and sewer facilities.

10. Soils

It is necessary to evaluate a number of soil characteristics to properly assess the ability of a soil to support various land uses. Some of these characteristics include: frost action, depth of water table, permeability, stability, and flood potential, texture, shrink-swell potential and slope. (See Plate 10)

The following is an evaluation of five categories of soils for their potential limitations for conventional on-site sanitary disposal systems as well as the resulting need for professional engineered systems. The categories are discussed below:

* Possible limitations - conventional systems generally suitable.

* Probably limitations due to excessive drainage - professionally engineered systems probably required.

* Probably limitations due to slow permeability, high water table, slope or other factors - professionally engineered systems probably required.

* Most severe limitations due to slow permeability and/or high water table - generally not suitable for on-site systems.

* Not applicable which includes sand and gravel mines, cut and fill areas. These disturbed lands require on-site analysis to determine their suitability for sanitary disposal systems.

The majority of the town, 70% or 20,299 acres, has soils that are classified as probable limitations due to slow permeability, high water table, slope or other factors. The second largest area, 11.7% or 3,387 acres, is classified as most severe limitations due to slow permeability and/or high water table. In some areas, these soils coincide with wetlands. Plate 11 indicates the locations of the five-soil suitability for septic systems.

Table 4: Soil Limitations for Conventional On-Site Analysis

	Approximate Acres
Probable Limitation – Excessive Drainage	2,985
Possible Limitations	1,816
Probable Limitations – Slow Permeability	20,299
Most Severe Limitations	3,387
NA	150
Waterbodies	228
TOTAL	28,865

Sand and gravel deposits are an important non-renewable natural resource. Highway departments use sand during the snow removal process and gravel during road construction. There are several locations in the town with sand and gravel deposits. (See Plate 12)

B. Trends

1. Climate Change and New York

According to the U.S. Environmental Protection Agency, the earth's climate is predicted to change because human activities (burning fossil fuels, deforestation...) are altering the chemical composition of the atmosphere. Greenhouse gases (carbon dioxide, methane, chlorofluoro carbons and nitrous oxide) are building up in the atmosphere and trapping some of the energy from the sun. There will most likely be an increase in temperature, and changes in precipitation and soil moisture, which could impact ecosystems, human health and the economy. Global mean surface temperatures have increased .6 to 1.2° F since the late 19th century, and are predicted to increase an average of 1.6° F to 6.3° F by the year 2100, with significant regional variations. Evaporation will increase as will average global precipitation. Regional climate changes are less reliable than global predictions. Source: United States Environmental Protection Agency, Office of Policy, Planning and Evaluation, Climate Change and New York, September 1997, pp. 1-4.

Over the last 100 years, the temperature in Albany, NY has increased 1° F and precipitation throughout the state has increased by up to 20%. It is predicted that by 2100 the temperatures in New York could increase 4° F in winter and spring and slightly more in summer and fall (2-8° F). Precipitation is projected to increase by 10-20% (with a range of 0-40%), with slightly less change in spring and slightly more in winter.

The amount of precipitation (snow, rain) received during events is likely to increase but the change in lengths of wet or dry spells is not clear. The frequency of extremely hot days in the summer are likely to increase. The impacts of global warming on the Town of Granby specifically have not been analyzed but some general trends have been predicted.

a. Disease

The warmer climate may expand habitat and infectivity of disease carrying insects. This increases the potential for malaria, dengue fever, West Nile virus, eastern equine encephalitis and lyme disease.

b. Forest

The tree types in New York could change very little or decline by 10-25%. The maple, birch and beech forests that are found in northern and western New York would likely retreat northward. A total of 50-70% of the maple forests could be lost.

c. Water Resources

Water resources are affected by changes in precipitation, temperature, wind, humidity and sunshine. Evaporation is likely to increase with the warmer climate lowering stream flow and lowering lake levels and groundwater levels. Flooding could increase with the greater intensity of storms. The higher temperatures and lower flows could reduce water quality in streams and rivers. Trout streams are likely to be degraded.

d. Agriculture

Soil types that have less soil moisture would likely require more irrigation. In New York, the changes in yields could range from 0 to 40% less. Productivity may shift northward due to a longer frost-free growing season. Disease and pests may extend northward impacting crops.

e. Fish

If air temperature leads to water temperature increases, brook trout and brown trout habitat and fisheries would be threatened due to increased water temperatures and lower flow volumes. The impact on the town is not known.

2. Exotic Invasive Species

Invasive exotic plants are non-native plants, usually from Europe or Asia, that are capable of spreading far from their original planting site and overwhelming other plants. They grow and reproduce with great speed, out competing the plants around them. The environmental controls that limit their populations in their native environment don't exist. Examples which are or may be found in the Town include: purple loosestrife, phragmites, garlic mustard, English ivy, Japanese or Chinese Wisteria, Japanese honey suckle, Eurasian water milfoil, water chestnut, curly leaf pondweed, flowering rush.

3. Water Resources

a. Unified Watershed Assessment

In an effort to fulfill one of the goals of the 1972 Clean Water Act, the Environmental Protection Agency and several partners requested that states develop a new cooperative approach to watershed protection. This approach would identify the watersheds with the most critical limitations for human use and ecosystem health. The final stage of the assessment will prioritize the watershed and base funding sources on these priorities. Most of the Town of Granby is in a Category I watershed. The western part of the town, west of the Lake Neatahwanta watershed, is in a Category II watershed.

Category I watersheds are in need of restoration. These watersheds do not now meet, or face imminent threat of not meeting, clean water and natural resources goals. Most of the town is in a Category I watershed.

Category II watersheds meeting goals including those needing action to sustain water quality. The town is also in a Category II watershed.

Category III - watersheds with pristine or sensitive aquatic system conditions on lands administered by federal, state and tribal governments. There are no Category III watersheds in New York State.

Category IV - watersheds with insufficient data to make an assessment. New York State has six watersheds that are a Category IV.

b. Lake Neatahwanta

The Upstate Freshwater Institute, Inc. describes Lake Neatahwanta as being extremely eutrophic. Sheldon Creek has been identified as a major contributor of phosphorus and total suspended solids. The amount of nutrients entering the

lake from Sheldon Creek were in excess of those observed in creeks of New York receiving point source loadings from a small sewage treatment plant. In order to reduce the levels of algal biomass and achieve an improved water quality the phosphorus levels would need to be reduced by 84 to 92%. Achieving this reduction is unlikely.

c. Oswego River

The Oswego River Basin is used for:

- water supply;
- navigation;
- hydropower;
- recreation;
- flood mitigation;
- critical habitat, and
- irrigation.

The water demand and the amount of water available varies through each season. Competing demands often create conflicting water level targets; therefore, managers must prioritize water use objectives and balance the remaining needs. For example, flood mitigation interests may demand lower levels and greater water storage reserve capacity while water supply interests simultaneously demand higher water levels to provide assurances of stable water supplies during periods of below normal precipitation.

The Canal Corporation's Syracuse Division Canal Office is responsible for maintaining water levels of the Canal System within the Oswego River Basin for navigational purposes.

d. Ox Creek

Management of Ox Creek is dependent on long term reductions in nutrient loading coupled with direct activities to relieve the presently untenable eutrophic state and excessive weed growth. Harvesting of water chestnut makes it possible to get from one place to another but areas of plant removal must be increased and plants removed from the areas closer to shore in order to see any reduction in water chestnut. Mitigation will be expensive and the cost and benefits must be carefully balanced.

4. Air Quality

Some of the town residents were concerned about garbage burning and it's interference with their ability to use their property. A generation ago trash consisted of paper, wood, natural fiber and food or yard waste. Today's trash contains plastics, metals, paper and other objects. Backyard burning of trash in a household burn barrel without air pollution controls has led to a major uncontrolled source of dioxin in the United States. Dioxin is a toxic compound released by backyard barrel burning and has been linked to developmental delays in children, increases the risk of cancer and harms the immune system. Dairy cows that graze on pastures where burn barrel pollution has fallen may produce milk with higher concentrations of dioxin and other contaminants. The Town of Granby community survey indicated that residents are concerned about garbage burning.

5. Development

With development comes the higher cost of public services, loss of renewable resources like farm and forestland, loss and degradation of wetlands, degradation of water quality, and the loss of rural community character. Comprehensive planning is one way to protect these resources and tax dollars. As people move into a rural area the character of the town changes. This usually occurs by converting agricultural or forestland to non-farm home sites. Very often, these new homes are located in strips along town and county roads. The new development commonly leads to additional commercial and industrial land uses to provide additional services and jobs.

C. Opportunities and Constraints

1. Climate Change

Opportunities exist in the town to encourage and support methods to reduce greenhouse gases which; contribute to global warming. The reduction in energy use and use of products which are more efficient will be a small part in reducing greenhouse gases.

The automobile allows people to travel at faster speeds with greater convenience and flexibility and has led to and overall decrease in density of development longer trips, which contribute to greenhouse gases. Locating higher density residential uses near community services will assist in the reduction of trip length and greenhouse gases. Careful comprehensive planning, zoning and subdivision regulations can help address the integration of land use and transportation and the consequences.

2. Water Resources

The Town of Granby Community Survey revealed that 83% of those that responded felt that it was very important to protect or enhance streams and stream corridors. Watershed management, riparian buffering, agricultural businesses using best management practices, storm water management and permit review are methods used to protect streams and water quality. Proper septic system placement and function are also opportunities to improve water quality. 68% of the respondents said it was important to protect or enhance wetlands. When asked what the people disliked about the town a reoccurring complaint was that waterways are covered with algae and water chestnut. The creation of a special tax district could help fund the harvesting of water chestnut.

Amending the zoning ordinance to include riparian buffering can protect water resources. In addition, the evaluation of site plans and zoning amendments should consider the following: 1) the use of a systems approach to environmental planning, 2) channel development to areas that are already disturbed, 3) preserving patches of high quality habitat as large and circular as possible and connected by wildlife corridors, 4) design around significant wetlands, 5) buffer around wetlands and waterbodies, 6) preserve significant uplands, 7) restore and enhance environmental functions damaged by prior site activities, 8) minimize runoff by clustering development, 9) detain runoff with open

natural areas, 10) design man- made lakes and stormwater ponds for maximum habitat value, 11) Use reclaimed water and integrated pest management on large landscaped areas, 12) use xeriscape landscaping.

a. Unified Watershed Assessment

Opportunities for funding of Category I watersheds maybe made available to improve water quality.

b. Lake Neatahwanta

The Lake Neatahwanta Reclamation Committee (representatives from the City of Fulton and Town of Granby) is continuing its efforts to improve the water quality of Lake Neatahwanta. In addition, Lake Neatahwanta continues to be the Oswego County Water Quality Coordinating Committee's number one priority. These committees continue to focus their efforts on the watershed and the improvement of water quality and quality of life along the lake.

c. Oswego River

The Canal Corporation's Syracuse Division Canal Office is responsible for maintaining water levels of the Canal System within the Oswego River Basin for navigational purposes. Any concerns regarding water levels in the Oswego River should be communicated to the Canal Corporation's Syracuse Division Canal Office and during the FERC relicensing.

The Oswego Canal Communities Vision Group or Friends of the Oswego River Canal is a group focusing on projects to improve the condition of the canal corridor. Through the efforts of this group, opportunities to prioritize and implement projects exist.

d. Ox Creek

Opportunities to control exotic species exist in the Ox Creek area. Ox Creek has been plagued with water chestnut for several years and is a concern for shoreline owners and those that use the waterbody for recreational activities. A tax district could be established to raise funds for water chestnut harvesting and control.

3. Streambank Erosion

One of the primary reasons for erosion control is to maintain soil productivity. The soil productivity focus can be expanded to include restoration of the ecological integrity of streams. By better understanding stream dynamics we can try to give streams the room they need to adjust to their changing watersheds. During site design, stream geometry should be evaluated and retained.

4. Flood Zone Management

Flooding was not a concern listed in the community survey however, the maintenance of an unobstructed floodway and limiting development in the 100- year floodplain is one way to minimize flood damage. Continued participation in the National Flood Insurance Program will assist residents in mapped flood hazard areas.

In addition, the participation in the watershed management planning process could help address any flooding concerns along the Oswego River.

5. Air Quality

A local law prohibiting the burning of recyclables and/or all garbage can be adopted by the county or town to provide some control of garbage burning. At the present time there is very little a resident can do to address the nuisance of garbage burning.

6. Sand and Gravel Deposits

Sand and gravel deposits are non-renewable resources which are used by the highway department for road construction and maintenance. As these resources are depleted; alternative sites will need to be located, evaluated and prioritized for use.

7. Groundwater Resources

Since the majority of town residents are served by private wells, tools available at the local level for groundwater protection should be employed. Using site plan review and SEQR, the impacts of development on groundwater can be evaluated. Code enforcement also helps assure that septic systems function properly.

8. Natural Diversity Protection

The Town of Granby Community Survey indicated that several people liked the wildlife and abundance of nature in the town. The development of an ecological approach to town growth can help assure that the diversity of plant and animal species and habitat remain balanced in the town.

9. Protecting Open Space

Open space zoning is a technique used by communities to protect their sense of rural community character and preserve natural resources. There is an opportunity for the town to amend it's zoning to implement open space zoning.

10. Wetlands

Opportunities for wetland protection are available through the implementation of state and federal programs. Locally, communities can also acquire wetlands directly. Moreover, buildings, sanitary and other types of codes have the effect of protecting wetlands. Zoning can also be used to protect wetlands by providing for adequate open space and recreational areas.

Private initiatives through direct acquisition, easements also protect wetlands. Opportunities to provide educational materials to the public at the town hall on organizations interested in wetland protection may exist.

Participation by local government officials in the creation and implementation of watershed management plans and lake management are opportunities to provide input in water quality issues for Lake Neatahwanta and the Oswego River-Lake Ontario. Seeking local, state and federal sources of funding to accomplish strategies to improve water quality is an ongoing opportunity.

The transfer of development rights (TDR's) can also be used to protect wetlands, and water quality.

D. Goals, Objectives and Strategies

GOAL: **CONSERVE THE NATURAL RESOURCES OF THE TOWN OF GRANBY IN ORDER TO MAXIMIZE THE LONG RANGE ECONOMIC, SOCIAL AND ENVIRONMENTAL BENEFITS TO CURRENT AND FUTURE GENERATIONS.**

OBJECTIVE 1: Maintain progress towards reducing discharge of toxic substances, nutrients and sediments to the waters of the Town of Granby.

STRATEGIES:

a. Where applicable and feasible utilize wetland restoration or creation as a means to reduce non-point source contaminants in surface waters.
b. Adopt and implement an Erosion and Sediment Control Ordinance.
c. Adopt and implement vegetative buffers/natural resources protection zones within 100' of waterways outside of agricultural districts.
d. Prohibit septic system placement in flood plains and wetlands.
e. Seek to correct through enforcement failing private sewage-disposal systems.
f. During the site plan review process and issuance of building permits make sure vehicles do not compact soil over the leach field and lines. Prohibit roof runoff, drains and other surface runoff from entering storm-drains and septic systems.
g. Prohibit clear-cutting which leads to erosion, and encourage forestry management plans.
h. Seek assistance in development of a Stormwater Management Plan and Programs through the Oswego County Soil and Water Conservation District.
i. Require developers of construction sites larger than five (5) acres apply for a discharge permit from DEC. (This is subject to change with DEC regulations).
j. Advocate that farms implement erosion control practices.
k. Support and/or advocate a countywide sanitary code.
l. Use the SEQR process as a way to remediate impacts on water quality and quantity.
m. Set critical thresholds that if exceeded, would require the development of an Erosion and Sedimentation Control Plan subject to Oswego County Soil and Water Conservation District review.
n. Support recommendations set forth in *The Loss of Nutrients and Materials From Watersheds Draining Into Lake Neatahwanta, Oswego County, NY. December 1, 1996 to November 30, 1997* and Nutrient Loading and Segment Analysis of Streams Entering Lake Neatahwanta with an Evaluation of the Muckland Demonstration

Project, Oswego County, NY December 1, 1997 to November 30, 1998 (See Appendix)

- Support the monitoring of several events at Ley and Summerville Creeks using a sequential sampler.
- Support the completion of stress stream analysis for Sheldon Creek.
- Continue to support the Lake Neatahwanta tributary monitoring and develop a strong baseline database of discharge and loading information.
- Employ best management practices such as streambank stabilization and removal of cows from streams to reduce the loss of nutrients and materials from sub-watersheds.
- Support the annual summer monitoring of one site on Lake Neatahwanta for baseline data.

o. Work with organized committees to address water quality issues.

OBJECTIVE 2: Support long-term planning and control mechanisms and effective response efforts to insure residents, resources and properties are safeguarded from the effects of flooding and water level fluctuations.

STRATEGIES:

a. Limit developments in the 100-year floodplain to low intensity land uses and ensure that floodways are unobstructed in order to minimize flood damage potential to life and property.

b. Require stormwater management plans as part of the site plan review for development that has 5 acres of impervious surface or has an impervious surface area of 75% of the lot.

c. During site design require that stream geometry be maintained to sustain the hydrologic functions of streams.

d. Continue municipal participation in the National Flood Insurance Program.

e. Encourage greenway planning and buffering in flood hazard areas.

f. Support enforcement of Federal and State wetland regulations as they relate to flood control.

g. Enhance public knowledge of building regulations that require structures to be elevated to at least the level of the 1-percent annual chance (100-year) flood in accordance with the requirements of the National Flood Insurance Program.

h. Participate in the development of a regional watershed management plan to address floodplain building ordinances, construction of detention ponds, creation of wetlands, improved water and sewer systems, and public education. The planning process would involve representatives from all counties, communities and controlling agencies.

OBJECTIVE 3: Develop an ecological approach to town growth which will protect habitat for the diversity of plant and animal species, assure the protection of unique and irreplaceable biological resources, and sustain the traditional pastimes of hunting, fishing, trapping and viewing wildlife.

STRATEGIES:

a. Guide development to sites with existing infrastructure (sewer and water) and low impact on natural resources.
b. Encourage the incorporation of wildlife movement corridors into greenway, trail and local comprehensive planning efforts.
c. To maintain aquatic life, assimilative capacity, and groundwater supplies, reduce impervious surfaces and runoff and allow groundwater recharge.
d. Implement buffers along streams, rivers and wetlands.
e. Support and seek grant funding that will make land acquisitions and programs that protect bio-diversity and wildlife habitat in the town feasible.
f. Develop sustainable management plans for all town properties including evaluation of the most cost-effective approaches to stewardship and consideration of the sensitivity of natural areas to public use.
g. Use SEQR as a tool to help evaluate and mitigate impacts to protect unique and irreplaceable biological resources.
h. Require wetland mitigation, enhancement or restoration of other wetlands if wetlands are encroached upon by development.
i. Consider water quality and quantity issues/impacts that development has on a watershed basis.
j. Create a tax district around Ox Creek to help address aquatic weed harvesting needs.

OBJECTIVE 4: Encourage implementation of best available technology and best management practices to maintain and improve air quality and protect the health of town residents.

STRATEGIES:

a. Adopt an ordinance/local law to prohibit the burning of refuse (household garbage and recyclables). (See Appendix M)
b. Encourage adjacent communities to adopt an ordinance/local law to prohibit the burning of refuse (household garbage and recyclables).

OBJECTIVE 5: Encourage practices for efficient, environmentally sustainable agricultural production and maintain or enhance agricultural lands as a viable and competitive natural resource.

STRATEGIES:

a. Support whole farm planning for local farmers and agricultural operations.

b. Require clustering and other creative planning techniques where feasible to preserve agricultural lands and wildlife habitat.

OBJECTIVE 6: Encourage and support methods to reduce greenhouse gases, which contribute to global warming.

STRATEGIES:

a. Review Town projects and encourage energy efficiency to ensure that they are models of sustainable energy designs.

b. Consider "Energy STAR," "Green Lights," "Water Alliance for Voluntary Efficient," "Waste Wise" as programs to reduce waste and emission.

c. Reduce energy consumption in town facilities and vehicles.

d. Modify zoning laws to allow/encourage increased density near community service areas.

e. Encourage car pooling.

OBJECTIVE 7: Protect the quality and quantity of groundwater.

STRATEGIES:

a. Use SEQR as a tool to help evaluate and mitigate impacts on groundwater.

b. Require that septic systems function properly.

OBJECTIVE 8: When facing environmental risk situations bring quality scientific and technical information into the information networks to avoid controversy and allow citizens to make better decisions.

STRATEGY:

a. Use SEQR as a tool to help evaluate and mitigate impacts and project feasibility.

III. HISTORIC RESOURCES

A. Existing Conditions

1. Background/Historic Overview

Prior to permanent settlement, Native Americans used portions of Oswego County primarily as camping areas to facilitate hunting and fishing during the warmer months of the year. Prior to the Iroquois, the Algonquines hunted and fished the area. Later, the Onondagas and Oneidas (tribes of the Iroquois) hunted the land and fished the waters, but with few exceptions, did not settle the area primarily due to the harsh winters. Several Native American campsites were located near water bodies in Granby.

Granby's settlement began as a vast military tract the state purchased in 1788 from the Onondaga and Oneida Tribes much of which was then allotted to Revolutionary War veterans (who it is said sold their sections several times over). As a result, settlers sometimes vacated early west-side settlements to move to the east-side of the Oneida River where land agents managed to keep the records straight. Therefore, the west side of the river was largely uninhabited by 1800.

It was not until 1808 that John Hutchins, a pioneer, moved away from the river and purchased a 200-acre tract at what is now known as Bowen's Corners. After the War of 1812 ended, two other pioneers settled near Hutchins in 1812. About 1817, Benjah Bowen bought out John Hutchins and the area became known as Bowen's Corners. Seth Williams settled at "Williams Corners", later called Granby Center. By 1820, the town contained 555 inhabitants.

Sawmills and lumbering activities developed together in the first half of the nineteenth century (using the river and creeks as a power source for the mills); then, as soon as fields were cleared, grain was planted. By about 1865 dairying superseded grain production; as cheese and butter factories gained in stature. Some farmers grew tobacco and hops, especially in the southern part of the town. In 1951, however, the last tobacco crop was harvested as high labor costs and poor market prices brought an end to tobacco as a cash crop.

During this time, transportation also affected the growth of the town. The present day NYS Rt. 48 (built 1810-1811) led from the City of Oswego south through Minetto to Oswego Falls (today's Fulton). In 1817, the Oswego Falls–Rochester turnpike (Co. Rt. 3) was built; it extended from the bank of the Oswego River below the falls to the Village of Hannibal and on to Wolcott, Wayne County. After 1848, the section between Hannibal and Oswego Falls became a successful plank road. NYS Rt. 176 ran from Oswego Falls (Fulton) to Bowen's Corners; as it cut across muckland and was a corduroy road. As Hemlock planks were added, and later, fine gravel and asphalt the road became even more successful. County Route 8, a plank road, extended from Minetto south into Onondaga County; hamlets located on Co. Rt. 8 included Lewis Corners, Granby Center, West Granby and Bowen's Corners.

The completion of the Syracuse and Oswego Railroad in 1848 located on the

west side of the river contributed to the development of the town. The railroad passed through South Granby on the south, crossed over Ox Creek, extended through Oswego Falls (Fulton), crossed Co. Rt. 85 near Battle Island, traversed Minetto and entered the City of Oswego. The railroad enabled farmers to ship directly to Syracuse, thereby diverting a portion of the trade away from Oswego and Fulton.

Other influences were the trolleys and the trolley station that was located on the Stoney-Robby Road. Several bridges (wooden, and later, iron) that crossed the river also helped the town grow. More specifically, bridges provided access to the commercial activities in Fulton and Phoenix, which provided markets for local goods as well as local needs.

Each of the twenty school districts in the town listed in 1895 had its own schoolhouse. The proximity of the prestigious Falley Seminary in Fulton across the river from Granby discouraged the founding of advanced schools in the town.

When the Village of Oswego Falls was incorporated into the City of Fulton in the early 20th century, Granby lost much of its industrial and commercial tax base. Mill sites on slow-moving Ox Creek and on the headwaters of Rice Creek and Eight-Mile Creek were few in number; while the fast-moving Oswego River discouraged the construction of mills in the town. Much of Granby, therefore, has remained relatively pastoral in nature and only since WWII have travel-related businesses developed along such major highways as north-south NYS Rt. 48 and east-west NYS Rt. 3.

The suburban expansion that characterized residential growth since WWII has affected the town, resulting in several once rural areas being developed for housing in the form of individual homes, subdivisions and mobile home parks. Such growth has transformed portions of the town from a rural agricultural character to a bedroom community for surrounding employment centers such as the cities of Oswego, Fulton and Syracuse.

Today, however, significant portions of the town that remain wooded, farmed, and still retain the "rural country charm" making Granby a visually appealing place to live and work the land. Many residents feel that the character of the town should be preserved and/or enhanced, while providing additional local jobs and expanding the tax base to ease the tax obligation that residences currently face.

B. Trends

1. Federal Legislation

Preserving historic properties as a reflection of our American heritage became national policy through the passage of the Antiquities Act of 1906, the Historic Sites Act of 1935, and the National Historic Preservation Act of 1966, as amended (National Register Bulletin 15, i). The Historic Sites Act authorized the Secretary of the Interior to identify and recognize properties of national significance. The National Historic Preservation Act of 1966, as amended was designed to accelerate and expand historic preservation programs and activities on the Federal, State and local levels. It authorizes the Department of Interior to establish,

maintain and expand a National Register of Historic Places to recognize not only properties of national significance but also those of local and State significance worthy of preservation. As the nation's central historic preservation law, the National Historic Preservation Act also established the following: State Historic Preservation Officer responsibilities, Grants-in-Aid program, Certified Local Government Program, Advisory Council on Historic Preservation, and Federal Agency responsibilities. Under this legislation, the National Park Service sets program direction and assures consistency for preservation activities nationwide.

As defined by the Department of the Interior, the goal of the national preservation program is "to establish national standards for historic preservation, to identify and document significant historic resources in the United States, to assist in preservation efforts by providing assistance to public and private preservation agencies and organizations and to educate the general public concerning the value of historic preservation." (U.S. Department of the Interior, The National Register of Historic Places) Preservation keeps intact places that are important parts of a community's identity and provides historical information about how an area was settled, developed, or declined. It helps a community to identify and understand the economic, geographic, environmental, social, and cultural forces that shaped its development (Stokes and Watson, 38).

The federal government recently entered the historic preservation picture in a major new way. The Intermodal Surface Transportation Efficiency Act of 1991 (ISTEA) permits money allocated for "transportation enhancement activities" to be used for the acquisition of historic sites, for historic preservation, and for the rehabilitation and operation of historic transportation buildings, structures, or facilities (Baer, 84).

During the last decade, many incentive programs have suffered because of changes in political and public support. Changes with the federal Tax Reform Act of 1986 curtailed the attractiveness of the tax credit by imposing restrictive passive-loss rules on the use of the credit and by denying its availability to wealthier taxpayers (Schwartz, 12). The tax credit was reduced from 25% to 20% and the amount of the credit a taxpayer could use each year was trimmed to $7000. Previously, taxpayers could use all the credit available to them in the year the project was finished. Many state and local governments have tried to compensate for these changes. It is unlikely, in a tight fiscal climate, that the original tax credits will be restored (Hoyt, 87).

2. Neighborhood Preservation

Early preservation efforts concentrated on museum-like buildings. During the 1960s, urban renewal and highway building provoked concern over the demolition of historic buildings. Thus, began organized efforts to also protect buildings for their architectural or scenic qualities. The use of preservation ordinances, one of the oldest preservation tools, exploded in the mid-1960s. Previously, the concept had only spread slowly throughout the nation after Charleston, South Carolina, enacted the first historic preservation ordinance in 1931 (Roddewig, 1). These ordinances

have evolved as a vehicle to protect individual landmarks as well as entire neighborhoods.

Lately, attention has shifted from individual buildings to larger areas, city neighborhoods, county villages, and rural countrysides (Wellman, x). Historic preservation trends focus on restoring the character and vitality of downtowns and neighborhoods, converting structures for new economic activities, and restoring outdated transportation routes for interpretation and recreation. Removing fake facades from store fronts is one step in restoring the historic character of downtowns. Another is supporting the multiple use of these buildings. For example, use the street level space for commercial activities, second level for office activities, and the third level for residential. Gaps in historic neighborhoods are being filled with buildings of similar style to reflect the original character of the area. With the decline in manufacturing, empty factories, warehouses, and mills are being converted for commercial space and housing. Churches and schoolhouses have been converted primarily because of consolidation. Within archaeology, shipwrecks and underwater heritage sites are one of the fastest growing branches. By continuing to be used, historic resources can often best be of service to present and future generations while at the same time retaining tangible reminders of the story of the area's development (Historic Resources Survey Manual, 15).

3. Comprehensive Planning

Preservation concerns and values have found their way into comprehensive plans and the overall planning process over the last decade (Morris, 37). Frequently, preservationists and planners have clashed, not understanding one another's purpose or motivations. Communities are now recognizing the aesthetic design and economic values of preservation. Increasingly, municipalities include a historic preservation element in their comprehensive plans or at least use preservation techniques in other elements of the plan such as housing, economic development, or community design. Planners are looking at historic preservation as part of the planning solution rather than as a problem.

C. Opportunities and Constraints

The National Register of Historic Places is an important tool for the nationwide preservation process. It is a resource, which contributes to the understanding of the historic and cultural foundations of the United States. Administered by the National Park Service, under the Secretary of the Interior, the National Register is a working list of properties determined to be of national, state or local significance and worthy of preservation and consideration in planning or development decisions. Properties on the listing are distinguished because they are documented and evaluated according to uniform standards. Currently, Granby has no properties listed on the National Register.

Recently, the Heritage Foundation of Oswego, a not for profit organization, dedicated to identifying and preserving historic resources in Oswego County, has researched and developed an architectural survey for the county that

can be used to select properties for National Register placement. For a complete listing of these properties and a map of their location, see Appendix G. Many of the properties are owned privately, and the property owner must initiate National Register placement. For example, Dr. Brietbeck of the Heritage Foundation of Oswego County suggests that the following sites from the architectural survey have National Register potential:

- The United Methodist Church at Bowen's corners;
- The Bakeman-Woodruff House;
- The Arthur Hays Farm; and
- The "Belle Vista" house.

In addition to the above named properties, it was suggested that the towns, villages and cities in Oswego County make a joint effort to designate and submit the following possible thematic property nominations to the National Register.

- Historic Schoolhouses
- Historic Italianate-Style Houses
- Historic Pennsylvania-Type Barns
- The Historic Trolley Path
- Historic Bridges
- Historic Cemeteries

Historical structures worthy of National Register standing are not limited to the items on the survey completed by the Heritage Foundation. Currently, there are ongoing efforts county as well as state-wide for nominations of other important historical structures such as Underground Railroad sites, the historical National Northern Frontier, and the New York Canal System. Granby is part of this larger scope of historically significant features, as part of the town sits along the Oswego Canal and there may be additional historical items not previously mentioned. Typically, the necessary documentation and forms to nominate properties to the National Register are prepared by organizations, sponsors, or by the staff of the State Historic Preservation Officer. The completed nomination is presented to the State Board for Historic Preservation for approval. Here the nomination is evaluated according to uniform standards as listed in *The Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation.*

Also to be considered when examining Granby's historic properties and their future is County Route 8. Nine of the historic resources mentioned in Granby are located on Co. Rt. 8 or at Bowen's Corner. Highway access, traffic flow and any future roadway improvements could impact these historic resources. The town could create special guidelines or regulations for buffering or limiting access in areas adjacent to local historic resources.

D. Goals, Objectives and Strategies

GOAL: ENCOURAGE THE MAINTENANCE OF THE HISTORIC CHARACTER OF THE TOWN OF GRANBY.

OBJECTIVE 1: Encourage the preservation, maintenance, rehabilitation and appropriate adaptive reuse of older and historic structures in the town.

STRATEGIES:

a. Create a local register of historic places.
b. Incorporate historic resource identification into the site plan review process.
c. Develop alternative standards for historic structures that would permit the relaxation of land use classifications and parking codes to encourage the adaptive use of historic structures and /or to prevent their demolition.
d. Identify historically significant areas whose character could be preserved through the implementation of historic resource preservation guidelines or an overlay district.
e. Create guidelines for buffering and limit access to areas adjacent to historic resources.
f. Support funding efforts which preserve, maintain and rehabilitate historic sites and structures.

OBJECTIVE 2: Preserve historic resources as a means of attracting economic development to the Town.

STRATEGIES:

a. Promote tourism associated with historic resources.
b. Encourage private investment for restoration work.

IV. TRANSPORTATION

A. Existing Conditions

1. Introduction

Essential to all communities, a well functioning highway system must allow for the free flow of traffic and access to all parts of the community. Granby's primary transportation network consists of a network of state, county and local roads. (See Plate 14) Secondarily, the New York State Canal system and a commercial railroad augment the system of roads. The transportation network allows personal and commercial vehicles, buses, boats and railroad cars to travel in and through Granby.

The importance of the transportation network cannot be underestimated. Without adequate travel routes and a means for efficient transport, people would have difficulty earning a living, getting to school and providing their daily needs. Due to the prevalence and high level of daily use of the road and highway network, the bulk of the discussion that follows will address the road and highway system in Granby.

2. Road Function

Depending on the type and the level of traffic that it serves, roads have varying levels of functionality. (See Plate 15) Some serve primarily as local access to property, some combine local access with transporting vehicles through the area, and still others serve to transport high volumes of traffic through an area.

- Locals – provide access to property.
- Collectors – conduct traffic from local streets to arterials and provide access to property.
- Arterials – carry traffic out of the area.

New York Route 3 is designated by the New York State Department of Transportation as a minor arterial in Granby. Major collectors in the Town include New York Route 48 south of Fulton, New York 176, and County Route 8 north of New York 3. Minor collectors in Granby include County Route 8 south of New York 3, County Route 14, County Route 46, and Pendergast Road. The remaining county and town roads are classified as local. The total number of miles of each classification is summarized below.

Table 1.

Road Classification	Miles
Minor Arterial	9.35
Major Collector	10.41
Minor Collector	14.08
Local	75.08

The significance of the functional classification system to the planning process can not be overstated. Changing land use patterns can create instability in a functional classification system. What was once a quiet local road can, with the advent of a major traffic generator, become a major thoroughfare. The resulting construction costs needed to address changing highway needs can be overwhelming for a small town. Thus, it is important for a community to try to protect the functional integrity of its roads and highways.

3. Highway Projects

Future highway projects include work by the New York State Department of Transportation to rehabilitate the County Route 46 bridge over the Oswego River. Work is expected to begin in 2002.

4. Fixed Route Transportation

Residents of Granby have access to other portions of Oswego County through Oswego County Opportunities, which serves the town via bus routes along County Route 3 and Rathburn Road. From there, passengers may use CENTRO connections in Fulton to travel to either the cities of Oswego or Syracuse.

B. Trends

1. National

One major national transportation trend is the near completion of the interstate highway system. It has over 42,000 miles of roads and is over 99% complete. Another major trend is the increasing emphasis on intermodal forms of transportation, which means developing links between highways, rail, transit, air, and water based transportation, as well as bike and pedestrian movement. The focus of this trend is the Federal Intermodal Surface Transportation Efficiency Act of 1991. This act establishes a national policy of creating an integrated system of different modes of transportation.

Some of the national trends that may influence intermodal development include an increase in trip lengths and vehicle miles traveled by all vehicular modes of transportation, changing population and employment demographics, and a growth in tourism, particularly with weekend trips replacing vacations of longer duration. In addition, there is a growing use of fiber optic and digital communication technology which is changing commuter patterns. It is becoming less necessary for service industries to locate in a central urban area. As a result, traditional commuting patterns from suburb to urban center may not be as predominant in the future as in prior years.

Other trends that are occurring include rail/truck partnerships whereby railroads transport large loads of trailers or container stacks long distances. At the destination another truck delivers the order to the customer. A variant of this trend is a combination of ship and rail service. Cargo is delivered to a port on one coast and shipped by rail to a port on another coast where it is reloaded onto a ship for delivery to its final destination. Trailers are also becoming larger; the previous standard was a length of 40 to 45 feet. Manufacturers are now building trailers as much as 53 feet long. Also, more and more truck companies are making use of tandem trailers. These trailers are each 28.5 feet long. However, they may be as much as 40 feet long on the New York Thruway.

2. State

New York State reflects the national trends. From 1964-1994 vehicular travel on state roads increased by more than 100 percent and travel continues to increase at the rate of 2-3% per year. To further support this, the New York RIC found on a statewide basis the population has not changed from 1992-

97, however, the total vehicle miles traveled, number of vehicles registered and miles traveled are all up an average of 10% which has lead to increased usage. There were 90 vehicles per 100 drivers in 1980. By 1994 this figure had increased to 97 vehicles per 100 drivers. There were 133 vehicles per 100 households in 1980 and 172 vehicles per 100 households by 1994. In addition, increasing suburbanization has been accompanied by an increased use of the automobile and a decreased use of transit service. During the 1980's, transit ridership decreased by 22% in the counties outside metropolitan New York City.

3. Regional

Regional trends generally mirror national and state trends: decreasing use of mass transit facilities, increasingly longer vehicular trips, and increased emphasis on intermodal transportation. An example of regional intermodal transportation programs is the proposal by the Syracuse Metropolitan Transportation Council to construct a regional intermodal transportation center at Park Street in Syracuse. This will be a facility designed to serve as a hub and transfer point to coordinate regional and inter-city bus service, Amtrack and airport shuttle service.

Another important trend is rural transportation coordination. The NYS Department of Transportation is trying to establish a statewide system of rural transportation coordination among rural public transit operators. In Oswego County for example, OCO and Centro coordinate routes and pickup and drop-off times. The Department of Transportation has some funds available to assist in developing countywide or regional coordination processes.

An article in the Empire State Report "New Study Critical of New York's Road Upkeep" noted that New York bridges are among the worst in the nation in percent of bridges rated as deficient. New York roads are the worst in pavement conditions and scored below the national average. According to the Federal Reserve Bank of Chicago, there has been a pattern of disinvestment in transportation spending in NY. "New York is spending as much for highway improvements today in constant inflation–adjusted dollars as it spent when Dwight D. Eisenhower was president – even though traffic levels have steadily increased since then." Empire State Report, "New Study Critical of New York's Road Upkeep," p. 9.

C. Opportunities and Constraints

1. Local

Although little can be done in shaping the forces of income and general market tendencies that impact transportation networks, local tools such as comprehensive planning, zoning and subdivision regulations significantly impact transportation. Comprehensive planning is an opportunity to address the integration of land use and transportation. Zoning and subdivision regulations integrate the comprehensive plan.

a. Subdivision

With future subdivisions come the expansion of the town's dedicated road network and maintenance and efforts to plan roads that connect instead of creating cul-de-sacs should be taken.

Future subdivision with roads should where feasible have easements that connect to adjacent subdivision roads, which don't dead end.

b. Corridor Management

Planning commercial developments with limited or shared access can reduce motorist confusion and improve travel times. Review of these commercial developments can occur during site plan review, as part of a corridor management plan or under SEQR. In addition, through the SEQR process, traffic impact analysis can be requested by the town during site plan review. When conducting site plan review, consider traffic generation characteristics, any existing traffic and other road conditions, possible changes in traffic operation and design, access capacity.

c. Technology

Technology allows municipalities to better manage their infrastructure. Global positioning systems (GPS) and geographic information systems (GIS) are two tools which can be used to help manage road networks and costs.

d. Trails

Opportunities for bicycle and pedestrian walkways exist in the town. Some of the sites suggested in the community survey include areas along Lake Neatahwanta, NYS Routes 48, 8, 3, and 85, Ox Creek, and near Granby Elementary and along the Oswego River on Pendergast Road.

D. Goals, Objectives and Strategies

GOAL: **DEVELOP AND MAINTAIN AN EFFICIENT AND SAFE TOWN TRANSPORTATION SYSTEM IN THE MOST FISCALLY SOUND, ENVIRONMENTALLY RESPONSIBLE AND ENERGY EFFICIENT MANNER POSSIBLE**

OBJECTIVE 1: Maintain the town highway system in a state of good repair and encourage appropriate maintenance of State and local roads to ensure the overall function of the highway system.

STRATEGIES:

a. Develop and maintain a comprehensive inventory of conditions on the town highway system.
b. Develop a written and map version of a five- year plan for improvements to the town highway system.
c. Identify and seek remediation of impediments to the efficient and safe flow of traffic along state, county and local highway systems.
d. Seek funding for identified projects.
e. Town should adopt an official highway map designating town roads.
f. Continue to review road construction in accordance with subdivision regulations and Town Highway Department standards.
g. Require developers to provide funding for road construction in new subdivisions, decreasing tax burden to town residents.
h. Periodically, review town subdivision regulations to assure that highway issues in the town are adequately addressed.
i. Develop a highway system concept map showing future/possible locations of roadways to be used during subdivision review.
j. Adopt a comprehensive plan.
k. Amend zoning to reflect strategies in the comprehensive plan.

OBJECTIVE 2: Coordinate transportation system planning, development and maintenance programs with the New York Department of Transportation, Oswego County and transit system operators.

STRATEGIES:

a. Adopt uniform and consistent frontage, access and site design standards that support the functional transportation classification system.
b. Work with individual communities and New York DOT to develop corridor access management and improvement programs for specific commercial and scenic corridors.

OBJECTIVE 3: Develop a system of bike and pedestrian routes including on-road components and paths that are separate from highways.

STRATEGIES:

a. Participate in the designation of appropriate routes as bike routes and identify improvements needed to support bicycle use of other routes.

b. Participate in the development of a bicycle trail program as part of a multi-use trail plan.

c. Incorporate improvements into five-year improvement plans.

OBJECTIVE 4: Encourage appropriate transit service between residential areas, community service areas, and employment centers.

STRATEGY:

a. Annually provide comment on public transit, routes, ridership and economic efficiency.

V. INFRASTRUCTURE AND UTILITIES

A. Existing Conditions

Public sewer and water system are essential to help a growing community protect public health and water quality and to provide a basis for continued economic growth. Both water and sewer systems are supplied by the City of Fulton. (See Plate17) Thus, in order to plan for Granby's needs, it is necessary to understand the capabilities of the Fulton systems as well as any districts that are in the town.

1. City of Fulton Public Water

The residents of the City of Fulton combined with five districts in the adjoining towns of Granby and Volney are served by the City water system. There are two districts in the Town of Granby and three districts in the Town of Volney.

Current customers in the City of Fulton include 5,000 residential, commercial and industrial services with a total of 12,929 users. Service outside the city includes an additional 1,324 people in the five Granby and Volney districts.

The main source of Fulton water is seven wells located at the Great Bear Springs, southeast of the city. The wells produce an average of 2 million gallons per day (gpd), with a maximum daily production of 5 million gallons. The City of Fulton also owns three wells close to the Oswego River and across County Route 57 from the former Miller Brewing plant. The wells are contaminated by chemical wastes, but are capable of producing an average of 800,000 gallons per day. At the present time water from two of the wells is treated to remove the contamination and the water is then sent to the City's distribution system. In addition to it's wells, the City of Fulton has an agreement with the Onondaga County Water Authority to withdraw as much as 3 million gallons per day through a connection made at the Water Authority's Owen Road Water District.

All ten Fulton wells are capable of producing an average of 5.2 million gallons per day. The City's average demand is 2.466 million gallons per day.

2. Town of Granby Public Water

The two water districts in the Town of Granby are the Route 48 South District, and the West River Road North District. As mentioned above, both districts obtain their water from the City of Fulton.

The Route 48 South District serves a population of 174 people with a total consumption of about 12,000 gallons per day. The West River Road North District serves a population of 400 people who consume a total of about 23,422 gallons per day. Together, both districts use a total of about 35,422 gallons per day. There is no additional capacity in either district at this time.

3. City of Fulton Public Sewer

The City service area covers the City of Fulton plus two districts in the Towns of Granby and one district in the Town of Volney. There are 4,720 residential, 370 commercial, and 10 industrial customers

within the Fulton City limits. In addition, the City provides service to the West River Road Sewer District in the Town of Granby and to the Volney School in the Town of Volney. The average daily flow is 2,930,000 gallons. The treatment plant does have sufficient capacity for more users. There are, however, problems with infiltration that can limit capacity. The Fulton sewage system can handle an additional 330 units. It could absorb more than this amount if the infiltration problem is addressed.

4. Town of Granby Public Sewer

The West River Road District is located on the north side of the City of Fulton in the Town of Granby. It is located astride New York Route 48 and extends for approximately 0.2 miles north from the Fulton City limits. It currently has ten residential customers. Sewage from the district is treated at the City of Fulton Sewage Treatment plant.

The Town of Granby has a second sewer district that was initiated in 1997. It is located at Hannibal Street and West Eleventh Street. The City of Fulton sewage treatment plant also serves this district. Currently there are 11 residential customers.

B. Trends

The acquisition of basic inventory data is critical to any planning process. It is also important to examine that data within the context of what is occurring in that particular field. This step is crucial in developing a reference point for plan recommendations.

1. Public Water and Sewer

a. Funding

The most important trend in public sewer and water system development at the national and state level is that over the last decade federal and state funding for construction has decreased. This means that local governments have had to assume increasingly greater amounts of financial responsibility for water and sewer and construction.

The financing of public water systems is often a problem. The Rural Development Administration provides funds for rural communities with a population under 10,000 people. Also, the Department of Housing and Urban Development may provide limited grants to low income communities. Beyond this, local communities have been on their own as far as financing public water systems is concerned. However, in 1996 Congress established a revolving load fund for public water systems.

Historically, there have been more funds available for public sewer systems. During the 1960's, 70's and early 80's, state and federal funds covered up to 85% of the cost of a public sewer system. Unfortunately, the grant programs ended in the 1980's. Current public financing is accomplished through a revolving loan fund that charges 2/3 of the market interest rate. An issue further complicating local financial burdens is the fact that sewer treatment plants built during the 1960's and 1970's are at or approaching their design life. Additionally, public sewers may predate the treatment facilities. Communities are thus faced or will be faced with potentially large capital costs

that may be very difficult to finance even with low interest loans. Trends in Oswego County vary according to which area is experiencing the greatest amount of growth pressures, where the age of the public water and sewer systems has become critical, or where growth has exceeded the natural carrying capacity.

b. Stormwater Separation

Another water quality issue that is of national, state and local concern is stormwater separation. Many public sewer systems have combined sewers; they transport both stormwater runoff and sanitary sewage. This combined flow can overwhelm sewage treatment plants, causing serious pollution problems. The solution is to either upgrade sewage treatment plants to handle the combined flow or separate storm and sanitary sewers so that stormwater flows may be diverted away from sewage treatment plants. Four Oswego County communities are trying to address this issue, one of which is the City of Oswego. The City of Oswego has on-going storm sewer separation projects on both the east and west sides of the city. Financing for storm sewer separation projects may be obtained through the state revolving loan fund.

2. Power Generation

Power generating companies are regulated monopolies. They have an exclusive service area in which they can operate. In return, they are subject to state regulation over their pricing policies. This formal structure is changing at both the national and state level. The current trend is toward deregulation of the utility industry. In the future, power companies may not necessarily have exclusive right to a particular service area. Indeed, unregulated power producers are already beginning to compete with the major producers for the same customers.

Power rates in New York State are 30% to 40% above the national average. All state power producers, including Niagara Mohawk, are faced with significant cost cutting challenges. The future of power generation appears to be similar to what is development in the telephone industry, in which a number of companies will compete for customers in one particular area.

3. Telecommunications

Like Power producers, telephone and cable TV companies have traditionally been regulated monopolies. Each company attended to its own affairs. Telephone companies provided telephone service and cable TV companies provided cable TV service. This distinction is rapidly changing due to the advent of digital communications and high capacity fiber optic cables. As a result, both cable TV and telephone companies are able to provide voice and two-way video communications. The traditional lines of distinction between the two industries are becoming irrelevant.

One result of these technological changes is that companies that relay on information processing can locate far from major urban centers. An excellent example of current trends is the State of Nebraska, which is over 6,700 miles of fiber cable lines. State businesses and industries have invested in fiber cables, digital switches and associated

technologies. Currently, all but five county seats are linked by fiber cables. The technology is used for two-way video transmissions, telemedicine, and education. Other states working to build a fiber optic system include North Carolina and Iowa. The State of Iowa has 2, 800 miles of fiber optic cables that connect all of its 99 counties. The cables link schools, libraries, universities, hospitals and local government.

The State of New York is developing a statewide telecommunications plan through the Office of General Services. This plan will address linking state agencies in the same building, state offices in different communities and state offices and county and local governments.

Regional trends reflect national activity. In February 1994, the Cayuga County Legislature created a countywide telecommunication consortium of private citizens and representatives of education, business, human resources, and government. Their purpose was to identify and research issues in telecommunications that affect the economic development of Cayuga County. The consortium was directed to report its recommendations to the Cayuga County Legislature by August of 1994. The recommendations cover seven topics: infrastructure and economic development. In spring of 1995, the consortium was reorganized into four working groups to implement the recommendations. These groups address education and training, information development, information routing and financial and cost support. Telecommunication towers are often addressed in local laws. The telecommunication towers in the town are shown on Plate 18.

C. Opportunities and Constraints

1. Sewer and Water

In the 1999 Town of Granby survey, residents surveyed indicated that they would like to see more sewer and water improvements. The expansion of public water into the Town of Granby in areas without pubic sewer allows for adequate water supply and increased household water use. With increased water use, septic systems may not function properly. However, due to low residential density, public sewer expansions are not cost effective in the majority of the town. Efforts to inspect individual septic systems should be considered. Homeowners should correct failing septic systems. The Town of Granby might also consider having a mandatory hook-up to sewer lines as they are extended and withhold sewer extensions in some areas where the goal is to prevent premature urbanization or development of environmentally critical areas. Regardless, a long range planning effort addressing sewage disposal in higher density areas and/or planning higher density areas to accommodate public sewers should be considered by a committee appointed by the Town Board.

2. Telecommunications

As telecommunications improve, some residents may opt to work from home and telecommute. Small business opportunities in the town may increase with the use of the internet. Speed and expansion of telecommunication networks serving the town could be

important to the town's future. In addition, opportunities exist to streamline government and get public input on-line. The internet is a tool which can be used to pay local government on-line and file local laws with the NYS Department of State. The internet can also be used to report complaints such as pot holes and receive status updates on local projects. Surveys and questionnaires can be put on-line and input and insight on a local issue received.

D. Goals, Objectives and Strategies

GOAL: **PROTECT THE QUANTITY AND QUALITY OF BOTH SURFACE AND GROUNDWATER SUPPLIES SO THAT EVERY RESIDENT, BUSINESS, AND INDUSTRY HAS ACCESS TO SAFE, POTABLE WATER AND THE QUALITY OF ALL COUNTY WATER IS SUFFIECIENT FOR DESIRED USES.**

OBJECTIVE 1: Identify area of the town where existing development currently exceeds the natural carrying capacity.

STRATEGIES:

a. Work with the county to analyze all available environmental data to model the natural carrying capacity of areas of the town experiencing significant growth.

b. Prepare and update a Town Capital Improvements Plan based on comprehensive land use and fiscal resources over the next 5-6 years.

GOAL: **SUPPORT A COMPREHENSIVE TELECOMMUNICATION SYSTEM TO TIE THE TOWN TO ALL COUNTY RESIDENTS, ESTABLISH A SENSE OF COMMUNITY, AND ENABLE RESIDENTS TO MEET THE CHALLENGES AND OPPORTUNITIES POSED BY DIGITAL AND FIBER OPTIC TECHNOLOGIES.**

OBJECTIVE 1: Promote and encourage the extension of fiber optic or other high capacity cable connections between state, county and local governments and between local libraries, schools, colleges, medical facilities and private industry.

STRATEGY:

a. Participate on the telecommunications consortium composed of representatives of county and local government, private industry, education, medicine, libraries and the general public to examine and make recommendations to the Oswego County Legislature regarding the issues involved in extending fiber optic, cable and digital technologies in the county.

GOAL: **IMPROVE EFFICIENCY AND REDUCE COSTS OF INFRASTRUCTURE DEVELOPMENT WITHIN OSWEGO COUNTY**

STRATEGY:

a. Participate in the communication process which allows coordination of highway maintenance, repair and construction projects with planned extensions of or improvements to public sewer, water, power and telecommunication lines.

OBJECTIVE 2: Coordinate infrastructure development with land use planning activities and economic development efforts in the public and private sectors.

STRATEGIES:

a. Provide information on water and sewer districts, land use patterns, and building permits to the county, as requested.

b. Maintain an updated inventory of the town's local land use regulations.

c. Maintain an updated inventory of existing infrastructure.

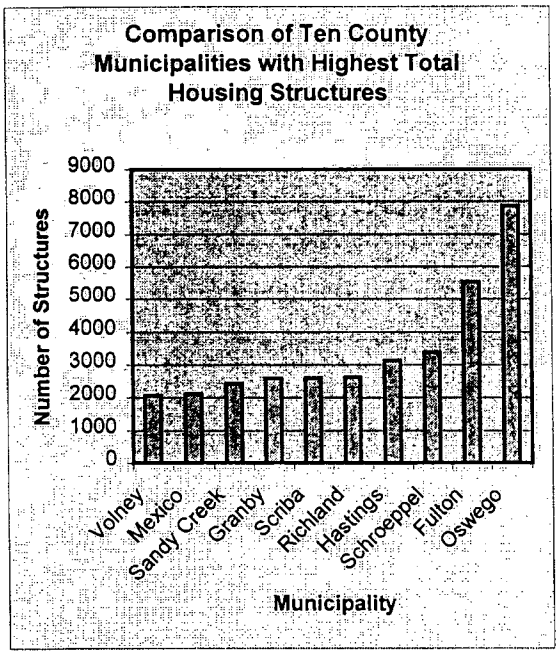
VI. HOUSING

A. Existing Conditions

1. Introduction

Approximately 5% (2,597 out of 48,554) of the county's housing stock is located in the Town of Granby. In Oswego County, the Town of Granby has the seventh highest number of housing structures. (See Figure 1)

Figure 1.



Much of the housing stock (25%) was developed prior to 1940. (See Table 1) 45% of the total housing stock was built during the 1970's and the 1980's. According to the 1990 U.S. Census information approximately 23% of the housing stock was developed between 1970 and 1979. (See Figure 2) An additional 22% was developed between 1980 and 1988. The median age of housing in the town is 1968. The median age of housing is comparable to other towns within Oswego County (1961). The cities of Fulton and Oswego have much older housing 1943 and 1939 respectively.

Table 1.

Number of Housing Structures- 1990

Time Period	Number of Housing Structures	Percent
Pre 1940	651	25.07%
1940-1949	152	5.85%
1950-1959	224	8.63%
1960-1969	351	13.52%
1970-1979	598	23.03%
1980-1988	570	21.95%
1989-1990	51	1.96%
Total	**2597**	**100%**

*(2000 U.S. Bureau of the Census data not available for housing structures built between 1990-2000 – 2/26/02)

Figure 2.

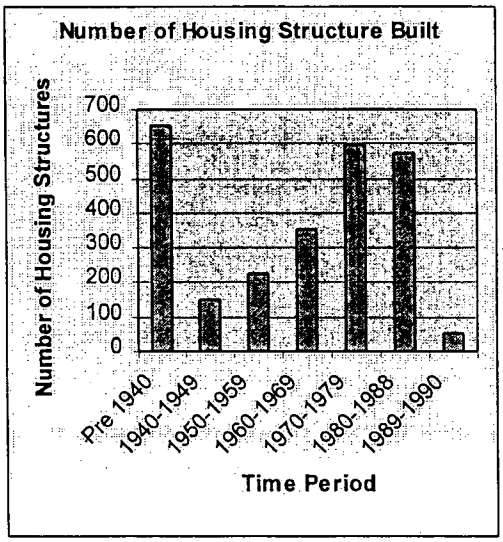
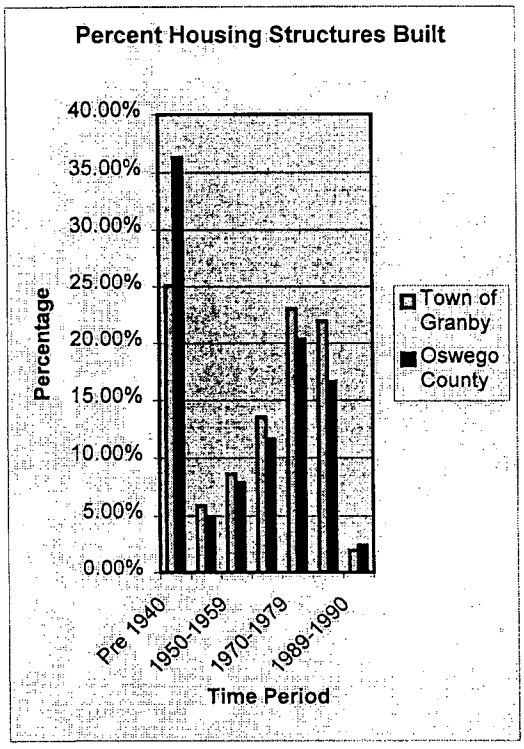


Figure 3 illustrates that the time in which housing development occurred in the Town of Granby is similar to that of Oswego County.

Figure 3.



2. Suburbanization /Job Influence

Suburbanization of the County and town began in the 1950's and has continued in various forms since. This is due to the prevalence of the automobile and the improvements of highways. In addition, there has been a decrease in the dominance of agricultural operations. Likewise, in the 1970-1980's there was a local increase in temporary and permanent residents because of the nuclear power industry. At this time the FitzPatrick Nuclear Power Plant was under construction and Niagara Mohawk then developed Nine-Mile Point Unit 2, which took many years to complete. During this time, employment in the construction industry peaked at approximately 5,000 – 6,000 persons countywide, averaging approximately 3,200 persons at any given time. In addition to construction jobs, another 1,000 –2,000 persons were employed by Niagara Mohawk to operate the facility.

3. Household Types

Approximately 77% (1988 of 2597) of the housing stock in the town is owner – occupied. (See Table 2) Seventeen percent is renter – occupied and 6% is classified as vacant. According to the 1990 US Census, 166 units were classified as vacant, approximately 44 or 27% (44 of the 166) of these units are for seasonal and recreational use. The actual estimated vacancy rate for units designated, as homeowner occupied is 1.7. The vacancy rate for rental units is 8.3.

Table 2.

Tenure & Vacancy (2000)

	Number	Percent
Owner Occupied	2,162	75.4%
Renter Occupied	443	15.4%
Vacant for Rent	65	2.3%
Vacant for Sale	43	1.5%
Renter or Sold not Occupied	8	0.3%
Occasional Use	35	1.2%
Other Vacant	112	3.9%
Total	**2,869**	**100%**

In 1990 US Census takers asked local homeowners what they thought their homes were worth. In the Town of Granby, residents responded to the question of the estimated value of owner occupied housing unit as follows:

Table 3.
Estimated Value of Owner-Occupied Housing Units 1990 Town of Granby and Oswego County

Location	Lower Quartile	Upper Quartile	Median
Granby	$49,700	$84,600	$64,700
Oswego County	$48,000	$97,600	$65,100

According to this information, residents in the town estimated the cost of their housing to be slightly less than the median cost of housing in the county.

Another area of interest is the type of housing unit that can be found in the town. This information provides residents and those interested in locating a home with information about what kind of housing one can expect to find in Granby.

Table 4.
Housing Units by type-1990 Census

1 unit detached	1,455
1 unit attached	9
2to4 units	115
5 to 9 units	61
10 or more units	25
Mobile home Trailer, other	932
Total	2,597

According to the 1990 US Census, the majority of the town's housing is single family detached units, 56% or (1,455 of the 2,597 units). The US Census defines a one unit detached as a 1-unit structure detached from any other structure, that is, with open space on all four sides. Such structures are considered detached even if they have an adjoining shed or garage. A one-family house, which contains a business, is considered detached as long as the building has open space on all four sides. A 1-unit structure has one or more walls extending from ground to roof separating it from adjoining structures. In row houses (sometimes called townhouses), double houses, or houses attached to nonresidential structures, each house is a separate, attached structure if the dividing or common wall goes from ground to roof. Mobile homes or trailers to which one or more permanent rooms have been added or built are also included. Mobile homes or manufactured housing is approximately 36% or (932 of the 2,597 units) of the housing stock. Multifamily or housing that is designed to accommodate more than one family is 8% or (201 of the 2,597 units) of the town's housing stock. The U.S. Bureau of the Census 2000 data for estimated housing value and housing units is not available at this time (2/26/02).

Table 5.
Registered Manufactured Home Parks – 1999

Name	Tenants	Sites
Club 48 MHP	2	3
Country Acres MHP	7	10
Eason MHP	6	20
Fox Meadows MHP	98	145
Furlong MHP	6	8
Gilbert TP	7	8
Indian Hills	82	103
Kozy Kort TP	15	20
P and G MHP	4	7

Somerlawn MHP	38	42
Sunny Acre TP	4	4
Wooded Acres MHP	25	36
Totals	294	406

Source: NYS Division of Housing & Community Renewal

4. Manufactured Housing

According to the 1999 New York State Division of Housing and Community Renewal (NYSDHCR) Manufactured Home Parks Registration lists manufactured home parks in the Town of Granby. (See Table 5) It should be noted that NYSDHCR requires any manufactured housing development that has three or more units on one lot be registered with their office. According to the NYS registration policy a single lot that supports three manufactured or mobile home units is considered a park.

According to Section V, G and H of the Town of Granby Zoning Ordinance, a mobile home park has more than one mobile home on a lot. According to NYSDHCR records there are 12 registered mobile home parks. According to the Town assessor's records, there are five mobile home parks which meet the NYSDHCR definition of mobile home park but five are not reflected in the NYSDHCR records.

Based on the NYSDHCR definition of mobile home park there are 17 mobile home parks in the Town. Based on the Town's definition (more than one mobile home) there are mobile home parks in the town which are not reflected in the data and are not required to be registered by NYSDHCR.

Most of the mobile home and manufactured housing units are located on single lots throughout the town, as less than a third are located within mobile home parks. According to the Town of Granby's 1999 Community Survey 50% of the town residents are in favor of mobile homes being in mobile home parks. Approximately 75% of those that responded to the survey were in favor of additional housing in the town.

5. Housing Standards

There is no conclusive information available concerning substandard housing. The 1990 Census does not explicitly address substandard housing or offer a definition as to when housing should be considered substandard. The Census does provide information about housing units that lack plumbing facilities, units that lack kitchen facilities and units that have more than one person per room.

According to the Department of Housing and Urban Development, a housing unit is considered to be overcrowded if the average number of people per room exceeds one. In the town of Granby approximately 3% of the total number of owner occupied housing units meet this criteria.

Approximately 1% of the total housing units do not have plumbing facilities and 1% do not have kitchen facilities. Census information does not take into account how many of these units may fall into more than one of these classifications; thus, the percentage of housing that may be substandard according to the 1990 Census is between

3% - 5%. 2000 Census data is not available at this time (2/26/02).

6. Building Permits

It is interesting to review building permit and housing sales information. By looking at this data a general understanding of the town's recent housing activities can be realized. According to the Board of Realtors there were 33 homes sold in 1996, 22 in 1997 and 28 in 1998, 23 in 1999. The average sale price for 1998 was $73,000 and in 1999 it was $65,000.

It should be noted that the sale of manufactured housing and mobile homes are not always considered to be residential closings. Therefore, all mobile home sale transactions are not listed in the real estate summary data. Also, when a home is sold privately and a realtor is not used, these transactions are not tracked or included in the real estate summary information. Also, realtor transactions completed by realtors working outside the county are not reflected in this data.

By looking at real property transactions, more detailed information can be reviewed. Real property transactions are recorded for all land transactions, therefore, mobile and manufactured housing is recorded, as well as home and property transfers within families or which did not utilize the services of a realtor.

Another element used to understand the housing market is building permit information. Building permit information is interesting because we can understand what type of new housing is being built or placed in the town.

Table 6.

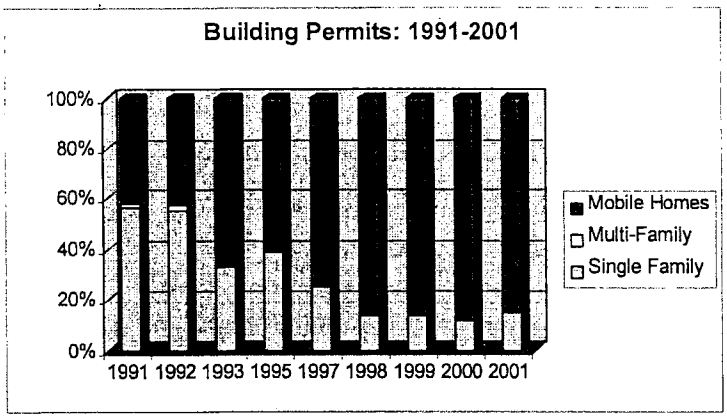
Residential Building Permit Information by Year and Type

	Dwelling-Types			
Year	Single-Family	Multi Family	Mobile Homes	Total Construction
1991	27	1	20	48
1992	22	1	17	40
1993	6	0	12	18
1994	13	NR	19	2
1995	21	*	33	54
1996	4	*	23	3
1997	9	*	27	36
1998	11	*	68	79
1999	9	* 33 new, 24 replace		66
2000	7	* 19 new, 33 replace		59
2001	11	*	62	73

Source – Oswego County Building Permit Information (as collected from local municipalities) 1991 – 2000

NR-Municipality did not report
*No longer using this category

The building permit information indicates that new residential construction has shown an up and down trend. One of the most interesting aspects of this information is an almost constant and continuous increase in manufactured housing as compared to traditional stick-built or conventional construction. According to the *Oswego County Comprehensive Plan*, Oswego County has had an increase in mobile home and manufactured housing units from 13% to 20% over the past ten years. This trend is likely to continue. The building permit data shows a continuous increase in manufactured housing since 1995, as Figure 4 shows.



Ratio of conventionally-built housing to manufactured units:

1991 - 1: 0.74
1992 - 1: 0.78
1993 - 1: 2
1995 - 1: 1.6
1997 - 1: 3
1998 - 1: 6.2
1999 - 1: 6.3
2000 - 1: 7.4

If this trend continues there will be a significant change in Granby's housing stock.

7. Housing Affordability

The subject of housing encompasses much more than the physical development of housing units. The issue of affordability is linked directly to the housing market, housing stock and the availability of subsidized housing.

The Town of Granby currently does not have any housing units which are designated for elderly or any other specialized population which have been developed through federal, state or local government programs. However, the Town of Granby does fall under the jurisdiction of the Oswego County Section 8 Rental Assistance Program. This is a federally funded program that the New York State Division of Housing and Community Renewal (NYS DHCR) is designated to administer. The Oswego County Department of Planning and Community Development administers this program for all areas of the county, excluding the cities of Oswego and Fulton and the Village of Phoenix. In 2000, this program assisted approximately 39 units in the town.

B. Trends

1. Population and Households

The US population as a whole is getting older as the elderly are becoming a larger percentage of the total population. Although the majority of elderly households prefer to remain in their single family owned homes, national policy for elderly people has focused almost entirely on multi-family housing, including publicly assisted housing, retirement communities, congregate care and life care facilities.

As people age, their house becomes more of a challenge to live in. The layout of most houses is so inflexible that infirmities associated with age make it necessary for an elderly person to move or adapt their housing. Also, as people age in place they become over housed, meaning that one or two people now reside in the home that was once occupied by a family of four or more.

Another trend that has resulted in an increase in housing units throughout the country is the fact that families or households are smaller. This is also true in the Town of Granby where the number of households increased 53.6% from 1970 to 1980 to a total number of

from 1970 to 1980 to a total number of households of 2,101 and increased to 2,869 in 2000. However, the average number of persons per household in 1970 was 3.45 in 1980 it was 3.02. The average number of persons per household decreased to 2.88 in 1990 and in 2000 it was 2.69. The size of the household has become smaller and there has been an increase in the number of households relative to the population. Thus even in areas with little or no population growth there has often been a significant increase in housing units.

2. Size of House

The size of the average house has also increased. In 1965, the average home had approximately 1,525 square feet. In 1990, the average home had 1,966 square feet. In New York, the average home was even larger 2,149 square feet. Consequently, the percentage of income spent on housing has increased. Owners of mortgaged homes spend 19% of their income on housing costs in 1960. In 1990, owners of mortgaged homes spent 21% of their income on housing. In 1980, the Town of Granby's median selected monthly owner costs for an owner occupied housing unit was $330 per month, in 1990 it was $688 or 16.1% of the owner costs as a percentage of household income in 1989.

3. Rental

In Oswego County, as well as throughout the country, there is often a negative attitude toward the renting population. Members of the general public have voiced concerns about the perceived lack of investment renters have in their community. This statement has not been substantiated. It is also argued that rental properties are often not adequately maintained by landlords and are detrimental to adjacent neighbors. In such instances, there is frequent disagreement among landlords and tenants as to whether it is the renter who is an undesirable tenant or the landlord who is an irresponsible absentee property owner.

4. Manufactured Housing

In rural areas of the country mobile and manufactured housing have become more prevalent. During the last ten years Oswego County has seen an increase in mobile/manufactured housing units from 13% of the total housing stock to 20% in 1990. Mobile homes and manufactured housing are viewed as affordable housing alternatives. This trend is likely to continue. In 1970, 15.4% of the total owner occupied housing units were mobile homes. In the Town of Granby (1990) 36% of the housing stock is mobile home or manufactured housing.

C. Opportunities and Constraints

In order to understand the future housing needs for the Town of Granby, it is necessary to use existing data and future population and household population projections to estimate the anticipated number of housing units that will be needed.

By looking at the existing number of dwelling units and subtracting those units designated as occasional use, we can estimate how many existing permanent dwelling units are available. When comparing the total number of units to the existing households population, the excess existing housing units reflect the vacancy rate. The ideal

housing market vacancy rate to create a wider range of housing options for owner occupied housing is no more than 2% and for rental housing 5%. It should be noted that there are vacant housing units not for rent, sale or in use that are not accounted for in this calculation.

For the total housing units needed we used a blended vacancy rate of 3.5%. The total number of year-round occupied housing units in the Town of Granby in 1990 were 2,431. Based on the 1990 Census population projections, it is anticipated that in the year 2000, a total of 2,797 housing units will be needed. An additional 366 year round housing units will be needed in 2000.

Based on the 1990 Census information, owner-occupied housing units make up 76.5% of the total housing units in the Town. Assuming that the percentage of residents owning their own home remains relatively constant, approximately 280 of the additional units required will be owner occupied.

According to the background information, the predominant residential development occurring in the Town is manufactured housing. The Town may wish to address housing which is reasonable, balanced and equitable to all property owners.

People are living longer and the number of people over 85 has increased. As such, the US Administration on Aging encourages planners and policy makers to take this aging population into account when making long range plans modifying it's zoning ordinance to allow temporary apartments for elderly or ill relatives. However, the town does not appear to have a need for in-law apartments at this time.

D. Goals, Objectives and Strategies

GOAL: PROVIDE FOR AN ECONOMICALLY FAIR AND BALANCED TAX BASE BY PROVIDING AWIDE RANGE OF SAFE, SANITARY AND AFFORDABLE HOUSING OPPORTUNITIES FOR THE EXISTING AND FUTURE RESIDENTS OF THE TOWN OF GRANBY.

OBJECTIVE 1: Support the maintenance of the town's housing stock.

STRATEGIES:

a. Provide letters of support for grant applications regarding maintenance and rehabilitation of owner-occupied housing in the town.
b. Review the zoning ordinance to consider the appropriateness of allowing accessory apartments if the homeowner resides in the primary residence, in order to facilitate maintenance of larger, older homes.
c. Provide letter of support for grant funding to develop a mobile home replacement program for homeowner units which are unsafe in the town.
d. Implement a model inspection form based on HUD Housing Quality Standards that could be adopted by the town or utilized as a guide for landlords and tenants to ensure that all rental-housing units are safe, sanitary and decent for their inhabitants.
e. Strengthen code enforcement to insure maintenance of existing housing stock and to improve housing quality.

OBJECTIVE 2: Address the housing needs of the town's aging and other special needs populations.

STRATEGY:

a. Amend zoning to provide for accessory apartments, elder housing and shared residences.

OBJECTIVE 3: Encourage the use of creative and innovative design techniques when developing new housing.

STRATEGY:

a. Consider adoption of any county model site plan standards for planned housing developments and/or subdivision ordinance, which incorporate creative design techniques.

OBJECTIVE 4: Preserve tax base of the Town .

STRATEGIES:

a. Amend the zoning ordinance to encourage mobile homes in mobile home parks rather than on single lots.
b. Increase areas where multi-family housing can be available.

VII. COMMUNITY FACILITIES

Community facilities are public or quasi-public facilities that are designed to serve a town by providing the community with services such as administrative, education, churches, public safety, fire safety, and any health services that might be available.

A. Existing Conditions

1. Administrative

The Town of Granby's Town Office is located at 820 County Rt. 8. This building houses the following offices and services:

- Town Clerk
- Town Historian
- Building/Zoning Official
- Highway Superintendent
- ~~Tax Collector~~
- Town Assessor
- Town Justice
- Town Supervisor

In addition to these offices, Granby also ~~has a Town Constable and an~~ Animal Control Officers.

2. Education

Currently, there are two schools located within the Town of Granby.

- Granby Elementary (Fulton City School District)
- Dexterville Seventh-Day Adventist

Granby is located in four county school districts. These four districts are Oswego, Hannibal, Fulton, and Phoenix, (See Appendix J).

3. Public Safety

Residents of the Town of Granby have access to two sources of police protection:

- Oswego County Sheriff's Department ~~– S. State Street~~ in the City of Oswego
- New York State Police

4. Fire Service

There are three sources of fire protection located in the Town of Granby:

- Granby Center Volunteer Fire Department – County Route 8
- Cody Fire Department Station #1 – County Route 55
- Cody Fire Department Station #2 – Wilcox Road

For a map of coverage, see Appendix K.

In addition to the above named fire services, the Town of Granby is part of the Mutual Aid System.

5. Health Services

Although there are no hospitals located within the Town of Granby, residents have access to the hospitals in Fulton, Oswego, and Syracuse. Here they can obtain a wide range of health services.

6. Child Care

There is only one registered childcare center in the Town of Granby, Kids Count Child Care on Phinney Road. Residents also have access to the many

other child care establishments in the surrounding areas.

7. Other Services

The residents of Granby have a Community Center located next to the Town Offices on County Route 8. The town has seven churches and residents also have access to many other facilities in Granby offering space for community events.

Depending on their location, Granby residents may also make use of the libraries as well as post offices located in the surrounding cities of Fulton, Oswego, and the ~~Town~~ Village of Minetto, ~~and~~ Phoenix, & Hannibal.

The zip code for Granby residents is 13069. ~~Nearby~~ resident zip codes are as follows: Phoenix – 13135, Hannibal – 13074, and City of Oswego – 13126.

B. Trends

1. General Government

The trend for general government is downsizing and privatization. ~~Therefore, there is no anticipated need for any additional general government facilities. The trend is to maintain or consolidate the existing facilities.~~ However, many local governments in rural areas have inadequate facilities for record-keeping, local courts, and general community needs.

2. Public Safety

The trend in public safety facilities such as police, fire, emergency medical services and law enforcement has been to maintain the existing facilities and services. This trend is evident when reviewing the future facility plans for local fire and law enforcement providers. All of the local providers are interested in maintaining their existing facilities and in a few instances adding a small addition on to the facility to meet the current needs.

According to those in the emergency medical services industry, as people age, an increase in emergency medical services is required. A study was conducted in a rural Oklahoma community and found that utilization rates for ambulance services increase as the age of the population increases. For every 1,000 persons 80 years or older, 333 ambulance calls are generated, compared to 120 calls generation per 1,000 persons between the age of 70-79 (Doeksen and Leonard 1981).

3. Health Care

The national trend in medical and health care has been a move from private, individual health care providers to a managed health care system. Overall patient hospital stays for routine surgery have been drastically reduced as more minor surgery and other procedures are done on an outpatient basis.

Recently, Oswego County has experienced a decentralization of health care services. In the past five years, numerous medical clinics have located throughout the county. It is not clear what the future delivery of health and medical services will look like in our country. However, because of the importance of government funding for the medical industry, Oswego County will most likely mimic any future national trends.

The future of nursing home care is also uncertain. Since people are living longer, there is a greater need to address long-term care for our aging population. However, the Federal government does not have a defined policy to address long-term care, in fact, at the national level there is a move to cut Medicaid reimbursements for various types of long-term care options.

The need to address our aging population is a trend which cannot be ignored. The challenge will be to provide quality services in a time of budget cutting. Inevitably, New York State will need to become more innovative in this area and, since so much of this field is regulated by the State, Oswego County will adhere to the new State initiatives.

4. Child Care

Recently, the childcare industry in Oswego County has experienced many changes. In 1995, two licensed day care centers were forced to close their doors for financial reasons and low enrollment. Another day care center is in the process of reorganizing in an effort to remain open. Just a few years ago childcare centers had long waiting lists and were usually operating at capacity. Closing of day care centers has created a lack of childcare opportunities for infants and school age children.

In the past two years there has been an increase in the number of registered family child care providers. A family childcare provider is someone that is registered with the State and is permitted to watch a certain number of children in his or her home. The increase in family providers may be because of the local economy with people wishing to go into business for themselves and the availability of start-up funding provided by a grant from New York State which has been available through the Oswego County Child Care Council.

Typically, family childcare providers do not take care of infants. This is because when a provider cares for an infant, he or she must care for fewer children overall so that the infants can receive proper care. It is also more difficult for a family child care provider to take school age children because the provider must reside in the same school district as the children in order to access bus service.

Although there is a need for licensed day care centers in our area, it is anticipated that because of the additional regulations a day care center must comply with, and because of inconsistent demand for this type of child care, the future needs for child care in Oswego County will be primarily met by family providers.

5. Cultural

Public funding of cultural facilities at the national and state levels has decreased and it appears that this trend will continue. There has been a trend to utilize cultural facilities for as many purposes as possible in an effort to maximize their potential. The cooperative use of facilities by multiple public and private entities is a trend that will most likely continue.

C. Opportunities and Constraints

At this time there does not appear to be a need to address community facilities in the town.

D. Goals, Objective and Strategies

GOAL: **ENCOURAGE AND SUPPORT MEASURES TO EFFICIENTLY PROVIDE COMMUNITY FACILITIES NEEDED TO PROTECT THE PUBLIC HEALTH, SAFETY AND WELFARE AND ATTAIN THE QUALITY OF LIFE DESIRED BY COUNTY RESIDENTS.**

OBJECTIVE 1: Ensure that adequate emergency services are available to all town residents and visitors.

STRATEGY:

a. Share information on population growth trends with emergency and public safety providers to assist in planning for adequate services.

OBJECTIVE 2: Encourage availability of a wide range of safe, affordable and registered day care and family care facilities for the residents of the county.

STRATEGIES:

a. Support the Oswego County Child Care Council's efforts to provide affordable, quality child care options for town residents.

b. Encourage any town day care providers to register.

VIII. PARKS RECREATION AND OPEN SPACE

A. Existing Conditions

The Town of Granby has a small number of public and privately owned parcels that are utilized for recreation. See Plate 19 The majority of the land that can be classified as "open space" throughout the town is private property. According to 1995 Oswego County Real Property there is approximately 314.86 acres of land classified as "recreational" in nature and a combined 14,666.97 acres, which may be classified as "open space." The only town owned recreational facility in the Town of Granby is the Community Center. Most residents are within a short drive from a variety of recreational opportunities within or close to the town.

The City of Fulton is not addressed in this Town Comprehensive Plan however, it should be noted that the City provides access to numerous recreational activities for Town of Granby residents. The central location of the city within the Town of Granby provides accessibility by town residents to most recreational activities, festivals and park facilities.

1. Granby's Recreational Land

Based upon digital information obtained from The New York State Department of Transportation, New York State Department of Environmental Conservation and the Oswego County Department of Real Property Services, recreational land in the Town of Granby can be categorized as follows:

1. Public active recreation areas;
2. Public passive recreation areas;
3. Private active recreation areas; or
4. Privately owned open space.

a. Public Active Recreation

i. Schools

Several school facilities, supported by Granby taxpayers are accessible to Granby residents. The high school and junior high school of the Fulton School District are accessible to town residents. These facilities include athletic fields, a track and field, tennis courts, and nature area with trails are on school property. The Granby Elementary School (within Town of Granby) and in close proximity to the town, Lanigan Elementary School offer playgrounds with swings and other equipment. The Granby Elementary School offers a full size indoor pool which is accessible to the public during designated hours. Granby residents in the Hannibal and Phoenix School Districts can utilize similar facilities owned by those districts.

ii. YMCA

The Fulton YMCA located near the Granby town line offers an indoor pool, gymnasium, and other facilities and seeks participation from the entire greater Fulton area. The YMCA sponsors foot races and tri-athalons often utilizing routes through the Town of Granby.

iii. Pool, Rink, Softball

The City of Fulton operates an outdoor pool and skating rink accessible to Granby residents on a fee basis. A softball association recruits teams from throughout the area which play at Fulton's Recreation Park.

iv. Beaver Lake Nature Center

A short distance from the south line of Granby is Beaver Lake Nature Center, operated by Onondaga County. Many Granby residents visit this facility for hiking, birdwatching, canoeing and cross-country skiing. An active "friends" group sponsors classes and special events.

v. New York State / Oswego River Canal

The Oswego River portion of the New York State Canal system follows the eastern border of the Town of Granby. The New York State Thruway Authority, through its subsidiary the New York State Canal Corporation, maintains the New York State Canal System. State legislation transferred the Canal System from the State Department of Transportation to the Thruway Authority in 1992. This recreational resource is very important to the Town of Granby and is but one segment of the New York State Canal Revitalization Plan. At the heart of New York's Canal System is the Erie Canal, referred to as the historic gateway to the West. Opened in 1825, the Erie Canal was the engineering marvel of its day, but critics ridiculed Governor DeWitt Clinton's seven-year effort to build a waterway to link the Atlantic Ocean and the Great Lakes as "Clinton's Ditch." Yet mule-drawn barges laden with goods soon jammed its narrow channel and locks, creating thriving canal towns along its route. The City of Fulton (once a thriving "canal town), at the center of Granby has been designated as a "Canal Port" under the New York State Canal Plan and is currently undergoing waterfront revitalization under programs targeted at the revitalization of the Oswego Canal as a historic resource with recreational and tourism potential.

vi. Battle Island State Park

This park derived its name from a battle, which took place on a nearby island on the Oswego River in the mid-1700s. In 1916 most of the land owned by F. A. Emerick was deeded to the state. Battle Island officially became a state park in 1938 when the remaining land was turned over. The property includes the "Battle Island" in the Oswego River and is approximately 235 acres in total size.

The popular golf course approximately 4 miles north of Fulton lies adjacent to the Oswego River and offers golfers magnificent views from a number of its fairways and greens. The 18-hole course is a challenging one for the "budding professional" and amateur player. The park is used in winter for cross-country skiing. The park and clubhouse is open seasonally between the months of April and November.

Attractions:

- Banquet Area
- Locker Rooms
- Pro Shop
- Snack Bar
- Clubhouse
- Lounge/Restaurant
- Lessons
- Practice Green
- Showers

vii. Lake Neatahwanta

Lake Neatahwanta is located partially in City of Fulton however; much of the

Lake is in the Town of Granby. Development of recreational facilities along the shoreline in the Town of Granby is precluded due to wetlands. Local residents utilize the lake for summer recreation and plans are currently being considered that would facilitate the development of a trail system from Bullhead Point to the North Bay Campgrounds. Trails would be developed that would link the camping area to future phases of development currently underway including a small commercial/concession area and an esplanade along the northeastern shoreline and other lakefront facilities in the City of Fulton.

b. Public Passive Recreation

i. New York State Canal Park

The New York State Canal Corporation maintains a public "passive recreation area" just south of the Hinmansville Bridge on Pendergast Road. This property is mainly open space with no docking or parking facilities but allows for picnicking. The site has no public facilities other than a modest open area with picnic tables and an excellent view of the canal and the Hinmansville bridge. A portion of the property includes an 11.92-acre island in the Oswego River known as Walter Island. This island is only accessible by boat and provides a rich habitat for riverine wildlife.

The Canal Corporation also owns a small 1.19-acre site approximately ¾ mile north of the Hinmansville bridge. This property is not currently proposed for any use but does provide informal public access to a number of residences along the shoreline.

ii. New York State Canal Flow Regulation Lands

Ox Creek is a major tributary to the Oswego River approximately 4 miles south of Fulton. The New York State Canal Corporation owns a number of parcels west of State Route 48 in a wetland area totaling approximately 446 acres. This land is predominantly regulated wetlands and serves to accommodate flow regulation of water levels in the stretch of the Oswego River above Lock 2 in Fulton. Although this land is not open to the public at large for active recreation it harbors a number of wetland species and is public open space that protects the upper water shed of Ox Creek from development pressure. Canoeists and kayackers frequent some portions of the upland flow. This property is useful for is wetland and open space protection.

C. Private Active Recreation

i. North Bay Recreation Area

The North Bay Recreation Area is located in the Town of Granby on the north shore of Lake Neatahwanta and is owned and operated by the City of Fulton. Approximately 59 acres is within town limits. Lake Neatahwanta is currently undergoing a number of improvements as the result of the 1994 Lake Neatahwanta Opportunities Plan and the *1996 Lake Neatahwanta Shoreline Development: Architectural, Marketing and Engineering Analysis* undertaken by the Lake Neatahwanta Reclamation Committee.

The current campgrounds provide 50 campsites for camping vehicles, 50 tent

sites, and 3 cabins open from spring to fall. The facility provides bathrooms, and has a dumping station for holding tanks. The campground allows waterfront access to the lake and fishing and picnicking facilities. There are no electrical hookups for campers but the campgrounds provides all of the normal facilities on a seemingly remote lake yet it is within 2 miles of downtown Fulton.

ii. Thunder Island Amusement Park

Thunder Island Amusement Park is a privately owned amusement park approximately 3 ½ miles south of the Fulton municipal boundary. Thunder Island is open seasonally from spring to fall and contains a water slide, bumper boats, a Ferris wheel, a miniature golf course and a number of games. It is a popular children's park that is frequented by local youths and draws visitors mainly from the Central New York and Greater Syracuse area. It is the only permanent amusement park in Oswego County. The Park also has a catering and banquet facility that is available for weddings, parties and other group events throughout the year.

iii. Fulton Soccer Association Soccer Fields

The greater Fulton Soccer Association is an association for youth soccer programs in the Fulton and Granby area. The private organization owns approximately 49 acres of soccer fields in the Town of Granby. The fields are the result of a fair amount of demand driven by local popularity of soccer and are utilized for the sport.

iv. Other

BILOU Roller Skating Rink has been operating on NYS Route 3 in Granby for many years.

Fulton Driving Range is a privately operated outdoor facility located on NYS Route 48 north in the town, not far from Battle Island State Park.

The Town of Granby employs a part-time youth recreation director who organizes a modest program of activities for youth aged 5 to 15 who reside in the town. Included are summer field trips, activities at the town's Community Center, roller skating and a swim and gym program at the YMCA. The program is funded in part by state funds.

B. Trends

1. Eco-tourism and Environmental Education

Eco-tourism is gaining popularity on a world-wide basis. Locations experiencing eco-tourism growth are developing ways to deal with the impacts of tourism development in sensitive natural environments. Many "naturalist" tourists are flocking to areas ranging from the Amazon, Belize, and the Galapagos Islands to local trips to view migratory songbirds in their native habitat on the shores of Lake Ontario or dive to Great Lakes shipwrecks. More and more people are becoming interested in the study of nature and our heritage through viewing wildlife in its natural habitat and naturalist recreation vacations.

Eco-tourism normally consists of guided tours of nature at its best, in the wild and

under "primitive" conditions. Tours range from guided tour boats or white water rafting excursions to hiking or climbing in order to develop an appreciation for the environment, wildlife and the study of ecology.

2. Wildlife Conservation

Over the past 25 years, an increasing awareness of our impact upon the environment has evolved. Efforts to save endangered species are common knowledge from the comeback story of the bald eagle to the controversy over the spotted owl in the northwest. Locally people are recognizing that open space for wildlife habitat must be conserved in order to provide for the future of outdoor pursuits like hunting, fishing, trapping, and viewing wildlife. Groups like Save the County, The Nature Conservancy, and Oswego County Sportmen's Federation are helping encourage cooperation between public agencies and private landowners to deal with local issues and concerns. These groups open avenues of communication for concerns ranging from providing adequate open space for hunting and trapping to providing information to the public regarding conservation of the local fishery.

3. Greenways and Trails

Greenways are an important trend nationally and locally. Greenway planning is taking place from the populous Hudson Valley area to remote river valleys like the Salmon River. As part of a wider movement to protect linear features in the landscape, greenways are created around canals, water fronts, rivers and coastlines. Greenways protect the natural areas of open spaces along key resources including lake shores, rivers and coastal zones. The greenway concept is to keep the corridor "green" with natural vegetation and create a "way" or trail system that connects points of interest along the corridor. Greenways have direct or indirect human benefit and use providing for hiking, wildlife observation, environmental interpretation, historical interest, fishing access and streambed or shoreline protection. In summary, they create a quality lifestyle for local residents.

Perhaps the greatest greenway success story of the last 10 years has been the conversion of abandoned railroad corridors into recreational trails in towns, and cities. As of February 1995 there are over 644 sites and 7,000 miles of former railroad corridor nationally which provide recreation to walkers, hikers, bicyclists, runners, wheel chair recreation, equestrians and cross-country skiers. Many trails provide non-motorized, year-round recreation while others provide for seasonal snowmobile use. Presently, 650 sites in every state include railroad right of ways being converted for recreational use. Greenway advocates throughout the county envision these corridors as an integral component of interconnected trails and transportation corridors including old canals, scenic river corridors, coastal areas and other remnant lands.

Much of this interest in trails and recreation corridors was catapulted by the Intermodal Surface Transportation Efficiency Act of 1991 (ISTEA). In this federal legislation, rail-trail conversion was listed among the 10 specific enhancement recommendations.

Approximately 17% of ISTEA funds have been granted to rail trail projects. Recreation trails take the form of linear parks that connect park, recreation and open spaces together providing an alternative to driving as a means to access recreational facilities. The Oswego County Snowmobile Association also supports trail development for all types of uses and wants to be included in multi-season, multi-use trail development.

4. Historic Tourism

Local history is an integral part of Oswego County's parks, recreation and open space potential. Local historians see history and local heritage as a special component of the recreational potential of the county. Museums and underwater parks are growing in popularity both nationally and locally, providing an important framework for education, interpretation and investigation of local resources.

Agriculture also has a strong history in Oswego County and provides a tie to the open space component of the plan. Large farms provide the opportunity of understanding local agricultural history and provide a vehicle for learning and agri-tourism which is growing on farms, orchards, and during seasonal festivals.

5. Natural Parks and Interpretive/Educational Programs

There is a national and local trend toward natural/heritage interpretation and environmental educational programs. Many communities run comprehensive programs in environmental education. Locally, education programs are run at the Rice Creek Field Station. Plans for an outdoor "nature as a classroom" area along eastern Lake Ontario are underway. At the same time, interpretation of our local natural and historical resources is occurring along places such as the Seaway Trail and many other greenway areas in the county.

6. Zoning to Protect Rural Character

The Town of Granby Community Survey overwhelmingly noted that residents like the town's rural setting and rural nature. Rural character refers to the balance of the natural environment and the limited built environment in a rural area.

C. Opportunities and Constraints

The development of a town park, recreation and open space plan allows for the future location and development of the present and future needs of town residents.

Opportunities for funding become available once a park plan is adopted.

A friends of the parks/open space group can assist in the care and development of the parks.

The incorporation of design standards into park facilities and zoning will improve the design and accomplish a high quality park system.

D. Goals, Objectives and Strategies

GOAL: PROVIDE AN ADEQUATE AND INTEGRATED SYSTEM OF PARKS AND RECREATIONAL FACILITIES THROUGHOUT THE TOWN TO MEET THE NEEDS OF THE TOWN RESIDENTS.

OBJECTIVE 1: Complete and adopt a town park, recreation and open space plan that offers innovative and cost effective network of recreational facilities and neighborhood and community parks for current and future residents.

STRATEGIES:

a. Initiate a program for locating and developing a cost-effective network of public parks to serve the present and future needs of town residents.
b. Establish a coordinated program to preserve environmentally sensitive land and important scenic areas in the Town of Granby.
c. Coordinate development of the town's park, recreation and greenway system with the efforts of surrounding municipalities.
d. Maintain a continuous network of wildlife habitats and reserve corridors for wildlife.
e. Investigate the feasibility of a consolidated park system with other municipalities to optimize spending of scarce public funds.
f. Aggressively pursue grant opportunities.
g. Establish a town park naming policy.
h. Encourage "friends of parks" volunteer groups to assist in park care and development.
i. Develop guidelines for memorial donations of land or money to be used to enhance a town park system.
j. Encourage development of park, open space or nature/family area on the NYS Canal Park on Pendergast Road.

GOAL: IMPROVE DESIGN CRITERIA AND EVALUATION PROCEDURES TO ACCOMPLISH A HIGH QUALITY PARK SYSTEM

OBJECTIVE 1: Establish design criteria for park facilities and programming.

STRATEGIES:

a. Consider the mobility-impaired population of the Town of Granby in all planning and construction phases.
b. Consider the aesthetic setting of the town in the planning and development of parks, open space and municipal projects.

c. Enhance the enjoyment of the town's special character and unique features and promote the appreciation and preservation of its and Oswego County's important educational, environmental, historical and cultural areas.
d. Provide recreational and educational opportunities for people near their homes and work places.
e. Develop an interconnected network of town parks and trails to provide active and passive recreational opportunities for all town residents.
f. Ensure to the greatest extent practicable, compliance with the requirements of the Americans with Disabilities Act of 1990 and successive revisions.
g. Provide a comprehensive year-round program of basic recreational activities and facilities for all town residents.
h. Maximize inter-municipal cooperation and partnerships between the public and private sectors to deliver high quality recreational services for town residents.
i. Utilize citizen participation to evaluate programs and facilities related to parks, open space and leisure activities.

GOAL: PROVIDE LEISURE FACILITIES AND RECREATIONAL PROGRAMS TO BEST MEET THE NEEDS OF TOWN CITIZENS

OBJECTIVE 1: Provide athletic facilities to fulfill the leisure needs of town citizens.

STRATEGIES:

a. Provide facilities and programs for senior citizens so that their increased leisure time can be used to maintain mental and physical health.
b. Maintain and develop facilities to allow interpretations of the culture, heritage and natural phenomena of the community.

GOAL: IMPROVE MAINTENANCE PROGRAMS FOR PARKS, OPEN SPACE AREAS AND LEISURE FACILITIES

OBJECTIVE 1: Continue efficient maintenance of parks and public open space.

STRATEGIES:

a. Ensure adequate revenue for the operation of parks, open space and leisure facilities.
b. Provide for the security and safe use of all park facilities by the general public.
c. Encourage development of NYS Canal Park on Pedergast Road (open space/nature family area).

OBJECTIVE 2: Improve the environment and preserve and protect it from degradation.

STRATEGIES:

a. Protect natural resources, selected open space, environmentally sensitive areas and unique natural areas.

b. Protect water and air quality and minimize impacts from erosion, sedimentation and drainage.

c. Ensure a fair distribution of the costs and benefits of open space.

IX. ECONOMIC DEVELOPMENT

A. Existing Conditions

1. Introduction

The economic vitality of the Town of Granby area depends on the economy of the Cities of Oswego/Fulton, the whole of Oswego County, as well as Syracuse/Onondaga County and the other neighboring counties. This regional dependence exists because many of the residents of the Town either work outside the Town or the County as illustrated by the worker commuting patterns (Figures 1 & 2). 2000 U.S. Bureau of Census data is not available for community patterns at this time (2/26/02). Farms and other enterprises also depend on obtaining their income through regional markets that can be dependent upon the vitality of the surrounding region as well as the national or international marketplace.

2. Regional Labor Force

The labor force consists of those persons 16 years of age and older who were employed or are actively seeking work at any given time. The New York State Department of Labor considers the Syracuse Labor Area to include Cayuga, Madison, Onondaga and Oswego Counties based on commuting patterns and the regional influence of the Syracuse Metropolitan Statistical Area (MSA). In May 2000, the Syracuse MSA averaged 354,000 employed workers.

Figure 1: Employed Residents: Greater Syracuse Area (MSA)

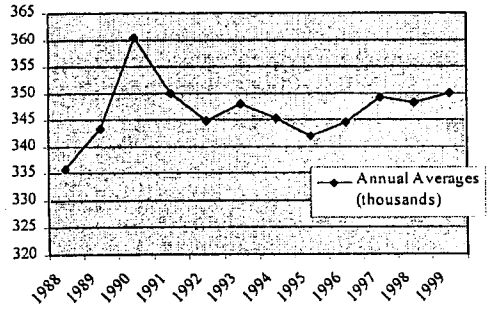
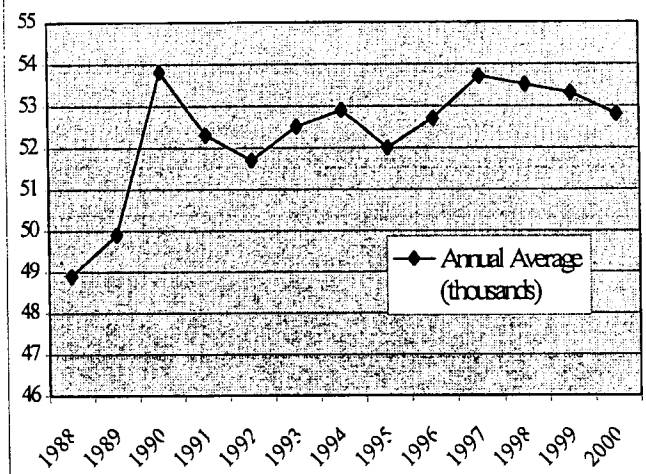


Figure 2: Employed Residents in Oswego County



3. County Labor Force

Oswego County's segment of the Syracuse Labor Area increased from 14.6 percent in 1988 to a high of 15.3 percent of the total employed in 2000 reaching an annual average of 52,800 people. Therefore, employment levels within the county are increasing slightly (compared to the MSA's rate of increase) while experiencing fluctuations similar to the greater Syracuse area during the past ten years.

4. Granby's Labor Force

Granby's workforce has continued to experience a favorable rate of increase when compared to the county and region. In 1990, Granby's employed

labor force was estimated at 3,010 employed workers, comprising 5.6 percent of the County's employed workers and 0.084 percent of the Syracuse MSA. 2000 U.S. Census data is not available at this time (2/26/02). However, Granby's employed labor force increased 142.2 percent from 1960 to 1990 (Figure 5) while the County's employed labor force increased by only 82.4 percent. Similarly, Granby's population grew by 89.23 percent while the county's only increased 42.10 percent from 1960 to 2000. Increases in Granby's population and employed workforce have outpaced the county increases in population and workforce from 1960 to 1990.

5. Employment by Industry Sectors

Nearly a third of Oswego County's workers were employed in the service sector in 1990. Another 21.3 percent were employed in the wholesale and retail trade sector, with 21.1 percent in the manufacturing sector.

Unlike Oswego County, Granby's highest percentage of employment in 2000 was in the manufacturing sector, as Tables 1 and 2 illustrate. Granby had 27.1 percent of its working residents in that field, while Oswego County had decreased to only 21.1 percent. Granby and Oswego County experienced significant increases in the service sector, which had become the most prevalent sector for county working residents by 1990. Wholesale and retail trade also showed significant increases in Granby and the County during the time period.

Table 1. Employment By Sector Trends: Oswego County Workforce

Oswego County working residents	1960		1970		1980		1990		overall change
Agriculture, forestry, fisheries, & mining	3,642	12.8%	1,037	3.1%	934	2.2%	923	1.8%	-74.7%
Construction	1,683	5.9%	2,769	8.2%	2,907	7.0%	4,362	8.4%	159.2%
Manufacturing (durable & non-durable goods)	11,231	39.5%	11,308	33.3%	12,003	28.7%	10,951	21.1%	-2.5%
Transportation, Comm. and other public utilities	1,602	5.6%	2,198	6.5%	3,394	8.1%	5,722	11.0%	257.2%
Wholesale & Retail Trade	4,410	15.5%	5,983	17.6%	7,646	18.3%	11,040	21.3%	150.3%
Finance, Insurance, Real Estate	868	3.1%	930	2.7%	1,456	3.5%	2,065	4.0%	137.9%
Service	3,959	13.9%	8,487	25.0%	11,619	27.8%	15,287	29.5%	286.1%
Government	1,044	3.7%	1,207	3.6%	1,802	4.3%	1,531	3.0%	46.6%
Totals	28,439		33,919		41,761		51,881		82.4%

Source: US Dept. of Commerce: Bureau of the Census - 1960, 1970, 1980, 1990

Table 2. Employment By Sector Trends: Town of Granby Workforce

Town of Granby working residents	1960		1970		1980		1990		overall change
Agriculture, forestry, fisheries, & mining			90	5.5%	79	3.6%	105	3.5%	
Construction			166	10.1%	104	4.7%	236	7.8%	
Manufacturing (durable & non-durable goods)	637		635	38.5%	860	38.7%	817	27.1%	28.3%
Transportation, Comm. and other public utilities			80	4.9%	122	5.5%	178	5.9%	
Wholesale & Retail Trade	154		293	17.8%	391	17.6%	794	26.4%	415.6%
Finance, Insurance, Real Estate			62	3.8%	82	3.7%	74	2.5%	
Service	122		267	16.2%	486	21.9%	749	24.9%	513.9%
Government	40		55	3.3%	96	4.3%	57	1.9%	42.5%
Totals	953		1,648		2,220		3,010		215.8%

Source: US Dept. of Commerce: Bureau of the Census - 1960, 1970, 1980, 1990

The national, state and local economies consist of various activity sectors. Each sector consists of business types that comprise the local and regional employment base, which can in-turn influence local and regional population levels.

Within Granby as well as Oswego County as a whole, employment levels increased significantly from 1960 to 1990 helping to drive the overall population increase felt in the Town and County. Such employment increases

were also influenced by the percentage of women entering the workforce during that time period.

6. County Business Types

Businesses in the county have also increased, experiencing a 52.7 percent rise in the number of business establishments from 1980 to 1999 shown by Table 3.

While Granby may not have a high number of businesses within the town boundaries, it has benefited from the increase in businesses of all types throughout the county and the region by serving as a "bedroom community" where people live and in-turn commute to nearby jobs. Such commuting patterns have been evident in many parts of the country after WWII as improvements in highway construction have made daily commutes more accessible within a relatively short period of time.

Table 3. Business Establishments* by Industry
Oswego County

	Number of Establishments				% Change
	1980	1985	1990	1997	80-'97
Agricultural Services	18	11	22	36	100.0
Mining	3	3	6	3	0.0
Construction	96	142	287	242	152.1
Manufacturing	90	104	103	115	27.8
Transportation, Communication and Public Utilities	47	57	79	92	95.7
Wholesale Trade	76	93	95	95	25.0
Retail Trade	472	525	624	623	32.0
Finance, Insurance and Real Estate	114	117	139	150	31.6
Services	341	460	552	659	93.3
Non-Classified	69	178	60	11	-84.1
Total	1,326	1,680	1,967	2,026	52.8

* Establishments with payroll

Source: County Business Patterns, New York, Bureau of the Census: 1980, 1985, 1990, 1997

7. Distribution of Income

According to the 1990 U.S. Bureau of the Census, Tape File #3, the median family income in the Town of Granby (1989) was $31,502. In the county the model based estimate of median income was $35,809. The per capita income in Granby (1989) was $12,953 versus $11,792 in Oswego County.

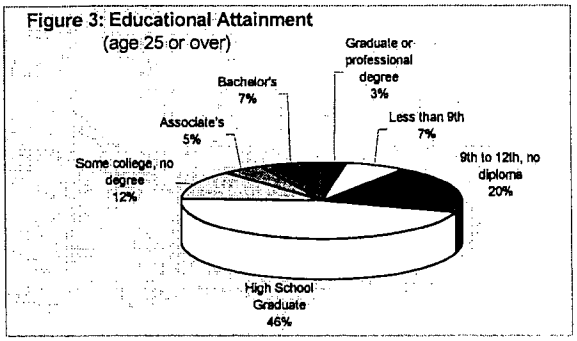
Table 4: Income Class and Number of Families

Income Class	Number of Families
$0-9,999	174
$10,000-19,999	276
$20,000-29,999	438
$30,000-39,999	350
$40,000 +	705

Source: 1990 U.S. Bureau of the Census, Tape File #3. (2000 U.S. Census data not available as of 2/26/02).

8. Education Levels

Levels of aptitude and training are important to any labor force. The national trend toward a more highly skilled and proficient workforce underscores the importance of education and training. As major employers seek workers with certain levels of training and/or education, they often locate in areas that can offer a compatible labor supply over time (among other factors). Nearly three quarters of Granby's adults aged 25 or over had a high school degree or some college in 1990, while 15 percent had college degrees.



(2000 U.S. Census data not available as of 2/26/02).

B. Trends

1. Tourism

There is a trend countywide to make Oswego County a year-round tourism destination for the entire family. It is already the number one fishing destination in New York State. The projects underway county wide include the Canal Corridor Initiative along the Oswego River which is part of the New York Canal Recreationway Plan along the Barge Canal. The expansion of Fort Brewerton historic site, projects in the Salmon River Corridor, and further development of the snowmobile trail system in the county are also underway to aid with tourism.

2. Employees

People are living longer and the number of people over 65 has increased. As such, the US Administration on Aging encourages planners and policy makers to take this aging population into account when making long range plans. Retirees are a valuable resource to the community and businesses and are able to volunteer and take part-time jobs as skilled employees.

Training for existing jobs is key to keeping children in the area. Industries that cater to the elderly are a growth area of the economy particularly housing and health care. Many manufacturers in the area have employees who have worked in the plants for decades who are reaching retirement age. Some plants have 20 to 30% of their employees who will be retiring in the next three years. This means that jobs will be opening for those skilled in technical fields.

3. Farming Trends

According to American Farmland Trust, suburban sprawl and scattershot development destroys one million acres of farmland a year. Farmland contributes more to state and local tax bases than it requires in public services and the sale of farm products is a wealth generator for the local community. As U.S. farmland disappears, so does our ability to grow fresh, locally produced food, making us more dependent on foreign agriculture. As farmers are forced to work less productive land it becomes harder to protect the environment from erosion and other non-point source pollutants. As American farmland diminishes, so do the "roots" in our unique cultural, educational and political institutions which crafted our nation.

NYSDEC has required confined animal feeding operations permits for large live stock farms. In the context of a globalizing food system, increasing on-farm economic efficiency is insufficient to maintain farms and rural communities in the northeast, a conclusion the New York State Sustainable Agriculture Working Group (NYSAWG) marketing committee reached in 1994. The problem is a lack of appropriate markets for safe, healthful, locally produced

foods that both use environmentally sustainable production practices and sustain economically the people who produce them. Because of the low per unit profit, producing ordinary raw agricultural products for regular markets can be economically sustainable only for large farms and part-time farms. Also, large processors generally buy from large farms which does not bode well for the economic sustainability of smaller farms and the rural communities they support. Small scale processors have problems similar to other small businesses including marketing, product liability insurance, cost of employees, taxes, government regulations and financing. There is also a need to better inform local zoning/planning boards about small-scale food processing.

4. Power

According to an article in the *Empire State Report*, the price of electric power in NYS is above the national average. Over the past few years, the state Public Service Commission's (PSC) change in policy has prompted many of the state's major utilities to sell generating facilities to make way for a more competitive market. This competition will reduce utility rates. In 1997/1998 the PSC reached agreements with the utilities to "modestly" reduce rates and phase in the transition to a competitive market. These rate agreements have been extended to 2002 or 2003 and protect the utility companies from potential financial distress due to competition. The transition was structured to give utilities time to reduce old debts. National Grid has a competitive transition charge which accounts for 25-50% of a customer's total bill. This helps National Grid pay off costs associated with long-term power purchase contracts and its nuclear investment.

5. E-Commerce and Retail

E-commerce is expected to increase to $187 billion by 2004. In 1999, an estimated 17 million households spent over $20 billion on-line, which is more than double the $8 billion spent in 1998. Large corporations such as Wal-Mart, Ford Motor Company and General Motors are investing millions to develop on-line stores. Some e-commerce trends include:

- The average annual on-line expenditure per buyer is projected to double to $967 in 2002.
- On-line sales have increased 600% since 1997.
- By 2002, more than 67 million Americans (30%) will shop on-line.

The top five products purchased on-line were books, music, travel services, toys and software.

In 1998, 21% of NYS revenue is provided by sales tax. With internet sales increasing, NYS is not collecting its fair share which may decrease overall sales tax collected. A software automatic calculation package provided by a third party is being proposed which would calculate and allocate the appropriate amounts to each state. Many states are requiring sales tax on internet sales. Congress is investigating sales tax policy.

6. Competition in World Economy

Several national trends have influenced and/or are likely to influence the economic development of the Town of

Granby. Two of them are integrally related. The emerging world economy with reductions in trade barriers is one of the factors driving efforts at increased corporate efficiency in order to enhance competitiveness. Unfortunately for many workers, corporate efficiency often translates to "down-sizing." This has been seen in Oswego County where consolidation of operations resulted in the closing of the Miller Brewery and where major investments in modernization and increasing production capacity by firms such as Nestle and Alcan have not necessarily resulted in increased employment. On the other hand, consolidation has resulted in an increase of 100 jobs at Sealright and, as production processes become technologically more sophisticated, the skills needed by employees change creating the potential for increased productivity and wages. Also, the increased capital investment in production facilities may make employment more secure for the employees whose jobs remain.

7. Retailing

Another trend that affects all areas, including the Town of Granby, is the ever changing nature of retailing from the predominance of shopping malls in the 70s, to the explosive growth of discounters in the 80s, and the resurgence of strip centers in the 90s. The Cities of Oswego and Fulton have seen the decline and renewed interest in downtowns. As shoppers seek goods at malls in Onondaga County and shopping centers in Oswego County, small independent retailers have had a tough time competing. Marketing strategies of major retailers have reshaped the retail marketplace with new construction of large grocery stores and discounters like Wal-Mart and K-Mart entering the market.

8. Government Taxation and Regulation

Another trend of late has been an increasing focus on the impacts of government taxation and regulatory policy on the economy. Although these issues are much too complex to fully explore in this document, three issues locally are clearly relevant to the comprehensive plan: property taxes, land use regulation and the impacts of incentives to business investment in the county.

The ongoing concern over school, municipal and county property tax rates has been raised to a new level of concern by the restructuring of the electrical power industry.

According to the 1999 Annual Financial Report for Oswego County, real property tax levy has steadily decreased and revenue from other sources have increased, while 2000 appropriations are still lower than 1995 levels. The county's sales tax revenue has increased each year. Towns and villages have been able to utilize these revenues to lower taxes or keep rates stable.

9. Regional Trends

In 2000, the job count in the Syracuse Metropolitan Area (Cayuga, Madison, Onondaga, and Oswego Counties) reached a record high and unemployment was about 4.1%, the eight month unemployment average for 2001 was 4.3% (Jan. – Aug.)

Job growth in the area was strongest in the services, transportation and construction industries. Growing industries include electrical equipment assemblers, furniture stores, grocery stores, restaurants and transportation equipment manufacturing (New Process Gear). The insurance and wholesale trade sectors experienced decline. Service employment experienced record high levels and accounts for 30% of all local jobs. Service sector employment includes education, health, and social services.

Labor shortages are developing at all skill levels, from entry-level jobs to high-tech engineering and computer related positions. The Metropolitan Development Association is focusing efforts to increase the local population and local jobs and lift wages in the area, especially in the environment systems and services, electronics and instrument technologies, health care, education services and information management services sectors.

10. County

Over the past twenty years Oswego County's unemployment rate has consistently been higher than the other counties in the region. In August of 2001 it was at 5.2%.

C. Opportunities and Constraints

1. Farmland Protection

There are numerous creative options to protect farmland from conversion or disuse. Oswego County's agricultural and farmland protection plan considered several of these.

Conservation easements are a legally binding recorded interest in property giving a qualified public or private agency the right to prohibit any practice, use, subdivision or development that is contrary to conservation purposes. Terms are negotiated on a case-by-case basis. Landowners may be permitted to deduct the fair market value of donated easements for income tax purposes. An easement should also reduce local property taxes if the assessor recognizes that the limitation on future uses affects the taxable value of the property.

The purchase of development rights (PDR) is when the owner is paid for development rights that are lost. A government agency buys "development rights" or an easement that permits it to prohibit practices, uses and development of land in violation of the document. The government agency cannot develop the land and gives the landowner appropriate compensation. The key is a landowner retains other rights of ownership, but cannot subdivide or develop the farmland. This program preserves farmland for permanent agricultural use while keeping the parcel on the tax rolls and contributing to the tax base. PDR's offer an opportunity for a retiring farmer to realize the development value of the property while passing on or selling the farm operation. This can encourage agriculture to remain in the community.

Transfer of development rights (TDR) is when the owner sells the right to develop their land to another landowner who may then use the right to build additional structures. This method restricts future development of the property. The land to be protected from development or the "sending property" transfers its

development rights to a "receiving property" thereby increasing the development density legally permitted on the receiving property. TDR's are most effective in areas where development rights are in demand and developers will pay, and must be addressed in the local zoning ordinance.

Land trusts are non-profit tax exempt organizations legally authorized to own land or legally accept conservation easements for resource protection purposes. A land trust secures an economic return for the original owner and protects special environmental conditions.

Right-to-farm laws give local support and protection to farming practices when the ability to conduct farming businesses is threatened. The right-to-farm law is local or state legislation designed to protect a farmer conducting normally accepted agricultural practices. Normal operating activities are defined as plowing, spraying, manure application, or harvesting. This does not protect the negligent. In some cases, peer review is established to decrease neighborhood conflict. At the local level, complementary actions can include implementing consistent zoning policy, preventing restrictive zone changes on agricultural land and permitting zone changes that allow diversification of income sources on the farm.

The NYS Agricultural District law gives specific benefits to farm owners by enabling the formation of a legally recognized geographic area dedicated to protecting and promoting farmland. (See Plate 21) The district is reviewed and certified every eight years. It provides the farmer with some security that farming will continue in the area covered by the district. The agricultural district law allows property earning at least $10,000 income from agricultural operations to apply to the town assessor for an agricultural exemption. Agricultural land tax exemptions are limited to land primarily used for agricultural production and exemption applies to special assessments and other fees imposed within improvement districts.

Zoning is another method used to protect farmland. Pre-approval of certain types of development is one way to encourage development in specified places and maintain existing farmland. Agricultural zoning is a legally binding designation of land uses, including type, amount, and location of development. It restricts uses to agriculture and related uses with a required large minimum lot size. Performance zoning allows residential development in an area when land accumulates enough "points" by virtue of available services, such as water, sewer or lights.

A bargain sale is when an owner will sell land at less than fair market value to government, non-profit, or private organization. The difference between the fair market value and agricultural value is considered a gift. In return, the seller receives tax breaks.

Tax assessment for agricultural uses was created to reduce tax burdens. The maximum tax rate or ceiling for agricultural land is set for an acre on the basis of soil type and its productive value. Presently, tax relief is given to farmers for new construction and additions. New farm buildings are tax exempt for a period of ten years, after

which they are assessed and taxed at full market value.

Marketing is important to farmland protection at the local and regional levels. Communities need to make sure residents know local farm products exist. The benefits of a public relations campaign can be increased sales, cheaper products, knowledge of the point-of-origin, and better quality. Local products could be used as part of a tourism campaign including point-of-origin labeling, farmers markets, agri-tourism and community supported agriculture.

Education programs in schools can encourage an interest in agriculture at a young age and a continuing appreciation as adults. Today's farmer must be knowledgeable about the science of agriculture as well as schooled in the business aspects of running a farm. Organizations that offer education programs are BOCES, Future Farmers of America (FFA), Farm Bureau, Cooperative Extension and 4-H. Another idea is a mentor program that could match experienced farmers with a youngster. Willing farmers can pass on agricultural knowledge to the students who in return would provide extra labor. Public education is also important because the number of non-farmers far outnumber the number of farmers in the county. If a community does not appreciate agricultural resources and is not aware of the problems facing farmers, it is nearly impossible to gain the public support necessary to protect agriculture.

When examining possible protection options for the Town of Granby, it is important to look at the preservation, conservation, and economics of farmland. Conservation can be accomplished by restricting development or using best management practices to protect farmland. Management needs to be addressed to increase farm profitability. This could include direct marketing, a clearing house/network of resources, new processing options, education and improvements in agriculture such as research and development to enhance productivity.

2. E-Commerce

E-commerce is an opportunity for economic growth and has implications for rural commercial development. The competitive advantage of the town could increase by keeping up with telecommunication infrastructure. This will help lure new businesses and help expand current businesses and home occupations. Federal and state funding and regulatory support are crucial to extending telecommunications infrastructure.

3. Alternative Agricultural Products

Expanded market opportunities exist for alternative foods such as cranberries and goat meat. There are greater numbers of ethnic immigrants settling in the US and there is a high demand for goat meat in NYC. Goats will eat woody brush. The Town has plenty of brushy vacant land which could be converted to goat pasture.

4. Forestry

Approximately 75% of forest resources in New York are held in private ownership. Timber theft on state and private lands is up as are the prices for

hardwoods. Forestry management plans for timber harvest are opportunities for residents to sell timber and receive income. Section 480 and 480-a of the Real Property Tax law may allow owners of parcels of land used for growing commercial timber certain property tax exemptions in return for a strict 10-year management plans for addressing timber harvest. Exemptions could have a significant impact on rural tax bases, but could also reduce the trend towards parcelization, maintain open space and support primary and secondary forest industries as well as employment opportunities.

5. Survey Results

The Town of Granby Comprehensive Plan survey noted the need to increase the town's tax base, expand economic development, and retain productive farmland and need for development with infrastructure support.

D. Goals, Objectives and Strategies

GOAL: **DEVELOP A LOCAL ECONOMY WHICH PROVIDES GOOD JOB AND BUSINESS OPPORTUNITIES, NECESSARY GOODS AND SERVICES, AND THE STRONG, STABLE LOCAL TAX BASE NEEDED TO SUPPORT GOVERNMENT SERVICES AND PUBLIC EDUCATION.**

OBJECTIVE 1: Develop and support the development of industrial and major commercial employment sites which have all necessary public services and which are compatible with existing land use patterns in the town.

STRATEGY:

a. Evaluate where commercial and industrial employment sites are compatible with existing land use and have or could develop adequate infrastructure and amend zoning to reflect these sites.

OBJECTIVE 2: Identify sites appropriate areas where all types of desirable and needed commercial activities and community services can occur so that location of developable sites will not be a hindrance to entrepeneurship or to providing needed services in the town.

STRATEGIES:

a. Amend zoning to more clearly define residence-based home occupations and allow in appropriate areas.

b. Locate appropriate planned commercial districts to meet projected future commercial land use needs and amend zoning to reflect these areas.

c. Identify and promote rural hamlets and traffic controlled intersections on minor arterial and collector roads at appropriate locations for consideration as planned "neighborhood commercial nodes to serve the needs of rural residents and tourists.

OBJECTIVE 3: Develop and promote the development of facilities and attractions necessary to insure the continued growth of the tourism economy.

STRATEGIES:

a. Work with the county to develop a county-wide recreational trail system.

b. Support and/or develop improved access to public lands such as improved parking areas, trail heads, and ancillary facilities.

c. Review zoning ordinance and make changes needed to allow tourism support facilities and businesses in appropriate areas.

OBJECTIVE 4: Protect important and significant farmland resources to insure that agriculture continues to be a major contributor to our local economy and a wise use of our natural resources.

STRATEGIES:

a. Conserve agricultural areas with emphasis on those which may have favored combinations of slope, climate and soil conditions for special crops. Conserve land used for animal products.

b. Promote agri-tourism.

c. Continue efforts to strike a balance between wetland and environmental protection and rural economic needs which will allow the continuation of a viable muck farming industry in the town.

OBJECTIVE 5: Provide a regulatory climate that is predictable, fair and efficient while protecting the quality of life for town residents.

STRATEGIES:

a. Provide access to a comprehensive land use regulation-training program for local legislative, planning and zoning officials in the town.

b. Advocate proactive solutions and flexible regulatory approaches to environmental issues so that regulations do not become a hindrance to appropriate development.

OBJECTIVE 6: Promote a regulatory framework which provides for necessary access to mineral resources while protecting the interests and addressing the concerns of local communities.

STRATEGIES:

a. Advocate changes to the State Mined Land Reclamation Law to allow for meaningful local input into the DEC mining permit process.

b. Review sand and gravel resources and their locations and consider this when revising the zoning ordinance.

OBJECTIVE 7: Target economic development opportunities especially those related to small business development.

STRATEGIES:

a. Support small business development programs, especially those targeted to tourism related businesses.

b. Support construction of a wide range of housing types in the town to maximize the local economic benefits from meeting residents' housing needs.

OBJECTIVE 8: Utilize tourism development concepts.

STRATEGIES:

a. Support recreation and tourism business expansion, retention and recruitment via existing economic development assistance programs.
b. Encourage tourism themes that highlight the town's natural resources and history.
c. Improve the cooperation, interaction and information between public and private sector decision-makers regarding tourism
d. Participate and support the Canal Corridor Initiative groups.
e. Participate and support the Lake Neatahwanta Reclamation Committee.

X. LAND USE AND COMMUNITY DESIGN

A. Existing Conditions

The land use and community design section of the plan pulls together themes from throughout the other sections of the plan. This section puts them into the context of how we use land and design our community in order to enhance our quality of life. The purpose of the inventory section is to show current land use patterns in order to identify and predict future impacts of land use on the town and county.

Real property assessment records are one of the existing sources of this information. These categories are described below. Data variables include the property type, classification and ownership codes compiled and overseen by the Oswego County Department of Real Property Tax Services in accordance with the New York Division of Equalization and Assessment Assessor's Manual.

- Agricultural - Property used as part of an operating farm and which does not contain living accommodations.
- Residential - Property used for human habitation. Living accommodations such as: hotels, motels and apartments are included in commercial category.
- Vacant Land – Property that is not in use, is in temporary use, or lacks permanent improvement.
- Commercial – Property used for the sale of goods and/or services.
- Recreation – Property used by groups for recreation, amusement and entertainment.
- Community Service – Property used for the well being and assembly of the community.
- Industrial – Property used for the production and fabrication of durable and non-durable manmade goods.
- Public Services – Property used to provide services to the public.
- Wild, Forested, Conservation Lands and Public Parks – Reforested lands, preserves, and private hunting and fishing clubs.

The following table shows the amount of acreage for the above mentioned property classes within the Town of Granby for the year 2000. The data used was taken from real property tax parcel classification records.

Table 1. Current Granby Property Class and Acreage

Property Class	Acres
Agricultural	7,866.77
Commercial	537.36
Community Service	132.31
Industrial	298.53
Public Service	313.35
Recreation	297.79
Residential	11,872.30
Vacant Land	6,794.93
Wild, Forested, etc.	286.38
TOTAL	28,399.72

From looking at these numbers, it can be seen that most of Granby's acreage is

classified as residential. Agricultural and vacant land are also large property classifications within the town. The smallest amount of acreage in Granby is in community service.

In addition to real property assessment records, it is necessary to examine the following in order to gain a better understanding of lands that are best suited for future development or specific types of land use:

- current zoning map
- point land use map
- agricultural districts
- flood hazard areas
- wetlands
- soils limitations
- public water districts

The Town of Granby adopted a comprehensive zoning ordinance ~~which has been updated August 22, 2001~~. Since then, it has been amended on ~~three other~~ occasions, the last being in August 2001. The town's zoning map that accompanies the zoning ordinance has been provided (see Plate 21) and shows the location of each zoning district, as of 1975. From looking at the map, it can be seen that most of the land in Granby is zoned agricultural. The business district is located on either side of County Route 3, east of the intersection of County Route 8, abutting the City of Fulton limits. The R-2, or Residential, district is located to the east of County Route 14, south of Route 176.

The existing point land use is shown in Plate 1. It can be seen that the majority of Granby's land contains single family homes, manufactured homes, and farmsteads. These are mostly located along the major and minor roadways throughout the town. Scattered among these are some neighborhood businesses and community facilities. Most of Granby's commercial development is located either on or near the intersection of County Route 3 and County Route 8, and near the City of Fulton limits.

The map of existing agricultural districts is shown in Plate 20. From this map, it can be seen that the majority of agricultural use is in the southern and central region of Granby.

The map of soil limitations (Plate 10) shows sites in Granby which are best suited for sanitary disposal fields, and therefore for development. The limitations are ranked according to the level of drainage, permeability, watertable, and slope. As can be seen from the map, the areas that are least suitable for development are near Lake Neatahwanta and Ox Creek.

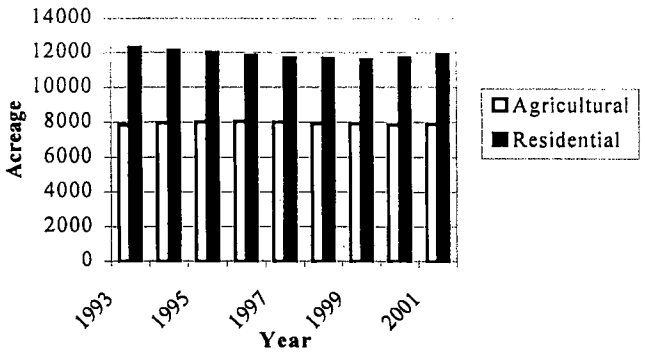
The map of state regulated wetlands is shown in Plate 7. This map depicts three divisions of wetlands: class 1, class 2, and class 3 (refer to the natural resources section for definition of each classification). The map of flood hazard areas is shown in Plate 9. Similar to the soil limitation map, these maps show the most critical areas are near Lake Neatahwanta and Ox Creek.

Granby's public water districts can be seen in Plate 17. Though few in numbers, these districts extend from the existing public water from the city of Fulton and are located mostly in areas of low limitations for development.

B. Trends

When planning for future land use, it is necessary to examine trends in such areas as population, housing, as well as land use on a local, county, and state level. From this, a better prediction as to where a town's future is headed can be made.

Figure 2. Granby Land Acreage Trends 1993-2001



Granby's population has increased by 10.5% from 1980 to 2000. Due to the increase in population, Granby's housing stock has also risen (discussed in more detail in section VI). Also changing was Granby's land use patterns. Table 2 shows the recent trends in land acreage for the town of Granby over a nine-year time frame. From this table it can be seen that Granby is slowly experiencing an increase in residentially classified lands. The following sections will explore general trends in land use on a county and state level and can be used to better understand the land use trends within the town of Granby.

1. Agricultural

Decreases in agriculture are consistent with trends in the county and at the state level. According to the *1992 Census of Agriculture for Oswego County* the number of farms decreased from 831 in 1978 to 659 in 1992. A 21.1% decrease in the number of farms from 1978-1992. This change reflects a county loss of 29,015 acres from farming. The average size of a farm in the county. However, according to NY Agricultural statistics, from 1987 to 1998, a total of 105 farms were lost. This would be a 12.6% decrease or 11,200 acres. The trend is also consistent with a statewide trend from 1990 to 1999 in which approximately 5,000 farms were abandoned.

2. Growth Rates

The increase in residential parcels is also consistent with a regional trend. According to Brad Edmondson, Former Editor, *"American Demographics"*, Upstate New York will grow faster within the next 20 years and there will be moderate economic growth due to the ease of home building. City core populations will decrease; which has been the case in the Cities of Fulton and Oswego which have experienced an estimated –9% and –6.9% loss in population from 1990 to 2000. Those counties adjacent to metropolitan areas such as Syracuse and Rochester will experience increased residential growth. According to the US Bureau of the Census, towns in proximity to Onondaga County (Syracuse) have experienced growth from 1980 to 2000: Hastings (24%), Schroeppel (7%), Volney (14%), Palermo (13%), Amboy (7.23%) and Granby (11%). These towns have access to interstates like 481 and 81, making it easy to commute to Syracuse for employment and services. These land use trends continue our automobile dependence.

3. Rural Character

As our town's land uses change, so does its rural character. Rural character is a balance of the natural environment and the limited built environment in a rural area. Rural character is made up of various elements which dominate the local landscape such as: woodlands, wooded areas, lakes, wetlands, tree lined roads, orchards, farms, streams & river banks, orchards, large lot non-farm residences, absence of commercial development and small hamlets are common to rural character. The natural features and built environment help define the rural character.

One of the concerns voiced in the survey was that the town retains its rural character. In general, the rural character of a community is changed through the conversion of farm and forestland to non-farm home sites and commercial uses providing services to the growing residential community. With recognition by residents to protect the rural character there are zoning tools that can be employed to protect rural character. Open space zoning is characterized by a significant portion of the site being protected as a permanent open space. The site retains a low visual impact along public roadways. These tools are referred to as open space zoning or clustering. A few benefits to town residents include:

- Preservation of: open space, rural character, environmentally sensitive areas, and significant vistas;
- Close to home recreation opportunities;
- Minimization of through traffic in residential areas; and
- Minimization of public service costs.
- It allows property owners of large lot(s)another option to develop their farmland;
- Farmers can still go on farming in protected open space areas; and
- Existing rural residents are assured maintenance of the long-term rural character of their town.

4. Renewed Interest in Town Centers

Many communities are seeking alternatives to malls and strip shopping centers. Shopping centers have focused on shopping efficiency, low prices and automobile accessibility. Communities are seeking to develop places that give it identity, attract new businesses and strengthen their tax base. These places have a mix of commercial and public spaces and are pedestrian orientated where people feel connected through the creation of a hometown atmosphere.

5. Sprawl

Sprawl is low-density growth that is scattered and leapfrog in nature. In general, sprawl entails the geographic location of rapid uncontrolled and unplanned growth. Sprawl can be residential, industrial or commercial or a mix of these uses.

Sprawl contributes to the degradation of downtowns as centralized business districts cannot compete with malls and strip development. This type of development often results in less competition. The decline of a downtown leads to a waste of resources and investments in existing buildings, streets and parks. Sprawl also contributes to the decline of community character, loss of

sense of place and creates a "drive-by culture."

C. Opportunities and Constraints

By looking at the Town of Granby's existing conditions and trends, findings on Granby's opportunities and constraints can be made. This will help to guide the towns' future development and land use pattern. Future land use need, areas in need of protection, and developability will be examined.

1. Future Land Use Need

Based on a blended average of 6% population growth in Granby for each 10-year increment, Table 3 shows the future land acreage needed for future housing in 2010 and 2020.

Table 3. Projected Granby Residential Land Acreage Need

Year	Acreage Needed
2010	211-272 acres
2020	241-310 acres

Along with a projected increased need for residential acreage comes an additional need for things such as infrastructure and community facilities. In order to determine where these types of development will occur, it is necessary to examine areas in need of protection as well as areas best suited for future development within the town of Granby.

2. Areas In Need of Protection

By looking at the maps discussed in the existing land use conditions and the information from the Natural Resources section, appropriate future land uses can be determined. Of concern would be areas marked as wetlands or agricultural districts. There are large areas of designated state regulated wetlands as well as agricultural districts within the Town of Granby (see Plate 21). It is recommended that future development should occur away from the Lake Neatahwanta, Ox Creek, and Mud Lake areas, as well as the agricultural designated areas. There lies the opportunity to designate these areas as resource conservation areas, thereby detouring development to better-suited areas.

3. Developability

Where development should occur depends on several factors. Development is best suited in areas where public water exists, where soil limitations for on-site sanitary disposal fields are few, and away from flood hazard areas and areas of preservation. As discussed in the earlier section entitled "Existing Conditions," public water systems in Granby are mostly located near the City of Fulton. The most severe soil and flood hazard areas are located near Granby's wetlands. These are areas that are least suitable for future development within the town.

A proposed land use map for the Town of Granby has been provided and should be used when making future land use decisions (see Plate 22).

4. Private Open Space

The large majority of open space in the Town of Granby is in private ownership. Due to the town's agricultural nature a

great deal of the open space and scenic quality of landscape is evident in the acreage of farmland. Granby is typical of many communities that are within 30 minutes of major employments areas in that development pressure of suburbanization is impacting the viability of the agricultural pursuits. The large numbers of commuters to Fulton, Syracuse and Oswego makes the area attractive to people who want to settle in a rural area but must travel to more heavily populated areas for employment.

Land acreage in the Town of Granby, which may be classified as private open space

AGRICULTURAL	7,866.77 acres
VACANT	6,794.93 acres
FOREST, WILD, CONSERVATION	286.38 acres

Source: Oswego County Department of Real Property Services, 2000.

5. Agriculture vs. Housing Development Misconception

Although the dollar for dollar return of agriculture is far greater per acre than single-family subdivisions the local perception is normally favorable for development because there is a short-term increase in "tax base." In the long term these tax revenues are shadowed by the increasing demand on water, sewer and emergency services. Issues concerning impacts on local schools, busing, roads, traffic, fire, ambulance, police, libraries and other tax-supported services outpace the long-term benefits of the suburban tax base.

The dilemma has a great deal of impact on the agricultural influence and rural character of the community as private open space is slowly converted from farms and forest to small lot subdivisions. As development increases around the farmer his land becomes speculatory to developers and his taxes increase until he is forced to sell portions of the farm in order to continue farming on less and less acreage. As one parcel after another is sold, the open space of a community can disappear over a period of 10 to 20 years until the land becomes a series of suburban tracts named after the preexisting natural condition of the land. Granby is clearly experiencing this type of development. It is most evident along State Route 48 where land has been developed along the most heavily traveled route. Over time small commercial ventures begin to mix in with residential areas. Over time more commercial development will take place until the route begins to take on the characteristics of a commercial strip. Eventually more and more driveways will create greater need to create turn lanes and widen the highway to accommodate increasing traffic and turning patterns. This change from rural to suburban character will eventually impact open space and can be addressed when planning for future growth of a community.

6. Proposed Land Use

The Town of Granby Planning Board is interested in preserving the agricultural land uses (farm operations) in the Town of Granby. The Agricultural and Markets Law defines "farm operations" as meaning "... the land and on-farm buildings, equipment, and practices which contribute to the production, preparation and marketing of crops, livestock and livestock products as a commercial enterprise." ~~It is hoped that~~

incorporating state certified agricultural districts (A-1 zoning district) into the proposed land use/zoning maps will encourage the maintenance of viable farming operations in agricultural districts, limit the siting of solid waste management facilities on land in agricultural production, not unreasonably restrict or regulate farm operations, aid in the notification of zoning actions within 500 feet of a farm operation. The Town of Granby Planning Board does not want to unreasonably restrict or regulate farm operations within agricultural districts, unless it can be shown that the public health or safety are threatened.

The preparation, adoption and administration of the town's comprehensive plan and zoning regulations are not independent actions, but are part of a well thought out and seamless process. The state legislature has given significant status to "agricultural uses" under Article 25AAA of the Agriculture and Markets Law and 272-a of Town Law. The State certified agricultural districts and farmland protection plans are viewed as community shaping influences in much the same way as existing and proposed infrastructure, wetlands, floodplains, slope, amenities and economic needs are. According to the Agricultural Districts Law, Section 305a(1), agricultural districts are not a stand alone requirement for coordination of local planning and land use decision-making with the agricultural districts program, but one that is fully integrated with the comprehensive planning, zoning and land use review processes, in a seamless way.

Every eight years the state agricultural district program is reopened and farmers sign up to participate. Owners have the option to sign up again or drop out. As the participants in the agricultural district change, so will the A-1 district on the proposed land use and zoning maps. Those parcels that withdraw from the program will revert to the districts shown on the Land Use Reversion Map. (see Plate 22) This allows for the protection of agricultural land uses, contributes to economic vitality and preserves rural community character.

Proposed

There are six land use/zoning districts in the town. The districts are as follows:

A Agricultural / Residential

The purpose of the agricultural district is to allow for agriculture and single-family homes. The purpose of the agricultural district is to preserve valuable open space; protect agricultural lands as valued, natural and environmental resources; and conserve, protect and encourage the development and improvement of the agricultural economy. An average of one single-family home is allowed per acre.

R-1 Residential

The purpose of the R-1 residential zoning district is to allow for all types of single-family housing on one acre lots.

R-2 Residential

R1

The purpose of the R-2 residential zoning district is to allow for only single-family residences on one acre lots with or without sewer and/or water. No mobile homes are allowed in this

district. The R-2 district is found along NYS Route 48.

R-3 Residential

The purpose of the R-3 residential zoning district is to allow for two-family or multi-family dwellings, the minimum lot area of 16,000 square feet with access to public sanitary sewers. Mobile homes are not allowed in this district. Multi-family dwellings are allowed in this district. The R-3 zoning district is found south of the City of Fulton along Route 176 and between NYS Route 48 and the railroad tracks.

C-1 Commercial

The purpose of the C-1 zoning district is to allow for neighborhood commercial districts. A commercial use is an occupation, employment or enterprise that is carried on for the profit by the owner, leasee, or licensee. Multi-family dwellings are allowed in the C-1 district with sewer and water. This district is found along NYS Route 3 between County Route 8 and the City of Fulton and along NYS Route 48 near County Route 46.

C-2/I Commercial 2/Industrial

The purpose of the C-2/I district is to allow for commercial and industrial uses. The C-2/I district is found approximately north of NYS Route 3 between the City of Fulton and Hannibal town line.

Further review of certain uses may be necessary as specified in the town's zoning ordinance.

D. Goals, Objectives and Strategies

GOAL: **ENSURE SUSTAINABLE LAND USE DEVELOPMENT THAT WILL MEET EXISTING RESIDENTIAL NEEDS AND THOSE OF FUTURE GENERATIONS.**

OBJECTIVE 1: Encourage efficient land use development which; efficiently utilizes infrastructure, provides access to services and job opportunities, and does not degrade natural resources or human health.

STRATEGIES:

a. Adopt the Town of Granby Comprehensive Plan.
b. Periodically review and modify the Town of Granby Comprehensive Plan based on community needs.
c. Work with the County to develop a revised zoning ordinance and zoning map.
d. Provide for higher density or clustered development, especially in areas that have infrastructure or where infrastructure can be provided at a relatively low cost. This should be encouraged near the City of Fulton. This strategy will reduce infrastructure development costs, reduce energy use through shorter automobile trips.
e. When necessary, prepare town plans that support cost effective infrastructure extensions to areas that are near areas with existing infrastructure.
f. Facilitate improved road connections when subdividing and encourage right of ways between adjoining properties to allow for future road connections.
g. Revise zoning ordinance to accommodate small-lot infill development in areas closest to the City of Fulton and where public sewer and water are available. Increase lot size in less developable areas
h. Allow for infill development on large lots by revising subdivision regulations to accommodate average lot size for whole development, allow flexibility to preserve natural features. (See Appendix)
i. Coordinate development plans with master plans.
j. Allow for the better use of deep lots by allowing mid-block lanes; interior block cluster development and flag lots in areas slated for higher density residential development.
k. Adopt Planned Unit Development (PUD) regulations.
l. Allow for density bonuses for amenities.
m. Encourage human-scale design.

n. Limit development and prolonged public exposure to areas of environmental hazards which pose potential health risks. (i.e. transmission lines, substations)

OBJECTIVE 2: Develop an integrated open space system which; incorporates working landscapes, significant resource areas, greenways, major public lands and trail corridors.

STRATEGIES:

a. Review local land use regulations and make changes that will compliment greenway systems.
b. Seek assistance, where needed on plans and grants for specific projects, which enhance identified greenways, recreational areas, and open space systems.
c. Review all delinquent tax parcels before they are sold at the County tax auction, to determine whether they offer potential to contribute (parking and/or park facilities) to the open space system.
d. Incorporate bike trail and pedestrian walkways in subdivisions and encourage their connection to trails and other subdivisions.
e. Provide for pedestrian friendly residential streetscapes by adopting street standards; which encourage walking.
f. Allow for trail related services in direct proximity to the trail corridor.

OBJECTIVE 3: Diversify the local economy by coordinating infrastructure and telecommunication development in major employment centers, reinforcing city as commercial service centers, creating a positive environment for small business development, and enhancing the economic value of our natural resources.

STRATEGIES:

a. Target areas (zoning districts) for commercial and industrial uses based on the existing land use, natural conditions, infrastructure (water and sewer) and services.
b. Seek technical assistance to incorporate the appropriate location, and design standards for commercial/industrial uses into local land use plans and ordinances.
c. Identify resource-based, recreation and tourism, and other low intensity business uses which are appropriate in rural areas.
d. Create public/private partnerships to promote businesses that will enhance economic opportunities of the Town's natural resource base.
e. Develop new tourism attractions at locations that will provide economic benefits and opportunities to local residents.
f. Allow home occupations and live/work units; Limit commercial uses in residential zoning districts.

g. Establish minimum density standards to limit under building in areas with sewer and water.

OBJECTIVE 4: Promote stewardship of our natural resources by managing public and private lands for a sustained yield of natural products, taking an ecological approach to local planning, encouraging the continuation of working landscapes, preserving the most significant natural areas, and promoting the town's natural attributes.

STRATEGIES:

a. Cosponsor and/or support participation in workshops for homeowners along greenways to illustrate the techniques and benefits of ecological site planning.

b. Cosponsor and/or support participation in workshops, which promote sustainable concepts of development and progressive development techniques.

c. Prohibit further encroachment of development upon the immediate water body fringes to maintain and/or enhance present wildlife use levels.

OBJECTIVE 5: Encourage management of land use activities to protect surface and groundwater quality and quantity and avoid increasing risks associated with flooding.

STRATEGIES:

a. Adopt stormwater management ordinance.

b. Adopt an erosion and sediment control ordinance.

c. Require and assure adequate wastewater treatment for all homes, especially those receiving municipal water service.

d. Adopt a water resource protection ordinance.

e. Enforce flood management.

f. Review subdivision proposals to determine if they will be reasonably safe from flooding.

g. Maintain/require wetland and floodplain vegetation buffers to reduce the build-up of sediments and the delivery of chemical pollutants to the water body.

h. Support agricultural practices that minimize nutrient flows into water bodies.

i. Where feasible encourage relocation of nonconforming structures and facilities outside of the floodplain.

OBJECTIVE 6: Promote efficient and safe access to our transportation system through land use management and design approaches which; include consideration of all transportation modes and maintain transportation system function.

STRATEGIES:

a. Revisit the *Town of Granby Subdivision Regulations* road standards for consistency with the *Town of Granby Comprehensive Plan.*

b. Establish parking design and space requirements as part of the Zoning Ordinance.

c. Establish zoning standards for outdoor lighting, loading areas, ingress and egress, landscape buffering

d. Limit cul-de-sac development, hammerheads, and dead-end roads to aid in the transportation network development.

e. Where possible limit driveway access to major arterials.

f. Encourage transit-oriented development along transit corridors.

OBJECTIVE 7: Assure land use controls are used in a cost-effective way and are consistent with community plans and meet the overall needs of town residents.

STRATEGIES:

a. Revise subdivision regulations to require a current survey for subdivisions.

b. Require survey for site plan review.

c. Revise zoning to allow no more than one house on a subdivided lot.

d. Regularly review *The Town of Granby Comprehensive Plan* and Town's zoning regulations and recommend any changes necessary to meet comprehensive plan goals and strategies- goals of the community.

e. Communication among residents, developers and planning board members is essential if a community is to attract development that enhances rather than degrades the quality of life in the community. Improve communication.

f. Sponsor a professionally orchestrated workshop that brings local residents, developers, town board, and planning board members together to stimulate community involvement in revitalization or redevelopment projects.

g. Participate in the Oswego County Planning Federation, which provides technical training and workshops for ZBAs, Planning Boards and CEO.

h. Advocate &/or support a Uniform Septic System Law.

XI. APPENDICES

APPENDICES

A. Town of Granby Survey Questions

B. Graphic Summary of Town of Granby Survey

C. Comments from Town of Granby Survey

D. Definition of Wetland Classifications

E. Federally Regulated Wetlands Maps

F. *The Loss of Nutrients and Materials from Watersheds Draining into Lake Neatahwanta*, p. 1-5

G. Model Ordinance to Prohibit Garbage Burning

H. Historic Properties, Locations and Criteria

I. County School Districts

J. Fire Protection Services Map

K. Empire State Article

L. Land Development Scenarios

M. Plan Goals, Objectives and Strategies

(201)

Town of Granby

Community Survey

April 19th, 1999

The Town of Granby is beginning the process of preparing a comprehensive plan for the community. The Comprehensive Plan will provide recommendations about how Granby will grow in the future including where and what type of new development should occur, what natural areas should be protected, and what the needed transportation and infrastructure improvements will be in short and long term.

This survey is being conducted by the comprehensive planning committee to assess the needs and concerns of the people in the Town of Granby. Please take a moment to anonymously answer the following questions. Feel free to make additional comments.

Your answers will help guide the initial development of Granby's comprehensive plan. We will announce other public participation workshops and opportunities and we strongly encourage you to get involved with the process. We would like to receive your reply no later than June 1st, 1999.
Thank you very much for your assistance.

Sincerely,
Town of Granby Planning Board

Town of Granby Community Survey Part 1

Please answer the following series of questions:

1) Do you rent or own property in the Town of Granby?

rent (own)

2) Do you make purchases in the Town of Granby? (yes) no

3) Are you in favor of more stores in the Town of Granby? (yes) no

4) Do you favor more service businesses? (yes) no

5) Are you in favor of additional housing in the Town of Granby? (yes) no

6) Should mobile homes be in mobile home parks only? yes no

7) Are you in favor of permitting more industrial development of Granby? (yes) no

8) Do You work in the Town of Granby? yes (no)

If you answered No above please indicate the county where you work.

Oswego Onondaga Cayuga Other

Additional Comments:

Town of Granby Community Survey Part 2

Please answer the following questions on a scale of 1 through 3:

4- I do not understand the question.
3- Very
2- Somewhat
1- Not at all

9) How Important is it to you to protect or enhance:

- Streams and corridors 4 (3) 2 1
- wetlands 4 (3) 2 1
- wildlife 4 (3) 2 1
- places/buildings of historical value 4 (3) 2 1
- farmlands 4 (3) 2 1

- forest and woodlands 4 (3) 2 1

10) Please list any areas or neighborhoods that would benefit from having biking/hiking trails nearby.

11) How satisfied are you with the places in the Town of Granby:

- for children to play 4 3 (2) 1
- for recreation 4 3 (2) 1
- to observe/study nature and wildlife 4 (3) 2 1
- to relax outdoors 4 (3) 2 1

12) How important is it for the Town of Granby to focus development towards a core commercial/business area and retain the outlying areas of the community in rural open space? 4 (3) 2 1

13) How important is it for the Town of Granby to focus development towards a core Industrial area and retain the outlying areas of the community in rural open space? 4 (3) 2 1

14) How important is it for the Town of Granby to do the following:

- lower taxes 4 3 (2) 1
- improve the physical appearance of buildings. 4 (3) 2 1
- preserve open spaces 4 (3) 2 1
- create more pedestrian-friendly neighborhoods. 4 (3) 2 1
- provide water improvements 4 (3) 2 1
- provide sewer improvements 4 (3) 2 1
- regulate communications towers 4 (3) 2 1

15) List the qualities you like about the Town of Granby:

16) List the qualities you dislike about the Town of Granby:

17) List any changes you would like to see in the Town of Granby:

[illegible] YES.

18) Would you attend a public meeting or series of meetings concerning planning and the future development of the Town of Granby ~~if~~ given the opportunity?

(YES) NO

Optional ******

Name: [illegible] K

Address: [illegible]

Phone # [illegible]

Thank You
for taking the time to participate in this survey!!!

**additional copies of the survey will be available at the Town Clerks office
during regular business hours.

Town of Granby offices 598-6500
James Karasek 593-7903 Planning Board Chairman

Please mail your completed Survey to:

Granby Planning Board
Granby Town Hall
County Route 8
Fulton, New York 13069

or drop off at the Town Hall, or call 593-7903 for a pick-up.

Figure 1. Do you rent or own property in Granby?
(out of the 400 respondents to the community survey)

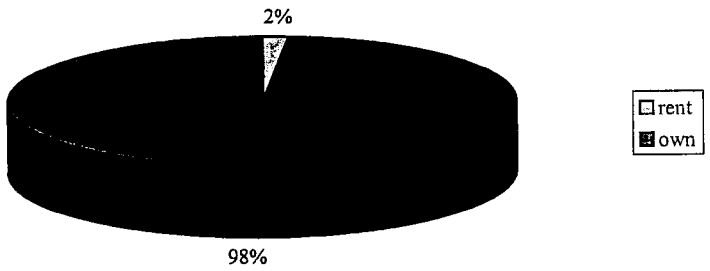


Figure 2. Respondent development profile/opinions:

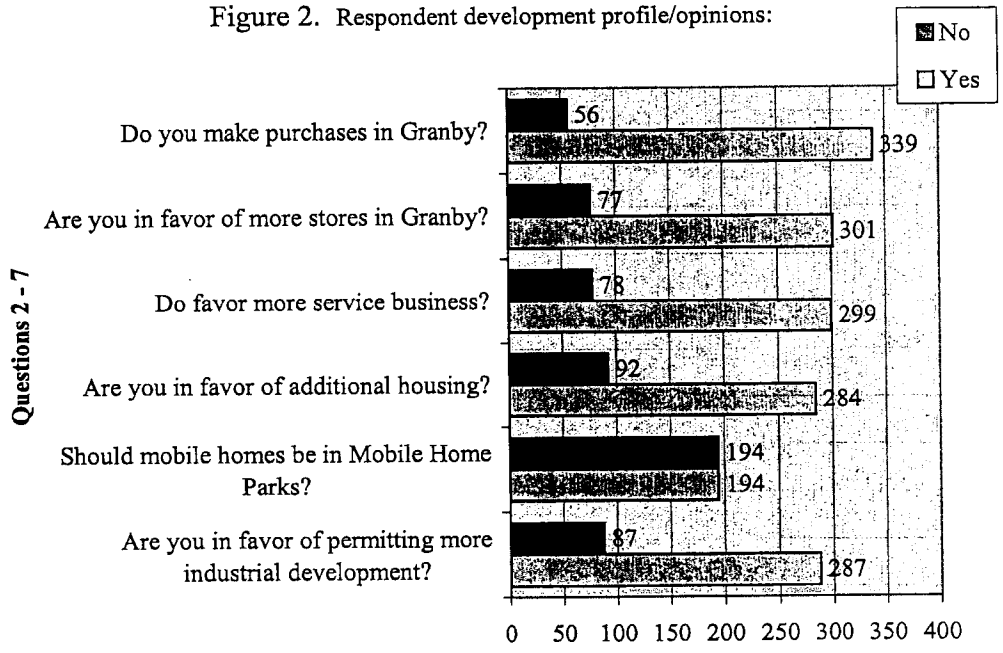


Figure 3. How important is it for you to protect or enhance:
Streams & Corridors?

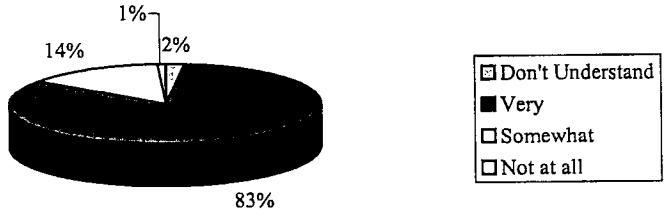


Figure 4. How important is it for you to protect or enhance: Wetlands?

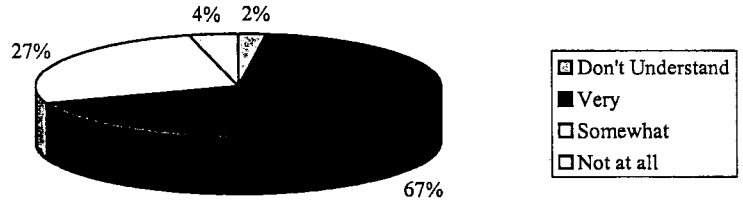


Figure 5. How important is it for you to protect or enhance: Wildlife?

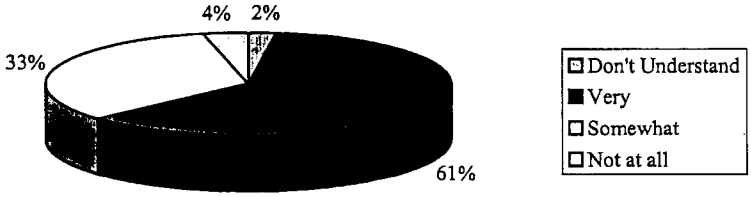


Figure 6. How important is it for you to protect or enhance: Places/buildings of historical value?

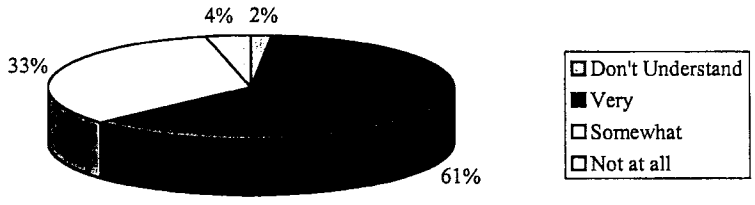


Figure 7. How important is it for you to protect or enhance: Farmland?

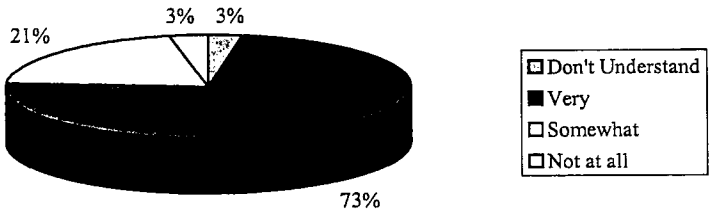


Figure 8. How important is it for you to protect or enhance: Forest and Woodlands?

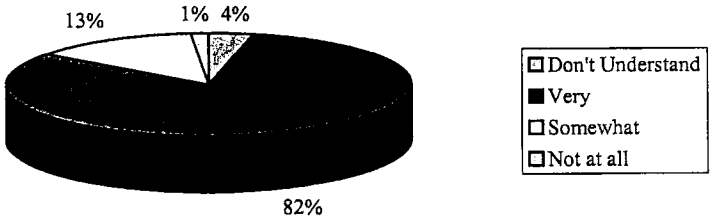


Figure 9. How satisfied are you with the places in the Town of Granby: for children to play

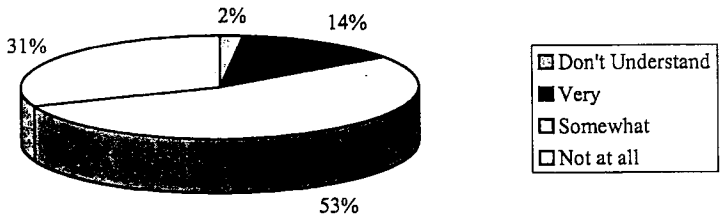


Figure 10. How satisfied are you with the places in the Town of Granby: for recreation

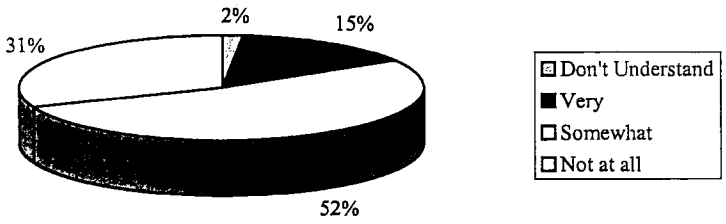


Figure 11. How satisfied are you with the places in the Town of Granby: to observe/study nature and wildlife

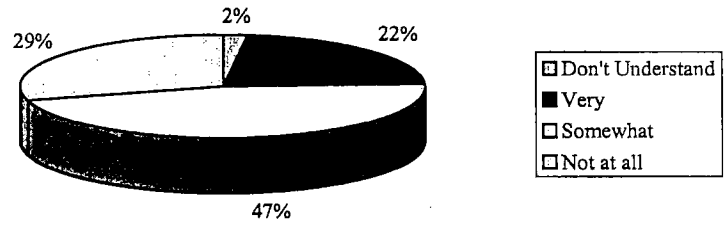
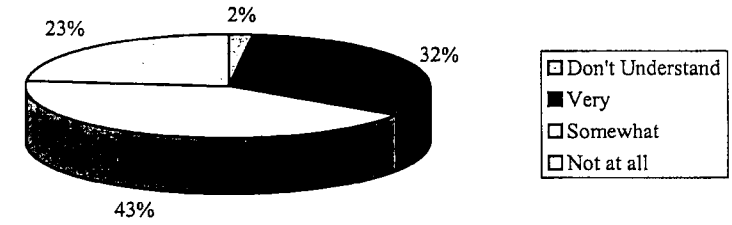


Figure 12. How satisfied are you with the places in the Town of Granby: to relax outdoors



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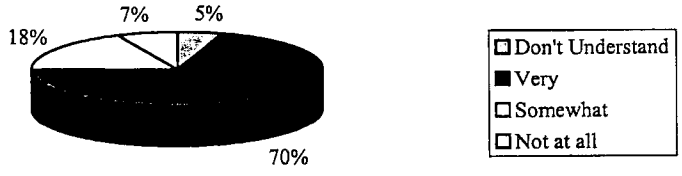


Figure 14. How important is it for the Town of Granby to focus development toward a core Industrial area and retain the outlying areas of the community in rural open space?

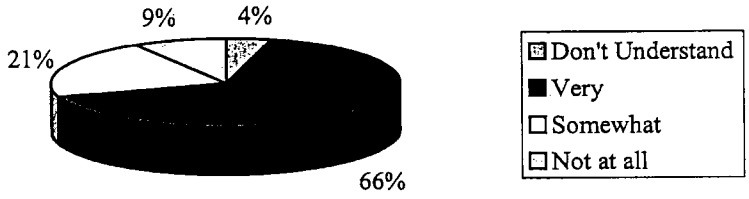


Figure 15. How important is it for the Town of Granby to do the following: Lower taxes

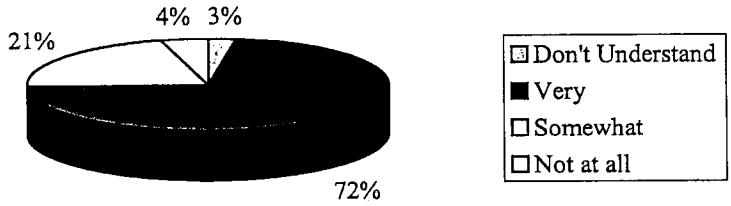


Figure 16. How important is it for the Town of Granby to do the following: Imrove the physical appearance of buildings

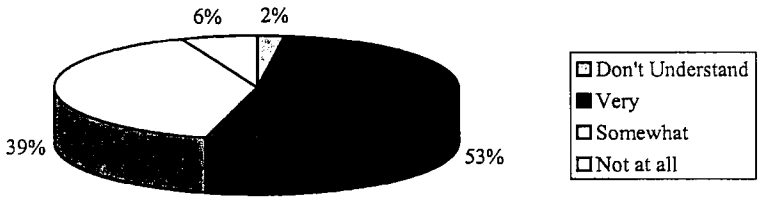


Figure 17. How important is it for the Town of Granby to do the following: Preserve open spaces

Figure 18. How important is it for the Town of Granby to do the following: Create more pedestrian friendly neighborhoods

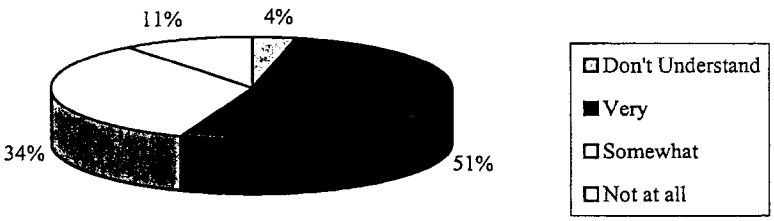


Figure 19. How important is it for the Town of Granby to do the following: Provide water improvements

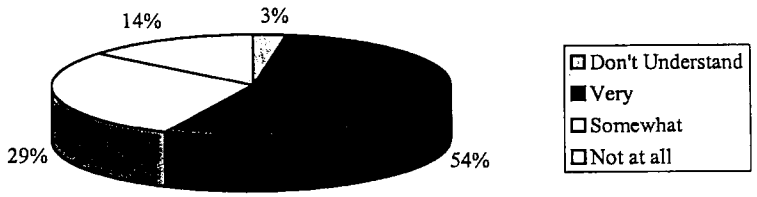


Figure 20. How important is it for the Town of Granby to do the following: Provide sewer improvements

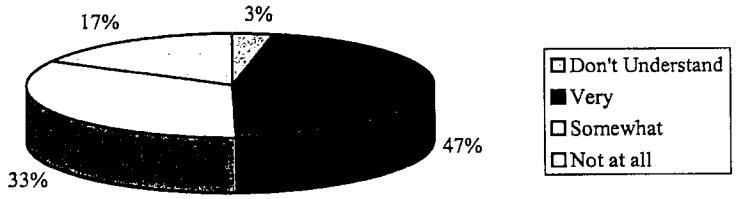


Figure 21. How important is it for the Town of Granby to do the following: Regulate communications towers

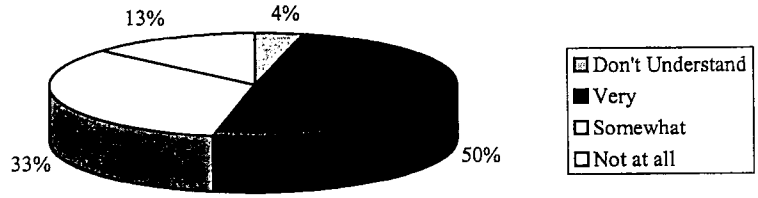
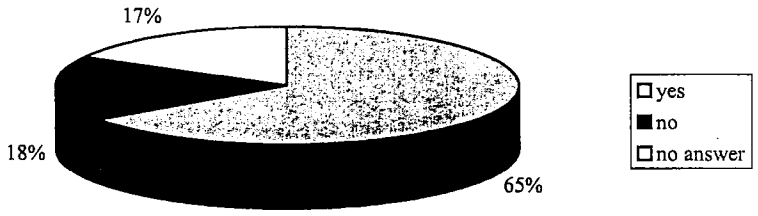


Figure 22. Would you attend a public meeting or series of meetings concerning planning and the future development of the Town of Granby if given the opportunity?



Responses for Open Ended question # 16 - biking/hiking

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Lake Newhanta/schools would benefit+fulton. 10k runs would be off rds...less policing needed Lake-paddle bts=$

Fulton, Hinmansville

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. .

areas along hwy 48 and hwy 3

.

.

Rte 48

around the lake

Lake Neahtawanta

don't know

county line rd

Sidewalks down Rt 48 (in the country) Children & parents cannot walk or ride because of busy rd

Ware Rd. / Ox Creek Swamp area Lake Neahtaowanta Perimeter.

Areas around Granby Elementary School (Melrose Ave & Pathfinder Courts could use it)

I understand there is some land that can be aquired on the pendergast Rd on the River. Nice picnic area/walk trail

The 10 mile loop around Lake Neatawanta County Rte 8 to Lake Shore Rd, etc.

Around Lake Neatahwanta

County Rte 8 we would really appreciate a safe place to walk.

Near Lake N

Trails would be nice but for a trail to be useful it should cover a couple miles

Southern Granby

Rte 3 and surrounding areas.

Biking/hiking trails - alternate to riding/walking on busy Routes like 48 but would lead into Fulton City.

waste of money - let users pay for it

Trail all the way around Lake N to ride bicycles or walk

County Rte 85

unknown - need to research

Oz Creek area, no where for kids to play

Youth groups (scouts, church) school groups, cayuga & oswego college doing ecological studies

Pinnacle Hill Rd, South Granby, Cty Rt 14

Highbanks area

Granby land owned by the Lake

Having trails around the perimeter of the lake

No areas developed enough

Would like trails but don't know of any

can't think of any

Near the lake, and oswego river

City area and own Granby area

Bowen's Corners

Areas near the lake

Town needs a public park are w/biking & hiking included, picnic areas, playgrounds, track, baseball, etc- shared

Routes 7 & 8 Busy; traveled heavily - lots of walkers

unused roalroad and/or canal paths

can't think of any at this time

West Side - Rt 48 (going towards B-ville)

Near South Granby Road

Near the lake

Co Rt 48 around Battle Island. Children riding bikes on side road very dangerous.

An extra width along the #8 or 176 so a car could be parked safe in trouble and for walkers or bike riders.

No. W of Fulton

Any

The whole area would benefit

Around Lake Neatahwanta

Around Lake N

Pendergast Rd the traffic is fast and horrendous - no shoulders or street markings - a town road from a county

Lake N shoreline Bike lane on Co. Rt. 8 (there are lots of bikes already

South Granby

Shore of Lake N, Rt 176 from city of Fulton to Bowen's corners E side of Route 48.

A biking, jogging, walking trail that parrallels Rt 48N from Fulton to Minetto-Oswego.

Lake N

Around the lake would be nice

don't know

Trails are great but some people don't seam to be satisfied with trails and then trespass private property

north bay area

Philips Rd

Ox Creek, Fulton Lake, Railroad track area.

around the lake

Near soccar field complex - chase rd area

Ones near waterway.

Maybe down the oswego river

Ox Creek

Ox creek area, lake area

Ox Creek Wetlands

Bowens Corners area

Rt 48

Lake N Area

Trailer parks - willowbob

Responses for Open Ended question # 30 - qualities liked

I like the rural nature of the town, but realize industrial or business is needed to reduce taxes

Rural, quiet, not much crime. People and polititians are good.

.

...good town board and an excellent highway dept. also a courteous group of people working at the town bldg to collect taxes.

.

small community of neighbors & caring maintaining the country atmosphere - Bus drivers knowing kids/family/animals - it gives the compassionate sides which lack today

We like that the taxes are considerably lower than Onondaga County. We also like that the town of Granby is not overpopulated.

quiet residential area, not overly crowded

quiet, safe, neat, roads are well kept year round

country living in close proximity to services

close to major city-syracuse-entertainment-sports-fishing-hunting-good shopping-ability to improve infrastructure etc good people.

I like the open space trees, less populated areas, no industry, peaceful away from the cities!

I love the undeveloped natural areas of Granby

none - this form is the best thing that's happened.

Open spaces & rural settings. Low density population.

none

rural areas

The Lake and the Oswego River w/many fishing and boating possibilities

taxes aren't too high, many farms, usually very quiet

roads are well plowed - good emergency services

Location to Oswego - Syracuse corridor

The open woodlands and fields The excellent fishing and hunting The historical properties

Open space, natural environment, safety...low crime.

country

They take interest in the Senior Citizen also have started a good youth program. Roads are well maintained. They have started to take better care of town property.

It's somewhat quiet.

Close to Fulton & Oswego yet remains country

rural / farm atmosphere Lake N & wetlands (Ox creek, along rte 3, Granby Pond, etc. Good road maintenance and plowing barns

The town employees have been very helpful when I've had questions. The highway gang is 10 times better then North Syracuse where I grew up.

being on the water

country setting / quiet and generally safe

Country environment

Friendliness, family oriented, quaintness, Bowens cors. Grocery, ruralness

Rural area wildlife

Love my neighborhood

Friendly people - not sure - only contact has been with Town Assessors office.

The rural nature of the community. woods and pastures haven't been completely raped by housing / commercial developers

Rural Abundant nature

Nice clean wide open spaces!

the park at the Church

Mostly rural - working farms, --- , and wild areas.

Nice and quiet most of time

The county look (appearance) (rural open spaces)

The fact that it's not commercialized - for it to enter competition with Fulton & Oswego for industrialization would be disastrous.

Rural appeal, wetlands

Rural living

Rural areas are generally very nice

not enough stores, shopping center, need sidewalks and trails.

Rural setting close to metropolitan Syracuse

The highway superintendent does a very good job with maintaining our roads, especially inthe winter. I've seen many other towns with roads all but un-driveable. While ours are cleared and safe.

Low taxes The River (Oswego) The Quiet Friendly atmosphere

It is rural

Nice country livin

Rural country atmosphere, short commute to business/services.

low taxes Lots of open space

It is a quiet area where I live services/stores are close enough (Bowens Corners / Rte 48.

Not a lot of services for residents on St Rt 48

Quiet rural community

country atmosphere

quiet, friendly

When Highbanks was my primary home I enjoyed the River (especially when it was free of contaminants

Nice area - keep it that way. Not all township controlled. Give the owners some rights.

Somewhat quiet living

Open spaces and woodlands Not densely populated

Rose Anthony

Rural areas, close to city

Small rural friendly area. Control the development Move slowly

Peaceful rural farming community. Many live here to get away from the industrial/business sectors as referenced in this questionnaire. Many people like ourselves live here for the peace and quiet

small town atmosphere

Quiet

It is rural

Quiet, country living, good water, town services adequate, low town taxes

Friendly people, all the amenities of life - plowing in winter, roads well kept.

Highway Dept is very efficient and Great! People are sociable

Peaceful, relaxed, friendly people

Very good location Friendly people Quiet

Much open land for developing new roads, industry, recreation areas, motor home parks, camping would promote growth. Excellent groundwater resources. Low property values that location near major surface roads and water transport. Town has numerous positive qualities if the proper leadership is present. Without leadership these qualities have little value.

rural community plenty of farmland no factories not over developed

Country settings , excellent fire control & personnel

Quiet / peaceful

Snow plowing in the winter is excellent where we live.

Surveys such as this!!

Location

Rural atmosphere but easy/quick to get to stores, services, etc.

Fire Dept Highway Dept

Peaceful, quiet - people keep to themselves

Open Space

Rural - house not close together.

Rural residential

Country living, agriculture & farm land

Believe answers above answer this

Friendly atmosphere at Town Hall. Excellent service by Highway Dept. Excellent volunteer Fire Dept.

The privateness of country living, growing things and enjoying the outdoors. Like country should be, and was when I grew up.

Farm lands - actions and help for problems by acting supervisor

I like space between houses not like big housing projects. Here I have room to enjoy living without neighbors seeing every move I make.

Present town board does a good job Most places in Granby are still out in the country!

Quiet country living

Excellent winter service - plowing snow removal - road up keep

I like the quiet country setting. On our road there is a variety of housing styles (Pinnacle Hill) most of which are nicely kept - be it mobile or traditional homes.

Nice area, close to Syracuse but still rural

Quiet place to live (in most areas) Good fire dept. People that run the town somewhat seem to do a good job

Country atmosphere, VF Dept.

Relative safe & friendly. Rural atmosphere.

Scenic Beauty

Village like area w/fire dept, conv. store, tavern, carpet store. Good roads.

Rural living, wildlife, waterways, uncongested, friendly people, good fire dept, pleasant people at the Town of Granby offices, good maintenance of roads, town has been responsive to my questions and requests.

Clean air, quiet surburb/rural neighborhoods, no major industries/pollution, good people, safe neighborhoods

Friendly, clean, progressive, aware of need for continuing change, able to adapt to changing situations.

Rural settings

Mostly uncongested in outlying areas

Rural open spaces

Rural areas - wildlife

Granby is like an up-spring of Fulton to us it seems

The open spaces

Rural environment not too crowded

The rural spaces - peaceful neighborhoods. Good roads and care of roads. Children's programs. - community blgd. for resident activities. The caring representatives.

Country setting but close enough to town if you need anything. Should have no apartment complexes ever!

Rural, open spaces

I enjoy the rural environment in outlying areas but see areas where development of commercial/industrial would benefit everyone's tax base.

Nice place to live and raise a family. Town maintaines good roads and I was always able to get to work in the winter as the roads were always plowed.

Generally quiet area, friendly people, large area

Quiet peaceful community. Pretty countryside, taxes reasonable but could always be lower.

Open spaces around homes

Lots of farmland and woodland. Undeveloped lake shore.

Not sure anymore, thinking very strongly about moving after 23 years in the town.

Freedom, quiet, good people

Rural atmosphere, yet short trip to stores. Friendly + Prompt response of Town Supervisor to special requests by homeowners. Roads well tended to in winter.

Battle Island Golf Course. Thunder Island Recreation.

Quiet and friendly people.

I love the peace, quiet and wildlife in my community. If I wanted to live in an industrial area, I would move.

Rural atmosphere, people - who work for Town are very nice - beautiful rolling countryside - & farms.

Rural setting; good snow removal in winter; good volunteer fire company, low enforcement, nice neighbors; quiet; friendly staff at town hall; roads well-kept; plenty of water; preserving family-farms is very important to me!

Rural atmosphere

Rural nature, large undeveloped spaces

It seems to be a quiet, safe community. A little secluded, but near stores and shopping.

Its country atmosphere.

We all try to work together.

I like the quaint ruralness of the farm settings

Rural & farmland open space. Close to both Fulton and Syracuse.

It is a rural community. Its roads are pretty well maintained.

Responses for Open Ended question # 31 - qualities - dislike

Against dogs running free, vs. leashed ones damage & defication on property. Enforce or toughen leash laws.

Not enough businesses or services within. Have to travel too far to work...same with VA hospital.

.

Why is Granby permitting so many trailers and trailer parks instead of good housing. This is a job for the planning committee.

could have better highway service in the winter months

the political fighting - do not want to grow too fast w/taxes / progression + drive away what built Granby our farmers are leaving + soon the country aspect will too!

We don't know much about the town of Granby. There is no literature available to inform residents about parks, attractions, etc.

taxes much too high - no water or sewage districts - rural farmland not used + not taxed no industrial or commercial base to help keep taxes down.

.

bugs in the summer, snow in the winter

No control over neighborhoods eg: a trailer next to a home - lots of blight - not controlled

Lack of protected nature areas. Lumber - the cutting of trees on the town land (stoney Robby Rd) - It was a short term money maker with a total lack of consideration of nature. It's bad enough that 100+ acres is used for gravel.

I have been disapointed with the Town Board decisions to allow logging of Town Land for a short term small profit. That has diminished the natural beauty of the town resources.

1. Roads not plowed in a timely manner 2. Unlimited noise is allowed. A trailer moved in behind me and there is constant noise from 6:00am I'm moving out if I can. 3. A cellular tower was put on my road without notification. 4. a gravel pit was established on my road within notification. 5. A construction business has been going on in the woods behind me - nothing is been done despite complaints. 6. One of my neighbors is burning what I think is toxic from the smell, after midnight acouple times a week.

High taxes - for little / no services no jobs - further complicating the high taxes

mobile homes scattered all over

These two bodies of water not being used to their fullest for recreation and commercial use.

Our waterways are covered with algae and chestnut weed growth.

Unfriendly attitudes toward businesses, too much red tape for new businesses - deters them from coming here. Present government too set in their old ways - need to get away from old ideas and get innovation going.

taxes lack of public access to streams and woodlands

Need to use Lake Neahtowonta for recreation...etc. I don't feel the Lake has been properly utilized. North Bay is not enough. It could be a money maker more than now.

None...maybe recreation for youth.

neighbors

Too many mobile homes. Too much junk left in plain sight of road.

Absence of any convenient shopping, social or cultural life.

Too many places that are not kept up. Junk cars, junk yards...Trailers and houses that basically are terrible to live near or look at.

Enforcement of codes - junk cars, junk mobile homes, garbage -

Rapid development of farmland w/o thought for the future Rapid filling in of too many wetlands no recreational facilities or public access to waterfront

water chestnuts

our taxes are very high

Water lines for Granby Fire Dist. There are none

Clothier landfill, junk that is allowed to accumulate in peoples yards and nothing is ever done to clean it up - start using some of the laws to enforce such cleanups.

Unrestricted mobile homes. We purchased 2 properties adjacent to ours over the years in order to tear down old trailers. We were unable to purchase a 3rd property and now a trailer has moved in. It is not well kept ukp and certainly reduces our home and property values significantly.

Had three brand new bikes stolen, 2 last year, 1 this year.

Assessors office - Someone should be qualified to locate my property for me. How can taxes be assessed? in you don't know where the property is?

A very vocal minority of so called developers wanting to change the look and makeup of the town. If I wanted subdivisions I'd live in Cicero! Also stop using cemetarys for housing (Hickory Grove Cemetery)

Too many run down trailers Too much junk sitting in yards.

none

Not enough control of Dogs - Constant barking, running loose, etc!

Our road is pretty rough, don't receive must of anything for all the taxes we pay.

Thinking about letting in industrial business

1. Lack of zoning, we would like to purchase a parcel to build a new home but don't want to be surrounded by trailers that pop-up everywhere 2. Highest taxes

The politics & game playing

Properties with junk stored in yards.

Junk in yards in some areas, Broken down buildings general disrepair of many places, not addressed

no sidewalks, not enough stores

I wish there was more business, both industrial and commercial and help with the tax burden.

Lack of community gathering lack of industrial/commercial Development which would bring with it the middle-upper class families...such as Raddison. This area has what it takes...to be a 1st class community. But it has not taken advantage of the opportunity.

Taxes too high Lack of enforcement of various codes

too many junk vehicles and trashy houses

Taxes, taxes, taxes, extremely high based on the limited services received.

Open burning of refuse too many trailers!

The town needs to become more atune to Federal Grants for infrastructure improvements

There is no place to bring your children for quality family time. nature trails, playgrounds.

Too much junk in people's yards. Trailers in ill repair.

To have more stores and a bus service

Road mainenance - needs more paved, blacktop roads in neighborhoods.

Junk yards - zoning not enforced. Low property values because of neighborhoods that are allowed to be trashy

Junkyards, farm animals allowed in residential area.

I don't like it when a mobile homeowner or homeowner is allowed to collect old appliances and other rusting items in yard. It looks terrible. If you are a junkyard at least hide it behind a fence!

allowing - used trailers (mobile homes) & dump like residences near $80,000 + houses, which lowers values

Lack of appreciation for the innate beauty Homes with unkempt yards (houses and mobile homes)

Certain people and areas seem to have the authority to put through things for their own preferences.

Cleanliness Unattended Zoning laws Complaint channels

Junk left on property - old cars, appliances, boats, etc. Mobile homes scattered Uncontrolled weeds on/adjacent to residential property

Taxes

Taxes too high, police patrols should be increased.

Trailers - unless the owner intends to build - to completion - within two years.

None. I very much like the town.

5 years ago when I moved into the communty Ox Creek was a beautiful place to live. The water chestnuts are killing that area. Once a beautiful spot, now a swamp. Those weeds stink!

Taxes

Run down mobile homes that devalue real estate

Lack of interest in property owners in running affairs of Town; persons only come to Board meetings if something may happen that affects them; behind closed doors political decisions; lack of support of qualified town officials by Republican Committee

Trailer parks where trailers are too close together, and no recreational areas for their residents, some of the roads speed limits

Too much traffic on Cty Rte 8 can't hear TV or yourself talking and too fast driving

Junky trailers, keep trailers in one area

Get rid of trailers and junk cars

Neighbors who have no pride & don't keep homes up - junk all over - Greatly deflates property values & discourages development of nice homes.

Lack of services

Although taxes are well above the national average employement opportunities to pay those taxes are non-existent. Graduating children must move elsewhere. How many jobs have been created in this town in the last 10 years? Forecast for the next 10? No communication, in a communication age, with residents. If a tax notice can be sent out annually, a newsletter can also be made available. Mainly a bedroom community at this time. Growth is happening elsewhere. Many site built homes are old stock, dilapidated energy wasters. Manufactured homes are more pleasing, comfortable & energy efficient. Gas, water & sewer service is 50 years behind in construction. Dollars are spent elsewhere.

We are told one thing and something else is done - ie. water district on 48 south - told all parcels taking water from line and share & housing project on river pays only one share, but lots of parcels. Seems like favoratism with the housing development with the road and water lines. Also we were told we were on our own to form our district and had to take a bond for 20 years. 3 other areas form disticts and seems that the whole town pays with taxes!

people drive too fast

Need to exercise higher demands on cleaning up - personal property and greatly improving waterways Ox - Creek - Specifically!

No city WATER or GAS

Too many gravel "pits". Too many old mobile home parks where out-of-date mobile homes cannot be moved. They are a disgrace as well as an eyesore.

High taxes

taxes are too high!

Taxes

Poor condition of the roads (not all roads) Yards that look like they qualify as junk yards.

Taxes too high!

Roads could use improvements Speeds could be better monitored too many housing developments starting up...not enough help for farmers to make a living

Been here two years had to replace mail box 4 times.

Too many trailers & mobile homes

Not being able to make people clean up their properties. Some look worse than a dump.

Taxes are high

I feel like the fire department & tax assessor's are slack in there job to the tax payer. I recently lost my mobile home in Nov. It was wrote down as suspicious. I have called & tried to contact people to find out the cause. No reply. as it was a 100% loss I contacted the assessors to have it reassessed and after all the paper work I recently got paper stating my taxes only dropped 3,000 after all I've been through I still have to fight to make it right.

Too many unsightly mobile homes and properties allowing land-fills to create noise and dust for neighbors - allowing fulton water treatment plant to use land fill area for storage of asphalt - etc. And to dump and reload making noise - dust - constant noise from equipment OSHA alarms

Taxes

None

Play "favorites" with in political people - (assessments - taxes) and usual they are the cute dumb uneducated ones - Them's that give and those who take -

I think our taxes could be a little lower and our roads a little better - like Volney's.

Too much zoning!

Lived here 9 years and have yet to meet a person that runs the town at election time no I don't go to town meeting. Why go when things are running smoothly.

Poor highway maintenance (repairs to roads). Dann Rd needs more than just a load of stones with oil dropped on it. Also excessive amount of sand is used during winter months.

Taxes - failure to get anyone to listen to road and speed concerns - at voting time every year. Someone has said they would get back and no one has. Boynton is really at least 90% concerned with the city of Fulton Part of Granby is very little with the rest of his territory - look at his voting record.

Bad looking yards & abandoned cars

Traffic on Co. Rt. 8 Sand Pits Trailers w/no plan for "fixed" housing.

Rundown mobile homes & other homes, "junk" strewn on properties, too many dogs running loose chasing my wife & I while we are biking limited off road access to waterways, snowmobiles are sometimes too land going by at 2 am & ride across my property.

Mobile homes that are not maintained adequately (junk all over property) snow plowing in winter time is unacceptable for people who commute to Onondaga County/Syracuse to work. If local schools are closed we have to take Route 48 - 690. The town/county roads are not cleaned adequately and in a timely manner. Also, it would be better to put salt on the roads rather than sand. We get no services (trash removal, water, sewer, etc.) for what we pay in taxes especially if we live on a state road other than the Fire Dept.

As of this time, after being a resident for 3 years - I have (we have) no major complaints - except being showered by golf balls from Battle Island almost daily. 5-10 a day in our yard, hitting our vehicles and almost hitting us or our visitors. A net area from Fairway Manor to the 9th green would protect us, our home and Rte 48 from the damage. (my home has broken siding from the golf balls - I spoke with the Manager of Battle Island but received no indication of NYS interest. My home is directly accross from the 9th green.

Enforcement of zoning

Way roads are maintained - ones that mow grass along road sides, are very lax - leave some areas - seem to be in a hurry - had been done well in previous years - with brush hog? Not getting in, looks terrible in some areas. If you aren't in core area of town, sort a forgotten unless you want a petition signed for election know who you are then. One person sometimes has others petitions along with their own.

High taxes, poor plowing services

Zoning - I feel that mobile homes that are on their own property and are well maintained - and look good are fine, But there are too many that have fallen beneath the cracks and really bring property values down. Everyone suffers.

Garbage disposal system road repair

The justice system isn't fair. We had a case at small-claims court and it wasn't done fairly.

The man progressive board

Run down housing and trailer parks. Roads not being taken care of in the winter

Allows towers in spite of neighborhood opposition. Allows snowmobiling on private property and people's front yards and on roads that are dangerous. Allows filling of wetlands.

Traffic is too fast on most roads no by-pass for through traffic 48 & 57 are heavily traveled roads for 55 mph. Traffic that is in fact going 60 to 70.

The dumps like clothiers or Russell Road the mess just past Granby Center 4 corners next to taresse and no one seems to be able to make them clean up. There are other pig sties around also.

No real identity for the town, water qualities not best, not enough recreational areas, need more small business - it helps people relate to each other better.

Too many mobile homes and run down houses, yards cluttered with junk. Need to make sure all homes are assessed fairly so everyone pays fair share of taxes. If current assessor's can't do job properly then hire one that can!

Trailer! Far too many and most are junk...and accumulate junk around them too. Plus they are assessed so low they don't help much with taxes...drive down most roads surrounding (esp. NW Granby) & you can tell immediately when you enter Granby by trailers and trailer parks! Also abandoned car quanitities at homes and leash laws are not enforced...even around the town hall! I drive around Rte 8 a lot and constantly see packs of dogs around there with no humans in sight!

no sewer, no water

Too many trailers, road needs improvement

Too many dumps! On every road, take a drive and you will see old cans, empty beat-up houses, lawn trash, cut and fallen trees all over, mobile homes in very bad shape.

Plows running the roads when there is little or no snow -, junk cars

none

Too many mobile homes mixed with 1 family homes. Dogs not on a leash. Taxes too high - people will not purchase higher cost homes $100,000 or higher because of taxes.

Absolutely nothing...taxes are a bit high. Reduce taxes on elderly & disabled at this time their income is lower they can't afford to keep their house in good shape.

The lack of enhancement to upkeep and preserve the beauty of nature. A lot of roads are in bad shape. The sides of roads are not kept mowed, and there is a lot of littering/dumping on back roads.

Lack of zoning enforcement - the junk piles - abandoned cars & trailers.

1. Open burning permitted - interferes with my use & enjoyment of my property. 2. Speculators seem to have the ability to develop land any way they see fit; it appears the town does little to control their acts. 3. No-one appears to be concerned about the effect of future development on water supplies.

Unkept/run-down houses and yards.

Very little public access land (eg. for skiing, fishing, education, hiking, camping, etc) No real incentives to maintain or improve properties.

I feel the more you make your home and land look real nice, and have things picked up and neat, the more taxes we pay, and maybe we should start making our houses have garbage enclosures.

We need some industry to help with our tax base.

Taxes

The way some people are allowed to make a complete mess of their properties without any respect for their neighbors or community and disregard for rural country living. Also the way it decreases the property value of those who do keep their properties clean and well maintained.

Taxes/closed mouth type of government.

Some yards are an eyesore.

Responses for Open Ended question # 32 - changes

Get rid of trailers unless in mobile home parks.

Lower property taxes, more stores, centers, industries and businesses.

less mobile homes & more good houses. Good houses would bring in more taxes.

.

Would like a town picnic w/out politics for family day & a Granby newsletter of events + touch of neighbors who's sick, birthdays, happenings to bring us together better. Not be divided so much.

Would like a place where we can go bike riding or walking without the hazard of being hit by a car. We now go to Onondaga Lake Park which is about 10 miles away.

lower all taxes - county, town & school

more recreational, family-type areas. Places to hike, fish, rollerblade...

Junk cars should not be allowed in view. Numerous houses have 2-6 wrecks on their property. Some type of policing of garbage dumpers on back roads (tires, furniture, etc.)

Strict Zoning

City water brought in. It could be ran down rte 3 or hannibal st. it's less than 1/4 mile away. Look what the city of oswego did, they expanded for miles outside of Oswego toward Fulton and Granby. Pretty soon we'll be able to get water & sewer from them. The City of Fulton should look into that for Granby.

I would like to see the town protect nature & the other species of life that share this space on Earth well call Granby. (less houses, no industry, more trees, wetlands, etc. I would rather Granby be know for it's nature trails (biking, hiking, bird watching) & not development of business & industry.

I would like to see our town develop a more environmentally friendly workplan.

A noise ordinance including construction, dirt bikes, dogs, etc. More rigid control of planning permits & zone changes. Notification by mail of proposed changes - ads in paper are too hard for civilians to figure out.

Industry and Jobs, more money if the economy would make the high taxes a non-issue

enforcement fo the junk ordinance - cleaning up existing properties; allowing fewer mobile homes; erradicating or controling the water chestnut weed in the river

1. New businesses brought into town - help lower taxes 2. Relax rules and regs toward new businesses 3. Need new ideas by future sighted persons to bring town into 21st century 4. Water Lines

Development, Residential, Commercial, Industrial, to increase tax base and ease residential tax burdens, create jobs this way let business do it the good old capitalistic system

Less anti-mobile home "stuff" There are just as many dumpy houses in the town. People often go from mobile to house (build), or upgrade from older to newer, more esthetically improved mobile homes. Young people starting out and woman doing it alone need to start someplace. This anti-mobile home attitude has got to stop!

Clean up private property and ban trailers outside of lots

taxes and neighbors

Double wide homes set up on private lots, instead of mobile home trailers. Hannibal st. and Rt 3 area would be a good service business area

I'd love to see more businesses. recreation parks - walking, biking trails - culture center. social events.

Enforce current law or establish new standards that make people maintain & clean up there properties. Improved snow plowing - Granby roads are the worst in winter.

Water District

better planning for preservation of farms, wetlands, fewer trailers along the roads The placement of trailers and the mix of mobile homes and other types of housing...with no guidelines on this issue - in contrast to neighboring towns such as Lysander and Ira - Granby attracts far more than its share of mobile home development. In terms of housing in General, I would like to see Granby consider alternatives to sprawl, which destroys farmlands, wetlands, woodlands and the rural character of the community.

TAXES - TAXES TAXES

please get rid of the water chestnuts

more private businesses

Town pool.

No landfills - instead of making more laws, enforce the ones you have.

More pride in the area. Recreation areas. Mobile home restrictions.

more businesses

I would like to see development of the town's greatest asset...the Lake. Outside of that, leave it alone. I could have lived anywhere and we chose Granby (twice) I will definately move if the look of the town becomes more developed.

People cleaning up around there places! They should be made to clean up without their neighbors reporting them! No so many junk cars sitting in their yards.

biking and hiking trails

No more amusement parks - keep it rural !

Find ways to provide services in need, without taxing land owners.

Zoning of it already isn't too late

Expand the tax base by providing jobs with commercial/industrial development without town government becoming overly regulatory concerning people's living choices. Give people good choices/opportunities so they will want to be residents.

Better zoning control

same as last 2 questions

I would like to see more efforts made by the towns to work with the city of Fulton and the village of Phoenix to make the area a place that people would move to.

Larger industrial and economic growth, historical context. parks and recreation with regard to both above questions.

Any mining or similar operations should be forced to reclaim the land. Many of these companies seem to destroy any excavated areas with no regard for residents. A moritorium would be good.

No unregistered vehicles w/out covers allowed in town.

Address weed problems in Oz Creek and River area in a methodical fashion. May be willing to serve on zoning or zoning board of appeals.

Not yet familiar enough with the area - moved here in February/March of 99

improved roads

Take back our lake front & make it a free park for all the tax payers to enjoy all summer.

Zoning protection

Mobile homes only in park (mobile or enough away from houses that it doesn't lower the value of homes

All changes put up to vote - especially water, sewer,etc. Districts, not just certain people approval of authority

Enforce zoning laws and property upkeep (state laws)

Create and enforce laws to get and Keep junk off of property. Make people take it to the dump Improve roads in Wilobob Terrace (they are terrible for the taxes paid by the residents) Put city water in Wilobob while redoing the roads Control the weeds on residential areas (the public property part of residential areas)

Taxes, road improvements and services (plowing)

Homeowners in the Town of Granby should not be penalized with more taxes if they improve the appearance of their home/property. Adding to the size of your home or adding additional buildings should still be grounds for tax increases, however.

Not many

More tax dollars applied to road improvement projects.

Clean out the weeds in the Oswego River, Ox Creek and Battle Island include a plan to get rid of the weeds for good.

1 Perform new revaluation of town parcels; property values are dropping below market value; equalization rate in low 90's 2 Form new sewer districts, as needed (at least 1) 3 Form new water districts, as needed (at least 3) 4 Form aquatic, weed harvesting district for Ox Creek drainage into Oswego River.

Commercial or recreation related growth to lower taxes, celebrations for the Town of Granby (picnic, rides, etc.)

More developments, homes, etc. Bussenesses & slower driving!

Enforce the Junk Law Enforce the leash law (too many wandering dogs)

A little stiffer code enforcement

Much stronger zoning codes & enforcement Laws re junkyards & abandoned bldgs

Any new industrial - commercial, or residential development

Progressive attitude - As the city of Fulton has taken down it's signs "City with a Future". Town of Granby should put up its signs "Town with a Future" Summer part-time jobs to clean up trash along roadways, etc. Employers with more than 10 employees - non-agricultural.

No favoratism. - the same treatment for everyone - whether they are on the board or assessors or not

add a community park/playground

City water & gas There is no reason for Granby not to install City Water.

Lower taxes More communication / input from residents such as this survey.

Lower the taxes

Wish people would take more pride in the appearance of their yards and homes, not sure how to change this

Lower taxes, more parks and biking trails, more summer programs for youth, better maintained roads, especially in winter!

Wider roads Lower speed limits on back roads

Natural gas line along Co Rt 8 - finish between Rt 3 & 48.

More playgrounds for Children

More Homes being built

When all tax papers and property owners were treated equal no matter if you chose to live in a trailer or house or what kind of money you earned. Building up roads & not have proper drainage & letting people plow accross roads onto someone else's property.

To make more and more restrictive laws

Lower taxes

Leppert "farm" assessed fairly!

I would like to see an industrial park...I would like to see properties kept clean and the junk yards cleaned up.

More places to shop, grocery store,etc.

Senior citizens tax breaks after age 62, if retired. So many places pushing for early retirement, early retirees need the break. More Senior programs at costs they can afford ie Such as Scriba after trips for little or nothing, also after aerobic for seniors, etc.

Development of sewer and water systems (municipal)

Better quality police people. Better political representation.

Speed enforcement on roads

Improved parking & access to land launch canoes on waterways, more cross country ski trails away from snowmobiles, education of dog owners regarding the leash law, dedicated hiking/biking areas and trails

Please moniter new developments closely so they enhance the image of the town of Granby. Please monitor expenses so we can continue to live in the town of Granby our whole life (especially during retirement). Taxes may be lower in the Town than in Onondaga Towns, but, add in the cost of transportation (commuting to Syracuse, Gas, oil, vehicle) and the cost of living in the Town of Granby is prohibitive.

Safe pathways for Biking - walking - Boat launching site on Oswego River West side, North of Fulton.

Perhaps town offices could be open in evenings or 9 at am to accomodate those residents who work. Public form of transportation other than OCC which everyone could use.

Zoning - make it easier to subdivide - business will increase as well as housing. Mobile homes - on private property cleaned up, if they don't follow codes and ordinances fine them.

More stores

Better law enforcement

The town needs water services at least on main streets and road. Infrastructure changes are necessary to atract business and industries

Stop junk yards - not property with on or two old things like cars,etc but places that are big eyesores (not farm machinery) District 22 belongs in Dist. 23 because of like problems.

Clean up aforementioned places from # 16 & any others

Competition between townships like Volney for athletic teams, parks, industry, production of quality products. Industrial parks for local owned businesses.

Limit mobile homes & double wides to certain areas, adopt ordinances to force cleanup of yards cluttered with junk. Force assessors to do their job and assess new housing appropriately so everyone pays their fair share of taxes!

No trailers More restrictions on junk...like old cars, junkyards,etc. Strict enforcement on dogs...the best way to make a pedestrian - safe environment ...they chase me inside on my own property.

More development both commercial and residential

Would like to see more industry in the town

A great start would be to enforce the codes we have on the books!

Limit the number of mobile homes.

Industrial park, secondary roads speed limit changed to 40 or 45 mph.

Would like to see a good restaurant built on west side, not just the east side of river.

Public water is needed for Chase Rd

Children parks, lower taxes.

Lower taxes.

A community center with a playground for kids, nature/hiking trails to enjoy nature's beauty. Also, cleaning up Ox Creek and improve aspects of what nature has to offer.

Zoning that would clean up this town and improve the tax base, so that people wouldn't be afraid to build nice houses here.

1. Ensure that laws and ordinances are enforced. 2. Remember that any sort of development brings with it attendant burdens on the infrastructure or services; roads, police, fire personnel, schools, etc. Be sure that those who are profitting from such development share equally in the cost to service it.

Move out of Oswego County

Allow manufacturing & business in to help with taxes.

Wybrow Rd needs signs showing children at play

That the town would adopt stricter enforcement code to beautify and protect all property owners surroundings.

Better mowing in summer. Snow banks at intersection pushed back in winter.

We would like to see yards that are junky cleaned up. W. 5th st. could use some resurfacing.

include a map of the area delineated; supporting documentation including the criteria and methodology used and the qualifications of the delineator; and a statement of the time, date and other conditions under which the delineation was performed. The Department may either accept or reject the delineation based on a site visit or a review of the information submitted. Notice will be provided in writing as to whether the delineation is accepted or rejected.

664.7 Classifying wetlands

(a) Why wetlands are classified. Not all wetlands provide the same types of benefits nor do they all provide benefits to the same degree. Many factors influence how wetlands provide benefits, including the wetland hydrology, its vegetative structure, its size, where it lies in the landscape, and other special features. Because wetlands vary, the Act requires the Department to classify wetlands according to the benefits they provide. The classification system established in this Part provides a relative ranking of wetlands for regulatory purposes.

(b) What the classification means. All wetlands have some values. The classification system presented in this Part does not imply that Class IV wetlands are low in value or that they can be treated with disregard. Instead, it recognizes that certain wetlands are more valuable than others in providing certain functions considered important for society, such as flood protection. Consequently, all regulated wetlands should receive some level of protection, but a greater level of protection should be accorded to wetlands in the higher classes. Also, the classification system provides a reference system for making other regulatory judgments, such as whether to add a wetland to the map as being of unusual local importance or how to plan for wetland mitigation. Further, a wetland's classification is a standard of a wetland's value against which any degradation in that wetland can be measured.

(c) Constraints of the classification system. The classification system is not an absolute measure of a wetland's value. It simply translates certain wetland benefits into 43 characteristics, which are valued by society for their social, economic or environmental benefits. Other specific characteristics of a wetland may exist that are important to the people and environment of the state, but cannot be covered in this Part. In addition, not all technical information about a wetland's values may exist at the time a wetland is initially classified. The classification of a wetland may change as new information is received or uncovered.

(d) Procedures for classifying wetlands.

(1) Wetlands are evaluated according to the criteria contained in the classification system presented in section 664.7(e) of this Part. The wetland is then placed in the highest class for which it exhibits characteristics. Therefore, if a wetland contains characteristics representative of classes II and III, it is classified as Class II.

(2) When a wetland is altered because of an agricultural activity exempt from regulation in the Act, the classification will remain the same as it was prior to the alteration of the wetland.

(3) A wetland classification is promulgated and amended according to procedures identified in section 664.8 of this Part. A list of the criteria met in classifying a particular wetland shall be kept on file in the appropriate regional office(s) of the Department.

(e) The classification system. The following criteria shall be used in classifying wetlands that are regulated under the Act. Included with each criterion is a reference to a subsequent subdivision in which an explanation of the criterion is provided. Some criteria have multiple explanations and references.

(1) A wetland is Class I if it exhibits one or more of the following 11 criteria:

(i) It is one of the Natural Heritage wetland communities listed in section 664.7(f)(2)(vii)(a) of this Part.

(ii) It is resident habitat of an endangered or threatened animal species [see 664.7(f)(3)(i) and (iv)].

(iii) It contains an endangered or threatened plant species [see 664.7(f)(3)(iii)].

(iv) It supports an animal species in abundance or diversity unusual for the state [see 664.7(f)(3)(vi)].

(v) It is located in the Hudson River National Estuarine Research Reserve [see 664.7(f)(2)(vi)].

(vi) It is identified as a significant coastal area for fish and wildlife [see 664.7(f)(3)(vii)].

(vii) It is adjacent to a tidal wetland [see 664.7(f)(2)(v)].

(viii) It is located in the floodplain of a waterway and stores or conveys floodwaters [see 664.7(f)(4)(i)].

(ix) It is adjacent to or contiguous with a body of water classified as A under Article 17 of the Environmental Conservation Law [see 664.7(f)(4)(ii) and (vi)].

(x) It is hydraulically connected to an aquifer that is used as a public drinking water supply [see 664.7(f)(4)(iii)].

(xi) It contains four or more Class II criteria [see 664.7(f)(2)(viii)].

(2) Class II criteria. A wetland is Class II if it exhibits one or more of the following 15 criteria:

(i) It is identified as a Natural Heritage wetland community as listed in section 664.7(f)(2)(vii)(b) of this Part.

(ii) It is an emergent marsh in which purple loosestrife or Phragmites reed constitute less than two-thirds of the covertype [see 664.7(f)(1)(ii)].

(iii) It contains two or more wetland structural groups [see 664.7(f)(2)(i)].

(iv) It is adjacent to or contiguous with permanent open water outside the wetland [see 664.7(f)(2)(ii) and 664.7(f)(4)(v)].

(v) It is migratory habitat of an endangered or threatened animal species [see 664.7(f)(4)(i) and (v)].

(vi) It is resident habitat of an animal species of special concern [see 664.7(f)(4)(ii) and (iv)].

(vii) It is located in a North American Waterfowl Management Plan joint ventures area [see 664.7(f)(3)(viii)].

(viii) It has an intermittent connection to a body of water classified as A under Article 17 of the Environmental Conservation Law [see 664.7(f)(4)(ii)].

(ix) It is hydraulically connected to an aquifer that has been identified by a government agency as a potentially useful drinking water supply [see 664.7(f)(4)(iv)].

(x) It is within an urbanized area [see 664.7(f)(5)(i)].

(xi) It is one of the three largest wetlands within a city, town, village or New York City borough [see 664.7(f)(5)(ii)].

(xii) It is located totally or partially on publicly owned land that is open to the public [see 664.7(f)(5)(vi)].

(xiii) It is adjacent to or contiguous with a wild, scenic or recreation river as identified in section 664.7(f)(5)(iv) of this Part [see also 664.7(f)(4)(v)].

(xiv) It has demonstrable archeological or paleontological significance as a wetland [664.7(f)(5)(iii)].

(xv) It contains, is part of, owes its existence to, or is ecologically associated with an unusual geological feature that is an excellent representation of its type [see 664.7(f)(2)(iv)].

(3) Class III criteria. A wetland is class III if it exhibits any of the following 12 criteria.

(i) It is an emergent marsh in which purple loosestrife or Phragmites reed constitute two-thirds or more of the covertype [see 664.7(f)(1)(ii)].

(ii) It is a deciduous swamp [see 664.7(f)(1)(iii)].

(iii) It is a shrub swamp [see 664.7(f)(1)(v)].

(iv) It consists of floating or submergent vegetation [see 664.7(f)(1)(vi)].

(v) It consists of wetland open water [see 664.7(f)(1)(vii)].

(vi) It contains an upland inclusion (island) that provides one or more of the benefits described in section 664.7(f)(3)(iii) of this Part.

(vii) It is migratory habitat of an animal species of special concern [see 664.7(f)(3)(ii) and (v)].

(viii) It is adjacent to fertile upland or has a total alkalinity of at least 100 ppm [see 664.7(f)(3)(ix)].

(ix) It is situated at a groundwater discharge site that maintains surface water flow to a water body classified as C(t) or higher under Article 17 of the Environmental Conservation Law [see 664.7(f)(4)(iv)].

(x) It is visible from an interstate highway, a parkway, a designated scenic highway or a passenger railroad and serves a valuable aesthetic or open space function [see 664.7(f)(5)(v)].

(xi) It is one of the three largest wetlands of the same covertype within a town [see 664.7(f)(5)(ii)].

(xii) It is in a town in which wetland acreage is less than one percent of the total acreage [see 664.7(f)(5)(ii)].

(4) Class IV wetlands. A wetland is class IV if it does not exhibit any of the characteristics listed as criteria for Classes I, II, or III.

(f) Explanation for the classification criteria. This subdivision explains the criteria in subdivision (e) of this section that are used to classify wetlands. This subdivision breaks the criteria into the following five categories: covertypes, ecological associations, habitat functions, hydrologic functions, and special features.

(1) Covertypes. There are seven covertypes identified for use in classifying wetlands. The different wetland covertypes provide benefits to varying degrees. The wetland will be categorized according to whichever covertype encompasses the greatest proportion. Only one covertype is a Class II criterion -- emergent marsh in which purple loosestrife or Phragmites reed constitute less than two-thirds of the cover. Five covertypes are considered Class III criteria -- emergent marshes in which purple loosestrife or Phragmites reed comprises more than two-thirds of the cover, deciduous swamp, shrub swamp, floating/submerged vegetation and wetland open water. Wet meadow and coniferous swamp covertypes are considered Class IV wetlands criteria. For the purposes of classification, covertype is a criterion distinct from the evaluation of structural groups [see 664.7(e)(2)(iii)] or of Natural Heritage wetland types [see 664.7(e)(1)(i) and 664.7(e)(2)(i)].

(i) Wet meadow. Wet meadows are open, mostly herbaceous wetlands that support species such as sedges, rushes, sweetflag, coarse grasses, and sometimes cattails. Vegetation often grows in clumps or tussocks; this may be especially pronounced where pasturing or livestock has occurred. Wet meadows often grow where the groundwater is high and the soils are saturated for a significant part of the growing season. They also occur at seeps and groundwater discharge sites. Standing water may be present during wet periods. Old beaver meadows and floodplains may support wet meadow vegetation.

Values of wet meadows. Wet meadow vegetation is a valuable covertype when in association with other covertypes, especially for nesting birds or spawning fish. It is of relatively lower value as a singular covertype, except for certain species of wildlife that depend on open wetland habitat.

(ii) Emergent marsh. Emergent marshes are open wetlands that are characterized by erect, rooted herbaceous plants such as cattails, purple loosestrife, arrowheads, reeds, burreeds, pickerel-weed, water plantain and arrow arum. Most emergent marshes are dominated by perennial plants and vegetation is present for most of the growing season in most years. Emergent marshes often maintain the same appearance year after year, but violent climatic fluctuations or disturbances (such as severe storms) may cause them to revert to open water temporarily.

Values of emergent wetlands. The vegetation itself provides nesting habitat, food and cover for many species of fish and wildlife. They have high net primary productivity, producing the largest annual amount of organic materials of any covertype, which provides many of the primary nutrients to foodchains. They are also highly effective in removing natural pollutants from the water, thereby improving water quality. Emergent marshes act as settlement basins for suspended material by decreasing the velocity of water flowing through them and by filtering suspended material through vegetation and soils. Since they are often different from surrounding covertypes, they provide diversity in the visual landscape.

(iii) Deciduous swamp. Deciduous swamps are one of two forested wetlands, which are characterized by woody vegetation that is six meters or taller. Deciduous swamps are characterized by an overstory of trees, an understory of young trees or shrubs, and a groundcover of herbaceous plants. Common tree species include red and silver maples, red and black ash, swamp white oak, American elm and willows. Although they occur in all water regimes, deciduous swamps may often appear quite dry later in the growing season. Deciduous swamps are common in floodplains.

Values of deciduous swamps. As habitat, they are used by a variety of species for nesting or cover. They may support both wetland-dependent and upland species, thereby providing broad habitat value. Forested wetlands also contribute significantly to the maintenance and protection of water quality. A periodic shift between aerobic and anaerobic conditions exists in the soils of periodically flooded forested wetlands. These conditions facilitate the assimilation of nutrients and organic matter, hastening the degradation of persistent pesticides, and decreasing the bioavailability of heavy metals. Forested wetlands have persistent vegetation throughout the year and therefore provide particular value in slowing flood waters caused by the spring thaw runoff when many herbaceous wetlands lack vegetation.

(iv) Coniferous swamp. Coniferous swamps are the second of the two forested wetland covertypes. They support deciduous and evergreen needle-leaved trees over six meters tall. Some of the tree species include hemlock, tamarack, black and red spruces, white cedar, and balsam fir.

Values of coniferous swamps. Many of the values attributable to deciduous swamps also exist in coniferous swamps. While coniferous swamps generally have comparably lower habitat value, they may provide important winter cover for deer and year-round habitat for certain species of wildlife such as the varying hare and spruce grouse.

(v) Shrub swamp. The shrub swamp, or shrub-scrub wetland, includes areas dominated by woody vegetation less than six meters in height. Plant species found in shrub swamps include true shrubs, young trees, and trees and shrubs that are small or stunted because of environmental conditions. They include both deciduous and evergreen species and both broad and needle leaved species, including alders, leatherleaf, sweet gale, buttonbush, highbush cranberry, red osier dogwood, bog laurel, and the young trees of species such as red maple and American elm.

Values of shrub swamps. Shrub swamps may provide a spectrum of habitat for fish and wildlife, including some of those associated with emergent marshes and forested wetlands. They may also provide habitat for upland species. Because they often differ from their surrounding areas, they provide diversity in habitat and in visual quality. They also may provide many of the water quality and flood attenuation values of forested wetlands.

(vi) Floating and submerged vegetation. Floating vegetation includes both rooted plants, such as pondweed, water lily, and water smartweed, and free floating plants such as duckweed. Submerged species include bladderworts, coontail, and water milfoil.

Values of floating and submerged vegetation. These wetlands are important food and cover sources for many waterbirds and other wetland-dependent wildlife, and frequently provide valuable areas for fish as spawning and nursery sites. This type of wetland is also useful in improving water quality, as with emergent marshes, and for shoreline stabilization. Floating and submerged plants are often associated with open water, and when in association with open water and other covertypes, may provide significant visual benefits.

(vii) Wetland open water. This covertype includes open water with remnants of non-hydrophytic vegetation that has died because of prolonged flooding.

Values of wetland open water. It is important fish and wildlife habitat and provides open space and aesthetic values, especially when it is found in conjunction with other covertypes.

(2) Ecological associations. A variety of significant ecological associations may occur in wetlands. Wetlands having a mix of substantially different kinds of physical features or vegetation may have special ecological value. Often, association with particular non-wetlands features or the juxtaposition in the landscape may be important to the ability of a wetland to provide certain functions.

(i) Two or more structural groups. The growth forms that wetland vegetation takes are varied, but usually include woody or shrubby and herbaceous structures. For the purposes of this Part, wetland vegetation is grouped into three distinct structural groups. They incorporate the covertypes described in paragraph 1 of this subdivision.

The physical structure of each of these three structural groups is substantially different from the structure of each of the other two. To be significant enough to be considered for classifying a wetland, each structural group must constitute the minimum percentages described in the following subparagraphs.

(a) Herbaceous structural group. This group includes the wet meadow and emergent marsh covertypes. It must constitute at least 25 percent of the area of the wetland.

(b) Woody structural group. This group includes the deciduous swamp, coniferous swamp and shrub swamp covertypes. It must constitute at least 25 percent of the area of the wetland.

(c) Water structural group. This group includes the floating and submerged vegetation and wetland open water covertypes. It must constitute at least 15 percent of the area of the wetland.

For example, a wetland that is 80 percent shrub swamp and 20 percent submerged vegetation meets this classification criterion. Conversely, a wetland that is 45 percent deciduous swamp, 35 percent coniferous swamp and 20 percent wet meadow does not. In the latter example, the woody structural group exceeds the minimum 25 percent, but the herbaceous structural group does not meet the the minimum 25 percent.

The presence of this characteristic increases the value of the wetland for habitat because each of the different groups can support species not found in the others, thus increasing the species richness and diversity of the wetlands. In addition, those species that need two different structural groups to meet all of their requirements can only exist when both groups are present. The presence of different groups together also provides for visual variety, thus enhancing aesthetic benefits. Hydrologic functions, such as water quality improvement may be increased as well.

(ii) Associated with permanent open water outside the wetland. A wetland may include open water, however, for a wetland to meet this criterion, it must be adjacent to or contiguous with permanent open water that exists beyond the wetland boundary according to provisions in section 664.7(f)(4)(v) of this Part.

Wetlands associated with open water are especially valuable. Some wildlife and fish usually found in open water must spend part of their life cycles in wetlands for reproduction, growth, food or cover. Wetlands are vital in providing natural nutrients in the form of detritus to open water ecosystems. They also provide water quality functions, as described in section 664.7(f)(4)(ii) of this Part, for water entering the open water body and buffer uplands from the erosive powers of open water. They may be providing tertiary treatment in relation to a sewage disposal system or nonpoint source pollution

control for adjacent farmland. Their juxtaposition to open water improves the recreational opportunities available in the area and usually enhances visual quality.

(iii) Island present within the wetland. Islands, or upland inclusions, often occur in wetlands. They can provide nesting habitat and refuge for wildlife. They provide visual variety and interest and can be the focus of recreational and educational activities.

(iv) Wetlands having geological significance. Many wetlands in the state were created by past geologic activity, especially glaciation. However, some wetlands are associated with unusual geological features that are excellent representations of their type. Examples of such features include lakeshore barrier beaches, eskers, sand dunes and barrens. Where wetlands contain, are part of, owe their existence to or are ecologically associated with such a feature, they are integral parts of unusual ecological communities. Loss of or damage to these wetlands may result in the loss of unusual species of fish, wildlife or plants and may significantly diminish the state's ecological, educational, heritage or aesthetic resources and may diminish the variety or diversity of the state's landforms.

(v) Wetlands contiguous to tidal wetlands. This criterion applies to freshwater wetlands that abut the landward boundary of tidal wetlands as shown on the tidal wetlands inventory maps promulgated according to section 25-0201 of the Environmental Conservation Law.

Ecologically, wetlands do not follow statutorily-imposed or human-perceived boundaries. Freshwater wetlands contiguous with tidal wetlands form an important ecological community. They can provide unusual or important habitat benefits, improve or maintain water quantity entering the tidal wetland, and can act with tidal wetlands to protect adjacent property and uplands against storm tides. They add detritus to the tidal wetland, which then exports these nutrients to estuarine and marine ecosystems. The perpetuation of either the tidal or freshwater component of this association usually depends on protection of both components.

(vi) Wetlands included in the Hudson River National Estuarine Research Reserve. These wetlands are part of the reserve created by the Federal Coastal Zone Management Act of 1972. The reserve includes an unusual combination of tidal brackish and freshwater marshes, intertidal flats, swamps, river islands, and open water. They represent many of the diverse natural features, plant and animal communities and salinity regimes that make up the Hudson estuary and provide rare educational, research, heritage and aesthetic values.

(vii) Wetlands identified and mapped as one of the rare wetland communities by the Natural Heritage Program. These are unusual or rare wetland communities for which typically less than 20 examples exist in the state. The names of these communities are generic; species names may sound common. However, the specific communities, as described by the Natural Heritage program are rare or unusual. The specific descriptions of these communities, with details on vegetative composition and representative fauna are contained in the files of the Department and are available upon request.

(a) The following 21 communities are considered Class I criteria: freshwater tidal swamp, freshwater tidal marsh, freshwater intertidal mudflats, inland salt marsh, marl pond shore, coastal plain pond shore, sinkhole wetland, marl fen, rich graminoid fen, rich shrub fen, coastal plain poor fen, patterned peatland, rich sloping fen, perched bog, maritime interdunal swale, pine barrens vernal pond, inland Atlantic white cedar swamp, coastal plain Atlantic white cedar swamp, perched swamp white oak swamp, brackish tidal marsh and brackish intertidal mudflats.

(b) The following 13 communities are considered Class II criteria: brackish subtidal aquatic bed, freshwater subtidal aquatic bed, brackish tidal marsh, brackish intertidal mudflats, freshwater intertidal shore, inland poor fen, medium fen, pine barrens shrub swamp, floodplain forest, rich red maple/tamarack swamp, northern white cedar swamp, black spruce/tamarack swamp, rich hemlock/hardwood swamp.

(viii) Wetlands with functional diversity. This criterion applies to those wetlands that provide a number of important functions and benefits. Protection of functionally diverse wetlands will therefore protect a large spectrum of social and ecological considerations. To meet this criterion, however, the cumulative criteria cannot be duplicative. To be considered, each Class II characteristic counted must provide enhanced benefits.

(3) Habitat values. Wetlands have outstanding values for fish and wildlife habitat. Although some covertypes are used more by certain species, individual wetlands may provide unique or outstanding value because of the collective nature of certain wetlands variables.

(i) Endangered and threatened animal species. This designation applies to species and subspecies of fish and wildlife listed as endangered or threatened by the United States Fish and Wildlife Service or by the Department in Part 182 of this Title.

(ii) Animal species of special concern. This designation applies to species and subspecies of fish and wildlife identified as of special concern by the Department in Part 182 of this Title.

(iii) Endangered and threatened plant species. This designation applies to species and subspecies of plants listed as endangered or threatened by the Department in Part 193.3 of this Title.

(iv) Wetlands providing resident animal habitat. This characteristic applies when the wetland or portion of the wetland provides year-round habitat for a resident, or permanent animal species. It also applies when the habitat is used for the breeding or wintering period, thereby providing a critical habitat component for a significant portion of that species's life-cycle.

(v) Wetlands providing traditional migration habitat of an animal species. This characteristic applies when the wetland or portion of the wetland provides habitat used by a species in moving from breeding to wintering habitat in late summer and fall, or from wintering to breeding habitat in late winter and spring. The use must be recurring and somewhat predictable, so that it may be expected to continue annually. This characteristic does not apply to occasional use or to random use by stray or wandering animals during the migration or post-breeding periods.

(vi) Wetlands having animal species in unusual abundance or diversity. Certain wetlands are unusual because they are sites of large or diverse aggregations of animals. For example, they: may support large heronries or sites for other colonial nesting birds; are regularly and intensively used by migrating birds; provide major staging areas for shorebirds during migration; are in major deer winter concentration areas; support valuable and intensive fish spawning; are extremely productive for breeding waterfowl, shorebirds, wading birds or furbearers; or otherwise contain an unusually high abundance or diversity of wildlife or fish. For this criterion to apply, the abundance or diversity must be actual, not merely potential, and be based on the Department's expectations that the abundance or diversity is not a temporary or one-year phenomenon. This criterion does not apply to domestic species or to noxious species such as the Norway rat.

(vii) Wetlands designated as significant coastal areas for fish and wildlife. This criterion applies to areas designated under Article 42 of the Executive Law (Waterfront Revitalization and Coastal Resources Act) and Part 602 of Title 19, as shown on maps filed with affected local government clerks.

(ix) Wetlands adjacent to fertile upland or with a total alkalinity of at least 100 parts per million. Applicability of these characteristics is determined by soil tests or soil maps. Upland soils in the immediate vicinity of a wetland are an indication of the fertility of the wetland substrate. In general, those soils with a pH of 5.6 or higher are considered fertile for the purposes of this characteristic. A relatively high total alkalinity of at least 100 ppm also has value for wildlife and fish. These characteristics are important for at least two reasons. It is a measure of the capacity of the wetland to avoid acidic conditions. This deters the accumulation of substances harmful to the growth of vegetation that provides good habitat. Total alkalinity is also a general indication of the natural fertility of the substrate underlying the wetland. Generally, a more naturally fertile substrate will support better habitat.

(viii) Wetlands located in a North American Waterfowl Management Plan (NAWMP) joint ventures area. These are wetlands included in the NAWMP joint ventures areas. The NAWMP is an international agreement that provides a broad framework for waterfowl and wetlands management and conservation efforts in the United States and Canada through the year 2000. It sets specific population goals, identifies habitat conservation needs and recommends measures for resolving problems of international concern. Parts of two of the seven joint venture areas are in New York: the Great Lakes/St. Lawrence Lowlands and the Atlantic Coast. Providing adequate regulatory protection for critical wetland areas identified in these joint venture areas is integral to the success of the NAWMP.

(4) Hydrologic and water quality functions. Many wetlands provide significant hydrological and water quality benefits. The characteristics identified in this category include flood protection, water quality improvement or maintenance and groundwater recharge or discharge.

(i) Wetlands located in floodplains. Wetlands often provide important flood protection functions. They may convey stormwater, thereby alleviating flooding upstream of the wetland. More often, they may function to slow down and store floodwaters, thereby serving as natural stormwater detention basins. This flood storage function may slow the downstream movement of the flood crest and lower its peak elevation.

The flood control benefits of a wetland generally increase with its size relative to the size of the drainage basin that is tributary to the area downstream that is subject to flooding. However, it is important to consider the cumulative value of many small wetlands in an entire drainage basin to fully understand the flood protection value of individual wetlands. The loss of a significant area of wetlands within a drainage basin may aggravate flooding, erosion, and sedimentation in the downstream area.

Many wetlands that are located in floodplains are shown on maps prepared by the Federal Emergency Management Area, and are available for review in local government offices.

(ii) Wetlands adjacent to, contiguous with or having a permanent open water connection to a body of water classified as A under Article 17 of the Environmental Conservation Law. Wetlands associated with open water bodies can provide a variety of water quality functions. Wetlands remove sediments and immobilize, convert or utilize pollutants. Loss of wetlands can lower water quality and either create a health problem for water users or create a public burden by requiring extensive water treatment. Degradation of water quality also creates an ecological problem that is not readily treatable, thereby creating a public nuisance in natural resource degradation.

To be considered for these criteria, the wetland must be associated with a body of water classified as A under article 17 of the Environmental Conservation Law. To meet the Class I criterion, the wetland must be adjacent to or contiguous with the water body according to the standards in subparagraph (vi) of this paragraph or must have a permanent open water connection flowing into a class A body of water. To meet the Class II criterion, the wetland must have at least an intermittent connection, with continuous flow occurring for at least three months of the year for at least two of three years.

(iii) Wetlands hydraulically connected to aquifers. Occasionally wetlands may recharge underlying aquifers and these criteria focus on the ability of a wetland to recharge a groundwater supply. Such wetlands usually are underlaid by deposits of pervious earth material that creates a hydraulic connection between the wetland and the aquifer. For infiltration of water from the wetland to be of an amount significant enough to provide a groundwater recharge value, the pervious earth material underlying the wetland must be more than ten feet thick. Although the soil types underlying wetlands are usually hydric soils such as peat, muck, marl or clay, none of which is very pervious, wetlands may overflow immediately adjacent lands such as sandy or gravelly alluvial soils. Preservation and recharge of groundwater is critical to the protection of the aquifers that provide water to many people.

(iv) Wetlands situated as groundwater discharge sites. These wetlands are associated with groundwater discharge sites that maintain surface water flow in streams and the water bodies into which those streams flow. They also maintain salinity gradients and provide open water during periods of freezing temperatures. Surface water flow maintains open channels and diversity in the vegetative structure. Many discharge sites support rare or unusual floral or faunal communities.

Discharge wetlands are located where some permeable soils exist. They usually have no surface inflow, but do have outlets. Often they occur on slopes as seeps. For this criterion to be applicable, the wetland must be discharging

to a stream classified as C(t) or higher under Article 17 of the Environmental Conservation Law.

(v) Wetlands considered "adjacent to or contiguous with" for the purposes of this Part. Wetlands frequently may abut or adjoin open water or other features of concern in classifying wetlands. To meet this characteristic, the wetland must be in close proximity or have a common border with the feature under consideration. The association must include a water exchange or flow between the wetland and feature at some time during the year. If the wetland and feature are not actually in contact, or if water exchange does not exist, it must be because of some natural barrier, such as a barrier beach, or because of an artificial obstruction such as a railroad bed or road bed.

(5) Special features. Often, wetlands may be important because of special features or aspects of the wetlands, such as their local frequency, their aesthetic or public use values, or other social relevance.

(i) Wetlands located within urbanized areas. Because of their rarity, their distinctiveness from the surrounding urban environs, and their proximity to large numbers of people, wetlands in urbanized areas can provide unusually important natural, recreational, educational, scientific, open space and aesthetic benefits. They also may provide important stormwater control functions, help moderate local climatic conditions, and provide a preponderance of the local fish and wildlife habitat. Often, wetlands in urban settings are relatively more valuable than their more rural counterparts. For the purposes of this part, the following cities and their surrounding closely-settled areas are considered urbanized areas for the classification criterion: Albany/Schenectady/Troy, Amsterdam, Auburn, Batavia, Beacon, Binghamton, Buffalo, Canandaigua, Canton, Corning, Cortland, Dunkirk, Elmira, Fulton, Geneva, Glens Falls, Gloversville, Hornell, Hudson, Ithaca, Jamestown, Johnstown, Kingston, Little Falls, Lockport, Mechanicville, Middletown, New York, Niagara Falls, Norwich, Ogdensburg, Olean, Oneida, Oneonta, Oswego, Plattsburgh, Port Jervis, Potsdam, Poughkeepsie/Newburgh, Rochester, Rome, Salamanca, Saratoga Springs, Syracuse, Utica and Watertown.

Closely-settled areas are considered to be incorporated places of at least 2,500 inhabitants, land areas with a population density of at least 1,000 inhabitants per square mile, plus any small areas with lower densities when these areas serve to complete urban-suburban community boundaries.

(ii) It is one of the three largest wetlands of the same covertype within a town OR one of the three largest wetlands within a city, town, village or New York City borough OR a wetland located in a town in which wetland acreage is less than one percent of the total acreage. These criteria acknowledge that as wetlands become rarer in a geographic area, their importance increases. The perpetuation of wetlands in general or of a particular covertype in a locality helps to perpetuate the important functions provided by that wetland. The size of a wetland can have significance because many species have threshold tolerances for habitat size, below which they are unable to survive. Other functions are also enhanced when a wetland is larger. Disturbances at the perimeters of a large wetland are less likely to disturb the core of that wetland.

(iii) Wetlands having demonstrable archaeological or paleontological significance as a wetland. Some existing wetlands were important sites of native American activities such as food-gathering, or

supported concentrations of life forms now extinct. The natural conditions in the wetlands enable the evidence of these functions to be preserved. Such areas are valuable resources for education and scientific research examining the importance of wetlands to human and animal life over time. The also provide intrinsic heritage values. Damage to such wetlands could significantly diminish those values.

(iv) Wetlands adjacent to or contiguous with a wild, scenic or recreational river. These are wetlands associated with wild, scenic or recreational rivers as designated under Title 27 of Article 15 of the Environmental Conservation Law. Protection of these wetlands is important to preserve the aesthetic values of the wetlands, and also to protect the other values that make the rivers of such concern. For example, the wetlands may help to protect the water quality in the river, reduce sedimentation, maintain tributary flow into the river, or support fish and wildlife habitat. To be considered adjacent to or contiguous with the river, the criteria in section 664.7(f)(4) of this Part must be met.

(v) Wetlands visible from an interstate highway, a parkway, a designated scenic highway or a passenger railroad and that serves a valuable aesthetic or open space function. The following criteria are considered in determining the applicability of this characteristic: the visibility of the wetland or wildlife in the wetland, the size of the wetland, and the topography and variety of vegetation in and surrounding the wetland. As a guideline, the wetland should be within one-half mile from the transportation corridor, unless visual conditions dictate otherwise. High variability in the wetland is more desirable, especially if it is associated with some open water or high visual quality vegetation such as brilliant fall foliage.

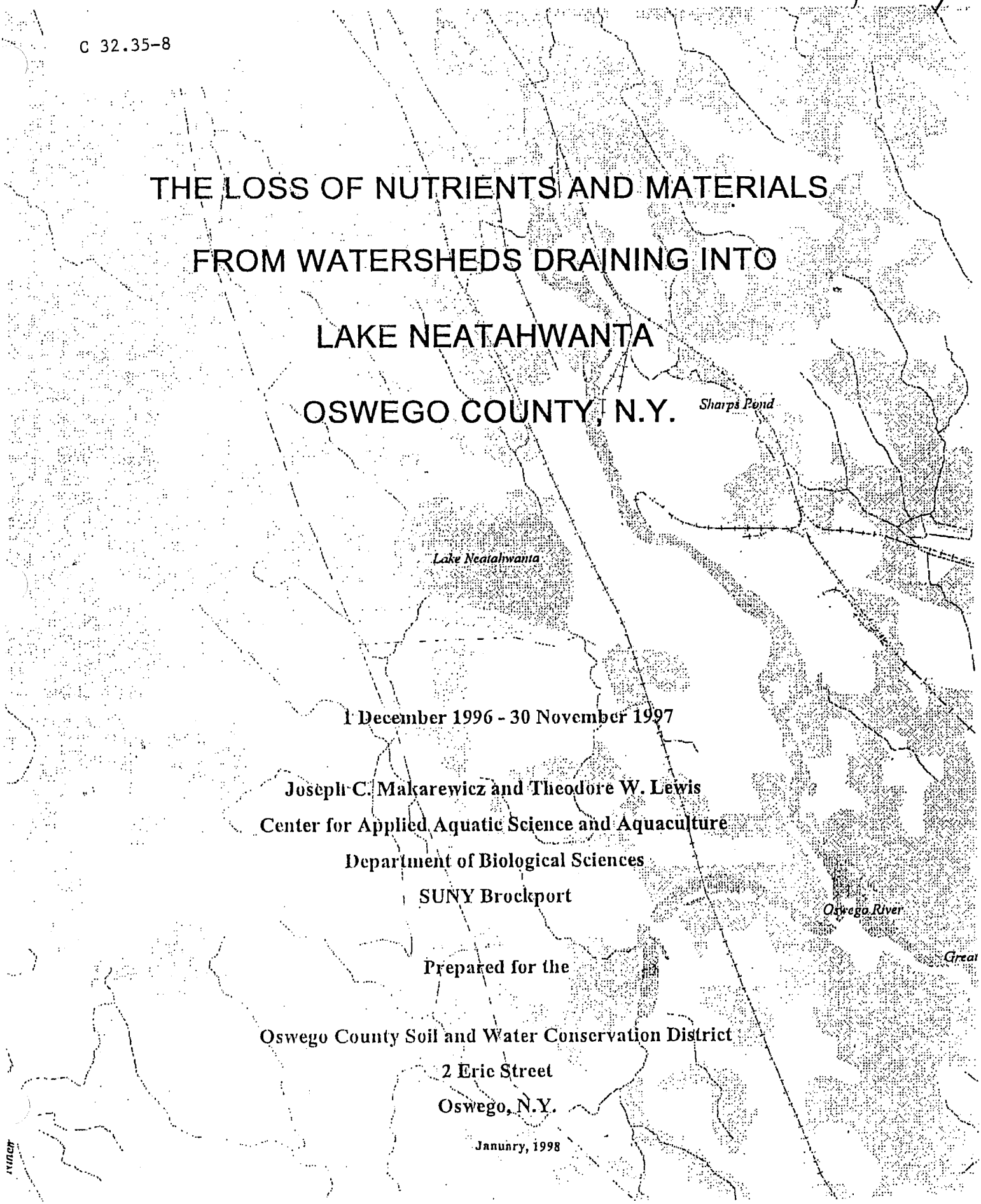
For many people who commute on high use transportation corridors, the open space, visual variety and wildlife-viewing opportunities provided by wetlands are aesthetically important benefits. Pleasant viewing is a salve to daily tensions and may help alleviate pressures on commuting citizens.

(vi) Wetlands located partially or totally within publicly owned land. These wetlands provide many recreational, aesthetic and educational opportunities. They also may improve amenities of the area and indirectly improve other values of the area. The criterion applies to land that is publicly owned, whether it is owned by federal, state or local governments, as long as access to the land is provided. Examples include wetlands occurring in publicly owned parklands, state wildlife management areas, and state forestland.

664.8 Amending maps and wetland classifications.

(a) Why the Department amends maps and classifications. Section 24-0301.6 of the Act requires the Department to maintain the wetland maps to keep them as accurate as possible. The maps must be updated periodically because wetlands are a dynamic resource, which change with time. Boundaries may need to be corrected, wetlands that were once below 12.4 acres in size may now be large enough to map, or wetlands over 12.4 acres in size may no longer be large enough to be jurisdictional. Wetlands smaller than 12.4 acres may also be considered to be of unusual local importance and eligible to be mapped and protected. Some errors may also have occurred in the course of earlier mapping efforts. For example, a wetland may have been inadvertently overlooked or cartographic errors may have occurred, and a boundary might have been drawn incorrectly. For these,

THE LOSS OF NUTRIENTS AND MATERIALS FROM WATERSHEDS DRAINING INTO LAKE NEATAHWANTA OSWEGO COUNTY, N.Y.



1 December 1996 - 30 November 1997

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Januury, 1998

INTRODUCTION

In 1993, the Oswego County Soil and Water Conservation District began studies within the Lake Neatahwanta watershed that addressed several questions. What sub-watersheds of Lake Neatahwanta provide the greatest amount of nutrients, such as phosphorus and nitrate, to the Lake? Are the loadings from these watersheds high or low as compared to other known areas of significant nutrient loading? What is the amount of nutrients and soils being lost from the watershed? Are the losses related to meteorologic events and to what seasons of the year?

The results of the previous study strongly suggested that Sheldon Creek was the major contributor of suspended solids and nutrients to Lake Neatahwanta. Over 538 metric tons of suspended solids were delivered to the lake representing 99% of the annual load. Similarly, Sheldon Creek contributed 89%, 90%, and 90% of the total phosphorus, total kjeldahl nitrogen and nitrate, respectively, entering Lake Neatahwanta. Comparison to streams with similar discharges in the upstate New York area suggested Sheldon Creek was heavily polluted. Most of the loss of nutrients and soil from the watershed into Lake Neatahwanta occurred during hydrologic events (i.e. precipitation and snow melts).

It bears repeating from the 1994 report (Makarewicz and Lewis 1994) why certain elements were of concern and were monitored. Concentrations of total suspended solids in stream water generally reflect the amount of materials (e.g., soils) being lost from a watershed. These soils carry the nutrients phosphorus and nitrate from the watershed fertilizing the recipient lake while fertile soil is being lost from the watershed. Phosphorus is an element required for plant growth whether on land or in the water. In lakes, phosphorus is often the limiting factor of phytoplankton growth and is the cause of eutrophication, or overproduction of lakes or the

excessive amounts of pond scum in the water. Phosphorus may enter from the watershed as a result of sewage effluent disposal and because of heavy fertilizer use for lawns or in agriculture. Watersheds that contribute high loading of nutrients are potentially the cause of increased phytoplankton and macrophyte (weed) production.

Here we report on the status of Lake Neatahwanta and losses of materials and nutrients from the various watersheds draining into the lake. Since 1994, Oswego Soil and Water Conservation District has begun several projects, Best Management Practices, to remediate and reduce loss of nutrients in the watershed. These include installation of rock rip-rap below the gaging station and the confluence of the Summerville and Sheldon Creeks, the installation of rock rip-rap in the drainage path near the gaging station on Sheldon Creek and the installation of fencing preventing cows from entering Sheldon Creek upstream from the gaging station at the Jeff Richards Farm. All of these management practices serve to reduce nutrient and material loss from the watershed to Lake Neatahwanta. This report updates the current status of the Lake Neatahwanta watershed, especially the Sheldon Creek watershed.

SUMMARY OF RESULTS

1. In the Sheldon Creek watershed, losses of total phosphorus, total suspended solids (i.e. soils) and total kjeldahl nitrogen (basically organic nitrogen) decreased in 1997 compared to 1994. Based on the mean daily loss from the watershed, a 24% decrease in total phosphorus, a 14.7% decrease in the loss of soils (total suspended solids), and a 12.5% decrease in organic nitrogen (TKN) from the watershed was observed. Although a decrease in the loss of some nutrients and suspended matter from the watershed to Lake Neatahwanta was observed, caution in overemphasizing this result is required. As explained in the text, our estimates may be conservative. Nevertheless, the relationship

between phosphorus loading from watersheds and chlorophyll concentrations in Lake Neatahwanta in 1997 suggest a slight improvement in the lake.

2. A surprising result was the major increase (over 80%) in sodium loss, a constituent of deicing salt, from the Sheldon Creek watershed. Concentrations of sodium during the month of July and August were very high (60 to 80 mg/L range compared to an annual average of ~29 mg Na/L). For this to occur during a period when deicing salt is not used on roads is unusual. At first glance this looks like it may be groundwater loss from the watershed during a period of little or no precipitation, i.e. base flow. However, baseflow conditions also occurred in August and September and concentrations of sodium was low, not high, suggesting that the sodium source was not groundwater. Concentrations of nitrate were also high during the summer for non-event periods.
3. Compared to the suburban and urban watersheds of Monroe County, Sheldon Creek has a phosphorus loading that is high, and due to its relatively small watershed, the phosphorus loading on an areal basis is much greater than creeks receiving treated sewage. As in 1994, this suggests a major point source or non-point source of nutrients in the Sheldon Creek watershed. Sheldon Creek is still the major source of nutrients and suspended solids to Lake Neatahwanta.
4. Baseline or non-event concentrations of total phosphorus, nitrate nitrogen and sodium are not significantly different between 1994 and 1997 while total suspended solids (TSS) and total kjeldahl nitrogen (TKN) were significantly higher.
5. The mean daily stream discharge values (m^3/day) for 1997 were not significantly different from 1994.
6. As in 1994, over 75% of the water discharged into Lake Neatahwanta was from Sheldon Creek (not including the Summerville Branch).

RECOMMENDATIONS:

1. The following projects are suggested to verify the relative contributions of the following areas.

   a. Several events should be monitored at Ley and Summerville Creeks using a sequential sampler. SUNY Brockport would be able to provide a loaner. All estimates of loss of nutrients are based on baseline conditions and thus may be underestimated.

The impact on loadings of monitored events should be investigated at least once on these creeks.

b. If not already completed, consideration should be given to monitoring the storm sewers that empty into the lake during several events to develop some appreciation of the amount of nutrients entering from these direct drainage sources.

2. A Stressed Stream Analysis should be considered for Sheldon Creek due to inordinately high loading of phosphorus and suspended solids. Stressed stream analysis or segment analysis is a technique that identifies the sources of pollutants within a watershed by subdividing the impacted watershed into small distinct geographical units. Samples are taken at the beginning and end of each unit to determine if a nutrient (or other contaminant) source occurs within that reach. We have found this technique very useful in identifying point and non-point sources that are not always obvious.
3. The Lake Neatahwanta tributary monitoring should be continued to develop a strong baseline database of discharge and loading information. The continuous monitoring and event and non-event water chemistry sampling should be continued on Sheldon Creek as a reference or baseline site to note future improvements or degradation.
4. Similarly, the summer monitoring of one site on Lake Neatahwanta should be maintained as a reference or baseline site for future improvements.
5. Further management practices, such as the stabilization of stream embankments and the removal of cows from streams, that reduce the loss of nutrient and materials from sub-watersheds in the Lake Neatahwanta are warranted. Since a major portion of the loss of materials and nutrients to Lake Neatahwanta occurs during precipitation events, management practices that reduce nutrient and material losses during periods of high discharge are desirable. Management practices that target sources identified by stressed stream analysis (#2 above) would be expected to have the largest impact on Lake Neatahwanta.

METHODS

General:

Previous work and a site description of Lake Neatahwanta may be found in Makarewicz and Lewis (1994). Stream water samples were collected and stream height was measured weekly at

The Oswego County Environmental Management Council

Model Local Law for Regulating Open Burning in Oswego County (Draft September 1997)

Table of Contents:

Section 1. Definitions

A. *Air Contaminants*

"Air Contaminants" mean dust, fumes, mist, smoke, other particulate matter, vapor, gas, odorous substances, or any combination thereof

B. *Garbage*

"Garbage" means any matter resulting from the handling, processing, preparation, cooking and consumption of food or food products

C. *Open Burning*

" Open Burning" means the burning of any materials where in air contaminants from combustion are emitted directly into the air without passing through a stack or chimney

D. *Refuse*

"Refuse" means all putrescible and non-putrescible solid wastes including garbage, rubbish, ashes, incinerator residue, street cleanings, dead animals, offal and solid commercial and industrial wastes

E. *Rubbish*

"Rubbish" means solid or liquid waste material, including but not limited to: paper and paper products, rags, trees or leaves, needles and branches therefrom, vines, lawn and garden debris, furniture, cans, crockery, plastics, cartons, chemicals, paint, greases, sludges, oils and other petroleum products, wood, sawdust, demolition materials, tires and automobiles and other vehicles and parts for junk, salvage or disposal. Rubbish shall not consist of garbage or other putrescible material, incinerator residue, street sweepings, dead animals, offal, hazardous substances or offensive materials

F. *Rubbish generated from residential activity*

"Rubbish generated from residential activity" means paper products, vines, leaves, needles and trees and branches only

G. *Smoke*

"Smoke" means gas-borne particles resulting from incomplete combustion, consisting predominantly, but not exclusively carbon, ash and other combustible material which are visible in the air

Section 2. General Provisions - Open Fires

a. This model law supplements the rules and regulations of the New York State Department of Environmental Conservation Part 215 and Part 211.

b. No person shall burn any rubbish in any open fire except in conformity with the provisions of this law.

c. No person shall burn, cause, suffer, allow or permit burning in an open fire of:
   1. garbage, or
   2. rubbish for salvage, or
   3. any rubbish, including rubbish resulting from residential activity, in any city or village, or town with population greater than 20,000, or within _____mile of the periphery of any city or village, or
   4. materials resulting from the demolition of buildings or structures.

d. A person may burn rubbish generated from residential activity in an open fire in unrestricted areas (Under Section 2 c.3) provided the following:

   1. the yard waste and paper products to be burned are thoroughly dried in order for efficient burning to occur (green and wet materials may not be burned)

   2. the conditions of the fire ensure proper combustion of the material being burned without risk of igniting surrounding material

   3. the fire is continuously supervised and controlled by a person who is at least 16 years old, for the purpose of preventing danger, damage and injury to property and/or a person

   4. the person supervising the fire has emergency equipment readily available and is capable of controlling or putting out the fire at any stage for the purposes in (c)

   5. the person is taking every precaution to prevent heavy smoke from being generated and preventing the smoke from becoming a nuisance to nearby residents

   6. the fire is set only when atmospheric conditions will readily dissipate contaminants, not during an air pollution episode

   7. the fire does not create a visibility hazard on the roadways, railroad tracts, or air fields

Section 3. Inspection

A DEC officer or any person with the proper authority may:

a. enter at reasonable times on any property that is subject to the regulations of this local ordinance, to ascertain whether the regulations in this local ordinance are being complied by

b. make orders directing the property owners to bring the fire into compliance with this local ordinance

c. prevent material not properly prepared (for example wet material) from being added to the fire

d. order the operator to immediately put the fire out

Section 4. Legal Burning

The following types of open burning shall be allowed without violation of this law:

a. on site burning of rubbish generated from residential activity, other than that prohibited in Section 2 c.3

b. camp fires for recreational purposes

c. fires used for preparing food

d. ceremonial fires and bonfires

1. the fire shall not be used for waste disposal purposes

2. precautions are taken to minimize the generation and emission of air contaminants

f. fires for personal comfort: a bonfire in connection with recreational activities including but not limited to sledding, and ice skating

Section 5. Penalties and Violations

In order to compensate for the cost of administering this law, impose fines for noncompliance of the local law.

IV LISTS OF HISTORIC AND EXTANT PROPERTY TYPES: TOWN OF GRANBY

The property types sought for this reconnaissance survey were determined by an examination of the history of the Town of Granby and selected from the list of Contexts and Study Units prepared by the State Historic Preservation Office. Property types considered for inclusion are listed on the accompanying chart, "Town of Granby, Themes and Property Types." Of the properties considered, only those with significance in town or county history and with acceptable levels of integrity based on configuration and period architectural detail are listed below. Other property types, once significant but now lacking integrity, are briefly noted. All building and sites included in the annotated list have been assigned an approximate date based largely on architectural character visible on the exterior of the building. Numbers included in parentheses refer to the 1976 survey.

TRANSPORTATION - RELATED TO THEME- BRIDGES

General Character

The two bridges listed reflect both highway and railroad modes of travel.

Range

The railroad bridge crosses Ox Creek; the metal truss bridge crosses the Oswego River at Hinmansville.

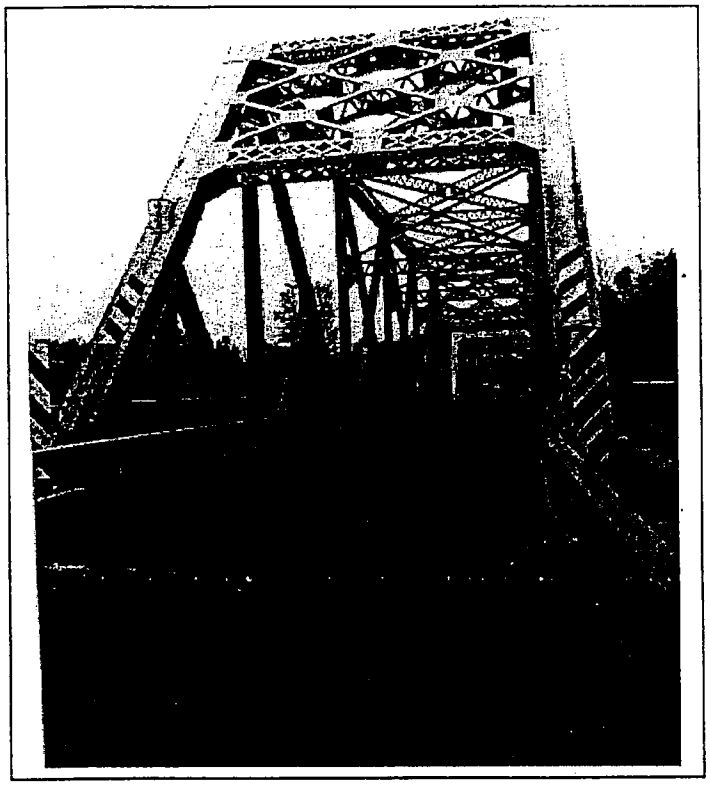
Integrity

Good.

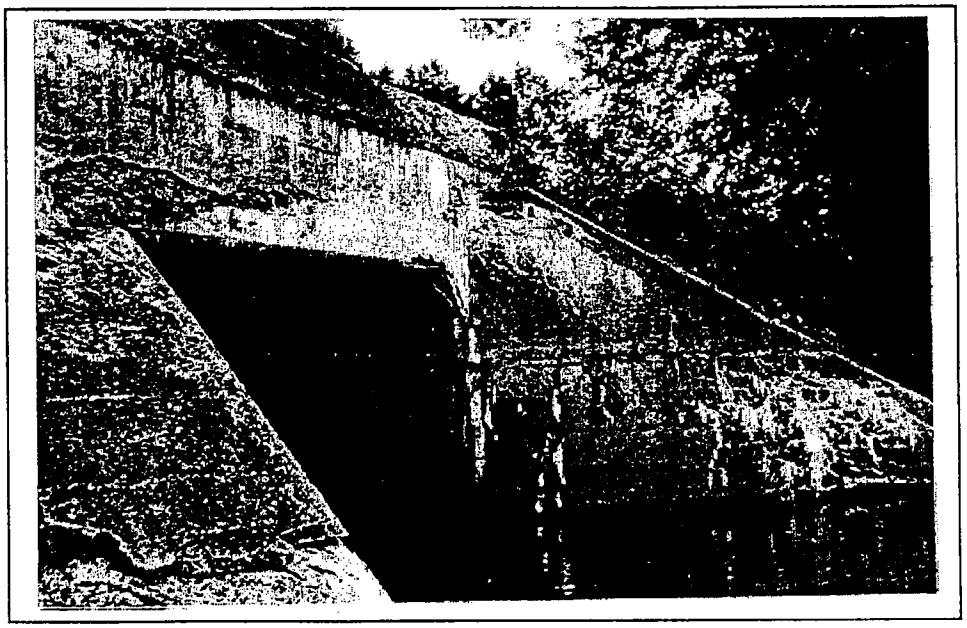
Property List

E-1: 1915. Hinmansville Bridge, carries Co. Rt. 46 over the Oswego River. A two-span metal truss bridge manufactured by the McClintic Marshal Construction Company of Pottstown, PA.

E-2: ? Conrail Railroad bridge over Ox Creek, lying between Wilcox Road and Wybron Road. Owned by Niagara-Mohawk. Concrete.



E-1:
Hinmansville Bridge
carries Co. Rt. 46 over
the Oswego River
Date of photo: Oct., 1995
View: looking east from
Pendergast Road



E-2: Conrail Railroad Bridge over Ox Creek
between Wilcox Road and Wybron Road
Date of photo: June, 1993
View: looking SE

AGRICULTURAL PROPERTIES - RELATED TO THEME - AGRICULTURE

General Character

Though Granby's 19th and early-to-mid 20th century economy was based largely on agriculture, few notable farm buildings remain intact. With the decline in dairy farming, considerable acreage has been returned to timber or has been converted to post-WW II residential development or the creation of mobile home parks. Many agricultural properties are deteriorated or compromised by modern materials.

Two buildings exemplifying the Pennsylvania-type barn can be found, one on Co. Rt. 8 and the other on NYS Rt. 176 at Bowen's Corners. This style which exhibits an overhang of the first floor over the basement level is very rare in Oswego County; only two examples are found in Granby. Growing tobacco was an important industry in 19th-century Granby and examples of two tobacco barns, now no longer used for drying tobacco, are included.

Range

Agricultural buildings are found throughout the town.

Integrity

Condition, for most buildings, is fair.

Property List

E-3: c1880. Pennsylvania-type dairy barn, NYS Rt. 176 at Bowen's Corners. Vertical siding, adjacent milkhouse. (6.0.5.4)

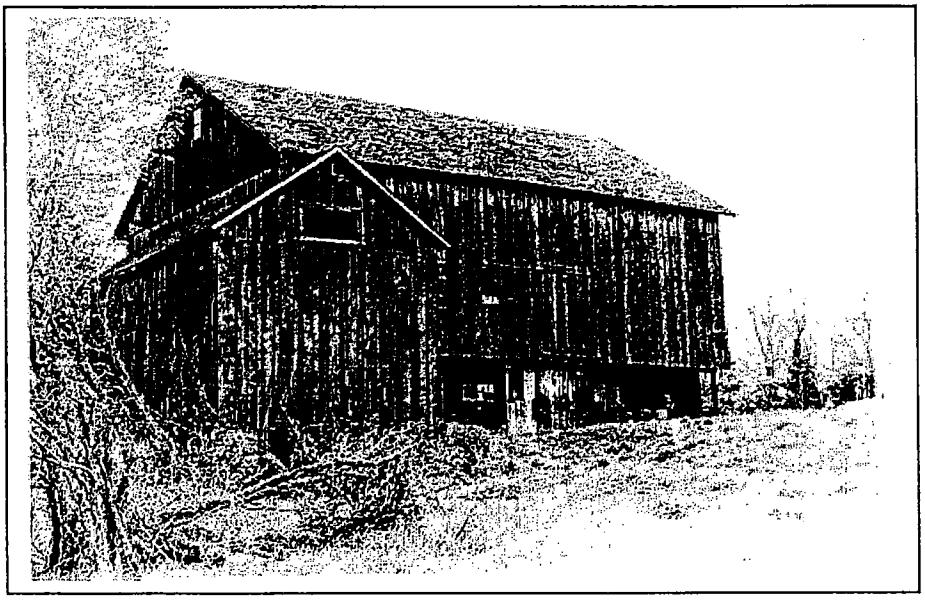
E-4: c1880. Pennsylvania-type dairy barn, Co. Rt. 8 at Phinney Road. Vertical siding, adjacent smaller barn. (6.0.5.8)

E-5: c1870. Tobacco barn, County Line Road between Co. Rt. 14 & Co. Rt. 55. Vertical siding; poor condition. (6.0.5.1)

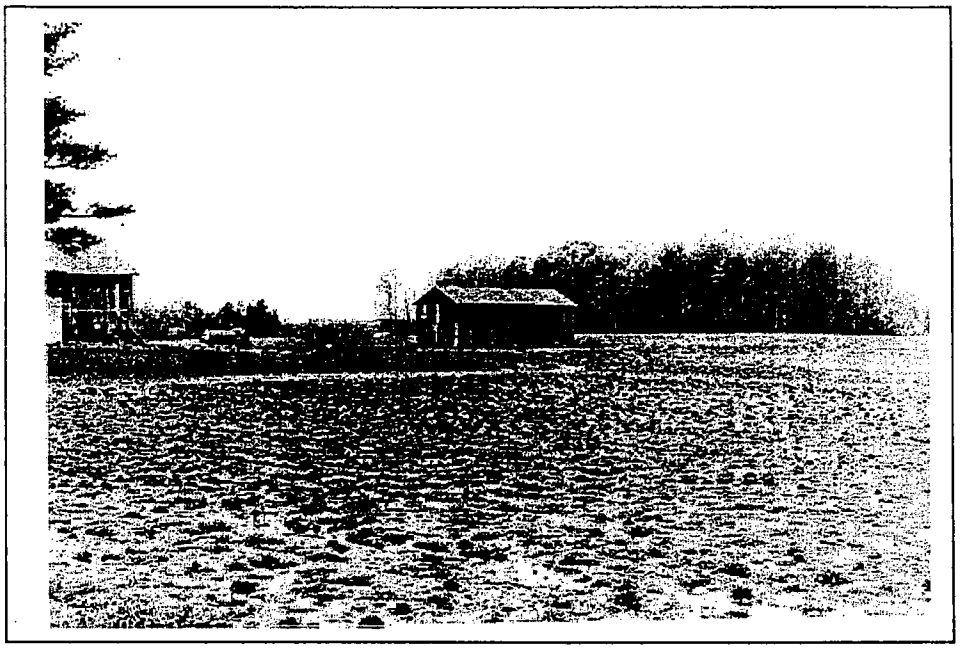
E-6: c1870. Dairy and tobacco barn, South Granby Road, east of Prall Road. Dairy barn with attached tobacco barn, corn cribs, milk house, silo, carriage shed. (6.0.5.9)

E-7: c1890. Summerville Farm, Co. Rt. 8, north of Harris Hill Road. A dairy barn with milkhouse, silos and other outbuildings; 2 1/2-story farmhouse with some elements of Greek Revival style (returns on eaves), enclosed porch.

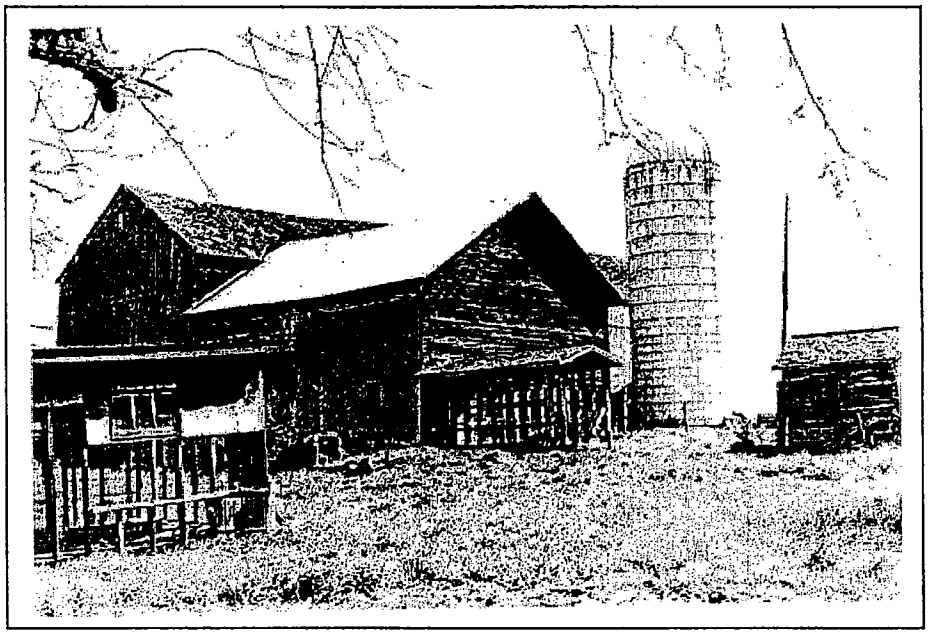
E-3: Pennsylvania-type dairy barn
NYS Rt. 176
Date of photo: 1976
View: looking N
Photo by: James Darlington



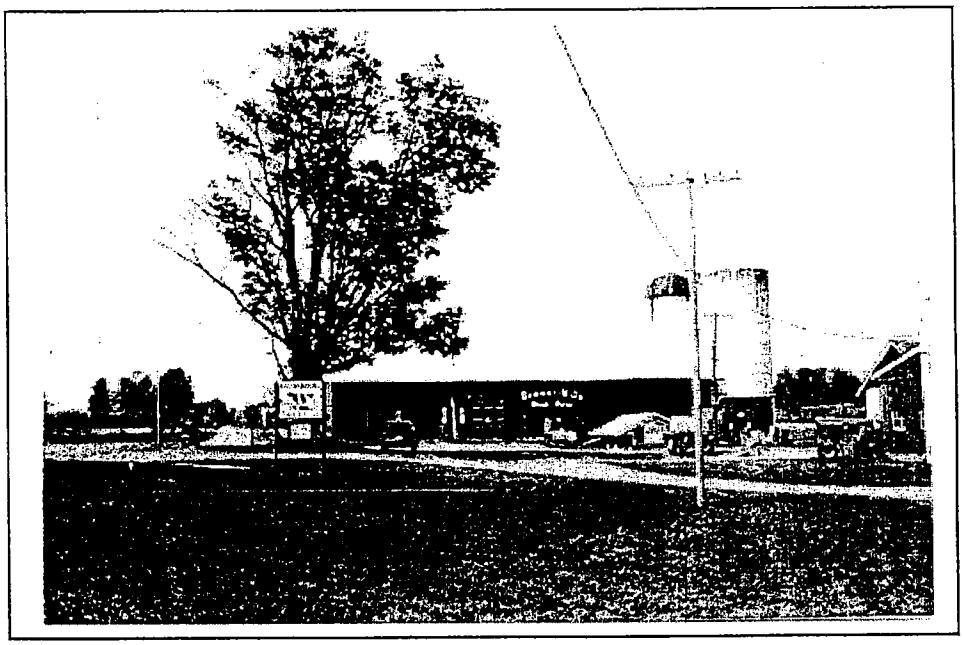
E-4: Pennsylvania-type dairy barn
Co. Rt. 8 at Phinney Road
Date of photo: 1976
View: looking NE
Photo by: James Darlington



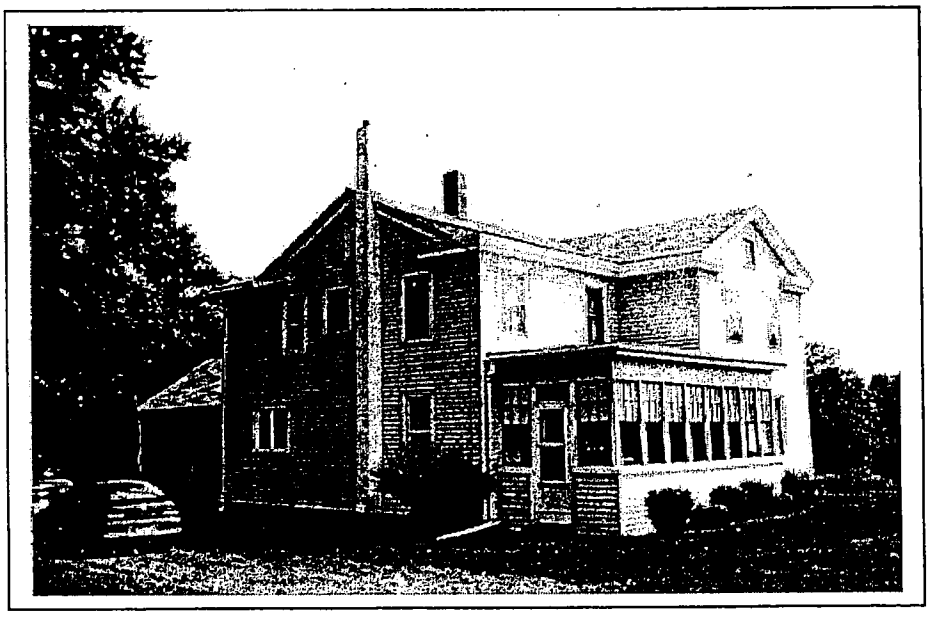
E-5: Tobacco Barn; County Line Road
Date of photo: 1976
View: looking NW
Photo by: James Darlington



E-6: Dairy and tobacco barn, South Granby Road, east of Prall Road
Date of photo: 1976
View: looking NE
Photo by: James Darlington



E-7: Summerville Farm
Co. Rt. 8, north of Harris Hill Road
Date of photo: June, 1993
View: looking north



E-7: Summerville Farm
Co. Rt. 8, north of Harris Hill Road
Date of photo: June, 1993
View: looking SE

SOCIAL AND POLITICAL MOVEMENTS - RELATED TO THEME - FRATERNAL ORGANIZATION

General Character

Of the forty-nine Granges organized in Oswego County in the 1873-1973 period, two were located in the Town of Granby. Farmers and their wives founded the Grange at Bowen's Corners (No. 99) on February 16, 1874. The building is now privately owned.

Range

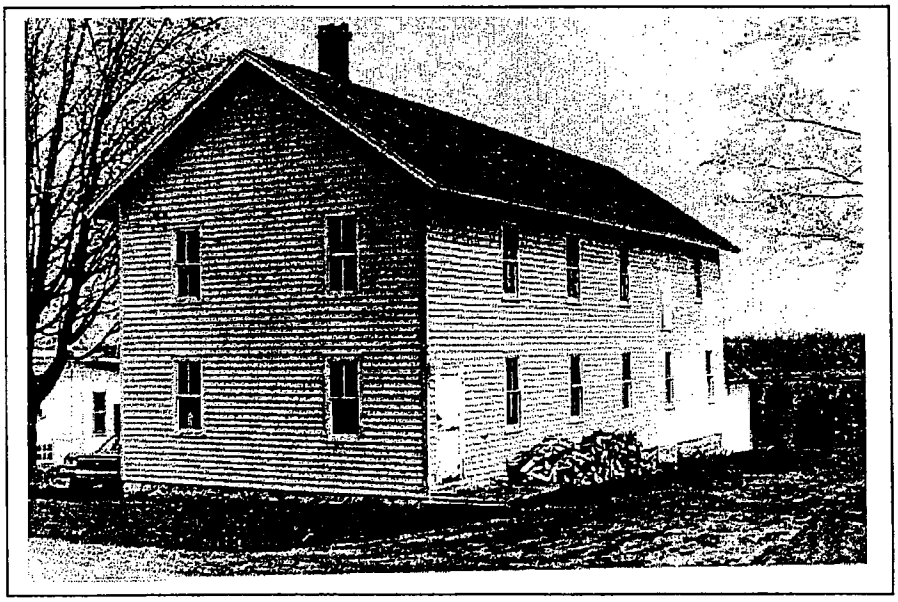
The Grange Hall is located on Co. Rt. 8, at Bowen's Corners.

Integrity

Good.

Property List

E-8: 1893. Bowen's Corners Grange Hall, Co. Rt. 8, Bowen's Corners. Two-story rectangular building, gable roof, wood clapboards, 2/2 windows. A plain neat building with the entrance on the south side near the front of the building.



E-8: Grange Hall
Co. Rt. 8, Bowen's Corners
Date of photo: 1976
View: looking NE
Photo by: James Darlington

RELIGIOUS BUILDINGS - RELATED TO THEME -
CHURCHES AND CEMETERIES

General Character

St. Luke's Episcopal Mission erected the first church building in Granby in 1842 (located at West Granby). In the 1860s, the building was sold to the Methodists who had also built a very small church at Granby Center. Eventually, the St. Luke building was sold to a farmer who moved it north of its site to the west side of the road (it has been used as a barn for a hundred years). The only historic church in the town is the Bowen's Corners United Methodist Church. Dating from 1886 the building exhibits a general Greek Revival form; the steeple appears to be intact.

Range

The Bowen's Corner Methodist Church is located on NYS Rt. 176, west of the Co. Rt. 8 intersection. The four new churches in Granby, all Protestant, date to the post-WW II period. Two are located on NYS Rt. 48, one is in Dexterville and the other in Granby Center.

Integrity

Good.

Property List

E-9: 1886. United Methodist Church, Bowen's Corners. Greek Revival in form but no wide frieze, steeple with louvered windows topped by a cross, attached Sunday School wing and meeting rooms. (6.0.3.5)

E-10: c1850. Lewis Corners Cemetery, SW corner Co. Rt. 8 & Co. Rt. 85. 1.19 acres. Stone walls on east, south & west sides; beautiful mature maple trees along perimeter.

E-11: c1842. Summerville Family Cemetery, east side, Co. Rt. 8, north of Harris Hill Road, by Summerville Farm. Size: 1/4 acre? Contains gravestones for early members of Summerville family. The St. Luke's Episcopal Mission Church, built in 1842, formerly occupied the space between the cemetery and the road. The church building was sold to the Methodists in 1861, who later sold it to a farmer who moved it to another site (north of Summerville Farm). It is now used as a barn. "Jane/ daughter of/ Benjamin & Glarinda/ Palmer/ Died Feb. 11, 1847/ AE 25 yrs 9 mos &/ 21 days./ Dear friends 'till Christ shall come/ And raise my body from the tomb/ to wear a crown of glory bright/ and have a palm of sweet delight." "James O./ Son of/ John & Harriet/ Summerville/ was born Feb. 7/ 1841/ &

died Nov. 12/ 1845/ Death may the bands of life unloose/ But can't dissolve my love/ Millions of infant souls/ The family above??/"

E-12: c1830. Granby Center Cemetery, Co. Rt. 3 & Co. Rt. 8 (south of intersection). Twelve concrete steps lead up bank to cemetery. Wire fence & gate across front. Frontage is 250 feet, depth 150 feet. "First Lt. Lansing W. Bristol, Co. D, 147th N. Y. Vol. Died Feb. 6, 1865 during Battle of Hatcher's Run (Siege of Petersburg, Va.). (6.0.11.1)

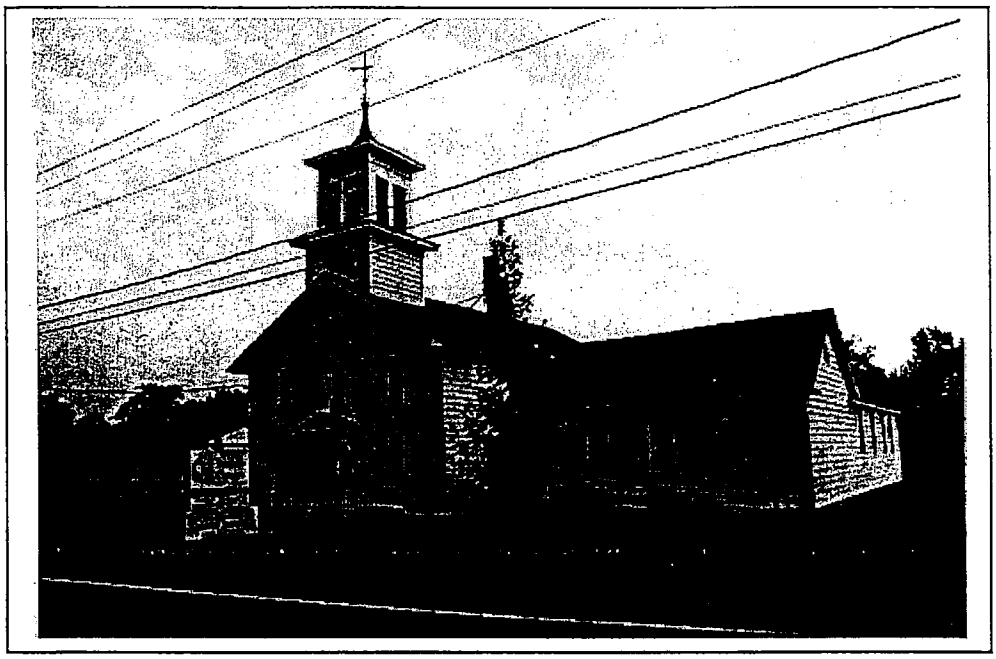
E-13: c1850. Merrit Cemetery, Merrit Road. Acres = 1.7. Iron picket fence in front with gate; wood board fence across north side; several mature maple trees across front. Examples of texts: "William Nipper 1845-1929," "William Williams," and "Hannah Williams;" George M. Terpening GAR" (Turpenny?) (6.0.11.3)

E-14: 1856. Hickory Grove Cemetery, Hickory Grove Road, off NYS Rt. 48, near Minetto town line. Two rows of four field stones each (no inscription). Inscriptions on other stones include: "Wm. J. Stevens, 1845-1912," "Wilbert J. Stevens 1903-1930," "Ada E. Ward, Age 8 months," "William H. Ward, Died 1908/ Aged 43 years"

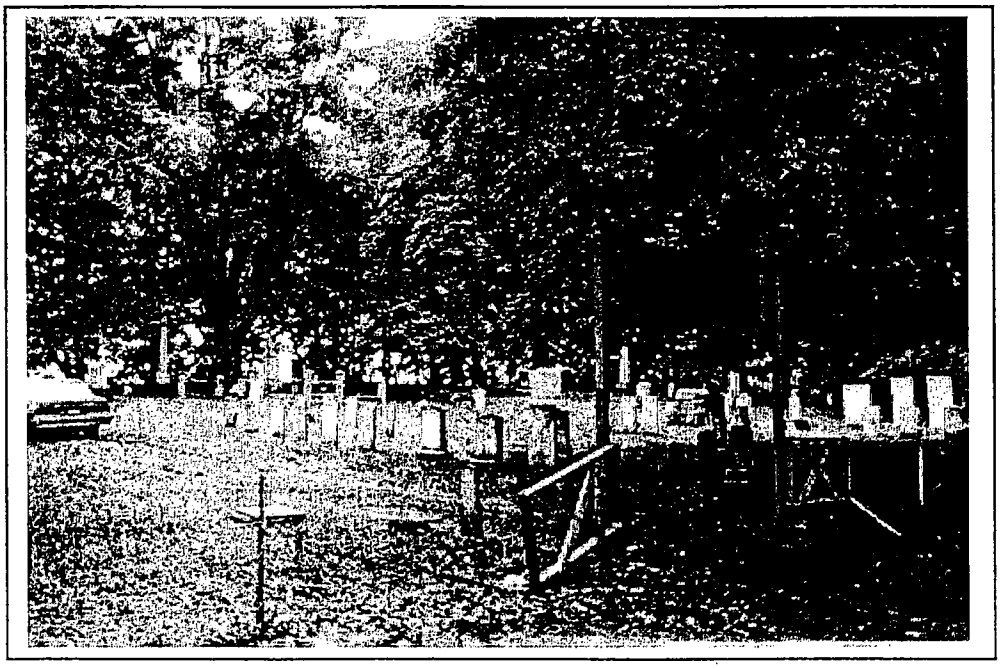
E-15: 1829. Grant Cemetery, west side, Co. Rt. 8, between Harris Road & NYS Rt. 176, opposite Granby Town Hall. Frontage 100 feet, depth 100 feet? The oldest cemetery in Granby (death date of oldest stone is 1829). Formerly, this small cemetery had been bull-dozed over and had disappeared. Town historian John Byard organized the project to dig up the grave stones and restore the cemetery plot. (6.0.11.2)

E-16: 1963. Christian Missionary Alliance Church, east side, NYS Rt. 48, south of Fulton City Line. A blend of 20th century forms and symbolic references to the past (a Gothic window is the only fenestration on the west side of the building). Building faced in a mosaic of yellow, brown and gray stone. Designed by architect Harold E. Wagoner, Philadelphia, PA. (6.0.3.3)

E-16a: c1995. Church of Jesus Christ of Latter Day Saints, NYS Rt. 48, South of Fulton. A contemporary brick and concrete church building with attached church hall.

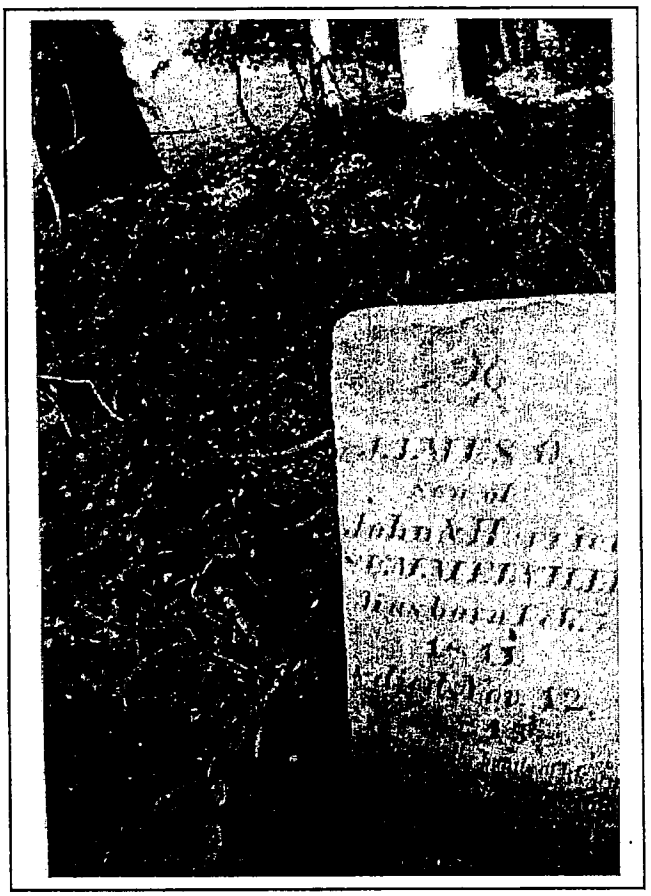


E-9: United Methodist Church
Bowen's Corners
Date of photo: 1991
View: looking SE



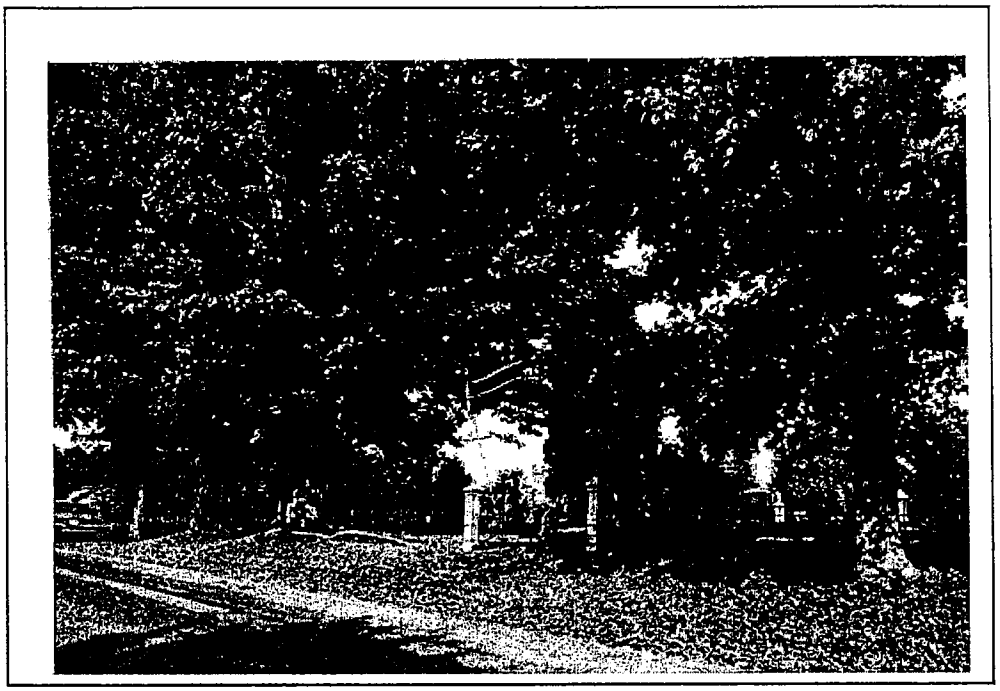
E-10: Lewis Corners Cemetery
SW corner, Co. Rt. 8 & Co. Rt. 85
Date of photo: June, 1993
View: looking SW

E-11: Summerville Family Cemetery
Co. Rt. 8, north of Harris Hill Rd.
Date of photo: June, 1993
View: looking east

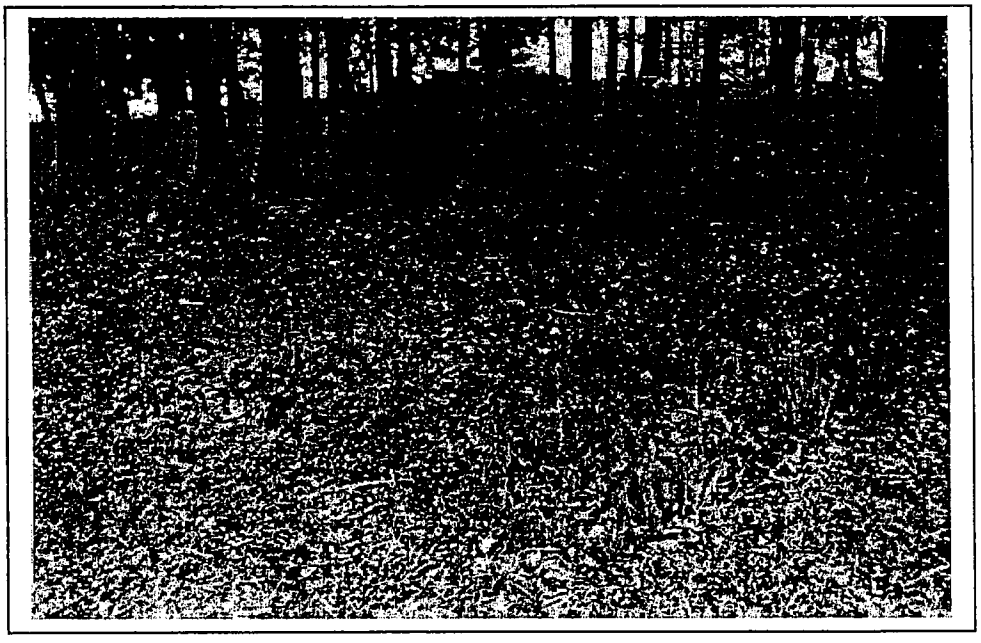


E-11: Summerville Family Cemetery
Co. Rt. 8, north of Harris Hill Rd.
Date of photo: June, 1993
View: looking east

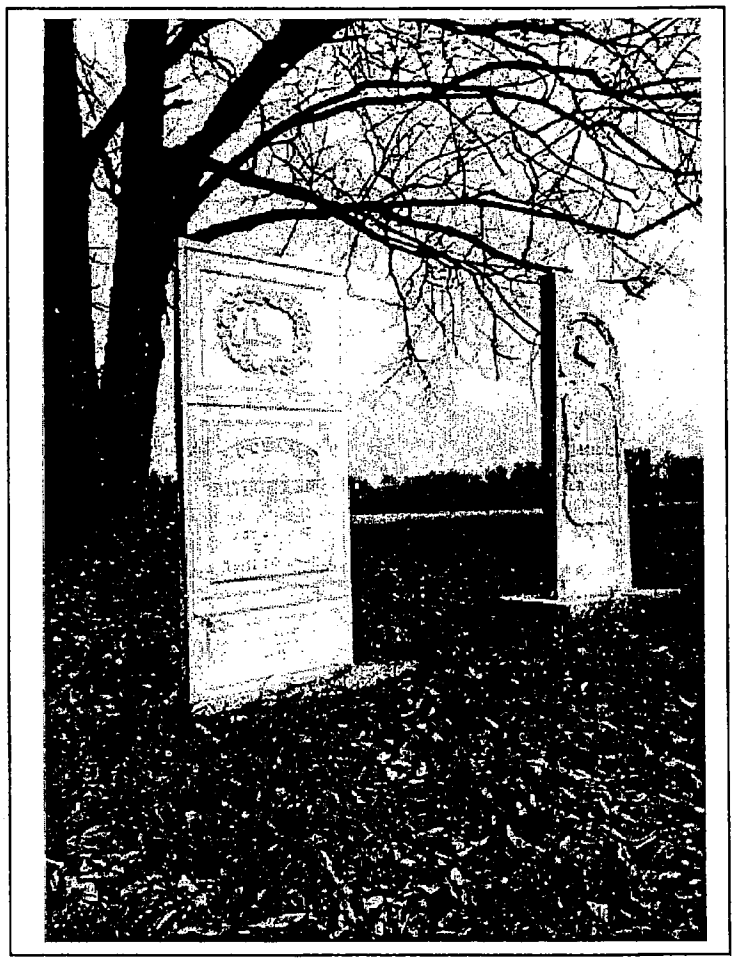
E-12: Bristol Monument
Granby Center Cemetery
Co. Rt. 3 & Co. Rt. 8
(south of intersection)
Date of photo: Oct., 1991
View: looking east



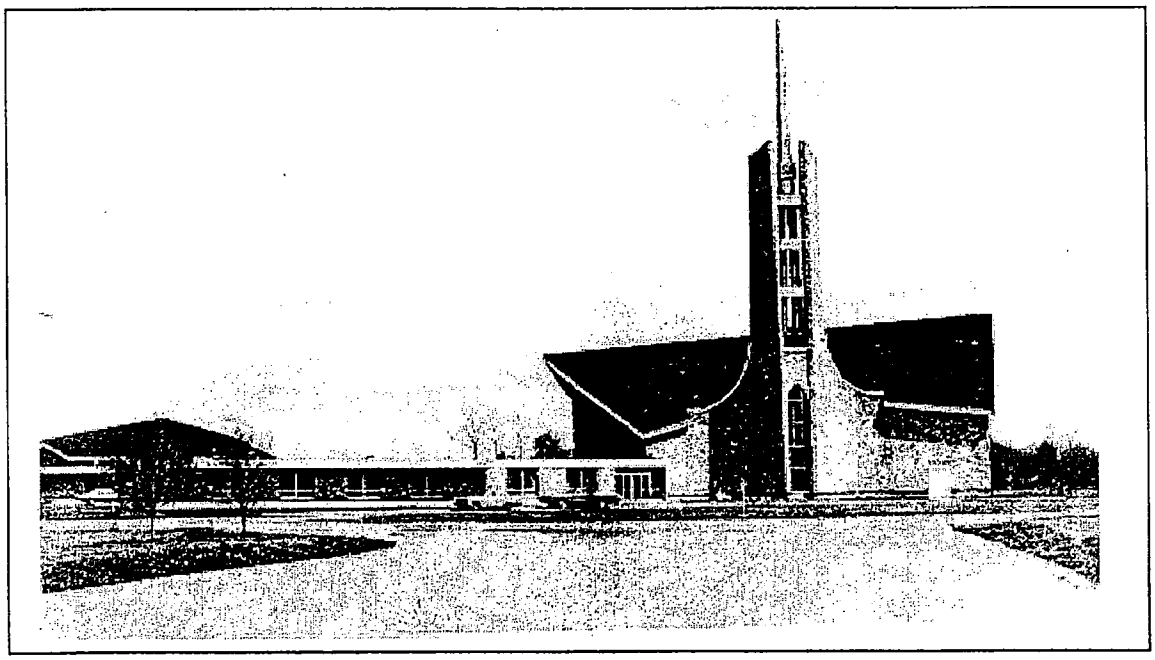
E-13: Merrit Cemetery
Merrit Road
Date of photo: 1991
View: looking NE



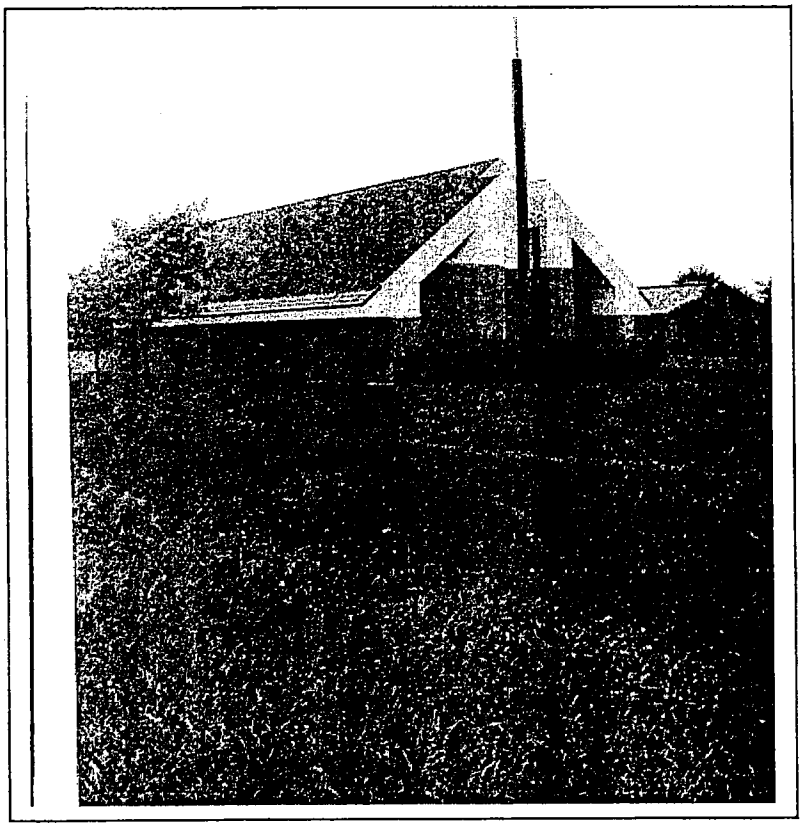
E-14: Hickory Grove Cemetery
Hickory Road
Date of photo: June, 1993
View: looking SE



E-15: Grant Cemetery
Co. Rt. 8, between Harris Hill Rd. & NYS Rt. 176
opposite Granby Town Hall
Date of photo: Oct., 1991
View: looking SE



E-16: Christian Missionary Alliance Church
NYS Rt. 48, south of Fulton City Line
Date of photo: 1976
View: looking east
Photo by: James Darlington



E-16a: Church of Jesus Christ
of Latter Day Saints
NYS Rt. 48, south of Fulton
Date of photo: Fall, 1996
View: looking NW

EDUCATION PROPERTIES - RELATED TO THEME - ONE-ROOM SCHOOLHOUSES

General Character

Seventeen of the twenty one-room schoolhouses in existence in 1890 stand today. Photographs of eleven may be seen in the 1976 Architectural Survey.

Range

These former school buildings are found throughout the town.

Integrity

Most of the schools have been converted to residences or garages with accompanying window replacement, vinyl siding addition, and bell tower removal.

Property List

E-17: 1863. One-Room Schoolhouse, South Granby Road near Prall Road intersection. Small rectangular shaped one-room schoolhouse with bell tower, used by South Granby Community Center, Inc. This district, #4, became part of the Phoenix Consolidated School District in 1954.

E-17: One-Room Schoolhouse
South Granby Road near Prall Road intersection
Date of photo: 1976
View: looking SW
Photo by: James Darlington

HISTORIC RESIDENTIAL ARCHITECTURE - RELATED TO THEME - ARCHITECTURE

Early 19th-century Residential Architecture: 1800-1850

General Character

Few Federal-style houses remain in the town; Greek Revival residences are most common. The building material is wood with the exception of one brick Greek Revival building. Houses include both gable-end and eaves-front configuration, are generally 1 1/2-story, often extended by the addition of wings or ells. Detail is generally simple, although some Greek Revival houses have corner pilasters and wide frieze boards.

Range

Vernacular Federal and Greek Revival houses occur throughout the town with concentrations in the small hamlets.

Integrity

The integrity of many of the early houses has been seriously compromised by unsympathetic remodeling including artificial siding, changes to the original fenestration/door patterns, and the addition of exterior cinder block chimneys.

Property List

E-18: c1830. William Nipper Farm, Merrit Road. 2 1/2-story Federal farmhouse, five bay with central entrance, sidelights with escalloped ledge above; 110-acre dairy farm, barn complex included c1910 barn with 1979, 1988 & 1989 additions; 1991 open free-stall barn, bunk silo, 2 conventional silos. (6.0.1.20)

E-19: c1830. Cook-Hubbard House, Pendergast Road. 2 1/2-story wood-frame Federal house; sunporch covers up Federal doorway & entrance into cellar; an unusual brick bee-hive oven in the cellar; 2-story woodshed in rear. (6.0.1.9)

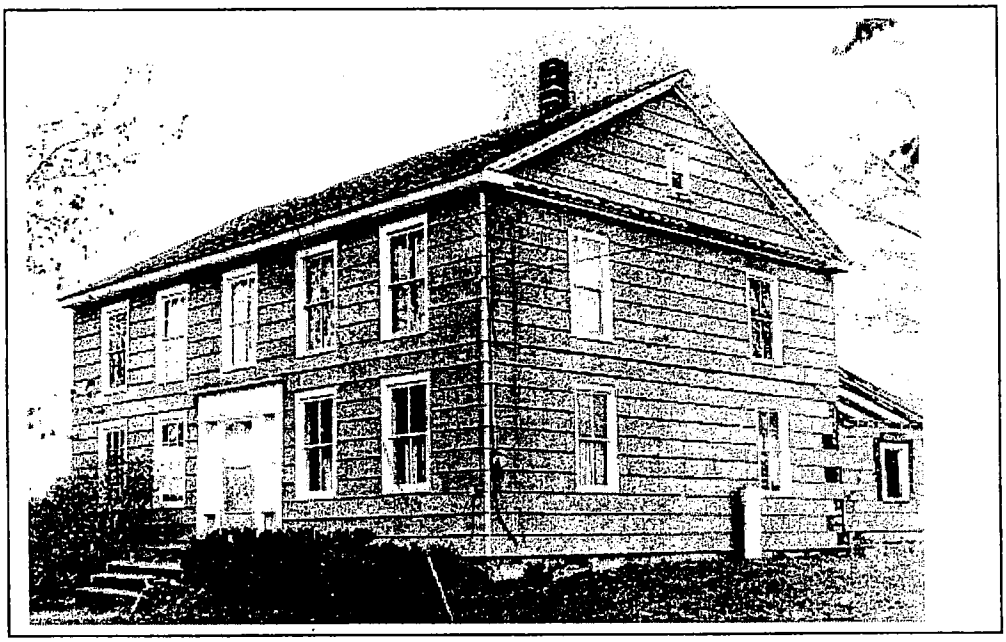
E-20: c1835. Greek Revival farmhouse, County Line Road between Co. Rt. 14 & Co. Rt. 55. 1 1/2-story wood-frame upright & wing, wide frieze, corner pilasters, Egyptian-styled window frames. (6.0.1.16)

E-21: c1835. Greek Revival farmhouse, Co. Rt. 8 at Merrit Road. 1 1/2-story upright & wing, wide frieze, corner pilasters; barn, garage. (6.0.1.15)

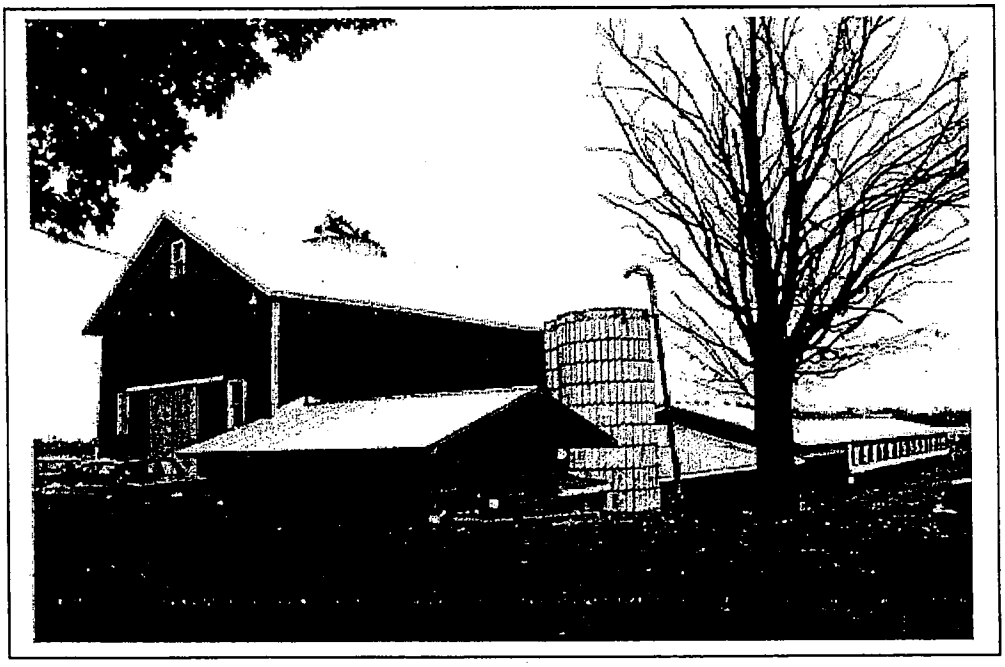
E-22: c1840. Sheldon Farm, Lake Shore Road. Two-story upright with double one-story wings; wide frieze, corner pilasters; picture windows added in 1991. (6.0.1.17)

E-23: c1840. Greek Revival farmhouse, corner of Co. Rt. 3 & Rathburn Road, Dexterville. A substantial two-story Greek Revival brick farmhouse with left-hand wing and kitchen portion to rear, stone lintels & sills. (6.0.1.31)

E-24: c1832; 1845-50. Bakeman-Woodruff House. Co. Rt. 8 at Harris Hill Road. Basically Greek Revival in detail, the main body of the house is almost square, 20' across front, 24' deep (an Afro-American pattern). For history, see Wellman's Landmarks of Oswego County, p 200.

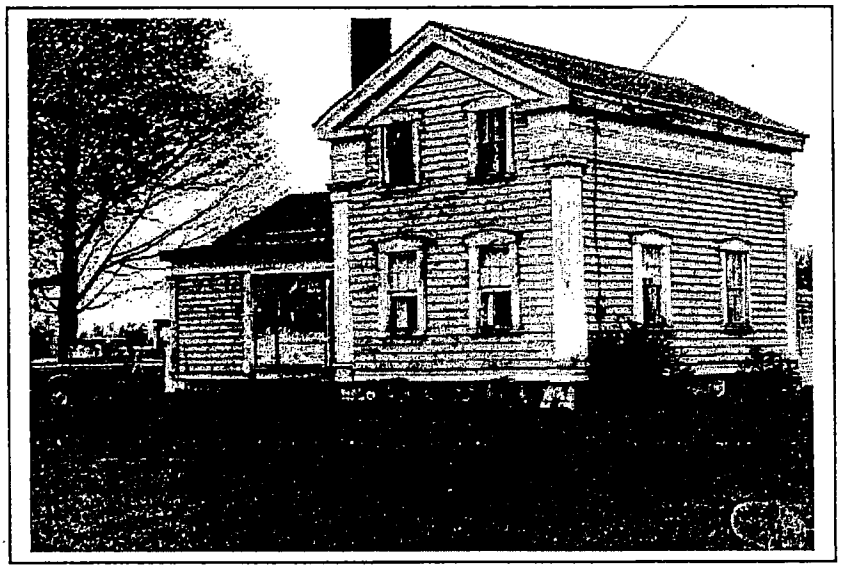


E-18: William Nipper Farm
Merrit Road
Date of photo: 1976
View: looking SW
Photo by: James Darlington

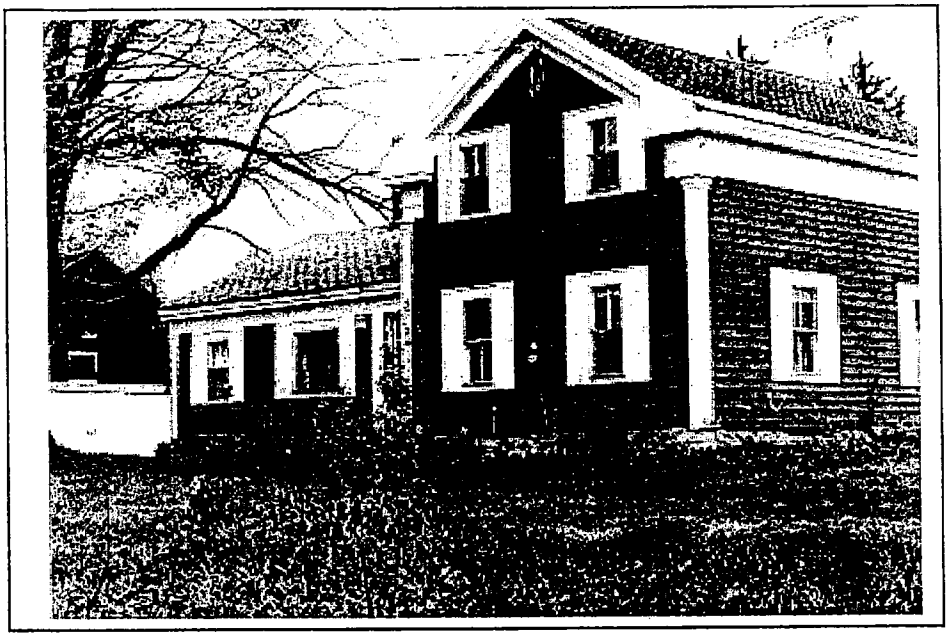


E-18: Nipper Farm barns, Merrit Road
Date of photo: Oct., 1991
View: looking NE

E-19: Cook-Hubbard House
Pendergast Road
Date of photo: 1976
View: looking NE
Photo by: James Darlington

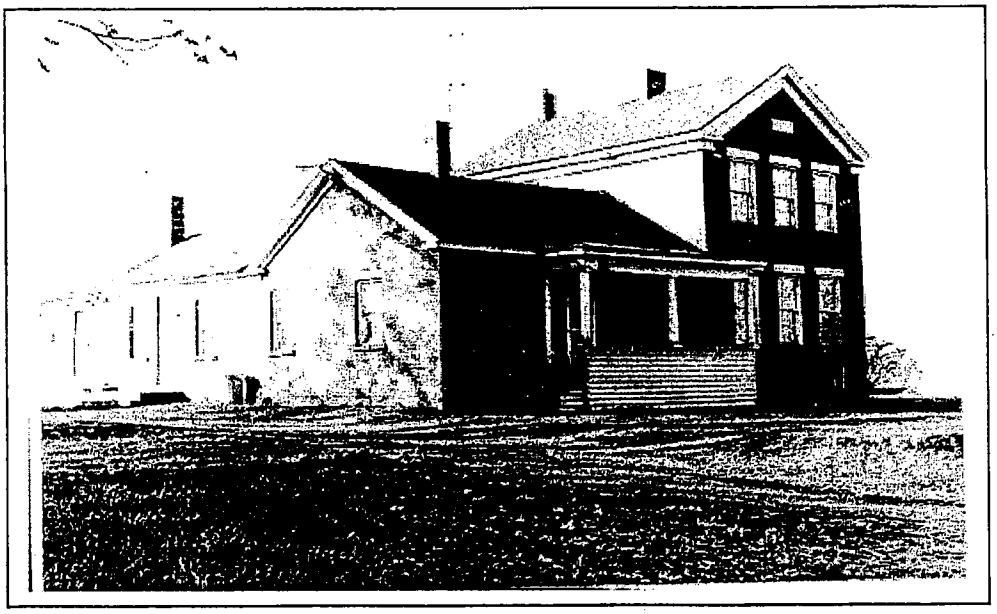


E-20: Greek Revival farmhouse
County Line Road
Date of photo: 1976
View: looking NW
Photo by: James Darlington



E-21: Greek Revival farmhouse
Co. Rt. 8 at Merrit Road
Date of photo: 1976
View: looking NE
Photo by: James Darlington

E-22: Sheldon Farm
Lake Shore Road
Date of photo: 1976
View: looking south
Photo by: James Darlington



E-23: Greek Revival farmhouse
Co. Rt. 3 & Rathburn Road
Date of photo: 1976
View: looking NE
Photo by: James Darlington

E-24: Bakeman-Woodruff House
Co. Rt. 8 at Harris Hill Road
Date of photo: June, 1993
View: looking NW

Mid-to-Late Nineteenth-Century Residential Architecture: 1850 to 1900

General Character

As settlement continued in this period, housing stock multiplied throughout the countryside. The majority are vernacular Italianate style of brick or frame construction. Generally the square main block, often on a raised stone foundation, is extended by wings to the side and/or an ell to the rear. Some houses have iron lintels. No Gothic Revivals were observed and there is a single Queen Anne style.

Range

Italianate houses occur throughout the town. Other styles are so few in number as to be almost unique to their sites.

Integrity

With few exceptions, the integrity of most of these Italianate houses has been lost. The most common change is window size or complete obliteration of the window by bricking in the space.

Property List

E-25: c1850. Wilcox-Gary House, Wilcox Road between NYS Rt. 48 & Co. Rt. 14. A substantial 2-story brick Italianate farmhouse, original front entrance & porch, screened porch added on side in 1991. (6.0.1.18)

E-26: c1870. Italianate farmhouse, Prall Road at Pinnacle Hill Road. Two-story brick Italianate farmhouse with right hand wing and ell to rear, paired brackets support cornice, a 2nd floor window has been reduced in size; large barn with siding of variegated pattern. (6.0.1.33)

E-27: c1875. Oliver Paine House, South Granby Road, west of Prall intersection. Two-story wood frame Italianate house, paired brackets, original porch with columns on pedestals, a delicate cupola with windows. (6.0.1.19)

E-28: c1870. Ouderkirk-Hunn Farm, Lake Shore Road. Two-story brick Italianate farmhouse with 1 1/2-story wing; iron lintels, field stone foundation, dentils beneath cornice. Barn burned, concrete silo survives. (6.0.1.21)

E-29: c1870. Jasper H. Whitcomb House, Co. Rt. 55 between South Granby Road & Russell Road. Two-story brick Italianate farmhouse with paired

brackets and ornate frieze; farmstead pictured in Johnson's Illustrated History, pp 392-393. (6.0.1.5)

E-30: c1850. James G. Reynolds Farm, Rt. 48, opposite Battle Island State Park. Two-story wood clapboard Italianate farmhouse, eave brackets, a cupola with a fine Palladian window. Property owned by Reynolds family from 1842 until 1969. Pictured in Wellman, p 204. (6.0.1.40)

E-31: 1828; 1852. Arthur Hayes Farm, NYS Rt. 48 south of Honey Hill Road. Rear wing built by Tobias Miller in 1828, front Italianate portion built by new owner John Reeves in 1851-53. Three barns: dairy barn (1903), middle barn (1853), and chicken house (c1920). (6.0.1.27)

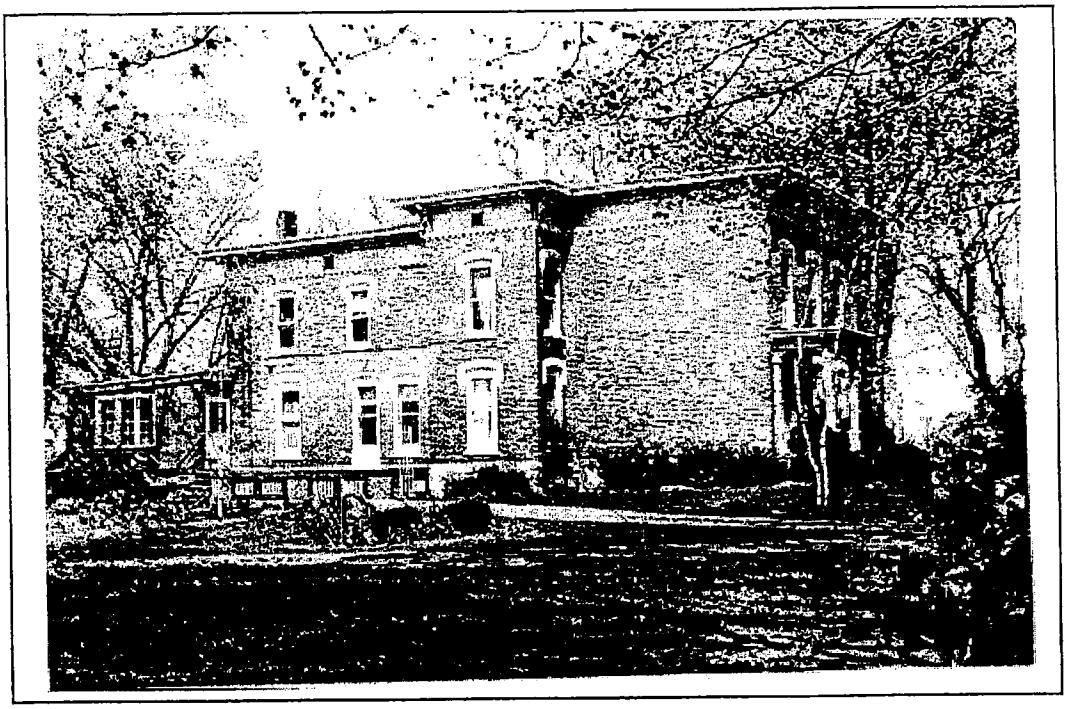
E-32: c1870. Italianate farmhouse, Co. Rt. 3, east of Co. Rt. 8. A two-story Italianate portion added to a small Greek Revival structure built earlier delicate cornice work on newer section. (6.0.1.28)

E-33: c1883. Fuller House, NYS Rt. 176, opposite Co. Rt. 55. Two-story brick Italianate farmhouse, cast iron lintels, inside woodwork of chestnut, brick from a kiln in Fulton; barn, garage, milkhouse. (6.0.1.1)

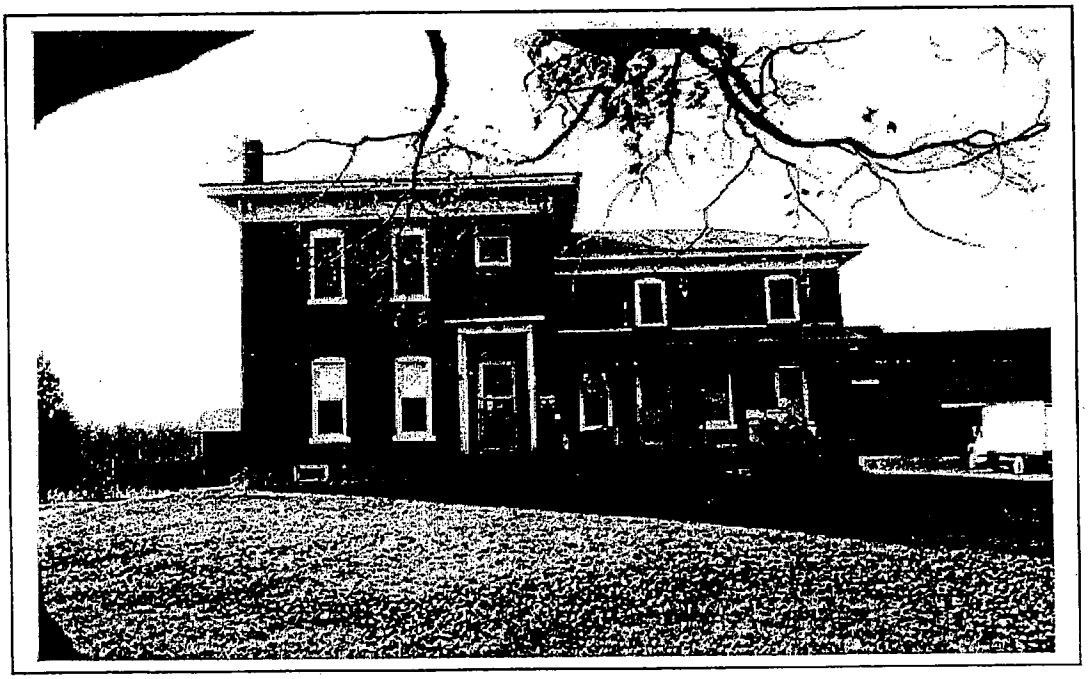
E-34: 1881. Malcolm Fuller House, Co. Rt. 8 between Bowen's Corners & Russell Road. Large 2-story brick Italianate house, cupola with paired round-topped windows, paired brackets, porch columns on pedestals. The original wooden house is now a rear section; a large dairy barn, milkhouse & other outbuildings no longer used. (6.0.1.24)

E-35: c1870. Italianate farmhouse, Co. Rt. 8 at Bowen's Corner. Two-story wooden Italianate farmhouse with paired windows, paired eave brackets, bay window, porch columns replaced. (6.0.1.29)

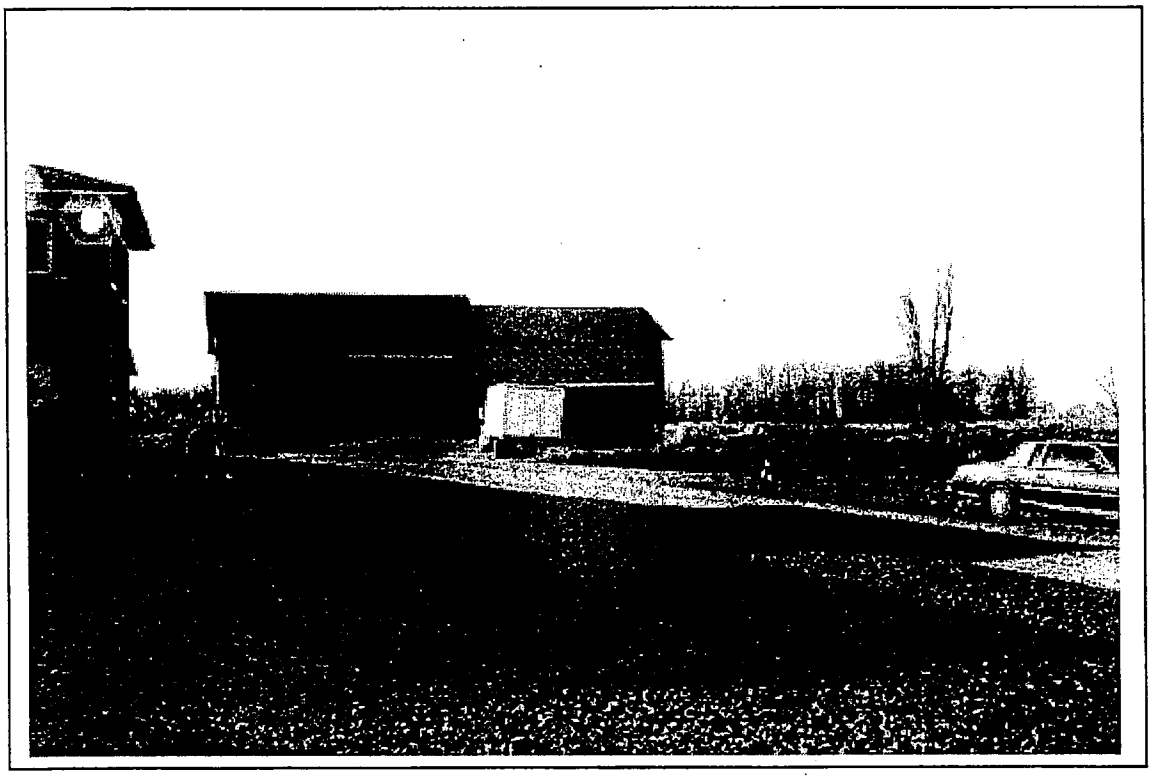
E-36: c1890. Queen Anne House, NYS Rt. 48 just north of Fulton City line on east side of the street. A Queen Anne residence in good condition, partial tower, balcony above front door, clapboards & escalloped shingles in gable. (6.0.1.38)



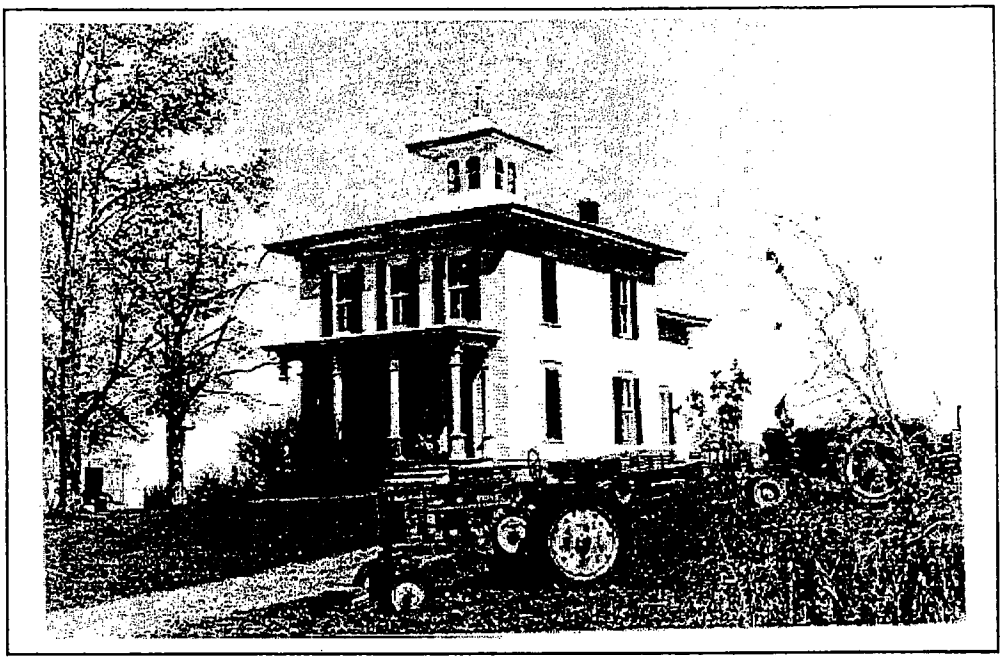
E-25: Wilcox-Gary House, Wilcox Road
Date of photo: 1976
View: looking NE
Photo by: James Darlington



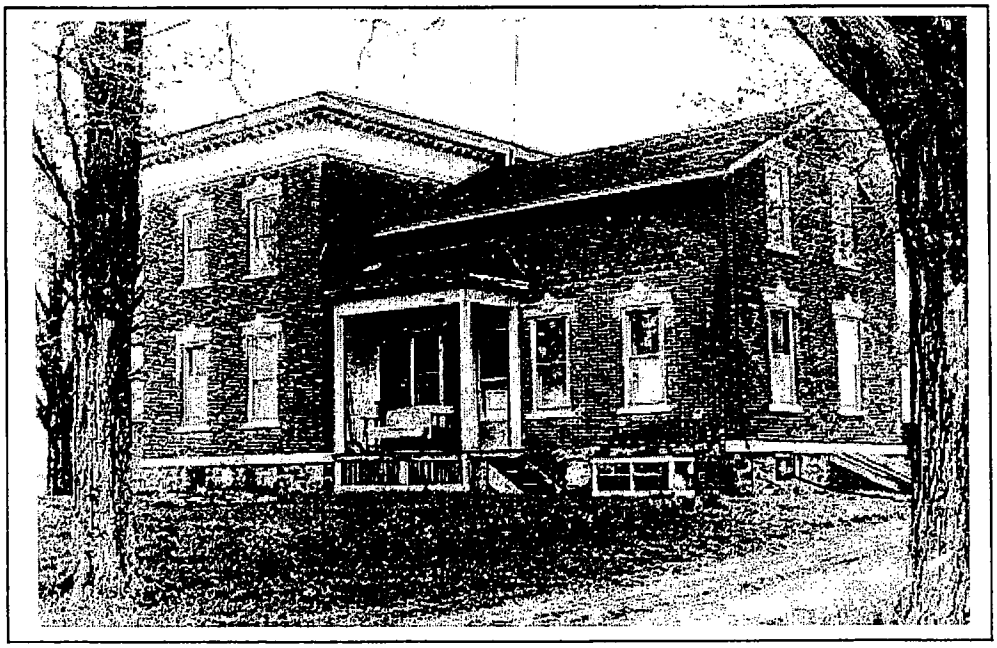
E-26: Farmhouse, Prall Road
Date of photo: 1991
View: looking west



E-26: Barn adjacent to farmhouse; Italianate
Prall Road
Date of photo: Nov., 1991
View: looking west



E-27: Oliver Paine House, South Granby Road
Date of photo: 1976
View: looking NW
Photo by: James Darlington

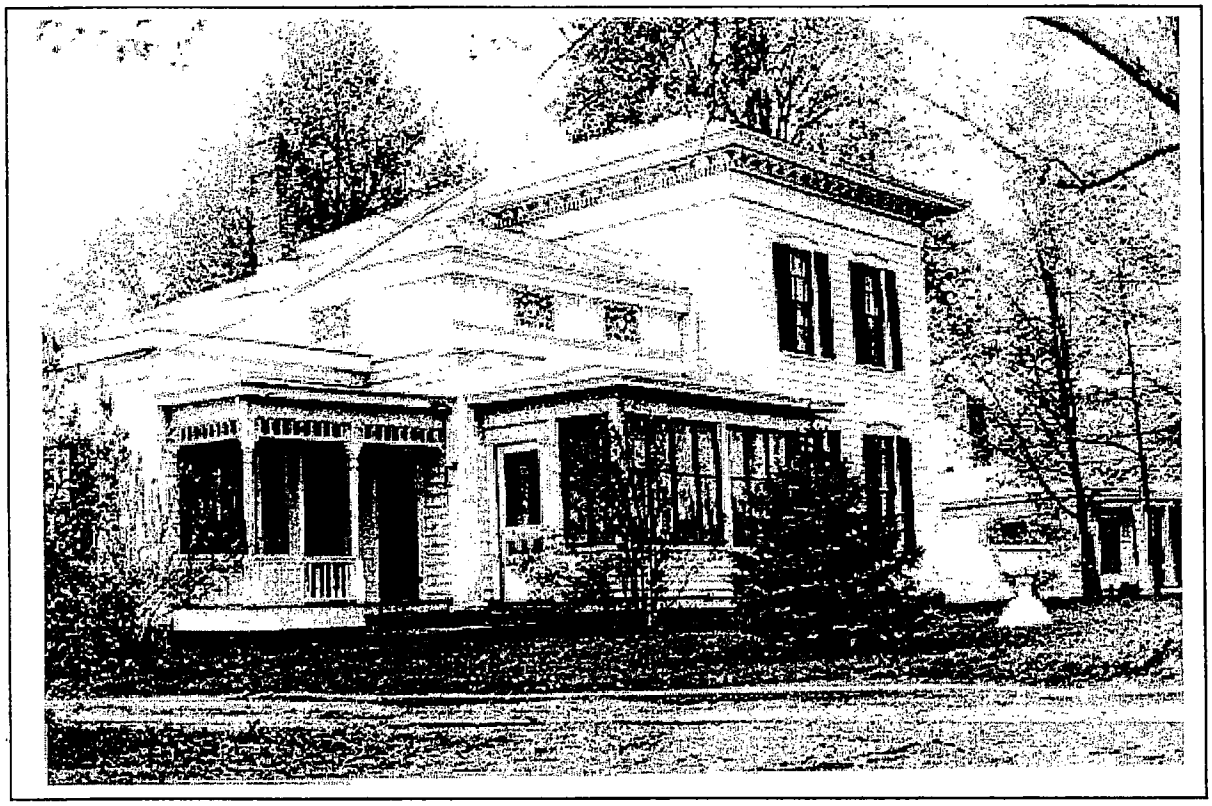


E-28: Ouderkirk-Hunn House
Lake Shore Road
Date of photo: 1976
View: looking NW
Photo by: James Darlington

E-29: Jasper H. Whitcomb House
Co. Rt. 55
Date of photo: 1976
View: looking west
Photo by: James Darlington

E-30: James G. Reynolds Farm, NYS Rt. 48
Date of photo: 1976
View: looking west
Photo by: James Darlington

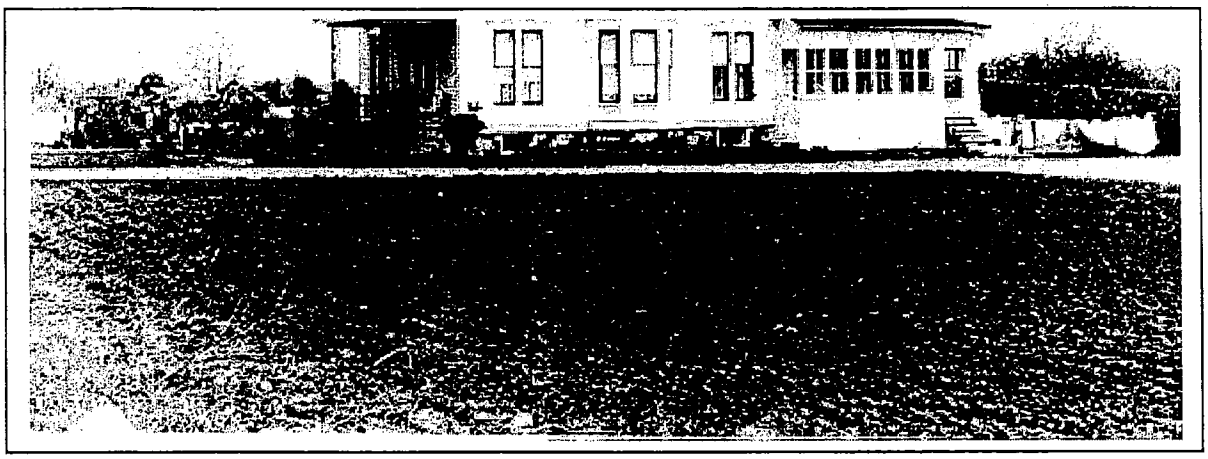
E-31: Arthur Hayes Farm
NYS Rt. 48
Date of photo: 1976
View: looking NW
Photo by: James Darlington



E-32: Italianate farmhouse
Co. Rt. 3
Date of photo: 1976
View: looking SW
Photo by: James Darlington

E-33: Fuller House
NYS Rt. 176, opposite Co. Rt. 55
Date of photo: 1976
View: looking NE
Photo by: James Darlington

E-34: Malcolm Fuller House
Co. Rt. 8 between Bowen's Corners & Russell Road
Date of photo: 1976
View: looking NE



E-35: Italianate farmhouse
Co. Rt. 8 at Bowen's Corners
Date of photo: 1976
View: looking NE
Photo by: James Darlington

E-36: Queen Anne House, NYS Rt. 48, north of Fulton City Line
Date of photo: 1976
View: looking east
Photo by: James Darlington

Early 20th-century Residential Architecture: 1900-1950

General Character

Very little of Granby's housing stock dates from this period.

Range

The house cited below is close to the Fulton City line and is located on NYS Rt. 48.

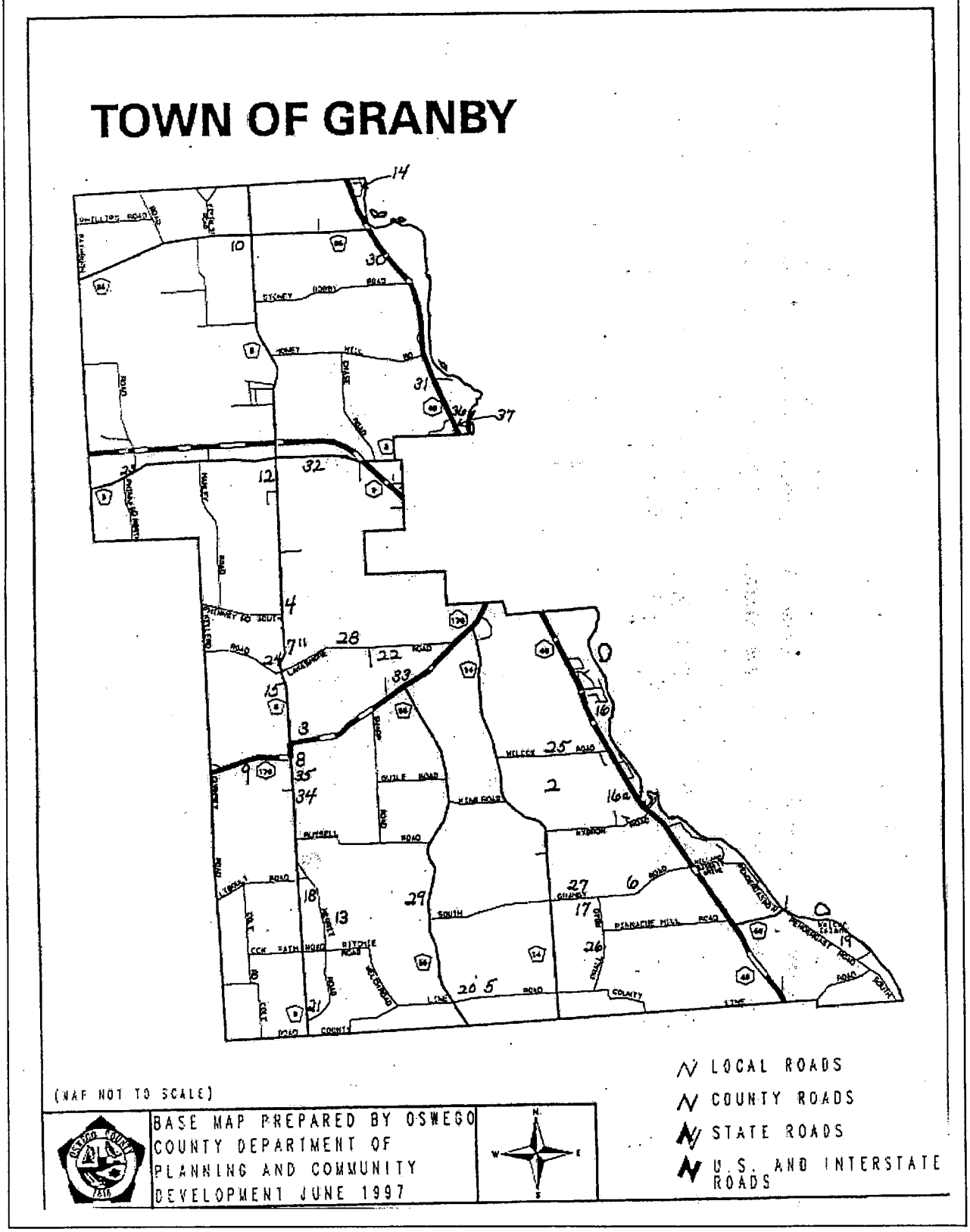
Integrity

Good.

Property List

E-37: 1938. "Belle Vista," NYS Rt. 48, just north of Fulton City line. A neo-Georgian brick residence designed by J. Gregory, a New York City architect. A wing on the north side shows a curved window area of glass bricks, a characteristic feature of the modern style of the 1930s. (6.0.1.39)

E-37: "Belle Vista"
NYS Rt. 48, north of Fulton City line
Date of photo: 1976
View: looking SE
Photo by: James Darlington


TOWN OF GRANBY
(MAP NOT TO SCALE)
BASE MAP PREPARED BY OSWEGO COUNTY DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT JUNE 1997
LOCAL ROADS
COUNTY ROADS
STATE ROADS
U.S. AND INTERSTATE ROADS

The National Register Criteria for Evaluation

Criteria for Evaluation

The quality of significance in American history, architecture, archeology, engineering and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and:

a. that are associated with events that have made a significant contribution to the broad patterns of our history; or

b. that are associated with the lives of persons significant in our past; or

c. that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

d. that have yielded, or may be likely to yield, information important in prehistory or history.

Criteria Considerations

Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved fromm their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

a. a religious property deriving primary significance from architectural or artistic distinction or historical importance; or

b. a building or structure removed form its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or

c. a birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his productive life; or

d. a cemetery that derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or

e. a reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or

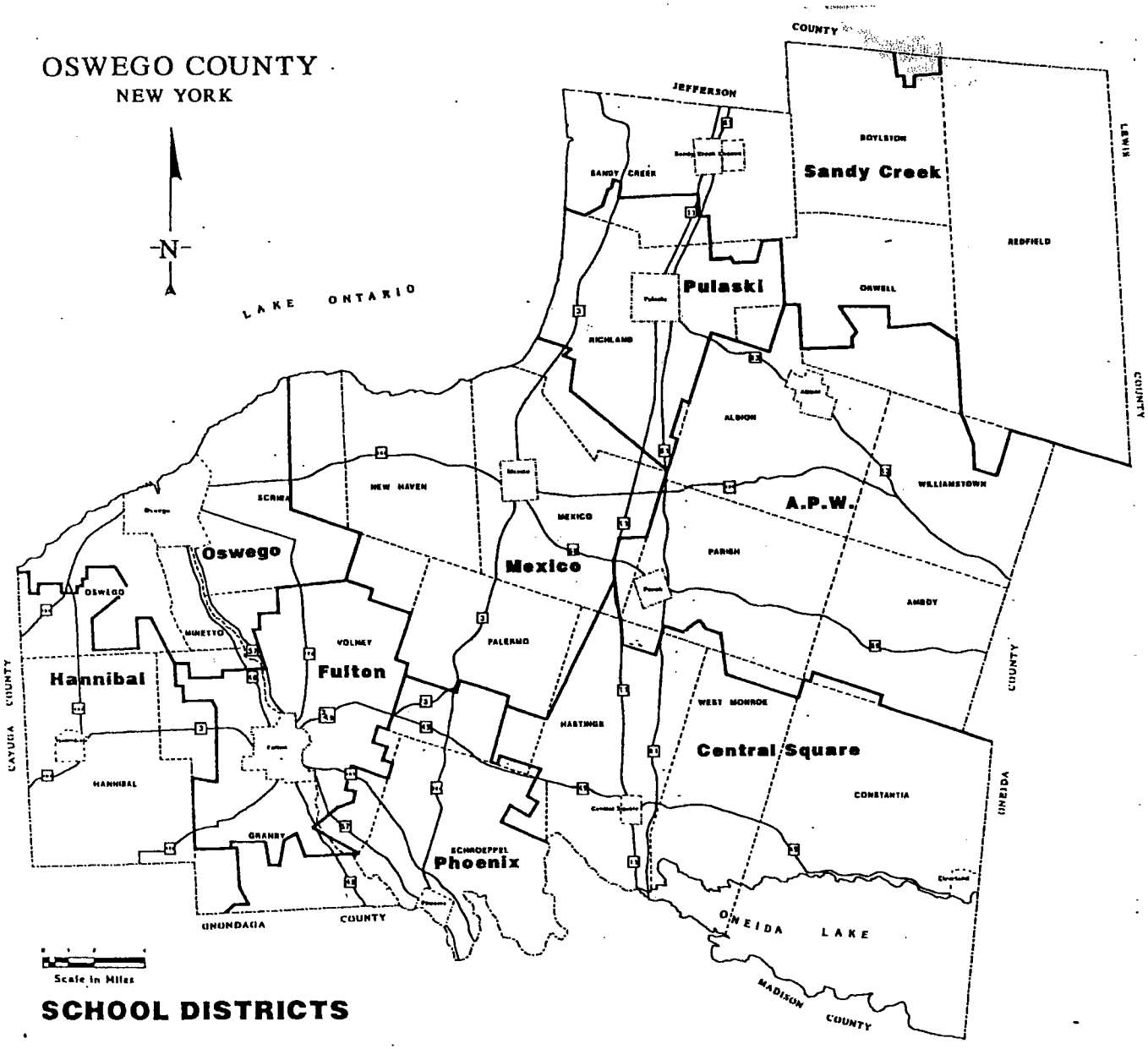
f. a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own historical significance; or

g. a property achieving significance within the past 50 years if it is of exceptional importance.

The Criteria for Evaluation are found in the *Code of Federal Regulations, Title 36, Part 60.* They appear in full above.

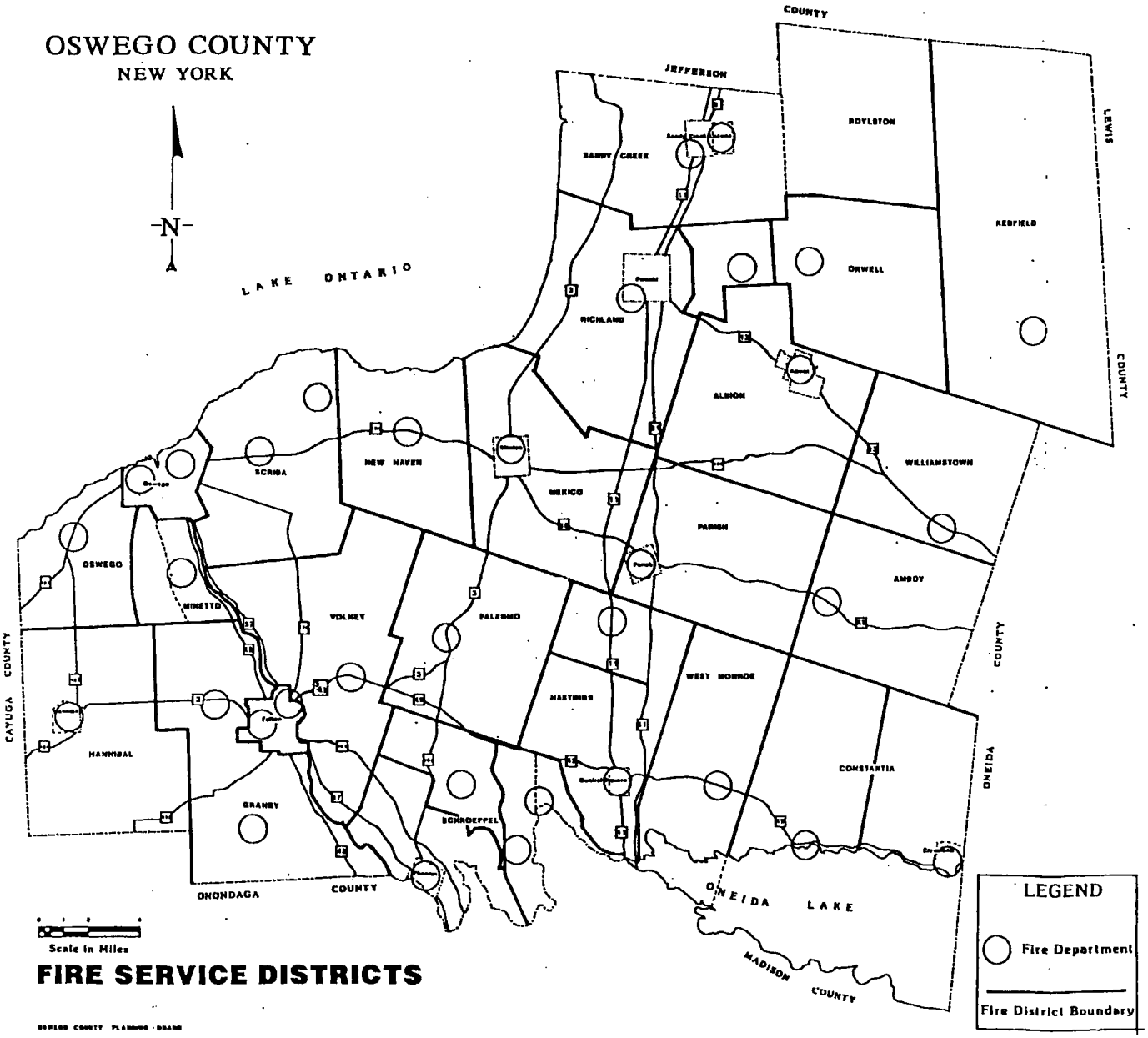
Source: U.S. Department of the Interior, National Register Bulletin 15, p. 2

OSWEGO COUNTY
NEW YORK



SCHOOL DISTRICTS

OSWEGO COUNTY PLANNING BOARD


OSWEGO COUNTY
NEW YORK
N
LAKE ONTARIO
JEFFERSON COUNTY
LEWIS COUNTY
BOYLSTON
SANDY CREEK
REDFIELD
ORWELL
RICHLAND
ALBION
WILLIAMSTOWN
SCRIBA
NEW HAVEN
MEXICO
PARISH
AMBOY
OSWEGO
MINETTO
VOLNEY
PALERMO
WEST MONROE
HASTINGS
CAYUGA COUNTY
HANNIBAL
GRANBY
SCHROEPPEL
CONSTANTIA
ONEIDA COUNTY
ONONDAGA COUNTY
ONEIDA LAKE
MADISON COUNTY
Scale in Miles
LEGEND
Fire Department
Fire District Boundary
FIRE SERVICE DISTRICTS
OSWEGO COUNTY PLANNING BOARD

NEW YORK STATE ENERGY EXPENDITURE ESTIMATES BY FUEL TYPE & SECTOR IN CONSTANT 1998 DOLLARS. 1984-1998 (in million dollars)

	1984	1989	1994	1995	1996	1997	1998
RESIDENTIAL							
Coal	$30.2	$14.4	$7.4	$8.7	$10.0	$8.6	$4.6
Petroleum	2,422.8	2,091.1	1,518.0	1,530.4	1,817.9	1,774.2	1,370.4
Distillate	2,172.6	1,723.1	1,203.1	1,226.6	1,502.0	1,437.0	1,104.2
Kerosene	89.6	157.8	68.3	58.6	81.6	97.7	69.9
LPG	160.7	210.2	246.6	245.3	234.0	239.5	196.4
Natural Gas	3,825.4	3,255.8	3,537.7	3,225.3	3,587.5	3,681.8	3,021.5
Electricity	5,226.1	5,198.8	5,823.9	5,810.6	5,804.1	5,746.9	5,512.6
Total	**$11,504.4**	**$10,560.1**	**$10,887.0**	**$10,575.1**	**$11,219.6**	**$11,211.5**	**$9,909.1**
COMMERCIAL							
Coal	$17.4	$8.6	$4.1	$4.7	$5.6	$5.3	$3.1
Petroleum	1,625.8	1,040.7	851.9	820.9	958.0	792.5	459.4
Distillate	771.7	597.6	469.2	469.9	571.4	498.0	305.4
Residual	804.2	391.2	338.4	302.8	325.7	236.0	113.3
Kerosene	26.9	18.8	18.4	22.1	28.4	29.3	24.4
LPG	23.0	33.1	25.9	26.1	32.5	29.1	16.2
Natural Gas	1,534.1	1,271.0	1,607.8	1,485.6	1,628.8	1,523.0	1,219.5
Electricity	7,616.0	6,723.2	7,090.9	7,505.7	7,799.7	7,892.5	7,410.1
Total	**$10,793.3**	**$9,043.5**	**$9,554.6**	**$9,817.0**	**$10,392.1**	**$10,213.3**	**$9,092.0**
INDUSTRIAL							
Coal	$302.7	$161.8	$116.2	$106.9	$98.3	$108.4	$97.0
Petroleum	630.9	332.9	207.5	173.7	245.3	203.7	149.1
Distillate	287.6	133.4	97.4	87.8	107.2	97.2	74.1
Residual	268.8	107.4	66.7	44.5	62.5	45.8	31.4
Kerosene	15.0	55.2	11.9	12.7	25.7	13.0	12.6
LPG	59.4	36.9	31.4	28.7	49.9	47.6	31.1
Natural Gas	875.2	613.9	756.3	671.1	701.1	695.3	473.1
Electricity	2,412.4	2,092.1	2,139.3	1,536.9	1,494.1	1,353.8	1,254.0
Total	**$4,221.1**	**$3,220.6**	**$3,219.3**	**$2,488.6**	**$2,538.9**	**$2,361.0**	**$1,973.2**
TRANSPORTATION							
Petroleum	$13,844.1	$11,399.9	$9,955.2	$10,102.9	$10,487.8	$10,254.6	$8,595.6
Distillate	925.5	1,125.2	1,378.1	1,290.1	1,389.7	1,364.1	1,136.6
Residual	85.1	10.9	51.2	41.3	130.6	94.8	53.7
Motor Gasoline	10,745.2	8,905.2	7,579.5	7,829.9	7,868.4	7,756.0	6,667.9
Aviation	2,078.5	1,351.0	937.2	937.2	1,094.7	1,035.8	734.5
LPG	9.7	7.6	9.2	4.5	4.3	3.9	2.8
Electricity	236.0	273.2	280.7	262.0	246.9	242.3	219.2
Total	**$14,080.0**	**$11,673.1**	**$10,235.9**	**$10,364.9**	**$10,734.7**	**$10,496.9**	**$8,814.8**
TOTAL							
Coal	$350.2	$184.7	$127.8	$120.3	$113.9	$122.3	$104.6
Petroleum	18,523.6	14,864.6	12,532.5	12,627.9	13,509.0	13,024.9	10,574.5
Distillate	4,157.4	3,579.4	3,147.8	3,074.4	3,570.4	3,396.3	2,620.4
Residual	1,158.2	509.5	456.2	388.6	518.7	376.6	198.4
Motor Gasoline	10,745.2	8,905.2	7,579.5	7,829.9	7,868.4	7,756.0	6,667.9
Kerosene	131.5	231.8	98.6	93.4	135.9	140.0	106.8
Aviation	2,078.5	1,351.0	937.2	937.2	1,094.7	1,035.8	734.5
LPG	252.8	287.8	313.2	304.6	320.8	320.1	246.5
Natural Gas	6,234.7	5,140.7	5,901.7	5,382.1	5,917.5	5,900.1	4,714.1
Electricity	15,490.4	14,287.3	15,334.7	15,115.3	15,344.9	15,235.5	14,395.9
Total	**$40,598.9**	**$34,477.4**	**$33,896.7**	**$33,245.6**	**$34,885.3**	**$34,282.8**	**$29,789.2**

The illustrations compare the conventional means of development with techniques that have been used in other communities that are designed to allow development to occur in a way that does not detract from the rural character of a rural community. They are also techniques that individuals who are considering developing a home or business can consider prior to establishing their business or residence.

The Planning Board has chosen to show the potential impacts of conventional development and weighed these typical patterns against possible ways to approach future development in a way that compliments the goals and objectives of this plan.

These illustrations were taken from the following publications:

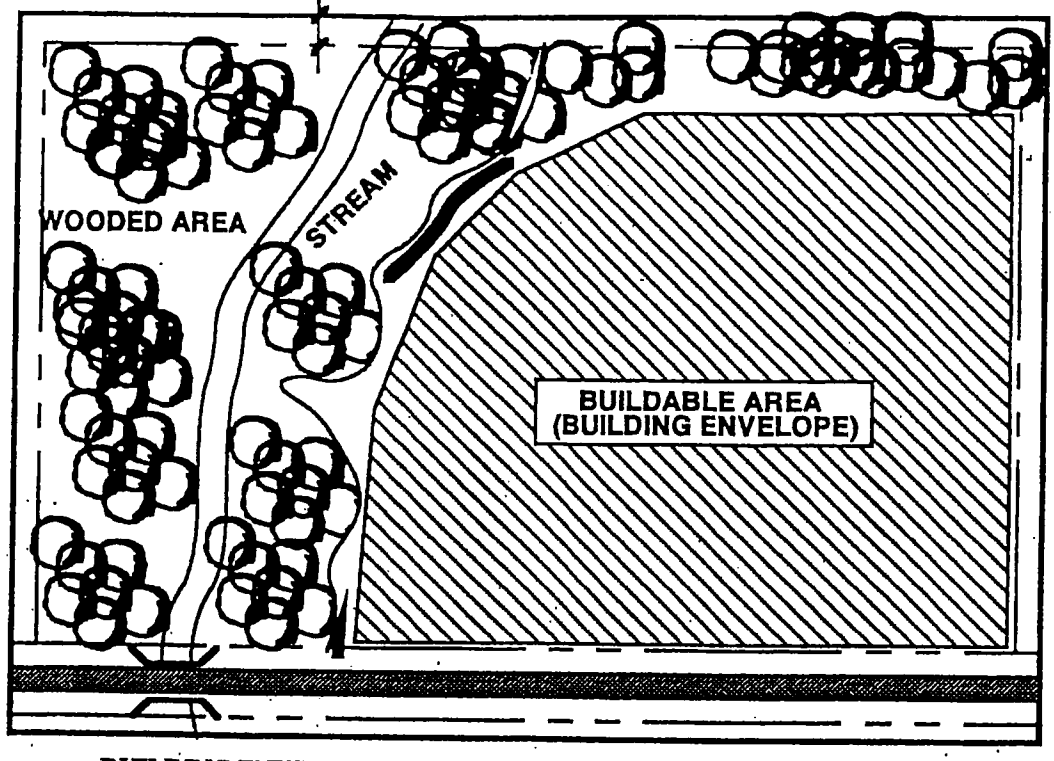
*Arendt, Randall, Designing Open Space Subdivisions, A Practical Step-by-Step Approach, Natural Lands Trust, September 1994.

*Yaro, Arendt, Dodson and Brabec, Dealing with Change in the Connecticut River Valley: A Design Manual for Conservation and Development, Center for Rural Massachusetts, January 1988.

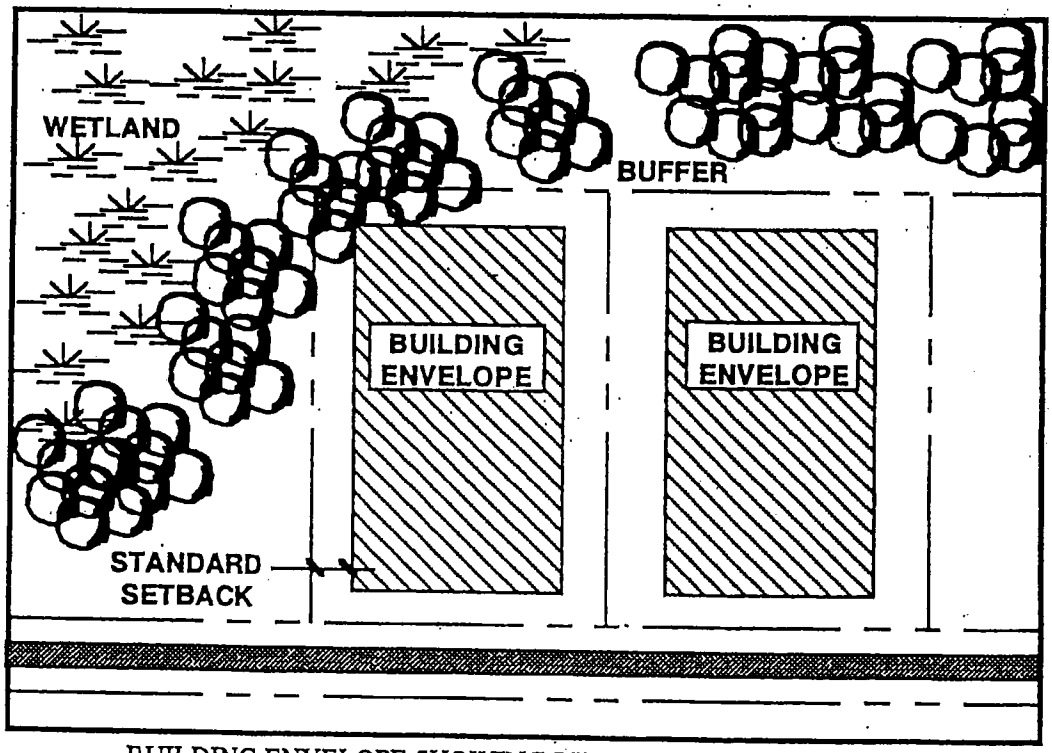
These illustrations are included to show the types of development patterns that could be encouraged with guidance from appropriate town officials.

The following graphic shows standards buffering techniques for residential lots. These buffering techniques may apply to any lot when determining the "building envelope" of a lot or the area which can be developed after front and rear yard setbacks are established.

Buffering techniques are used to protect streams, open water and wetlands from non-source pollution that may ultimately effect surface water quality.



BUILDING ENVELOPE SHOWING BUFFER BETWEEN RESIDENTIAL "BUILDABLE AREA" AND A SMALL STREAM CORRIDOR.

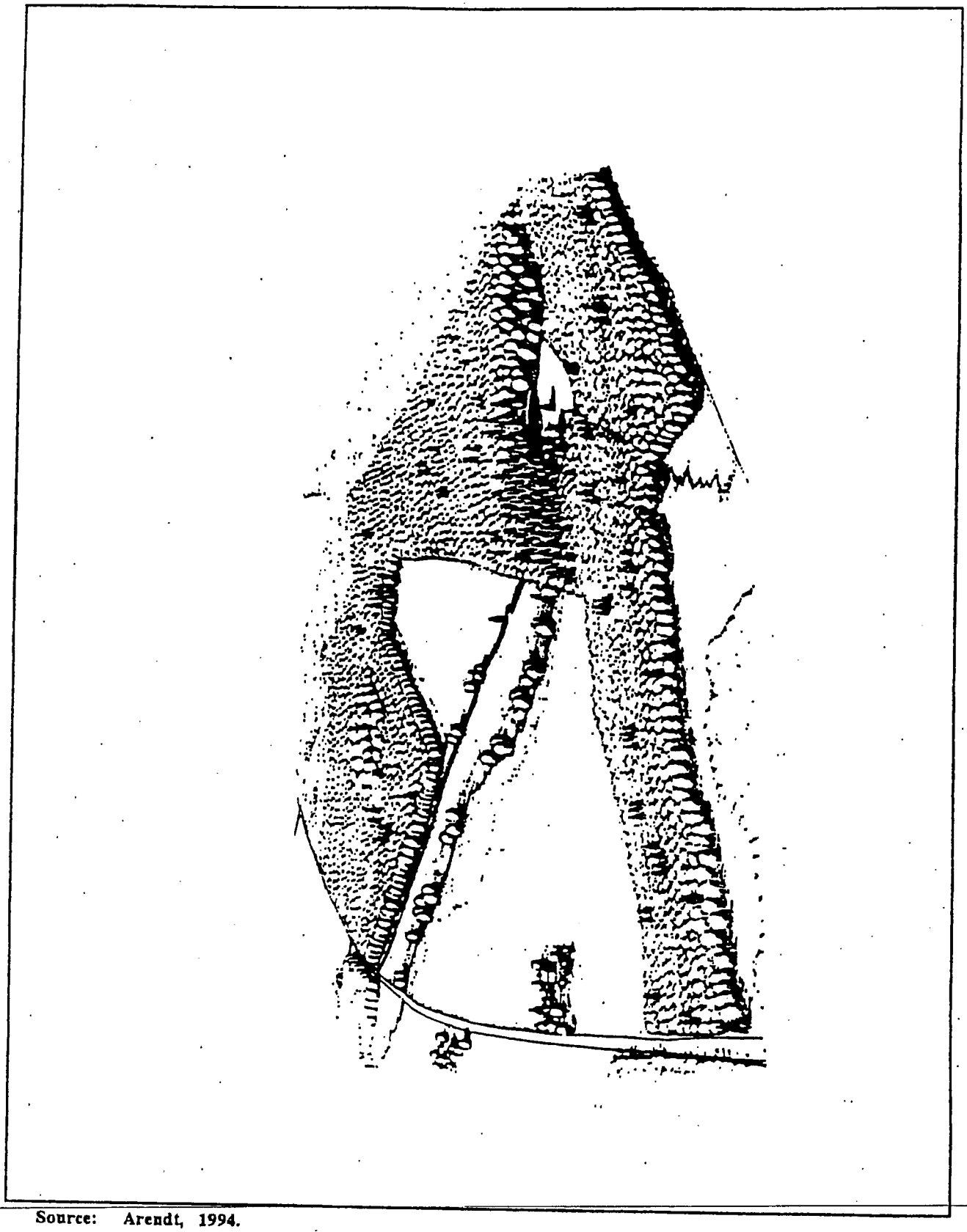


BUILDING ENVELOPE SHOWING BUFFER BETWEEN RESIDENTIAL BUILDABLE AREA AND A WETLAND.

RESIDENTIAL BUFFERING TECHNIQUES

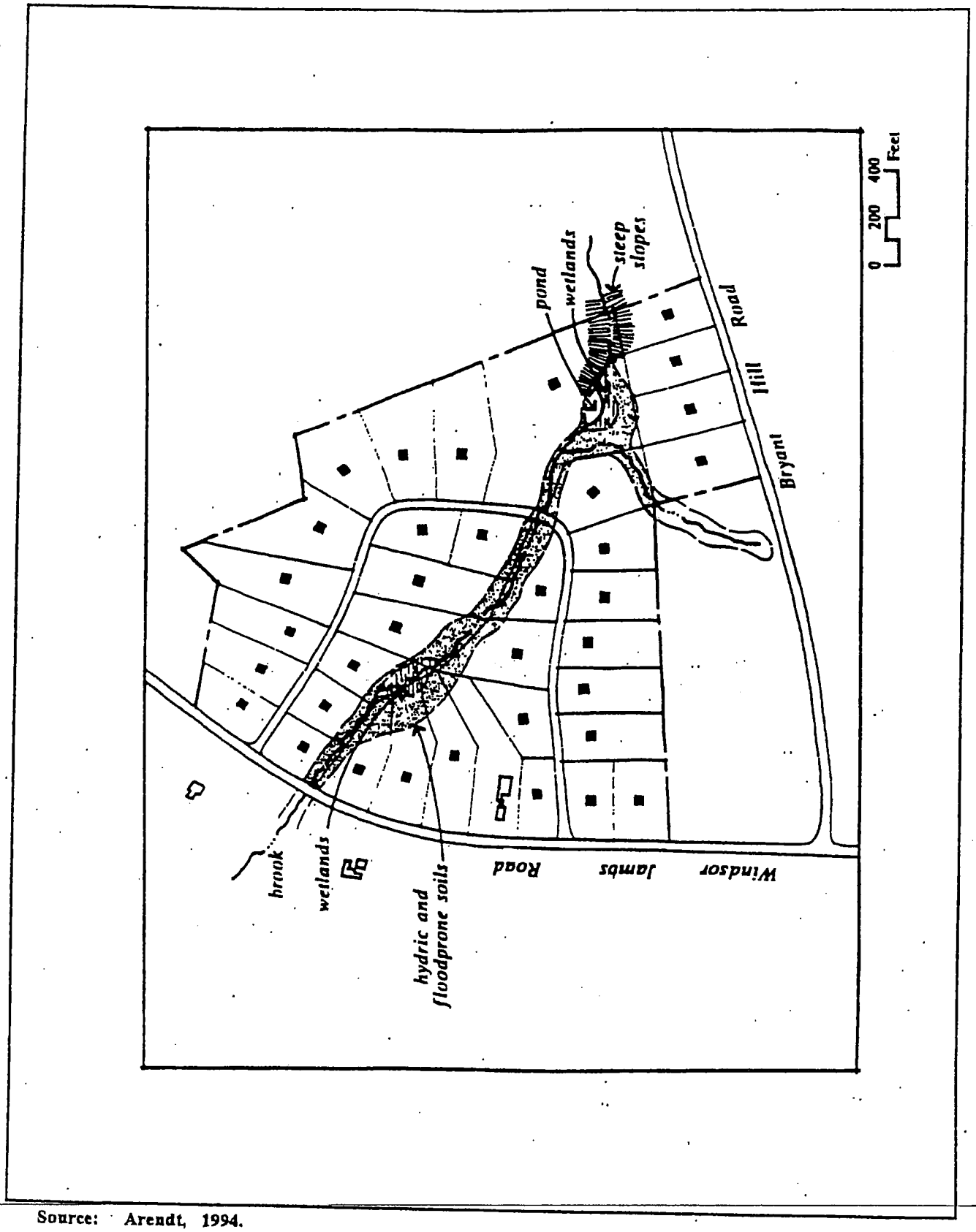
The following graphic shows two separate techniques to developing a subdivision on farmland. The first view shows the farmland with the old farmhouse close to the road. The second view shows the conventional method of laying out the entire property. The third view shows the view of conventional development which occupies most of the tillable acreage.

The next two views show the open space method of development. Through this method important tillable farmland is saved for future agriculture and open spaces and the housing units are placed along the tree line rather than in open fields retaining a great deal of the natural vegetation.



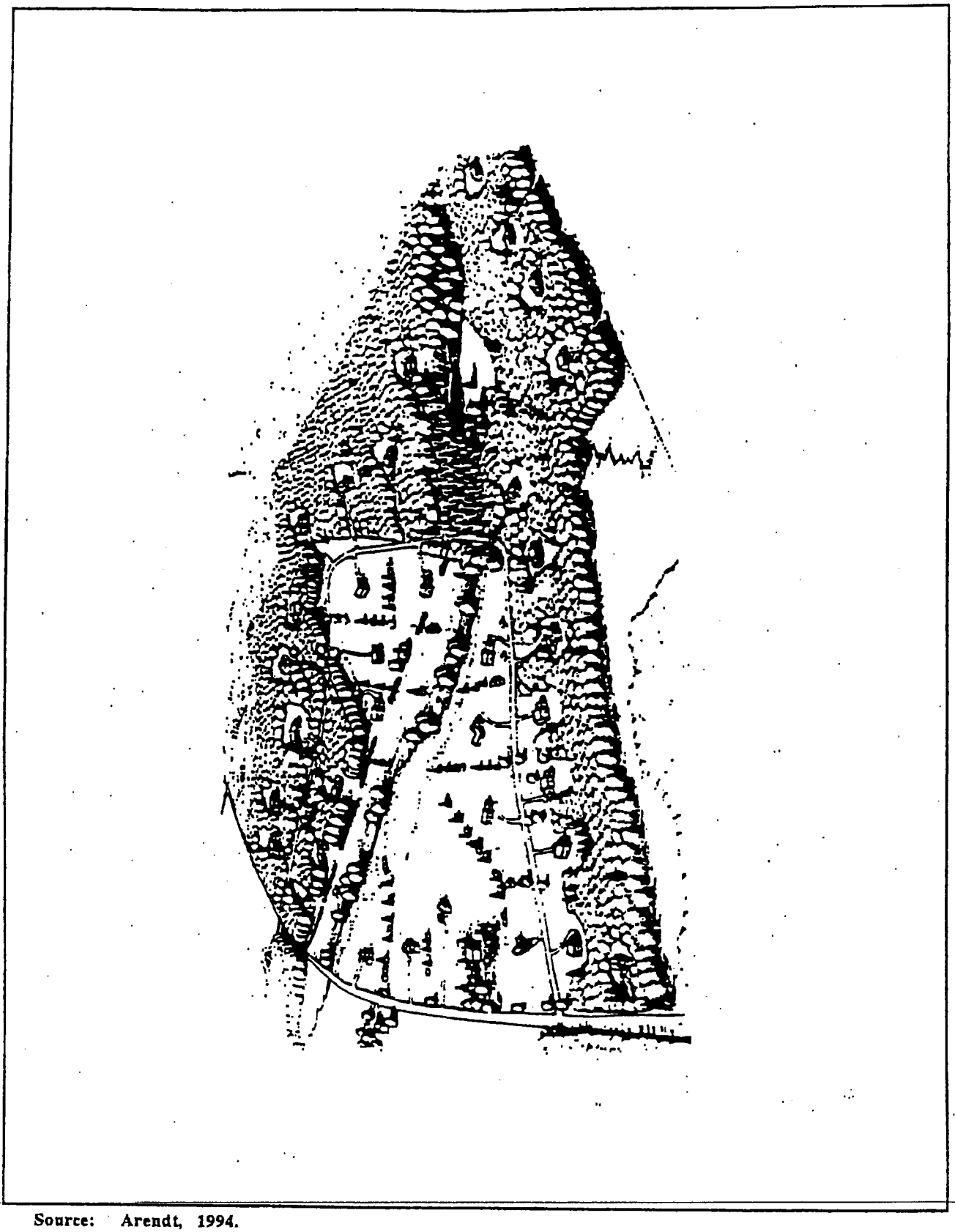
Source: Arendt, 1994.

An old farm before residential development.



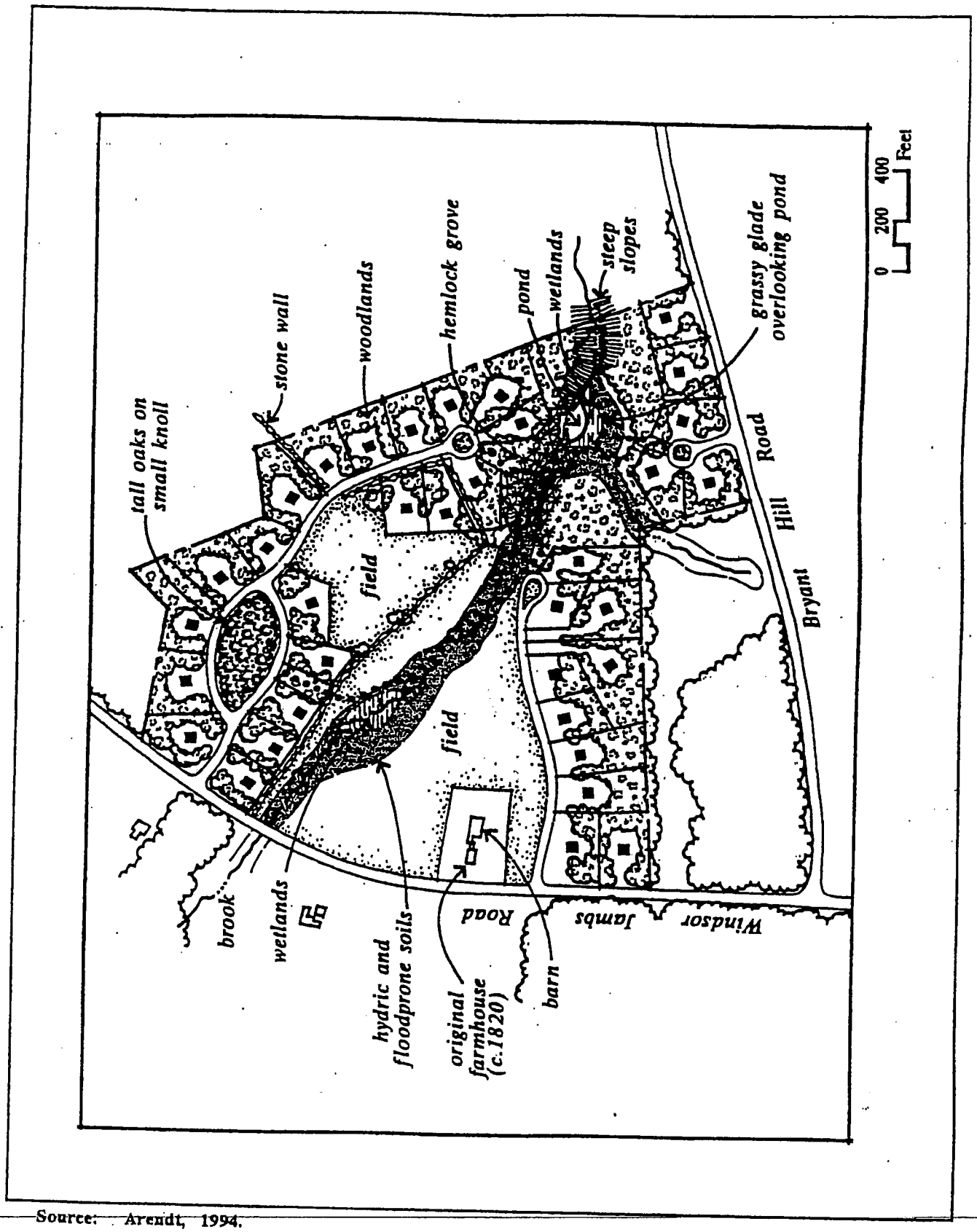
Source: Arendt, 1994.

Plan showing conventional subdivision layout.



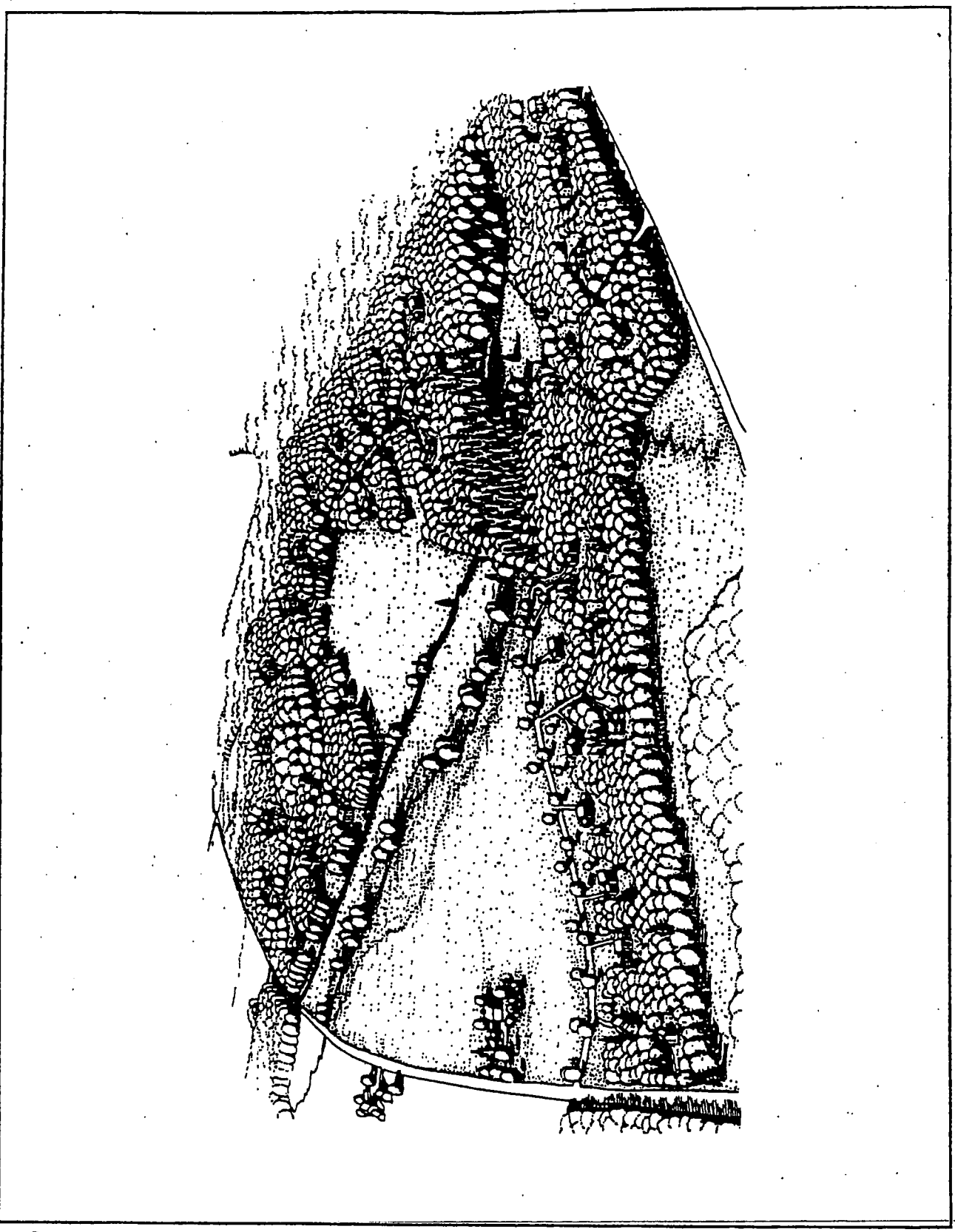
Source: Arendt, 1994.

Farm after conventional residential development.



Source: Arendt, 1994.

Planning to maintain tillable acreage.

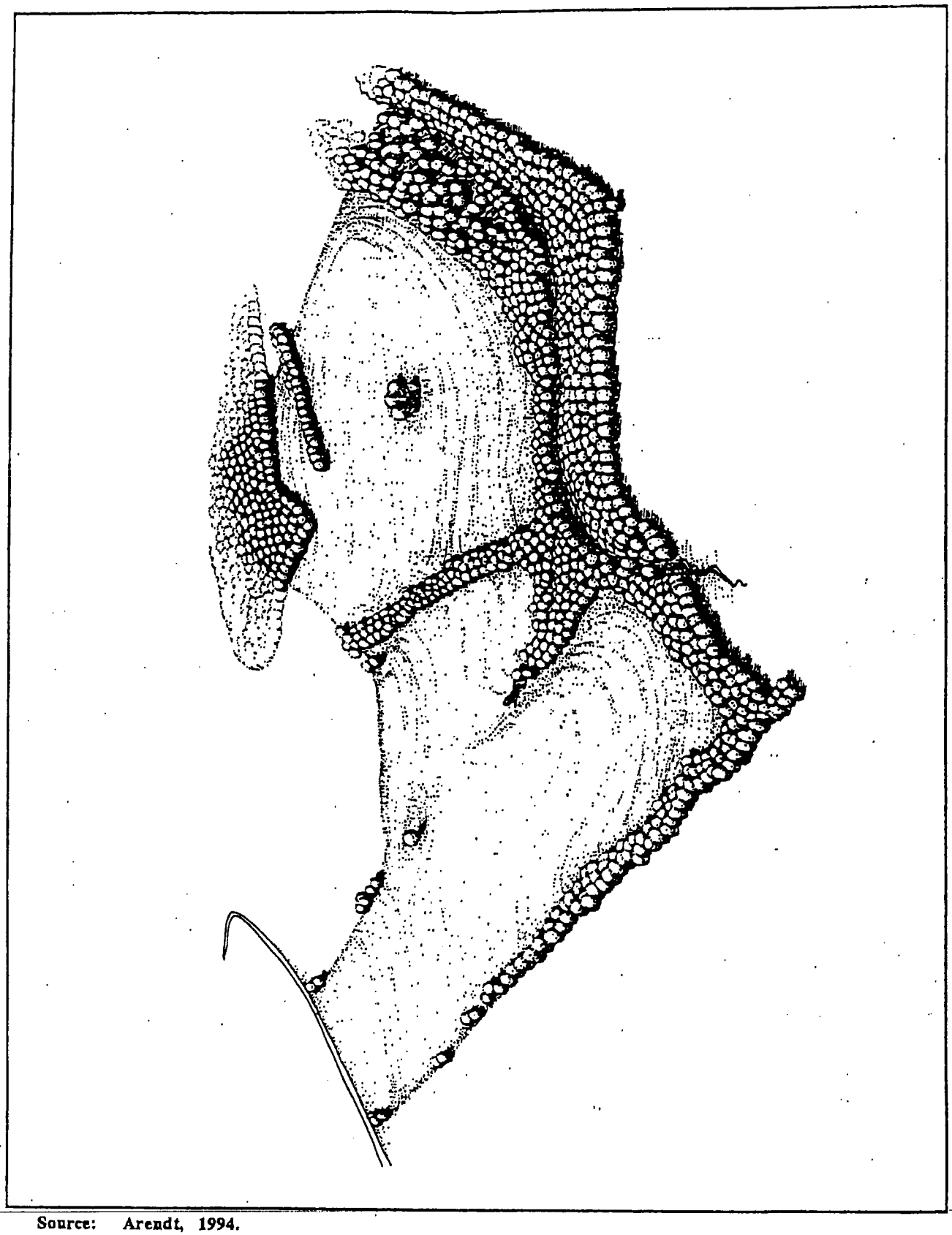


Source: Arendt, 1994.

Recommended lot arrangement with tillable acreage reserved for agriculture and open space.

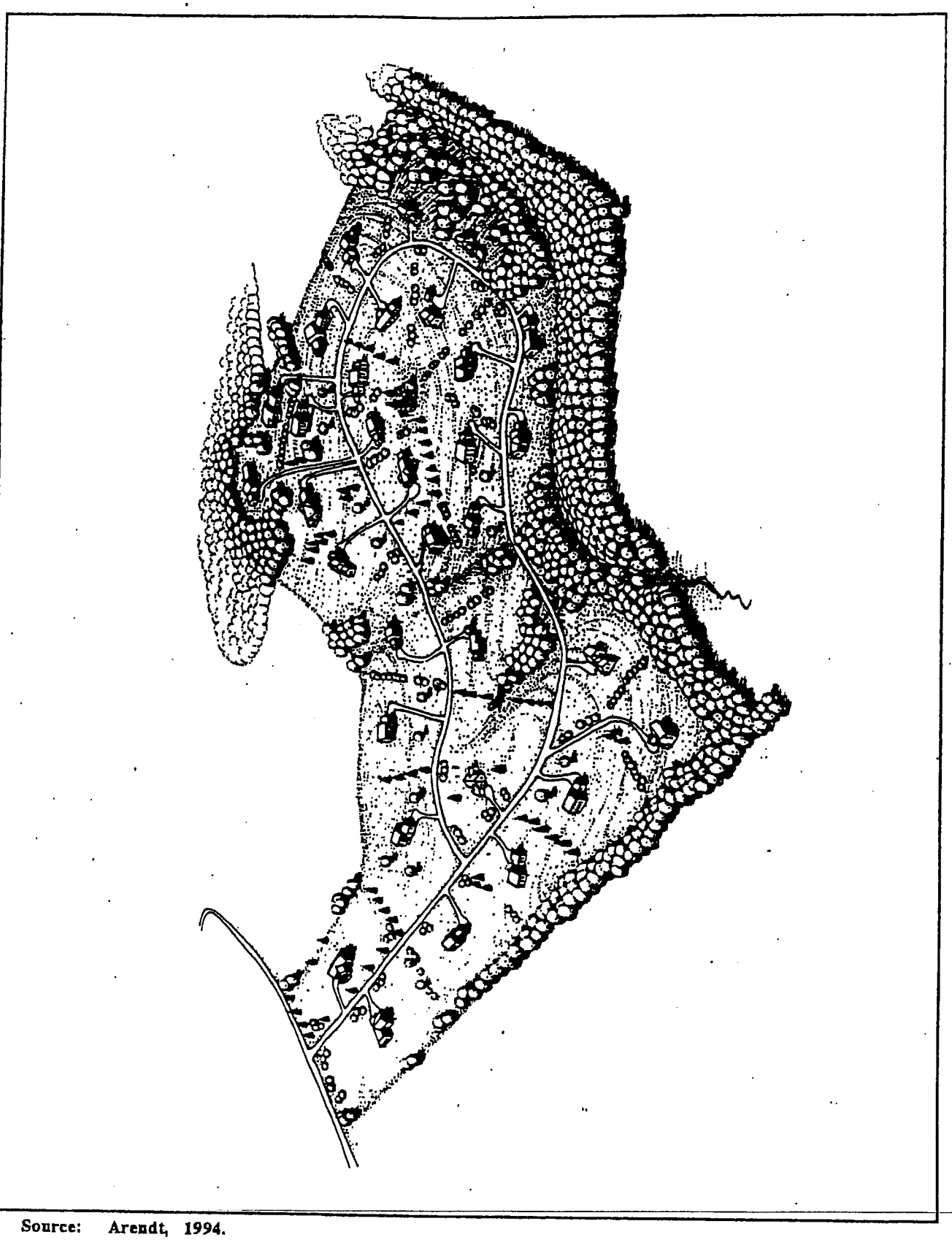
The next example shows a 50 acre parcel of farmland that is slated to be subdivided. The second illustration shows how conventional development would appear on this particular landscape.

The last view shows the clustering technique which groups buildings close together retaining open space for the purposes of retaining the rural character of the site and recreational opportunity for the residents. Tree lined streets soften the view and strengthen the neighborhood while the residential areas are well off the main road.



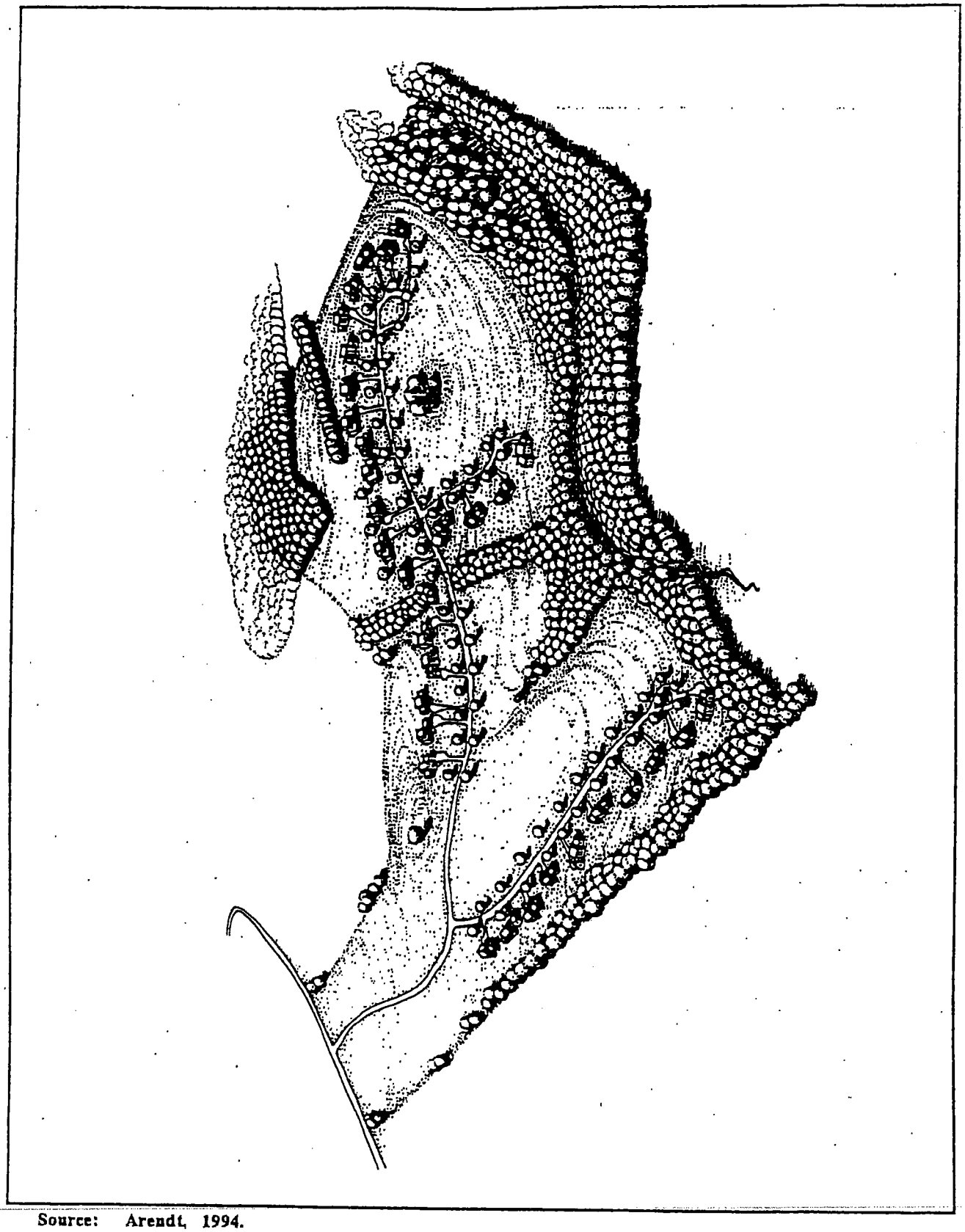
Source: Arendt, 1994.

A 50 acre lot before single family residential development.



Source: Arendt, 1994.

A 50 acre lot with conventional subdivision layout.



Source: Arendt, 1994.

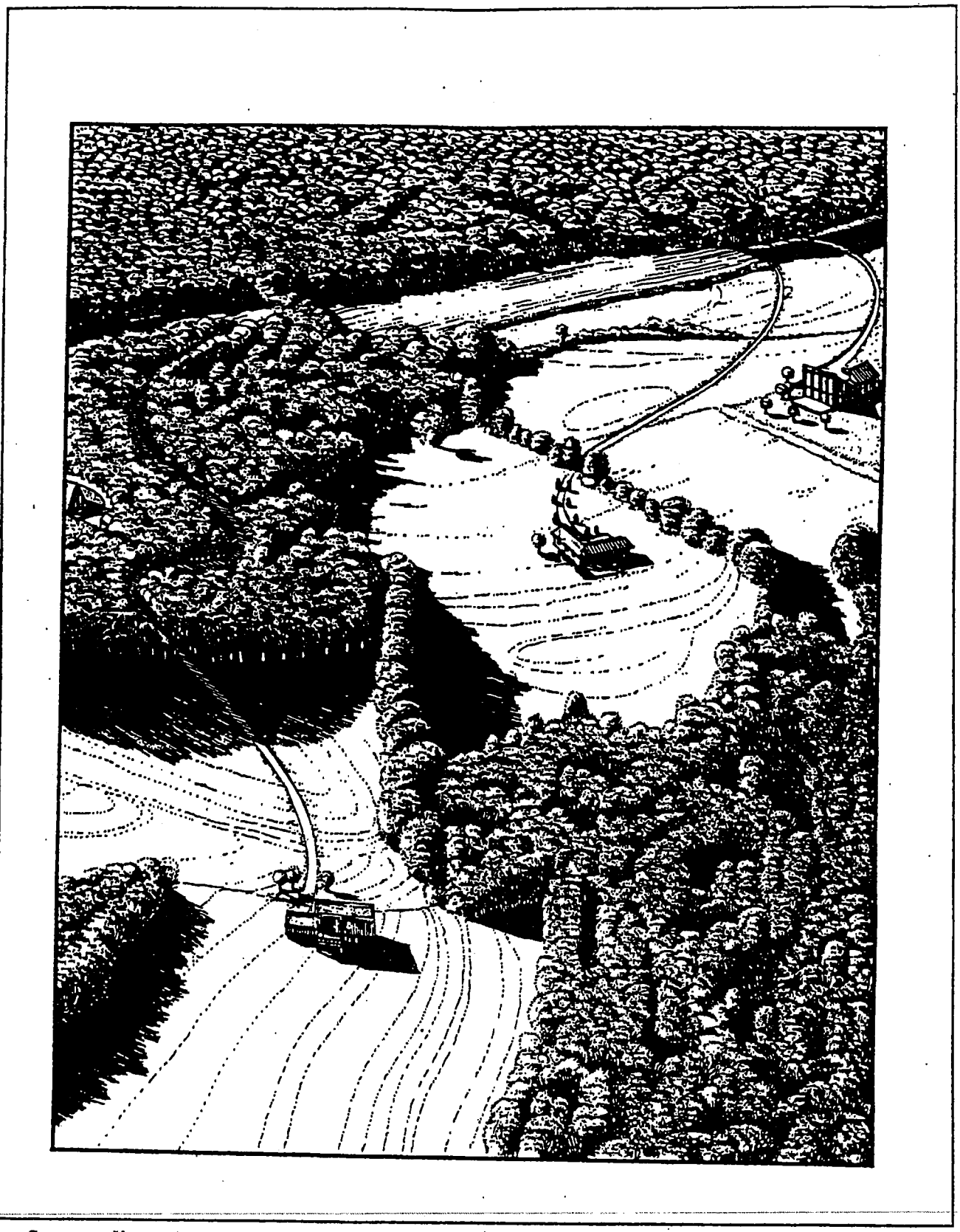
A 50 acre lot with recommended layout for the Town

The next example shows a 30 acre lot with old agricultural fields and hedge rows. In conventional development, single residential units are placed in the open field which detracts from the rural character of the town. This is especially true when more contemporary architectural styles are introduced to the local landscape.

The last view in this sequence of illustrations shows how houses on large lots can be placed to retain the rural character of the town. By building more appropriate building styles near the wooded edge the homes blend into the local landscape rather than interrupt the local character of the town.

Source: Yaro, Arendt, Dodson and Brabec 1988.

A 30 acre site before large lot single family residential development.



Source: Yaro, Arendt, Dodson and Brabec 1988.

A 30 acre site after conventional large lot single family residential development.

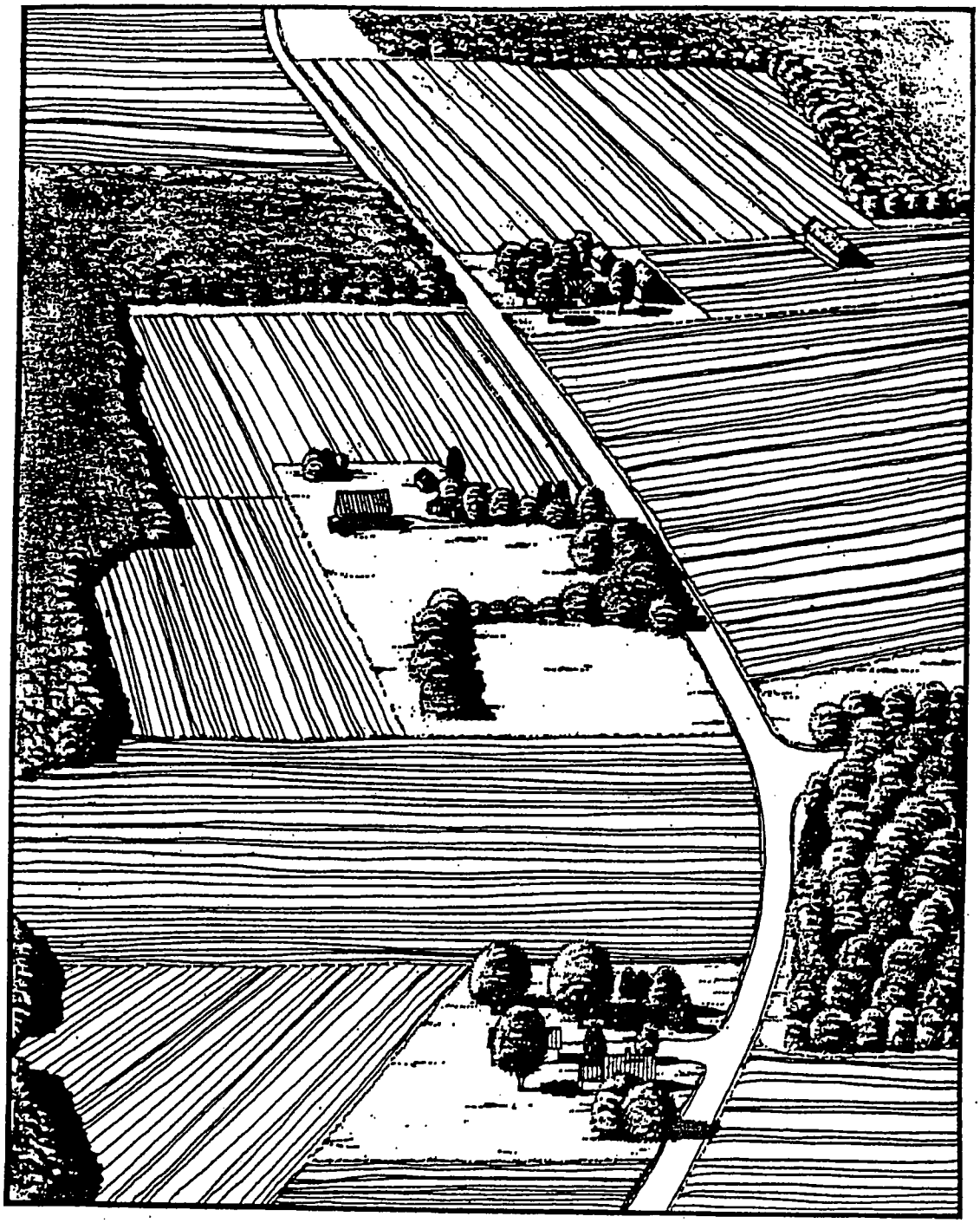
Source: Yaro, Arendt, Dodson and Brabec 1988.

A 30 acre site with large lot single family residential development recommended for the Town

The following illustrations relate to mixed commercial and residential development. This scenario could take place in a number of areas of the town over the next 5 to 10 years. The first illustration shows a major road with a large farm complex before pressure to develop the area takes place.

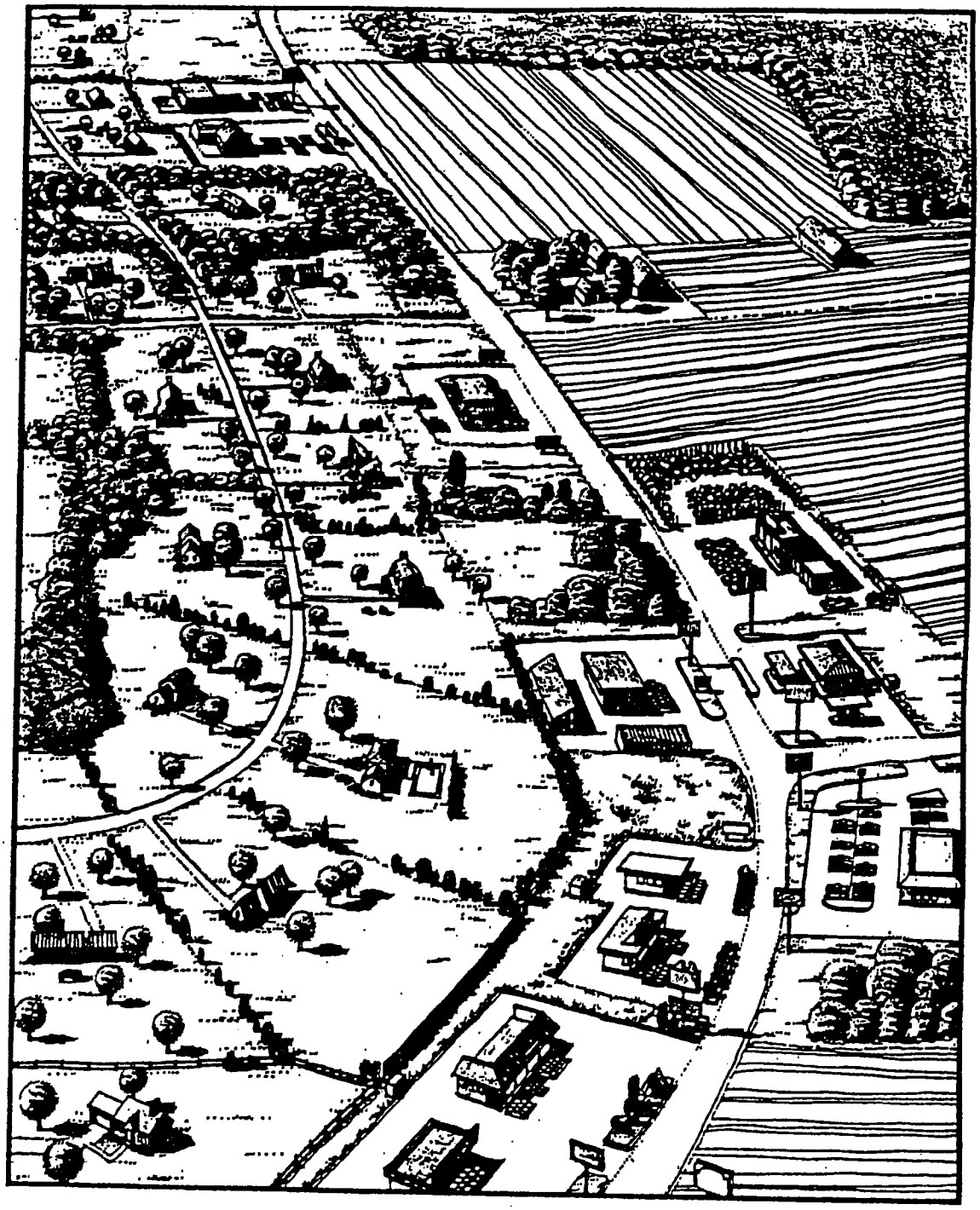
The second illustration shows what the area would look like if conventional development were allowed to take place. Notice the strip commercial development along the road with numerous road cuts and large parking lots in front of the commercial/retail buildings. This pattern is typical of many small communities throughout the county that have not planned for future development patterns.

The last illustration in this series shows how development can take place around a planning framework. Notice the clustered residential development and the "park style" commercial development with single concentrated access to the road. Also note the amount of remaining open space and farmland.



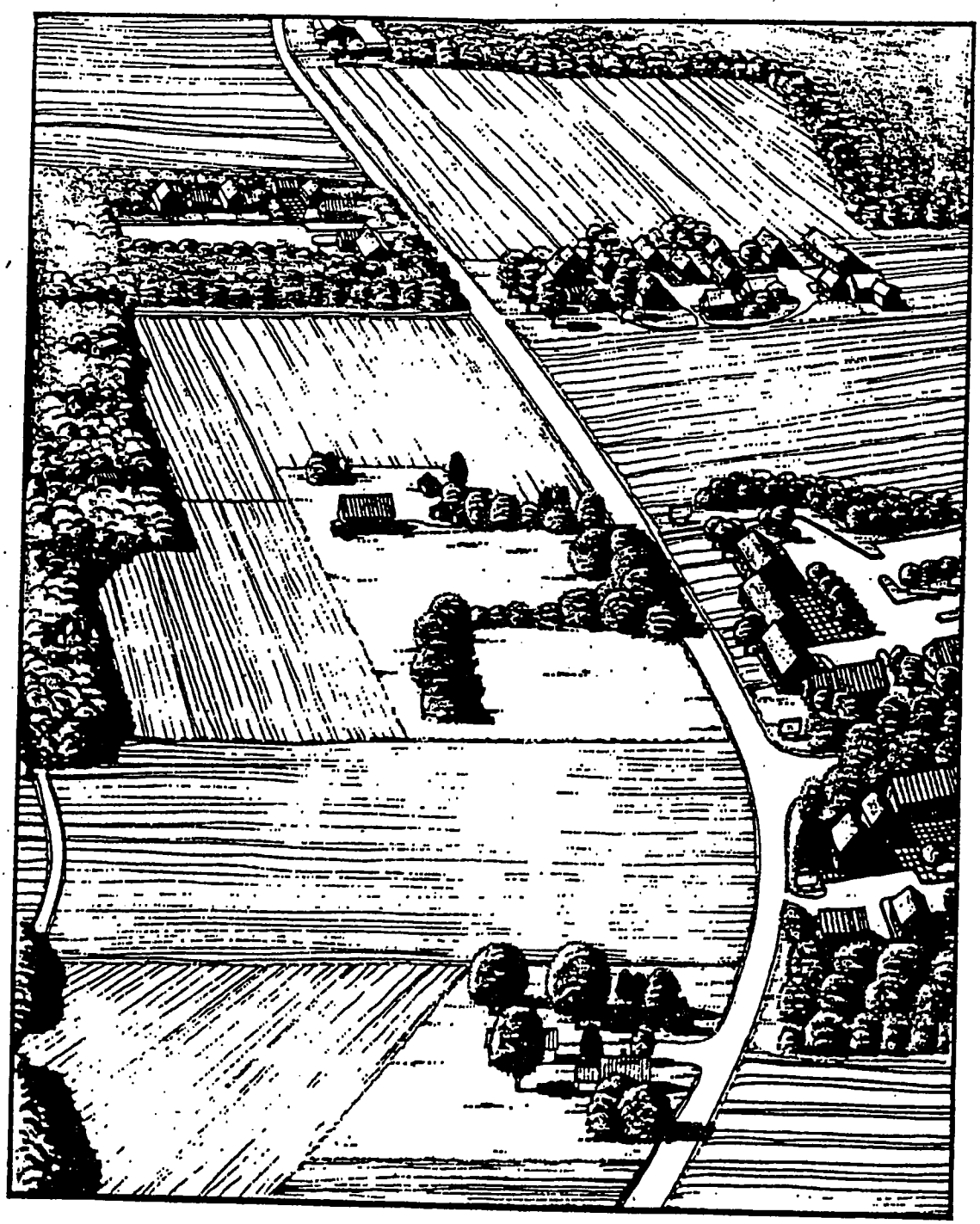
Source: Yaro, Arendt, Dodson and Brabec 1988.

A typical area before new commercial and residential development.



Source: Yaro, Arendt, Dodson and Brabec 1988.

The same area after conventional development.

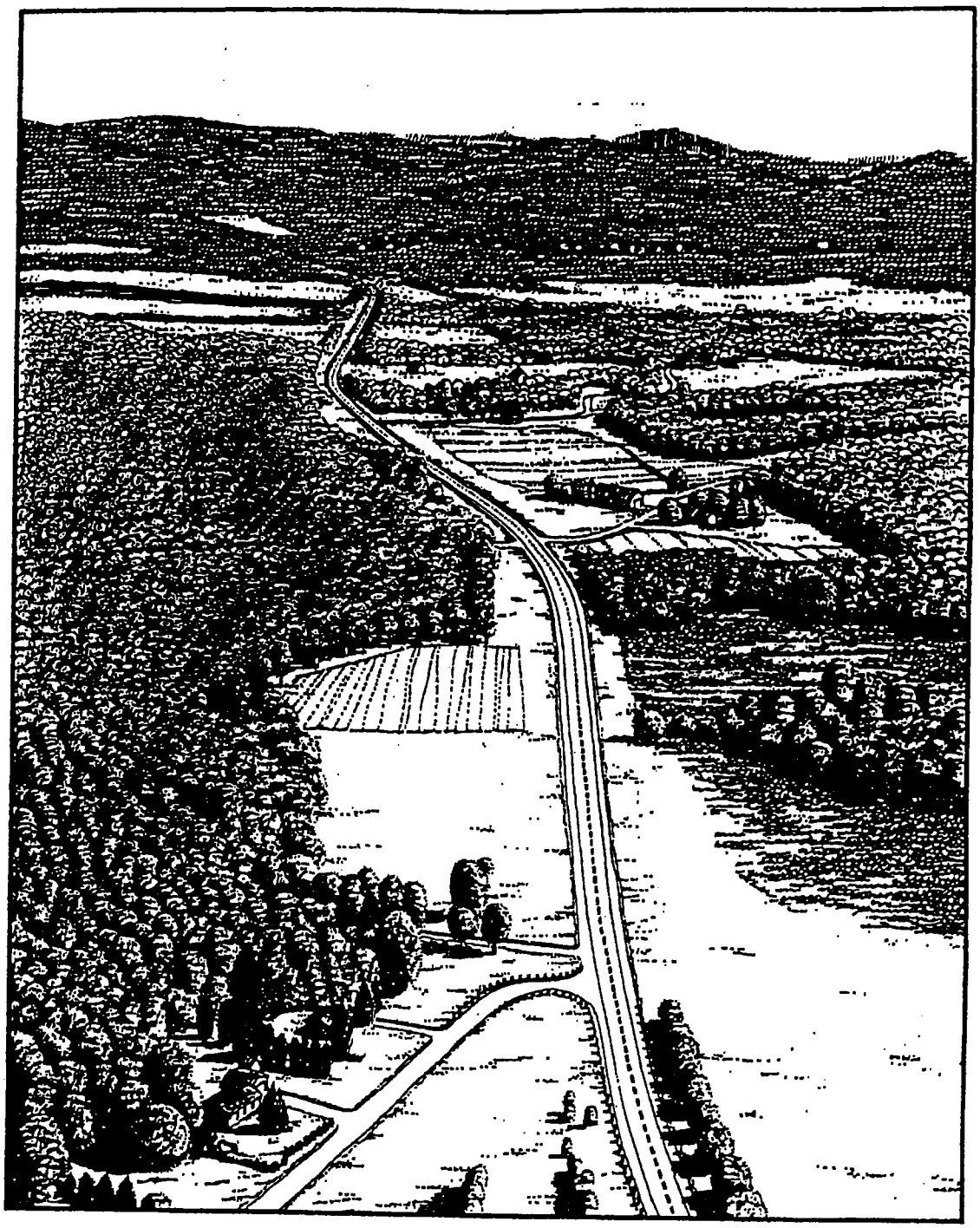


Source: Yaro, Arendt, Dodson and Brabec 1988.

Recommended development pattern for the Town

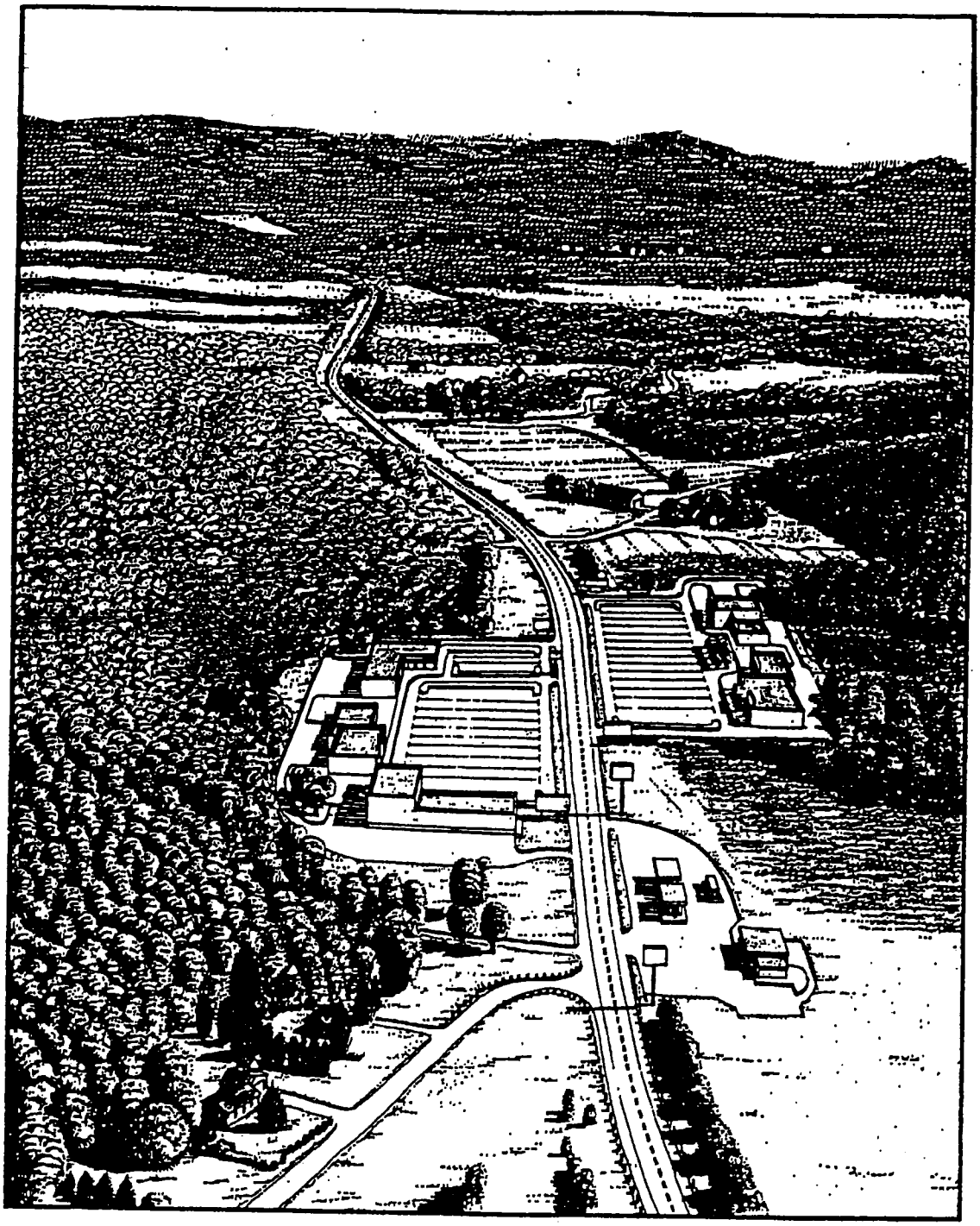
The next three illustrations represent commercial development patterns. The first view shows a typical rural highway before commercial development. The second view shows the same view with "big box" retail development and associated "strip commercial" development. This type of development places a great deal of pressure on local infrastructure and transportation safety.

The last illustration shows how commercial development can be compatible with rural character and maximum highway safety. Notice how the access roads bring traffic away from the high speed road way in a clustered park like commercial node. This has eliminated 7 road cuts or access driveways and utilized existing roads and intersections for safe access with adequate visibility. It also effectively allows the continuation of agriculture and rural character while providing for commercial growth within the town.



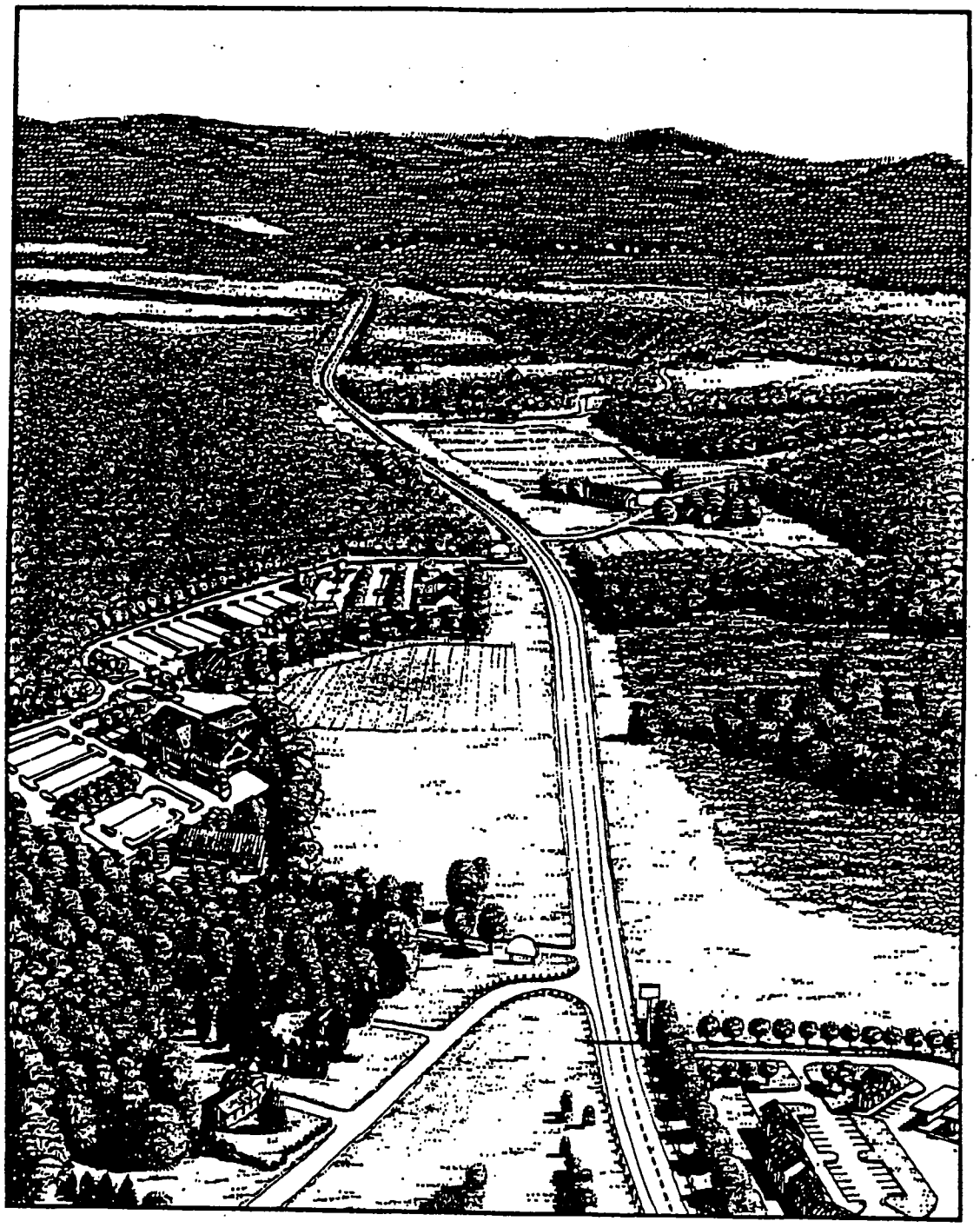
Source: Yaro, Arendt, Dodson and Brabec 1988.

Typical road before commercial development.



Source: Yaro, Arendt, Dodson and Brabec 1988.

The same road after conventional "strip" style development.

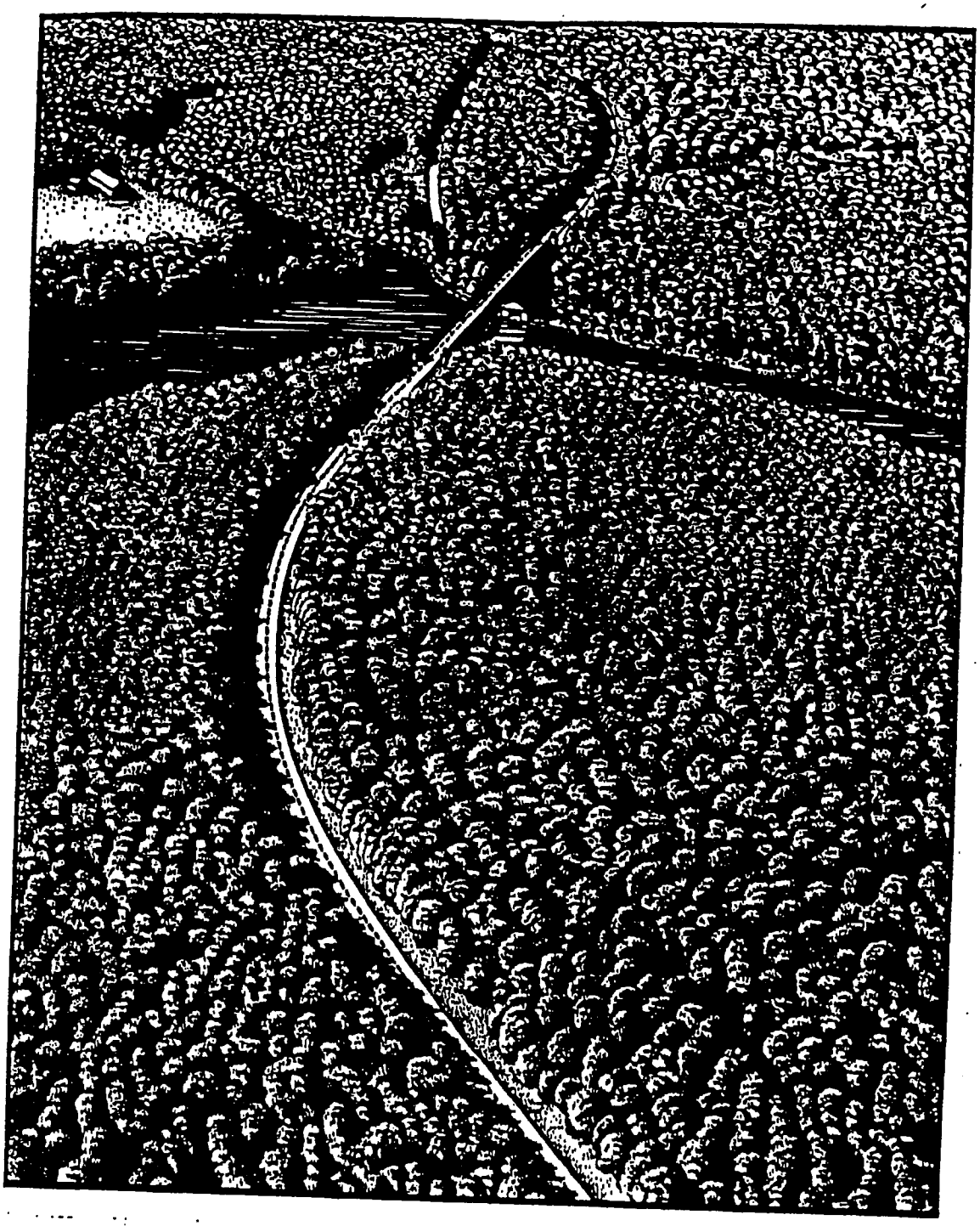


Source: Yaro, Arendt, Dodson and Brabec 1988.

Commercial development pattern recommended for the Town

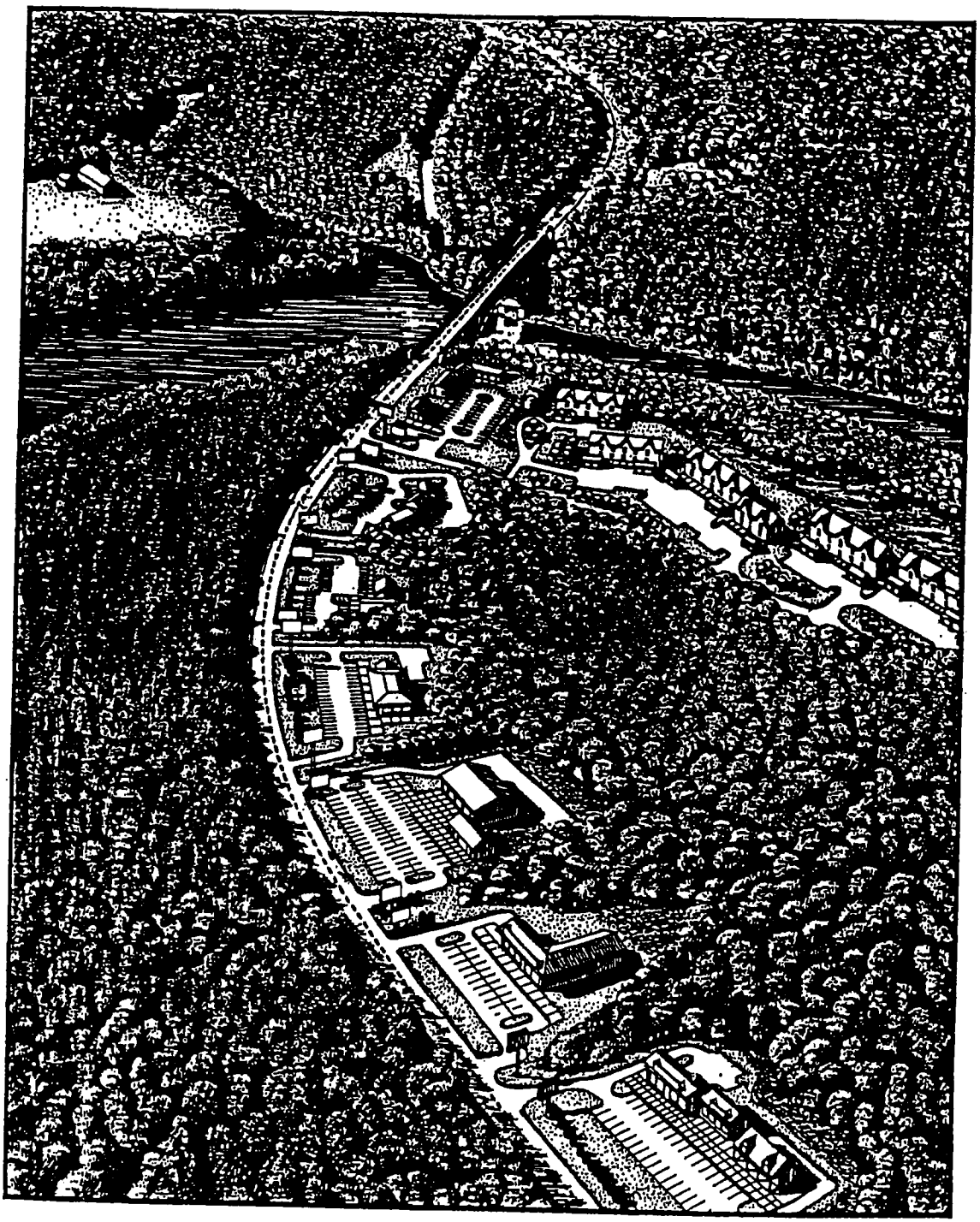
The following views illustrate development patterns for commercial and light industrial development along a rural highway. The first view shows a landscape before development. This is followed by a view of "strip commercial" and light industrial development including retail, warehousing, small business and offices. Notice the large swath of parking in front of the businesses and the numerous drives with direct access to the highway.

The last view shows how commercial and light industrial "office park" style development can take place which maintains the scenic quality of the rural highway while retaining open space and forested land while concentrating access to the highway in a safe and efficient manner. Also notice how the more intense operations are further from the stream corridor.



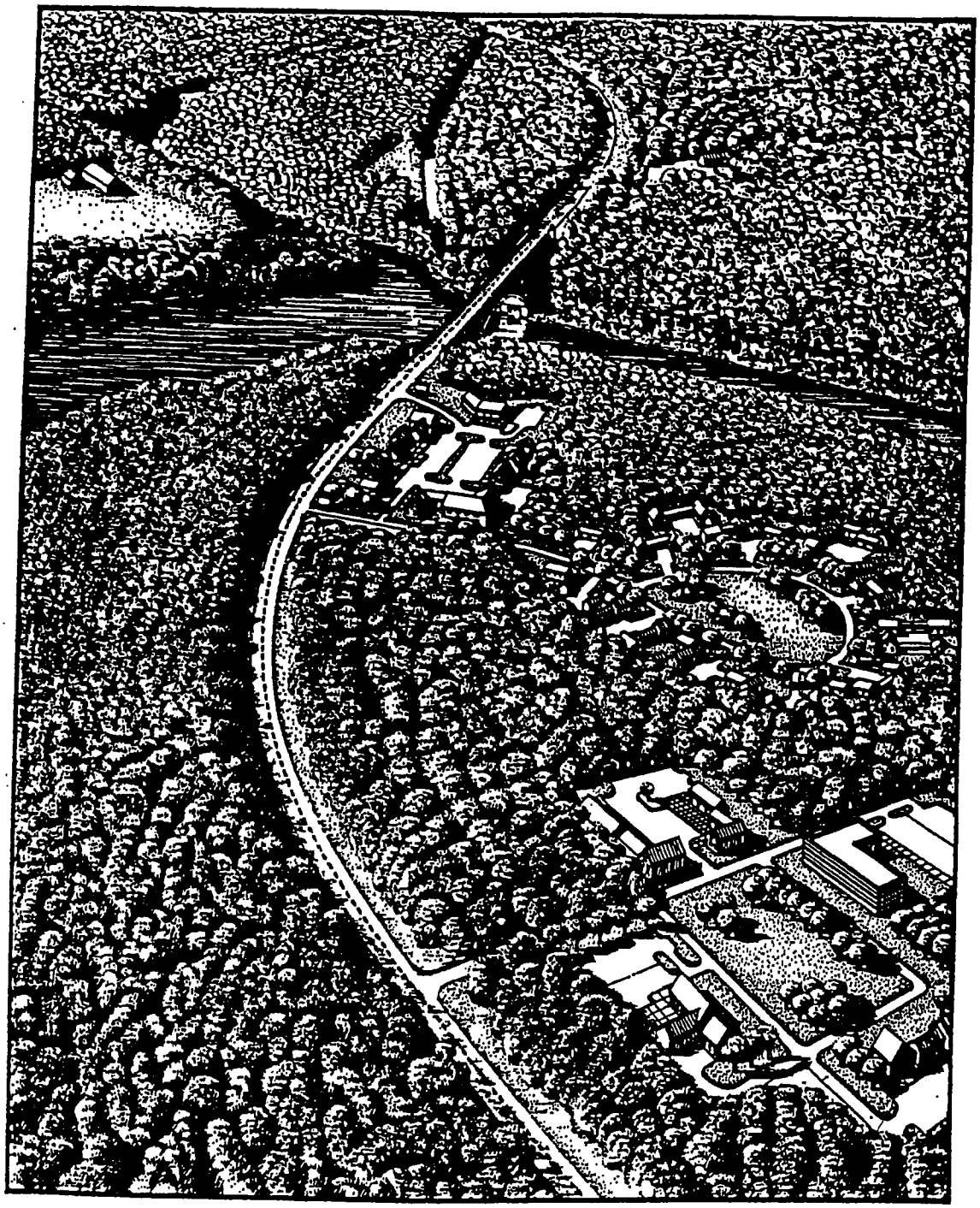
Source: Yaro, Arendt, Dodson and Brabec 1988.

Rural road before commercial and light industrial development.



Source: Yaro, Arendt, Dodson and Brabec 1988.

Rural road after conventional commercial and light industrial development.



Source: Yaro, Arendt, Dodson and Brabec 1988.

"Commercial park" style commercial and light industrial development recommended for the Town

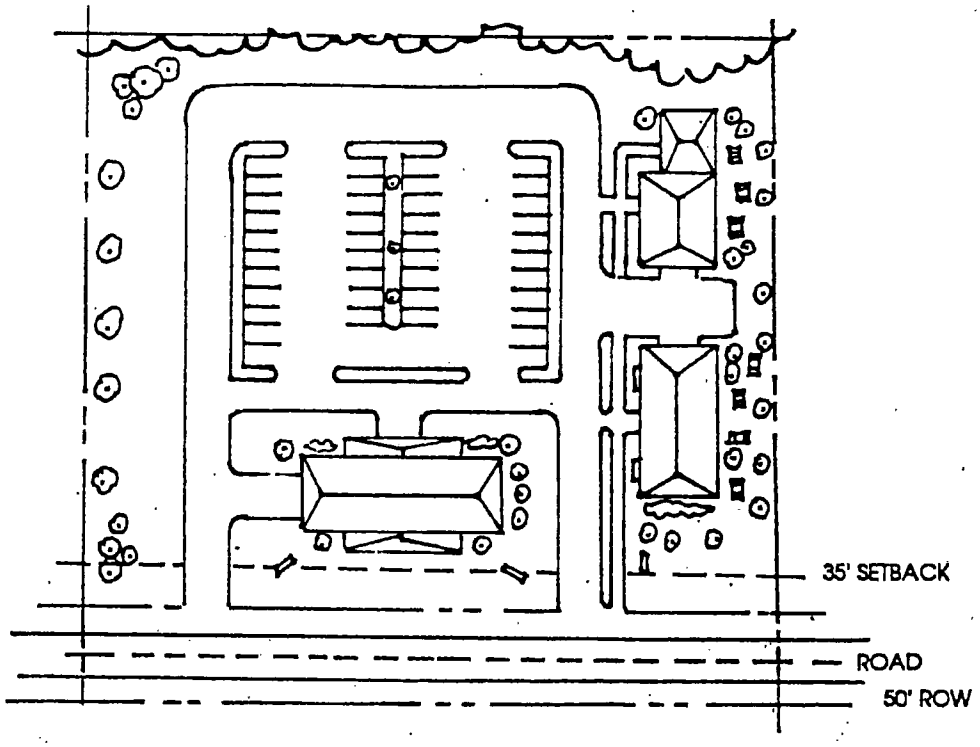
The next two illustrations are simple guidelines for commercial sites that maintain rural character.

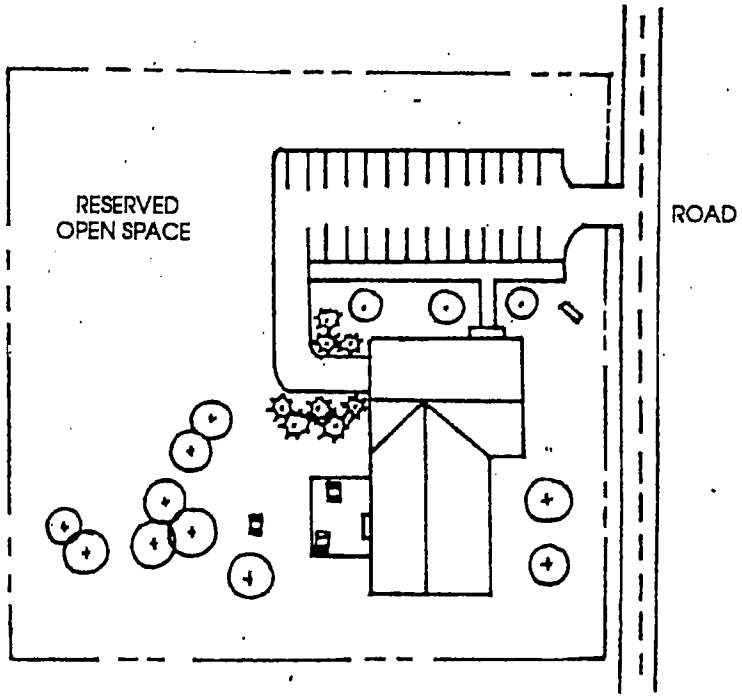
The first view shows how to design a commercial site to minimize the amount of road cut and screen parking areas with the buildings. Rather than build large lots next to the road, they are placed away from the street to reduce the visual impact of paved surfaces.

The second view shows a small business in an old house that allows for parking without disturbing the traditional quality of the neighborhood.

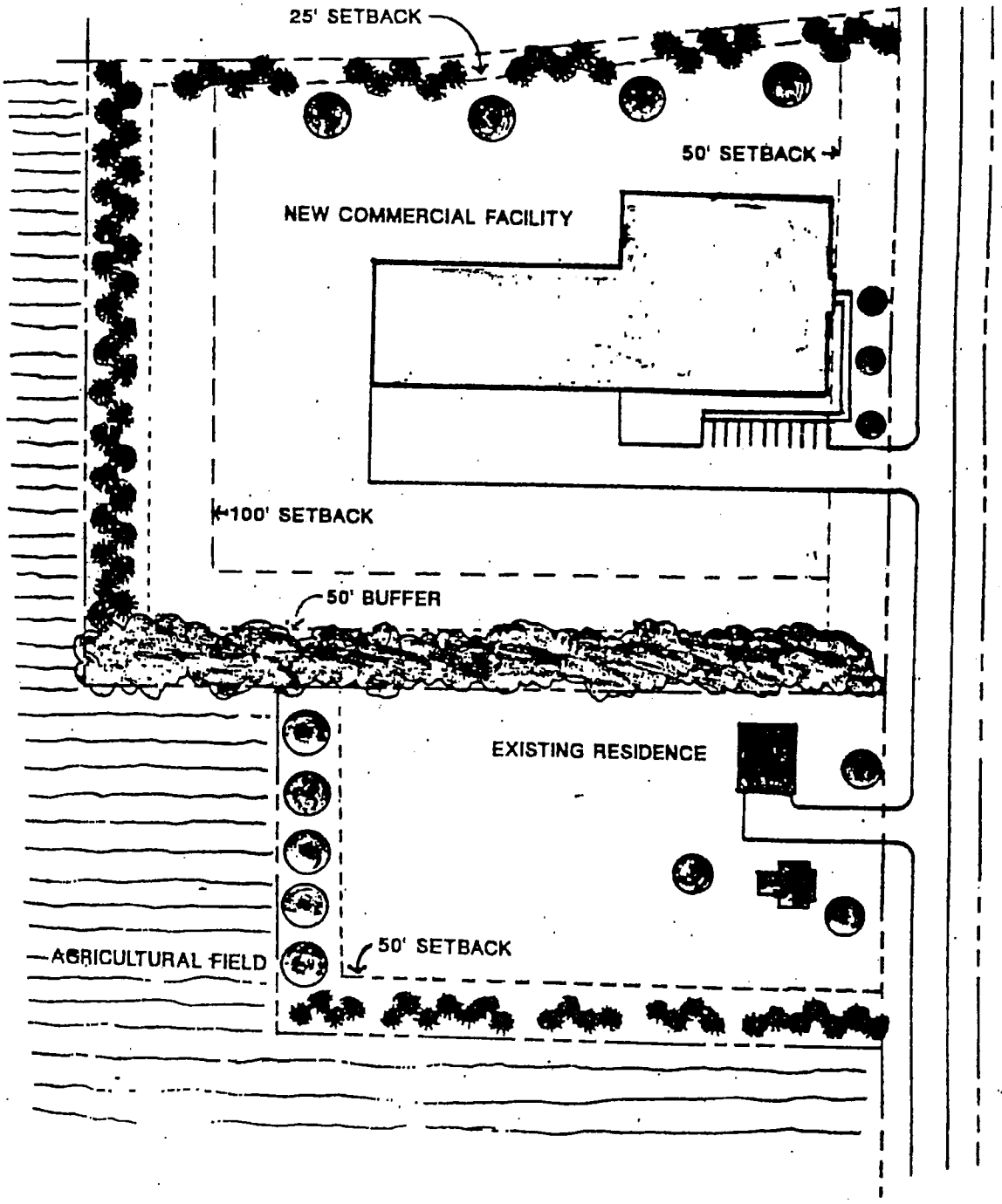
The last illustration shows the technique of buffering a new commercial building in a residential/ agricultural area. Notice how the commercial building continues the "front yard" appearance along the street while retaining vegetation between the existing house and the farmland.

RURAL CHARACTER DESIGN GUIDELINES
COMMERCIAL





BUFFERING OF INCOMPATIBLE USES



SUMMARY OF GOALS OBJECTIVES & STRATEGIES

II. NATURAL RESOURCES AND THE ENVIRONMENT

GOAL: **CONSERVE THE NATURAL RESOURCES OF THE TOWN OF GRANBY IN ORDER TO MAXIMIZE THE LONG RANGE ECONOMIC, SOCIAL AND ENVIRONMENTAL BENEFITS TO CURRENT AND FUTURE GENERATIONS.**

OBJECTIVE 1: Maintain progress towards reducing discharge of toxic substances, nutrients and sediments to the waters of the Town of Granby.

STRATEGIES:

a. Where applicable and feasible utilize wetland restoration or creation as a means to reduce non-point source contaminants in surface waters.
b. Adopt and implement an Erosion and Sediment Control Ordinance.
c. Adopt and implement vegetative buffers/natural resources protection zones within 100' of waterways outside of agricultural districts.
d. Prohibit septic system placement in flood plains and wetlands.
e. Seek to correct through enforcement failing private sewage-disposal systems.
f. During the site plan review process and issuance of building permits make sure vehicles do not compact soil over the leach field and lines. Prohibit roof runoff, drains and other surface runoff from entering storm-drains and septic systems.
g. Prohibit clear-cutting which leads to erosion, and encourage forestry management plans.
h. Seek assistance in development of a Stormwater Management Plan and Programs through the Oswego County Soil and Water Conservation District.
i. Require developers of construction sites larger than five (5) acres apply for a discharge permit from DEC. (This is subject to change with DEC regulations).
j. Advocate that farms implement erosion control practices.
k. Support and/or advocate a countywide sanitary code.
l. Use the SEQR process as a way to remediate impacts on water quality and quantity.
m. Set critical thresholds that if exceeded, would require the development of an Erosion and Sedimentation Control Plan subject to Oswego County Soil and Water Conservation District review.
n. Support recommendations set forth in *The Loss of Nutrients and Materials From Watersheds Draining Into Lake Neatahwanta, Oswego County, NY. December 1, 1996 to November 30, 1997* and Nutrient Loading and Segment Analysis of Streams Entering Lake

Neathawanta with an Evaluation of the Muckland Demonstration Project, Oswego County, NY December 1, 1997 to November 30, 1998 (See Appendix)

o. Support the monitoring of several events at Ley and Summerville Creeks using a sequential sampler.
p. Support the completion of stress stream analysis for Sheldon Creek.
q. Continue to support the Lake Neatahwanta tributary monitoring and develop a strong baseline database of discharge and loading information.
r. Employ best management practices such as streambank stabilization and removal of cows from streams to reduce the loss of nutrients and materials from sub-watersheds.
s. Support the annual summer monitoring of one site on Lake Neatahwanta for baseline data.
t. Work with organized committees to address water quality issues.

OBJECTIVE 2: Support long-term planning and control mechanisms and effective response efforts to insure residents, resources and properties are safeguarded from the effects of flooding and water level fluctuations.

STRATEGIES:

a. Limit developments in the 100-year floodplain to low intensity land uses and ensure that floodways are unobstructed in order to minimize flood damage potential to life and property.
b. Require stormwater management plans as part of the site plan review for development that has 5 acres of impervious surface or has an impervious surface area of 75% of the lot.
c. During site design require that stream geometry be maintained to sustain the hydrologic functions of streams.
d. Continue municipal participation in the National Flood Insurance Program.
e. Encourage greenway planning and buffering in flood hazard areas.
f. Support enforcement of Federal and State wetland regulations as they relate to flood control.
g. Enhance public knowledge of building regulations that require structures to be elevated to at least the level of the 1-percent annual chance (100-year) flood in accordance with the requirements of the National Flood Insurance Program.
h. Participate in the development of a regional watershed management plan to address floodplain building ordinances, construction of detention ponds, creation of wetlands, improved water and sewer systems, and public education. The planning process would involve representatives from all counties, communities and controlling agencies.

OBJECTIVE 3: Develop an ecological approach to town growth which will protect habitat for the diversity of plant and animal species, assure the protection of unique and irreplaceable biological resources, and sustain the traditional pastimes of hunting, fishing, trapping and viewing wildlife.

STRATEGIES:

a. Guide development to sites with existing infrastructure (sewer and water) and low impact on natural resources.
b. Encourage the incorporation of wildlife movement corridors into greenway, trail and local comprehensive planning efforts.
c. To maintain aquatic life, assimilative capacity, and groundwater supplies, reduce impervious surfaces and runoff and allow groundwater recharge.
d. Implement buffers along streams, rivers and wetlands.
e. Support and seek grant funding that will make land acquisitions and programs that protect bio-diversity and wildlife habitat in the town feasible.
f. Develop sustainable management plans for all town properties including evaluation of the most cost-effective approaches to stewardship and consideration of the sensitivity of natural areas to public use.
g. Use SEQR as a tool to help evaluate and mitigate impacts to protect unique and irreplaceable biological resources.
h. Require wetland mitigation, enhancement or restoration of other wetlands if wetlands are encroached upon by development.
i. Consider water quality and quantity issues/impacts that development has on a watershed basis.
j. Create a tax district around Ox Creek to help address aquatic weed harvesting needs.

OBJECTIVE 4: Encourage implementation of best available technology and best management practices to maintain and improve air quality and protect the health of town residents.

STRATEGIES:

a. Adopt an ordinance/local law to prohibit the burning of refuse (household garbage and recyclables). (See Appendix M)
b. Encourage adjacent communities to adopt an ordinance/local law to prohibit the burning of refuse (household garbage and recyclables).

OBJECTIVE 5: Encourage practices for efficient, environmentally sustainable agricultural production and maintain or enhance agricultural lands as a viable and competitive natural resource.

STRATEGIES:

a. Support whole farm planning for local farmers and agricultural operations.
b. Require clustering and other creative planning techniques where feasible to preserve agricultural lands and wildlife habitat.

OBJECTIVE 6: Encourage and support methods to reduce greenhouse gases, which contribute to global warming.

STRATEGIES:

a. Review Town projects and encourage energy efficiency to ensure that they are models of sustainable energy designs.
b. Consider "Energy STAR," "Green Lights," "Water Alliance for Voluntary Efficient," "Waste Wise" as programs to reduce waste and emission.
c. Reduce energy consumption in town facilities and vehicles.
d. Modify zoning laws to allow/encourage increased density near community service areas.
e. Encourage car pooling.

OBJECTIVE 7: Protect the quality and quantity of groundwater.

STRATEGIES:

a. Use SEQR as a tool to help evaluate and mitigate impacts on groundwater.
b. Require that septic systems function properly.

OBJECTIVE 8: When facing environmental risk situations bring quality scientific and technical information into the information networks to avoid controversy and allow citizens to make better decisions.

STRATEGY:

a. Use SEQR as a tool to help evaluate and mitigate impacts and project feasibility.

III. HISTORIC RESOURCES

GOAL: **ENCOURAGE THE MAINTENANCE OF THE HISTORIC CHARACTER OF THE TOWN OF GRANBY**

OBJECTIVE 1: Encourage the preservation, maintenance, rehabilitation and appropriate adaptive reuse of older and historic structures in the town.

STRATEGIES:

a. Create a local register of historic places.
b. Incorporate historic resource identification into the site plan review process.
c. Develop alternative standards for historic structures that would permit the relaxation of land use classifications and parking codes to encourage the adaptive use of historic structures and /or to prevent their demolition.
d. Identify historically significant areas whose character could be preserved through the implementation of historic resource preservation guidelines or an overlay district.
e. Create guidelines for buffering and limit access to areas adjacent to historic resources.
f. Support funding efforts which preserve, maintain and rehabilitate historic sites and structures.

OBJECTIVE 2: Preserve historic resources as a means of attracting economic development to the Town.

STRATEGIES:

a. Promote tourism associated with historic resources.
b. Encourage private investment for restoration work.

IV. TRANSPORTATION

GOAL: **DEVELOP AND MAINTAIN AN EFFICIENT AND SAFE TOWN TRANSPORTATION SYSTEM IN THE MOST FISCALLY SOUND, ENVIRONMENTALLY RESPONSIBLE AND ENERGY EFFICIENT MANNER POSSIBLE**

OBJECTIVE 1: Maintain the town highway system in a state of good repair and encourage appropriate maintenance of State and local roads to ensure the overall function of the highway system.

STRATEGIES:

a. Develop and maintain a comprehensive inventory of conditions on the town highway system.
b. Develop a written and map version of a five- year plan for improvements to the town highway system.
c. Identify and seek remediation of impediments to the efficient and safe flow of traffic along state, county and local highway systems.
d. Seek funding for identified projects.
e. Town should adopt an official highway map designating town roads.

f. Continue to review road construction in accordance with subdivision regulations and Town Highway Department standards.
g. Require developers to provide funding for road construction in new subdivisions, decreasing tax burden to town residents.
h. Periodically, review town subdivision regulations to assure that highway issues in the town are adequately addressed.
i. Develop a highway system concept map showing future/possible locations of roadways to be used during subdivision review.
j. Adopt a comprehensive plan.
k. Amend zoning to reflect strategies in the comprehensive plan.

OBJECTIVE 2: Coordinate transportation system planning, development and maintenance programs with the New York Department of Transportation, Oswego County and transit system operators.

STRATEGIES:

a. Adopt uniform and consistent frontage, access and site design standards that support the functional transportation classification system.
b. Work with individual communities and New York DOT to develop corridor access management and improvement programs for specific commercial and scenic corridors.

OBJECTIVE 3: Develop a system of bike and pedestrian routes including on-road components and paths that are separate from highways.

STRATEGIES:

a. Participate in the designation of appropriate routes as bike routes and identify improvements needed to support bicycle use of other routes.
b. Participate in the development of a bicycle trail program as part of a multi-use trail plan.
c. Incorporate improvements into five-year improvement plans.

OBJECTIVE 4: Encourage appropriate transit service between residential areas, community service areas, and employment centers.

STRATEGY:

a. Annually provide comment on public transit, routes, ridership and economic efficiency.

V. INFRASTRUCTURE AND UTILITIES

GOAL: **PROTECT THE QUANTITY AND QUALITY OF BOTH SURFACE AND GROUNDWATER SUPPLIES SO THAT EVERY RESIDENT, BUSINESS, AND INDUSTRY HAS ACCESS TO SAFE, POTABLE WATER AND THE QUALITY OF ALL COUNTY WATER IS SUFFIECIENT FOR DESIRED USES.**

OBJECTIVE 1: Identify area of the town where existing development currently exceeds the natural carrying capacity.

STRATEGIES:

a. Work with the county to analyze all available environmental data to model the natural carrying capacity of areas of the town experiencing significant growth.

b. Prepare and update a Town Capital Improvements Plan based on comprehensive land use and fiscal resources over the next 5-6 years.

GOAL: **SUPPORT A COMPREHENSIVE TELECOMMUNICATION SYSTEM TO TIE THE TOWN TO ALL COUNTY RESIDENTS, ESTABVLISH A SENSE OF COMMUNITY, AND ENABLE RESIDENTS TO MEET THE CHALLENGES AND OPPORTUNITIES POSED BY DIGITAL AND FIBER OPTIC TECHNOLOGIES.**

OBJECTIVE 1: Promote and encourage the extension of fiber optic or other high capacity cable connections between state, county and local governments and between local libraries, schools, colleges, medical facilities and private industry.

STRATEGY:

a. Participate on the telecommunications consortium composed of representatives of county and local government, private industry, education, medicine, libraries and the general public to examine and make recommendations to the Oswego County Legislature regarding the issues involved in extending fiber optic, cable and digital technologies in the county.

GOAL: **IMPROVE EFFICIENCY AND REDUCE COSTS OF INFRASTRUCTURE DEVELOPMENT WITHIN OSWEGO COUNTY**

STRATEGY:

a. Participate in the communication process which allows coordination of highway maintenance, repair and construction projects with planned extensions of or improvements to public sewer, water, power and telecommunication lines.

OBJECTIVE 2: Coordinate infrastructure development with land use planning activities and economic development efforts in the public and private sectors.

STRATEGIES:

a. Provide information on water and sewer districts, land use patterns, and building permits to the county, as requested.
b. Maintain an updated inventory of the town's local land use regulations.
c. Maintain an updated inventory of existing infrastructure.
d. Prohibit tower construction within .5 to 1 mile of the lakeshore to reduce bird mortality during migration.

VI. HOUSING

GOAL: **PROVIDE FOR AN ECONOMICALLY FAIR AND BALANCED TAX BASE BY PROVIDING A WIDE RANGE OF SAFE, SANITARY AND AFFORDABLE HOUSING OPPORTUNITIES FOR THE EXISTING AND FUTURE RESIDENTS OF THE TOWN OF GRANBY.**

OBJECTIVE 1: Support the maintenance of the town's housing stock.

STRATEGIES:

a. Provide letters of support for grant applications regarding maintenance and rehabilitation of owner-occupied housing in the town.
b. Review the zoning ordinance to consider the appropriateness of allowing accessory apartments if the homeowner resides in the primary residence, in order to facilitate maintenance of larger, older homes.
c. Provide letter of support for grant funding to develop a mobile home replacement program for homeowner units which are unsafe in the town.
d. Implement a model inspection form based on HUD Housing Quality Standards that could be adopted by the town or utilized as a guide for landlords and tenants to ensure that all rental-housing units are safe, sanitary and decent for their inhabitants.

e. Strengthen code enforcement to insure maintenance of existing housing stock and to improve housing quality.

OBJECTIVE 2: Address the housing needs of the town's aging and other special needs populations.

STRATEGY:

a. Amend zoning to provide for accessory apartments, elder housing and shared residences.

OBJECTIVE 3: Encourage the use of creative and innovative design techniques when developing new

STRATEGY:

a. Consider adoption of any county model site plan standards for planned housing developments and/or subdivision ordinance, which incorporates creative design techniques.

OBJECTIVE 4: Preserve tax base of the Town .

STRATEGIES:

a. Amend the zoning ordinance to encourage and middle income housing.
b. Amend the zoning ordinance to encourage mobile homes in mobile home parks rather than on single lots.
c. Increase areas where multi family housing can be available.

VII. COMMNITY FACILITIES

GOAL: ENCOURAGE AND SUPPORT MEASURES TO EFFICIENTLY PROVIDE COMMUNITY FACILITIES NEEDED TO PROTECT THE PUBLIC HEALTH, SAFETY AND WELFARE AND ATTAIN THE QUALITY OF LIFE DESIRED BY COUNTY RESIDENTS.

OBJECTIVE 1: Ensure that adequate emergency services are available to all town residents and visitors.

STRATEGY:

a. Share information on population growth trends with emergency and public safety providers to assist in planning for adequate services.

OBJECTIVE 2: Encourage availability of a wide range of safe, affordable and registered day care and family care facilities for the residents of the county.

STRATEGIES:

a. Support the Oswego County Child Care Council's efforts to provide affordable, quality child care options for town residents.

b. Encourage any town day care providers to register.

VIII. PARKS, RECREATION AND OPEN SPACE

GOAL: **PROVIDE AN ADEQUATE AND INTEGRATED SYSTEM OF PARKS AND RECREATIONAL FACILITIES THROUGHOUT THE TOWN TO MEET THE NEEDS OF THE TOWN RESIDENTS.**

OBJECTIVE 1: Complete and adopt a town park, recreation and open space plan that offers innovative and cost effective network of recreational facilities and neighborhood and community parks for current and future residents.

STRATEGY:

a. Initiate a program for locating and developing a cost-effective network of public parks to serve the present and future needs of town residents.
b. Establish a coordinated program to preserve environmentally sensitive land and important scenic areas in the Town of Granby.
c. Coordinate development of the town's park, recreation and greenway system with the efforts of surrounding municipalities.
d. Maintain a continuous network of wildlife habitats and reserve corridors for wildlife.
e. Investigate the feasibility of a consolidated park system with other municipalities to optimize spending of scarce public funds.
f. Aggressively pursue grant opportunities.
g. Establish a town park naming policy.
h. Encourage "friends of parks" volunteer groups to assist in park care and development.
i. Develop guidelines for memorial donations of land or money to be used to enhance a town park system.

GOAL: **IMPROVE DESIGN CRITERIA AND EVALUATION PROCEDURES TO ACCOMPLISH A HIGH QUALITY PARK SYSTEM**

OBJECTIVE 1: Establish design criteria for park facilities and programming.

STRATEGIES:

a. Consider the mobility-impaired population of the Town of Granby in all planning and construction phases.
b. Consider the aesthetic setting of the town in the planning and development of parks, open space and municipal projects.

c. Enhance the enjoyment of the town's special character and unique features and promote the appreciation and preservation of its and Oswego County's important educational, environmental, historical and cultural areas.
d. Provide recreational and educational opportunities for people near their homes and work places.
e. Develop an interconnected network of town parks and trails to provide active and passive recreational opportunities for all town residents.
f. Ensure to the greatest extent practicable, compliance with the requirements of the Americans with Disabilities Act of 1990 and successive revisions.
g. Provide a comprehensive year-round program of basic recreational activities and facilities for all town residents.
h. Maximize inter-municipal cooperation and partnerships between the public and private sectors to deliver high quality recreational services for town residents.
i. Utilize citizen participation to evaluate programs and facilities related to parks, open space and leisure activities.

GOAL: PROVIDE LEISURE FACILITIES AND RECREATIONAL PROGRAMS TO BEST MEET THE NEEDS OF TOWN CITIZENS

OBJECTIVE 1: Provide athletic facilities to fulfill the leisure needs of town citizens.

STRATEGIES:

a. Provide facilities and programs for senior citizens so that their increased leisure time can be used to maintain mental and physical health.
b. Maintain and develop facilities to allow interpretations of the culture, heritage and natural phenomena of the community.

GOAL: IMPROVE MAINTENANCE PROGRAMS FOR PARKS, OPEN SPACE AREAS AND LEISURE FACILITIES

OBJECTIVE 1: Continue efficient maintenance of parks and public open space.

STRATEGIES:

a. Ensure adequate revenue for the operation of parks, open space and leisure facilities.
b. Provide for the security and safe use of all park facilities by the general public.
c. Encourage development of NYS Canal Park on Pendergast Road (open space/nature family area).

OBJECTIVE 2: Improve the environment and preserve and protect it from degradation.

STRATEGIES:

a. Protect natural resources, selected open space, environmentally sensitive areas and unique natural areas.
b. Protect water and air quality and minimize impacts from erosion, sedimentation and drainage.
c. Ensure a fair distribution of the costs and benefits of open space.

IX. ECONOMIC DEVELOPMENT

GOAL: DEVELOP A LOCAL ECONOMY WHICH PROVIDES GOOD JOB AND BUSINESS OPPORTUNITIES, NECESSARY GOODS AND SERVICES, AND THE STRONG, STABLE LOCAL TAX BASE NEEDED TO SUPPORT GOVERNMENT SERVICES AND PUBLIC EDUCATION.

OBJECTIVE 1: Develop and support the development of industrial and major commercial employment sites which have all necessary public services and which are compatible with existing land use patterns in the town and amend zoning to reflect these sites.

STRATEGY:

a. Evaluate where commercial and industrial employment sites are compatible with existing land use and have or could develop adequate infrastructure and amend zoning to reflect these sites.

OBJECTIVE 2: Identify appropriate areas where all types of desirable and needed commercial activities and community services can occur so that location of developable sites will not be a hindrance to entrepeneurship or to providing needed services in the town.

STRATEGIES:

a. Amend zoning to more clearly define residence-based home occupations and allow in appropriate areas.
b. Locate appropriate planned commercial districts to meet projected future commercial land use needs and amend zoning to reflect these areas.
c. Identify and promote rural hamlets and traffic controlled intersections on minor arterial and collector roads at appropriate locations for consideration as planned "neighborhood commercial nodes to serve the needs of rural residents and tourists.

OBJECTIVE 3: Develop and promote the development of facilities and attractions necessary to insure the continued growth of the tourism economy.

STRATEGIES:

a. Work with the county to develop a county-wide recreational trail system.

b. Support and/or develop improved access to public lands such as improved parking areas, trail heads, and ancillary facilities.

c. Review zoning ordinance and make changes needed to allow tourism support facilities and businesses in appropriate areas.

OBJECTIVE 4: Protect important and significant farmland resources to insure that agriculture continues to be a major contributor to our local economy and a wise use of our natural resources.

STRATEGIES:

a. Conserve agricultural areas with emphasis on those which may have favored combinations of slope, climate and soil conditions for special crops. Conserve land used for animal products.

b. Promote agri-tourism.

c. Continue efforts to strike a balance between wetland and environmental protection and rural economic needs which will allow the continuation of a viable muck farming industry in the town.

OBJECTIVE 5: Provide a regulatory climate that is predictable, fair and efficient while protecting the quality of life for town residents.

STRATEGIES:

a. Provide access to a comprehensive land use regulation-training program for local legislative, planning and zoning officials in the town.

b. Advocate proactive solutions and flexible regulatory approaches to environmental issues so that regulations do not become a hindrance to appropriate development.

OBJECTIVE 6: Promote a regulatory framework which provides for necessary access to mineral resources while protecting the interests and addressing the concerns of local communities.

STRATEGIES:

a. Advocate changes to the State Mined Land Reclamation Law to allow for meaningful local input into the DEC mining permit process.

b. Review sand and gravel resources and their locations and consider this when revising the zoning ordinance.

OBJECTIVE 7: Target economic development opportunities especially those related to small business development.

STRATEGIES:

a. Support small business development programs, especially those targeted to tourism related businesses.
b. Support construction of a wide range of housing types in the town to maximize the local economic benefits from meeting residents' housing needs.

OBJECTIVE 8: Utilize tourism development concepts.

STRATEGIES:

a. Support recreation and tourism business expansion, retention and recruitment via existing economic development assistance programs.
b. Encourage tourism themes that highlight the town's natural resources and history.
c. Improve the cooperation, interaction and information between public and private sector decision-makers regarding tourism
d. Participate and support the Canal Corridor Initiative groups.
e. Participate and support the Lake Neatahwanta Reclamation Committee.

X. LAND USE AND COMMUNITY DESIGN

GOAL: ENSURE SUSTAINABLE LAND USE DEVELOPMENT THAT WILL MEET EXISTING RESIDENTIAL NEEDS AND THOSE OF FUTURE GENERATIONS.

OBJECTIVE 1: Encourage efficient land use development which; efficiently utilizes infrastructure, provides access to services and job opportunities, and does not degrade natural resources or human health.

STRATEGIES:

a. Adopt the Town of Granby Comprehensive Plan.
b. Periodically review and modify the Town of Granby Comprehensive Plan based on community needs.
c. Work with the County to develop a revised zoning ordinance and zoning map.
d. Provide for higher density or clustered development, especially in areas that have infrastructure or where infrastructure can be provided at a relatively low cost. This should be encouraged near the City of Fulton. This strategy will reduce infrastructure development costs, reduce energy use through shorter automobile trips.

e. When necessary, prepare town plans that support cost effective infrastructure extensions to areas that are near areas with existing infrastructure.

f. Facilitate improved road connections when subdividing and encourage right of ways between adjoining properties to allow for future road connections.

g. Revise zoning ordinance to accommodate small-lot infill development in areas closest to the City of Fulton and where public sewer and water are available. Increase lot size in less developable areas

h. Allow for infill development on large lots by revising subdivision regulations to accommodate average lot size for whole development, allow flexibility to preserve natural features.

i. Coordinate development plans with master plans.

j. Allow for the better use of deep lots by allowing mid-block lanes; interior block cluster development and flag lots in areas slated for higher density residential development.

k. Adopt Planned Unit Development (PUD) regulations.

l. Allow for density bonuses for amenities.

m. Encourage human-scale design.

n. Limit development and prolonged public exposure to areas of environmental hazards which pose potential health risks. (i.e. transmission lines, substations)

OBJECTIVE 2: Develop an integrated open space system which; incorporates working landscapes, significant resource areas, greenways, major public lands and trail corridors.

STRATEGIES:

a. Review local land use regulations and make changes that will compliment greenway systems.

b. Seek assistance, where needed on plans and grants for specific projects, which enhance identified greenways, recreational areas, and open space systems.

c. Review all delinquent tax parcels before they are sold at the County tax auction, to determine whether they offer potential to contribute (parking and/or park facilities) to the open space system.

d. Incorporate bike trail and pedestrian walkways in subdivisions and encourage their connection to trails and other subdivisions.

e. Provide for pedestrian friendly residential streetscapes by adopting street standards; which encourage walking.

f. Allow for trail related services in direct proximity to the trail corridor.

OBJECTIVE 3: Diversify the local economy by coordinating infrastructure and telecommunication development in major employment centers, reinforcing city as commercial service centers, creating a positive environment for small business development, and enhancing the economic value of our natural resources.

STRATEGIES:

a. Target areas (zoning districts) for commercial and industrial uses based on the existing land use, natural conditions, infrastructure (water and sewer) and services.

b. Seek technical assistance to incorporate the appropriate location, and design standards for commercial/industrial uses into local land use plans and ordinances.

c. Identify resource-based, recreation and tourism, and other low intensity business uses which are appropriate in rural areas.

d. Create public/private partnerships to promote businesses that will enhance economic opportunities of the Town's natural resource base.

e. Develop new tourism attractions at locations that will provide economic benefits and opportunities to local residents.

f. Allow home occupations and live/work units; Limit commercial uses in residential zoning districts.

g. Establish minimum density standards to limit under building in areas with sewer and water.

OBJECTIVE 4: Promote stewardship of our natural resources by managing public and private lands for a sustained yield of natural products, taking an ecological approach to local planning, encouraging the continuation of working landscapes, preserving the most significant natural areas, and promoting the town's natural attributes.

STRATEGIES:

a. Cosponsor and/or support participation in workshops for homeowners along greenways to illustrate the techniques and benefits of ecological site planning.

b. Cosponsor and/or support participation in workshops, which promote sustainable concepts of development and progressive development techniques.

c. Prohibit further encroachment of development upon the immediate water body fringes to maintain and/or enhance present wildlife use levels.

OBJECTIVE 5: Encourage management of land use activities to protect surface and groundwater quality and quantity and avoid increasing risks associated with flooding.

STRATEGIES:

a. Adopt stormwater management ordinance.
b. Adopt an erosion and sediment control ordinance.
c. Require and assure adequate wastewater treatment for all homes, especially those receiving municipal water service.
d. Adopt a water resource protection ordinance.
e. Enforce flood management.
f. Review subdivision proposals to determine if they will be reasonably safe from flooding.
g. Maintain/require wetland and floodplain vegetation buffers to reduce the build-up of sediments and the delivery of chemical pollutants to the water body.
h. Support agricultural practices that minimize nutrient flows into water bodies.
i. Where feasible encourage relocation of nonconforming structures and facilities outside of the floodplain.

OBJECTIVE 6: Promote efficient and safe access to our transportation system through land use management and design approaches which; include consideration of all transportation modes and maintain transportation system function.

STRATEGIES:

a. Revisit the *Town of Granby Subdivision Regulations* road standards for consistency with the *Town of Granby Comprehensive Plan.*
b. Establish parking design and space requirements as part of the Zoning Ordinance.
c. Establish zoning standards for outdoor lighting, loading areas, ingress and egress, landscape buffering
d. Limit cul-de-sac development, hammerheads, and dead-end roads to aid in the transportation network development.
e. Where possible limit driveway access to major arterials.
f. Encourage transit-oriented development along transit corridors.

OBJECTIVE 7: Assure land use controls are used in a cost-effective way and are consistent with community plans and meet the overall needs of town residents.

STRATEGIES:

a. Revise subdivision regulations to require a current survey for subdivisions.
b. Require survey for site plan review.
c. Revise zoning to allow no more than one house on a subdivided lot.

d. Regularly review *The Town of Granby Comprehensive Plan* and Town's zoning regulations and recommend any changes necessary to meet comprehensive plan goals and strategies- goals of the community.

e. Communication among residents, developers and planning board members is essential if a community is to attract development that enhances rather than degrades the quality of life in the community. Improve communication.

f. Sponsor a professionally orchestrated workshop that brings local residents, developers, town board, and planning board members together to stimulate community involvement in revitalization or redevelopment projects.

g. Participate in the Oswego County Planning Federation, which provides technical training and workshops for ZBAs, Planning Boards and CEO. Advocate &/or support a Uniform Septic System Law.