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TOWN OF CARLISLE
RESOLUTION NO. 81 - 2006

AMENDING THE TOWN'S COMPREHENSIVE PLAN

RESOLVED, that the Town Board of the Town of Carlisle hereby adopts the revised Town of Carlisle Comprehensive Plan, amending the plan adopted on December 2, 1998 pursuant to the mandatory five year review.

Dated: 3-1-06


Town Clerk

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Introduction

The intent of this Comprehensive Plan is to articulate a coherent vision of the Town of Carlisle's future. Based on the desires expressed by the people of the town, this document reflects goals, preferences and guidelines for types of development that encourage growth while safeguarding the scenic, cultural and natural resources that distinguish the community.

The goals expressed in the comprehensive plan may be achieved in many ways. Though a comprehensive plan does not commit the town to any specific course of action, New York State law requires any subsequent land use laws to be consistent with the comprehensive plan. The purpose of the comprehensive plan, therefore, is simply to outline what the community would like its future to be; subdivision review, site plan review, zoning, or other regulations stipulated in the Town's land use codes are some of the tools used to reach these common goals.

Only 45 minutes west of the Capitol Region, bisected by US Route 20 and adjacent to Interstate 88, this rural yet readily accessible town provides opportunities for diverse settlement, but as the town continues to grow, the challenges and choices it faces will also increase. Anticipating this growth, the Town of Carlisle Town Board established a Comprehensive Plan Committee in November of 1996 to collect data, conduct a survey, and make recommendations to guide future growth. With a limited budget, the Committee used available resources to inventory current data. At the present time, Schoharie County is developing a Geographic Information System. With the completion of this resource and a thorough inventory of historic and natural resources, the Town of Carlisle anticipates the addition of accurate maps to this Comprehensive Plan.

The Comprehensive Plan is divided into six sections:

1. *Background:* Describes the resources and their status
 - *Historical Highlights*
 - *Population and Housing Characteristics*
 - *Flood Zones*
 - *Soil Types and Agricultural Districts*
 - *Agricultural Districts*
 - *Wetlands*
 - *Road Infrastructure*
2. *Community Goals:* Based on the opinions collected in the survey, this section outlines the desired outcome of growth planning for the Town of Carlisle.
3. *Actions/Timeline for Town to Achieve Goals*
4. *Appendices*
 - A. *Survey*
 - B. *Traffic Counts*
 - C. *Maps (to be added)*

Background

The Town of Carlisle (34.17 sq. mi.; 21,868.8 acres) is located in the north central portion of Schoharie County in Central New York. The town features rolling hills, farms, homes, significant wetlands, and historically, five hamlets. The agricultural history of the town is reflected in its landscape, and a majority of the town's land is still in agricultural production and wood lots. While agriculture has diminished significantly since the 1940's, it remains a primary economic producer of the town and is the core of the region's scenic amenity and quality of life.

Aside from farming (mostly dairy and field crops), there are relatively few employers within the town; the majority of the residents commute to other areas such as Sharon Springs, Cobleskill, Montgomery County or the Capitol Region for employment. Even with limited employment opportunities within the town, the population increased by 18% in the decade following 1980; projected growth of 10.3% is expected in the next 30 years. Growth trends in the town have been largely toward residential development. As settlement increases, so may opportunities for small business enterprise; so, too, will the need for services increase. Though the projected growth in the next 30 years is relatively moderate, planning for growth will help prepare the town for issues over land use that may arise.

Understanding the resources that distinguish the community forms the base of purposeful planning. The following are summary descriptions of key features in the Town of Carlisle. Each of these topics may have relevance as the town makes choices to guide its growth. Cultural resources such as historical features, natural resources such as agricultural soils, watercourses and wetlands, or community resources, such as hamlet neighborhoods, prosperous farms and businesses, and other aspects of life quality, may all have bearing on siting and directing development, setting growth and conservation priorities, and identifying the options, constraints, and needs of the community.

Historical Highlights of Carlisle's Settlement

The pre-history of the current day Carlisle is not strongly evident in archaeological record. Following the retreat of the last glaciers, roughly 10,000 years ago, most human presence was largely nomadic, following herds of large mammals that traversed the tundra-like landscape and gleaned the edges of the huge lakes that are now the basins of the Schoharie and Cobleskill Creeks. Evidence from more recent archaeological periods indicates that most of the increasingly settled pre-historic humans populated the areas around these receding lakes in the present-day Middleburgh, Schoharie, and Fulton areas. The tribes of most recent pre-contact nations appear to have like-wise maintained closer association with watercourse areas of the Mohawk River, Cobleskill Creek, and Schoharie Creek than with the upland environs that characterize Carlisle; however, several well-travel trails and paths threaded through Carlisle's eastern edge, closer to what is now Sloansville and Central Bridge.

The settlement history of Carlisle resonates in the names of its hamlets, streets, and landscape features of the town. Though few, if any of the original settlement structures remain, the paved roads that today's residents drive on every day were once links between the first non-indigenous settlements, and many carry telling names. Cemeteries and foundations lie furtively in the woods and stone walls thread the hillsides. Although its first settlement was established around 1760 near what is now **Argusville**, the Town of Carlisle, named for Carlisle Pierce, a "prominent citizen," was chartered in 1807 from lands of Cobleskill and Sharon. Much of the early settlement became the hamlet of **Little York** (west of what would become Carlisle Center); at the end of the American Revolution, there was a store, a tavern, and at least 2 homesteads in the hamlet.

In 1794, a man named Moses Grosvenor settled in the eastern part of Carlisle, followed by several other homesteaders and entrepreneurs. Whether by luck or design, the settlement of **Governors Corners** coincided with the initial survey of the Great Western Turnpike, the present-day US Route 20. Stores, craftsmen, churches, Carlisle's first school, inns, and, of course the requisite taverns quickly appeared. By the 1820's, increasing public concern arose regarding the "low ebb of morals" that arose surrounding the presence of a horse race track, a distillery, card-players, and hard drinkers in the taverns. Increasing factionalism of the Methodist and Baptist churches healed for the time when they mutually fought the town's "crime wave" following the murder of local man; in 1835, land was purchased from the Grovernsors for immediate construction of the Carlisle Union Meeting House, which continued to hold services until 1868. Just north of Grovernsors Corner, Carlisle's first sawmill was built on Cripplebush Creek at **Becker's Corner**. The area continued to support several business enterprises well into the late 1800's.

The hamlet of **Carlisle** also flourished in the early 1800's, no doubt benefiting from the Great Western Turnpike. The Town's first post office was established in 1811, Presbyterians who had been meeting at Cromwell's Tavern since 1803 built a church in 1813, and the town's first school was built in 1818. By the 1820's there were at least 8 inns and taverns along the stretch of the Turnpike that passed through the Town of Carlisle. In the years that followed, wagon makers (1830), a foundry for plows and parts (1846), and a steam-powered sawmill and gristmill (1846) were established. In 1852, a major endeavor, the Carlisle (Grove) Seminary was constructed; the 300-room building cost \$32,000 to build, but was bankrupt and closed within three years. The village of Carlisle thrived well into the end of the century, hosting at least 28 homes and 10 businesses.

Closer to the Sharon town line, the hamlet of **Argusville**, was the site of Carlisle's first grist

mill (1788), a Lutheran Church (1838), a Universalist Church that could seat 500 (1852); by the 1870's, it was the most populous hamlet of Carlisle with 38 homes, a school, 2 churches, and 11 businesses. The hamlet of **Carlisle Center**, at first called Bradt's corner for the mercantile located there, was renamed when a post office was built in 1871. It was a small, but prosperous hamlet, favorably situated between Grovornors Corner, Cobleskill, Central Bridge, and the Turnpike.

Aside from the enterprises in the hamlets, of course, agriculture was the mainstay both for subsistence and for much of the commerce of the area; crops for sale and export (exported even to Europe from Grovornors Corner the 1820's) included wheat, oats, rye, flax, hops, and, during clearing for settlement, saw timber.

Carlisle's Five Hamlets
Child's Gazetteer 1872

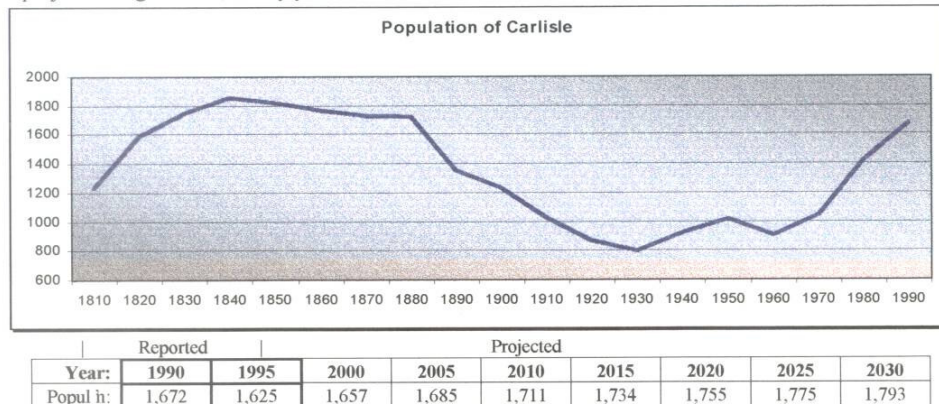
Argusville	Carlisle Center	Carlisle (village)	Grovornors Corners	Little York
2 churches, school, 2 stores, hotel, tin shop, 2 shoe shops, 2 carriage shops, 2 blacksmiths, saw mill, 38 houses	School, store, harness shop, shoe shop, carriage shop, and 6 houses	Church, hotel, 2 stores, foundry, tannery, 2 blacksmith shops, carriage shop, 2 shoe shops, 28 houses	Church, school, store, 2 shoe shops, blacksmith, insurance office, undertaker, 12 houses	Church, school, hotel, 6 houses

At the turn of the 20th century, several influences began to sap the economic vitality of the hamlet communities. In the first decade, paving of roads began (current Route 443 from Gallupville to Schoharie). While it was many years before Carlisle's roads were paved, the increasing importance of automotive transportation and farm and mill machinery significantly influenced local enterprise. In the same period, the market price for hops declined and hop fields were repeatedly hit with "blue mold" disease. Creameries were established in nearby communities like Seward and Hyndsville, and dairy farming began to become the principal agricultural product for the area.

Over the decades, the Civil War and World Wars, industrialization, and changing national economies wrought continual change on the community. Still, many of the original marks made by the settlers and their ancestors are discernable in the landscape and communities of Carlisle.

Population and Housing in Carlisle

The population trends of Carlisle, like those of the county, fluctuated in response to westward emigration, rise and decline in local agriculture, wars, and industrialization. In the decade following completion of Interstate 88, (1980-1990), Carlisle's population increased by 255 residents, or 18 percent; the estimated 1990 population of Carlisle was 1,672, or 5.2 percent of the county population. Between 1990 and 1994, the population is estimated to have declined by 55 individuals, or 3.1 percent, to 1,618. The population is projected to grow to 1,793 by year 2030.



Population Characteristics, Carlisle 1990

Land Area: 34.17 sq. miles
Population: 1,672
Density: 34 persons / sq. mile

Median Age: 32.4
Age <18: 341
Age 18-65: 1,155
Age >65: 176

Number of Families: 458
Families w/ Children: 258
Persons / Family: 3.3
Female-Head Families: 48

Percentage of Racial and Ethnic Origin						
Carlisle, 1994						
White	Black	Am. Indian	Asian	Other	Hispanic*	Total*
1639	6	12	7	8	55	1672
98.0%	0.4%	0.7%	0.4%	0.5%	3.3%	100%

*Persons of Hispanic origin may be of any race.

Median Income:
\$28,684 (Carlisle)
\$30,215 (County)

Housing Characteristics, Carlisle, 1990

Number of Housing Units: 613
occupied: 545
vacant: 68
mobile homes: 172
seasonal: 28

Owner occupied: 458
median value: \$69,600
Rental Units: 87
median rent: \$ 284
Median Age: built 1961

Water Source:
drilled well: 493
dug well: 89
other: 217

Sewage:
septic/cesspool: 574
other: 23

Sources:

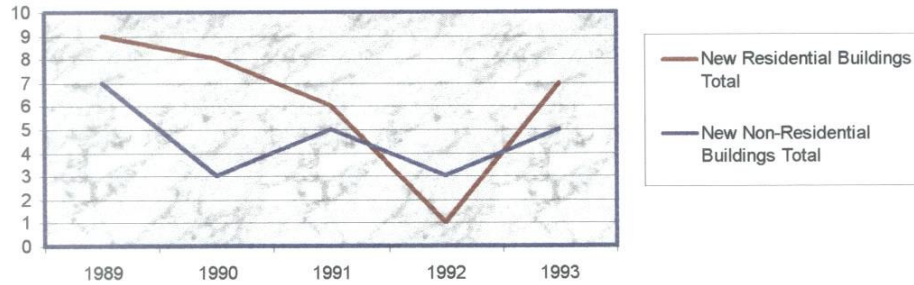
Schoharie County Profile, Southern Tier East Regional Planning Development Board, 1995.

Economic & Demographic Characteristics of Sixteen New York State Counties, 1996, SUNY Plattsburgh Technical Assistance Center

Population Projection to 2030, Breakout Edition, New York State Association of Regional Councils, 1997.

The Slougher & History of Schoharie County, Hendrix and Hendrix, 1995.

Building Activity in Carlisle



	New Residential Buildings				New Non-Residential Buildings		Alterations
	One Family	Two Family	Total	Total Cost	Total	Total Cost	Total
1989	9		9	\$627,000	7	\$349,000	9
1990	8		8	\$645,000	3	\$19,500	6
1991	5	1	6	\$430,000	5	\$289,204	7
1992	1		1	\$80,000	3	\$283,000	3
1993	6	1	7	\$496,000	5	\$511,759	7

Major Employers in Schoharie County (1996)

<i>Rank</i>	<i>Employer</i>	<i>Total Employment</i>	<i>Rank</i>	<i>Employer</i>	<i>Total Employment</i>
1	SUNY Cobleskill	566	9	Eden Park Nursing Hm	180
2	Interknitting, Ltd.	480	10	NY Power Authority	160
3	Schoharie County	380	11	Price Chopper	155
4	Coble/Ricmndvl School	350	12	Camp Summit Correctnl	134
5	WalMart Dist Ctr	260	13	Kintz Plastics, Inc	110
6	Scho Assoc Retarded Cit	235	14	P&C Food Store	82
7	Middlbrg Central School	225	15	Gilboa-Consvl Cntrl Schl	81
8	Basset Commty Hospital	200			
	Scho Central School	200			
	WalMart SuperCenter	200			

Flood Zones in Carlisle

The Federal Insurance Administration (NFIA), an agency of US Department of Housing and Urban Development (HUD), developed a series of maps in 1988, usually referred to as the Flood Insurance Rate Maps (FIRMs). The maps that were drafted for the Town of Carlisle, however, are not the updated detailed studies that were subsequently completed by the Federal Emergency Management Agency (FEMA) for other, more flood prone municipalities. Though they do not delineate a measured floodplain elevation, the maps outline the probable extent of the 100-Year Flood Zone, that is, the extent to which floodwaters have a 1% chance per year of reaching (100% chance in 100 years).

Not surprisingly, most of these zones coincide closely with the larger wetlands systems in the town and the watercourses that flow into and drain out of them. Carlisle's designated 100-year flood zones are all in the northern half of the county, nearly all north of US Route 20. There are four major contiguous flood zones:

1. Bear Swamp (approx. 700 acres), a smaller swamp (approx. 115 acres) east of Hillmeyer Road, the stream that connects them, and Bear Swamp's drainage that flows northwest toward Argusville;
2. A smaller swamp (approx. 71 acres), north of US Route 20 and bisected by Lykers Road;
3. The swamp (approx. 122 acres) that runs west of and parallel to Dibble Hollow Road, and is bisected by Gordon Road, and its drainage that flows southeast to Sloansville, crossing beneath US Route 20 and coursing parallel to Cleveland Road;
4. The swamp (approx. 79 acres) south of US Route 20, east of Lykers Road, that forms the southeast-flowing Cripplebush Creek.

NOTE: *The flood zones may exceed the parcel acreage estimated above.*

Within the swamp areas, the flood zones extend to the edges of the swamps, as designated on the FIRM Maps. For the streams feeding and draining these swamps, there is a roughly 500-foot wide flood zone that traces the watercourse.

Law does not prohibit development within a floodplain (though wetland protection laws may be more prohibitive). However, any new development in floodplains must meet certain requirements; in most cases, new residential structures would need to be elevated above historically known flood levels, and septic and well sites would need careful consideration. Flood insurance is not legally required, but would probably be required by any lending institution; however, flood insurance *is required* for all structures in flood plains in order to receive any federal flood disaster relief benefits. For pre-existing structures in flood plains, they must be brought into flood zone compliance (e.g. elevated) if they are re-built or if any modifications undertaken exceed its current market value by 50%. Determinations of the code compliance are to be made by the Town's Floodplain Administrator.

Dominant Soil Types of Carlisle

Carlisle features four of the county's ten major soil "associations," or descriptions of the landscape based on the distinctive proportional patterns of soil types. Each of these major associations contains a matrix of minor soil types. Knowing the soil types helps to understand and predict how land parcels will "perform" in differing uses. The primary considerations for agricultural use are drainage, contour, and fertility or "richness." For other uses, such as development, drainage and percolation and proximity to flood-prone areas are principle concerns. For both regulatory and ecological concerns, the presence of wetlands may also be inferred from soil types. Special protections may be necessary for steep slopes and karst areas in the Town of Carlisle.

Burdett-Erie-Nunda-Langford Association

Deep, gently sloping to moderately steep, mainly somewhat poorly drained and moderately well drained, medium-lime and low-lime soils of the uplands.

Approximately 45% of Carlisle, nearly all in the northeast quadrant of the town, is on this association. These are fairly deep, mostly over bedrock of sandstone, shale, or limestone at a depth of 10 to 20 feet. The soils are dense, moderately fine textured *channery silt loam* (channery soils contain fragments of sandstone, limestone, or schist as long as 6 inches). At a depth of about 12 to 20 inches, there is generally a *fragipan*, a dense layer of hard and brittle soil which, when dry, is nearly impenetrable to water and roots.

The primary use of these soils for agricultural is dairy farming, though fairly good crops of alfalfa and clover hay can be grown when the land is fertilized with lime. Planting is often delayed because these soils stay wet and cold late into the spring. For other uses, the disposal of sewage effluent from septic tanks is severely limited by restricted drainage and a perched water table.

Darien-Nunda Association

Deep, nearly level to moderately steep, somewhat poorly drained to well-drained, medium-lime soils of the uplands.

This soil association dominates the northwestern and southeastern corners of the Town of Carlisle. The northwest is relatively low-lying moraine and notably swampy, whereas the southeastern corner is slightly more hilly and sheds its runoff south toward Cobleskill and north to the feeder streams of Cripplebush Creek. The Darien soils, which are generally on the hilltops and flats in between, are moderately fine-textured and somewhat poorly drained. The better drained Nunda soils are on the sides and convex tops of hills in this association; they are deep, medium textured medium to low-lime soils.

The northwest area, which includes Bear Swamp, has little agricultural history due, of course to its poor drainage; wetland protection laws currently have a potential impact upon other uses. In other areas where these soils are better drained, dairy farming, haying, and pasture have been common uses. However, even in better-drained areas, the minor soil components of this association reduce the soil's permeability, interfering with the disposal of septic waste.

Honeoye-Farmington Association

Deep with shallow components, nearly level to steep, well drained to excessively drained high-lime soils of the uplands.

Two lobes of this soil association extend into the town coinciding with County Route 10 and the western half of US Route 20. Much of the areas with this soil is gently sloping, but it is broken in

places with steep “stair step” slopes. These escarpments typically consist of Manlius and Coeymans limestone. Sinkholes and cracks in these limestones are common, and much of the surface water drain into them; streams in these areas are consequently relatively few and short. This action contributed to the formation of Howe Cavern and Secret Cavern. The Honeoye soils in this association formed in calcareous glacial till and are up to 5 feet deep, well-drained and medium textured; the Farmington component formed in glacial till less than 20 inches over limestone.

These soils are quite rich in lime and potassium from the limestone and have been used to grow corn, oats and alfalfa-grass mixture hay for dairy cattle. Wetter areas have been pastured or managed as woodland. In other parts of the county, the limestone has, of course been mined for cement and agricultural lime. Where elevation contour allows, the soils are well drained, allowing for a broad range of land uses.

Mohawk-Honeoye Association

Deep, gently sloping to steep, well drained and moderately well drained high-lime soils of the uplands.

In the southwestern corner of the town, from US Route 20 to just west of County Route 7 is a lobe of this association that runs from Sharon to Schoharie. Most of the broader swath is characterized by smooth, narrow rounded hills 100 to 300 feet in height that run in a roughly east-west orientation (drumlins). In Carlisle, these drumlin-like formations are less distinctive, but the soil association includes the town’s highest peak at 1816 feet.

The Mohawk and Honeoye soils are closely intermingled in Schoharie County. The Mohawk soils are moderately well drained to well-drained, medium-textured and formed in calcareous glacial till derived mainly from black shale. Honeoye soils are deep, well drained and medium textured, formed in highly calcareous till derived mainly from limestone. The minor soil components, which constitute about 30% of the association range from moderately well drained to very poorly drained. The soils in this association are among the better soils formed from glacial till in the county. Because of the sloping topography, they are better suited for dairy farming and its support crops (corn, alfalfa and grass hay, oats) than for “truck crop” produce. Areas that are too steep, stony, or wet for cultivation have been used for woodlots or unimproved pasture. The mixed benefit of good drainage but uneven terrain will influence the development potential of the area.

Source: Soil Survey, Schoharie County New York, USDA Soil Conservation Service, 1969

Agricultural Districts in Carlisle

New York's Agricultural Districts Law, enacted in 1971, recognizes the importance and irreplaceable values of agricultural lands, acknowledges their accelerating loss to development and other constraints, and seeks to create an economic and regulatory climate which encourages the continued viability of farming. Agricultural landowners and local governments primarily initiate designation of an Agricultural District with oversight from the NY State Dept. of Agriculture and Markets. Inclusion in a district provides farmers with a number of protections and benefits including, in part:

- agricultural land tax assessment which protects active farms from excessive real property taxation;
- limitation of local regulation which would unreasonably restrict farming practices ("Right-to Farm laws");
- notice requirements that actions within 500 feet of an working farm must file an "Ag Data Statement" to assess the potential impact of the project upon the farm operation;
- limited legal assistance in "nuisance complaint" law suits;
- benefits are conditional upon assurances that the land will remain in agricultural use over a specified number of years.

Over three-fourths of the Town of Carlisle is within Agricultural District #3. This district includes the entire town west of the south-to-north line formed by Lawton Road, Becker Corners Road, and Vanderwerken Road. A small lobe of Ag District #2 also extends from Cobleskill into the southern central part of Carlisle. Ag Districts are reviewed every eight years to assess changes in the farming operation, the adjacent properties, and the efficacy and appropriateness of the protective designation. Ag District 3 has its review in the fall of 1999, Ag District #2 is reviewed in 2002.

Ag Districts add procedural review requirements to land use approval process and so, have important implications for development planning. Because so much of the town is within Ag Districts, the review requirements should be an integral part of site plan review and permitting process.

NYS Designated Wetlands

The Town of Carlisle has a significant presence of wetlands and it is an important element of its physiographic features. There are 23 state-designated wetlands that are completely within town's limits and another 5 that straddle municipal boundaries totaling roughly 1900 acres. These are wetlands that have been identified and mapped by the NYS Department of Environmental Conservation (NYS DEC); these maps were drafted in 1989 and delineate the approximate and tentative boundaries of wetlands under the jurisdiction of the DEC. The wetlands are subsequently ranked Class I through IV, in descending order of their hydrological, ecological, and public welfare benefits, I being the highest rank. Buffer zones of 100 feet surrounding the wetlands are also protected.

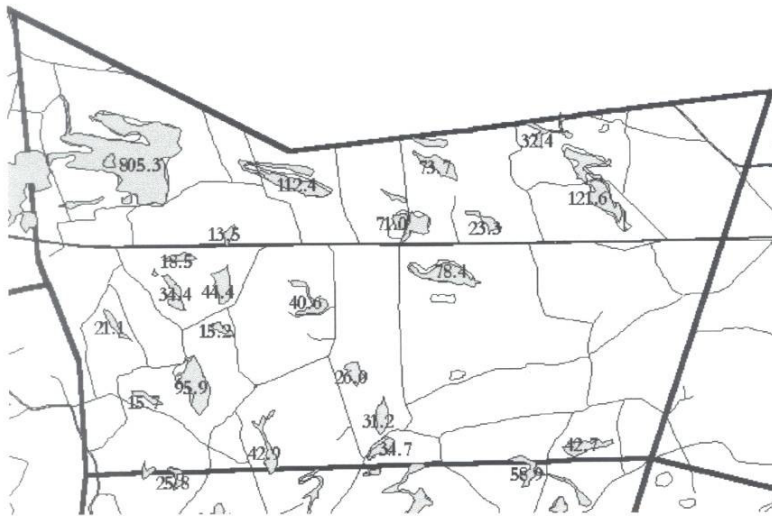
The ranking of wetland values determines, in part, what activities are permissible on the wetland and the legal protections afforded to the property. With the exception of Bear Swamp, a Class I wetland, the wetlands in the Town of Carlisle are Class II or Class III ranking. The majority of the wetlands are located in the western half of the town; the southeastern quadrant, drained by Cripplebush Creek and its feeder streams, has the lowest density of wetlands.

Summary of State Classified Wetlands Within the Town of Carlisle

<u>Total* Acreage:</u>	<u>Class I:</u>	<u>Class II:</u>	<u>Class III:</u>
Total: 1805.0	Total: 796.0	Total: 598.9	Total: 410.1
# of wetlands: 23	# of wetlands: 1	# of wetlands: 10	# of wetlands: 12

*These figures describe the wetlands that are entirely within the Carlisle municipality. In addition, there is another approximately 75 acre area of Class I (Bear Swamp), three roughly 5 acre areas of Class II, and one area of about 10 acres of Class III wetlands that are parts of larger wetlands that cross the town's western and southern boundaries.

Wetlands have many critical benefits for the community. Many types of wetlands help filter pollutants, greatly reduce the severity of flood damage, recharge groundwater sources, provide essential wildlife habitat and offer valuable recreation and aesthetic opportunities. For these reasons, most wetland types have at least some protective laws that determine the allowable activities in these fragile environments. Different wetland types may have different regulatory implications, but simply being aware that *any type* of wetland exists on the site will help anticipate planning issues.



Wetland Acreage in Carlisle

Town of Carlisle Traffic

Currently, there are no re-counts on sites by which trends of traffic may be gauged. However, counts at sites in close proximity taken years apart may give some indication of the expected increase in road use. As this plan is revised, additional data will allow the Town to review trends. The appendix tables list the traffic count data; each of the tables has the same figures, but it is sorted differently to facilitate examination of the data. The tables include data from roads in neighboring municipalities that may be useful for analyzing important traffic corridors and road treatment priorities. The accompanying table shows the points of the counts, the Average Daily Total, and the year of the measurement. US Route 20 was designed to handle a high volume of traffic and has a significant amount of traffic even since the opening of I-90 and I-88. Lykers Road and Grovenors Corners are the busiest county roads in the town.

Safeguarding Carlisle's Rural Community Character:

Goals of the Town of Carlisle

Comprehensive Plan

The goals of the Comprehensive Plan are based on the response to the Opinion Survey. They represent the rationale behind any specific recommendations for land use planning that the Town considers. Overall, the goals are to encourage growth of the Town's vitality while maintaining its rural character, sense of community, and natural resources and scenic amenities.

To Maintain Rural Livelihood and Landscape:

- Ensure that land use planning and regulation encourages (or minimizes negative impact on) agricultural activities.
- Alleviate financial pressures on agricultural properties and active farms caused by increasing real estate taxes.
- Protect farmers from interference by residential neighbors of normal and routine farming operations ("right-to-farm law").
- Enable and encourage other uses that are compatible with and that keep significant tracts of land in a relatively natural state. Such activities include forestry, plant nurseries, camps and recreation clubs, country resorts, parks, and similar institutions.
- Encourage economic development of enterprises that are compatible with the rural character of the community such as inns, professional service offices, child-care facilities, repair shops, small retail shops, etc.

To Protect the Town's Natural and Cultural Resources:

- Identify the Town's most significant historic features and consider their cultural value in planning community development.
- Inventory scenic and recreational amenities and encourage land use and maintenance projects that protect or enhance their community value.

- Identify the Town's important ecological features such as wetlands, aquifers or watercourses, unique habitat or geologic rarity, and encourage innovations such as easements to secure their protection.
- Guide development so as to protect prime agricultural land and soils.
- Maintain and enhance tree plantings along road corridors.

To Guide Growth and Development:

- Strongly encourage any large-scale, high-density residential development to be "clustered" in a manner that preserves open space and fosters a sense of community.
- Encourage development in which residential lots are distinguished by varied size and density compatible with traditional patterns of rural development; discourage "sprawl" subdivisions characterized by lots and building design of uniform shape and size.
- Encourage development that preserves the integrity of agricultural fields, hedgerows, wood lot and forest; such development should be appropriate to the rural landscape by virtue of the site plan design, small scale, and compatibility with the values described in the Comprehensive Plan.
- Enable development of a variety of housing opportunities that are affordable to moderate-income residents of the area, in a manner that is visually attractive and consistent with the community character and that provide a meaningful range of housing options.
- Regulate development activities by evaluating their potential physical, visual, financial and social impacts upon the community and environment.
- Allow residents freedom and flexibility in using their land, provided that land use activities are consistent with the goals of the Comprehensive Plan to maintain pleasant and attractive neighborhoods, protect the environment, and preserve the rural character of the community.
- Provide for a balance of land uses to achieve social and fiscal stability for the Town.
- Require that development currently existing in violation of the goals of the Comprehensive Plan gradually be brought into compliance.

- Coordinate land use decisions as much as possible with the surrounding towns, Schoharie County, and the State of New York.
- Explore future options to develop or enhance recreational opportunities and resources within the town.
- Establish a mechanism for effective and consistent enforcement of land use regulations.

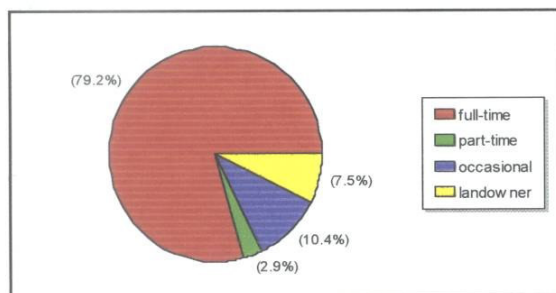
Actions /Timeline to Achieve Goals

Achieving the goals outlined in this Comprehensive Plan will take hard work and action on the part of all those involved.

- 1.) In accordance with NYS Town Law Section 272-a(10), the Comprehensive Plan should be reviewed/updated every five years from the date of adoption.
- 2.) Within six months of the adoption of this plan, the Town Board shall appoint a committee to review current land use regulations in the Town and surrounding communities and make recommendations for amendments to the Town's land use laws or recommendations for new land use laws to achieve the goals of this Comprehensive Plan.
- 3.) Within six months of the adoption of this plan, the Town Board shall assign individuals to inventory the natural and cultural resources in the Town.

Town of Carlisle Comprehensive Plan Board
Resident/Landowner Survey Results -- Summer 1997

- 1.) I am presently: 221 a full-time resident
 8 a part-time or seasonal resident (more than 6 months/yr & vote here)
 29 an occasional resident (less than 6 months/yr and/or do not vote here)
 21 non-resident land owner



- 2.) I have been a Town of Carlisle resident for: 53 0-5 years 53 6-10 years
 65 11-25 years 72 over 25 years

- 3.) In which general area is your home?

- 61 Northwest Quadrant (North of Route 20 & West of Corbin Hill Road)
29 Northeast Quadrant (North of Route 20 & East of Corbin Hill Road)
90 Southwest Quadrant (South of Route 20 & West of Lykers Road)
79 Southeast Quadrant (South of Route 20 & East of Lykers Road)
21 Unknown Quadrant

- 4.) Do you presently commute to work from your Town of Carlisle residence? 174 Yes 86 No

If yes, do you commute out of the County? 108 Yes 102 No

- 5.) I presently own the following property in the Town of Carlisle: (please indicate number of parcels you own on each line)

- 64 2 acres or less 57 2-5 acres 53 5-10 acres 22 10-25 acres
36 25-50 acres 43 50 acres or more 6 I do not own property in the Town of Carlisle.

- 6.) My property in Carlisle would be considered in the following category:

- 150 Residential 23 Commercial
39 Hobby farm or active farm 30 Hobby farm or active farm (in an agricultural district)
38 Non-farm, vacant land

- 7.) My residence in Carlisle would be classified as:

- 238 Single family 8 Two-family 3 Multi-family 17 Don't Know

- 8.) My residence in Carlisle would be classified as:

- 181 Wood frame 23 Mobile home (single or double)
32 Manufactured home (modular) 14 Other

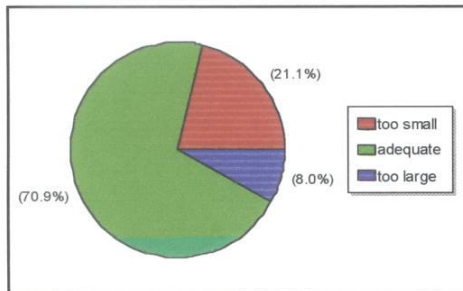
9.) Since establishing residence in the Town of Carlisle, the Town.

65 has become more desirable to live in. 124 has become less desirable to live in.

Why? **More:** 33 Country Living 5 Good Roads
Less: 44 Taxes 17 Too much development 18 Lack of services 19 Lack of Enforcement

10.) The present minimum lot size per residential dwelling is 2 acres. Would you consider this size to be:

55 too small 185 adequate 21 too large



11.) Should a Town recreation area be considered? 125 Yes 133 No

If yes, where would you like to see it placed?

48 Route 20 - Carlisle to Sloansville 2 Corbin Hill Road 2 Near water 15 Near Firehouse/Schoolhouse

2.) Would you support using public money to fund a recreational facility in Carlisle? 100 Yes 145 No

13.) Are there historic sites, natural or unique environmental areas which should be preserved in the Town of Carlisle?

93 Yes 91 No

If yes, please list and state the location of any sites or areas:

28 Wetlands 11 Caves 7 Karst 17 Schoolhouse 11 Landmarks

14.) Are environmentally sensitive areas (wetlands, karst, agricultural districts) presently protected enough in the Town of Carlisle?

127 Yes 61 No

15.) Would you support owner cooperation to preserve environmentally sensitive areas through tax relief?

166 Yes 73 No

16.) The Town of Carlisle is unique since it is a pinnacle where most surrounding areas slope down from Route 20. Do you support scenic vista protection or establishment of visual sensitive districts?

134 Yes 93 No

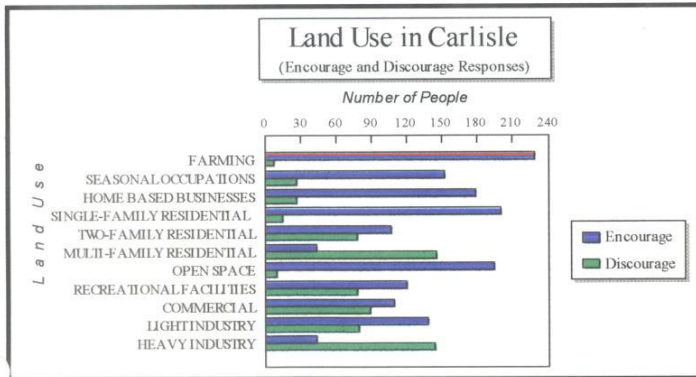
If yes, what area(s) do you think should be protected?

25 Open Farmland/Vistas/Wetlands/Forest/Caves 7 Route 20

What type of protection should be considered? 6 Land Use Control 4 Height of Buildings

17.) Please indicate whether the Town of Carlisle should encourage or discourage the following land uses:

	Encourage	Discourage
-- Farming	228	7
-- Seasonal Occupations	152	27
-- Home Based Businesses	179	26
-- Single-Family Residential	200	14
-- Two-Family Residential	107	78
-- Multi-Family Residential	43	145
-- Open Space	194	10
-- Recreational Facilities	120	78
-- Commercial	109	89
-- Light Industry	138	79
-- Heavy Industry	43	144



18.) Do you think a Business District should be created in the Town? 120 Yes 127 No

If yes, where should it be and what should it offer? **Where:** 37 Route 20

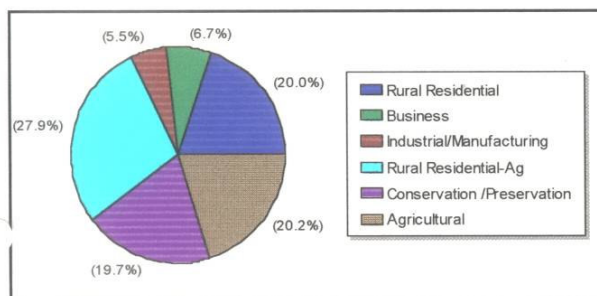
Offer: 5 Shops 20 Convenience Stores 2 Restaurant

19.) What do you believe are the three most important issues Carlisle should consider for land use practices during the next 25-30 years? (i.e., water, sewage, scenic vistas, etc...)

104 Water 70 Sewerage 18 Clean Environment 58 Rural Preservation 16 Enforcement

20.) I would like land use in my Carlisle neighborhood to develop as:

83 Rural Residential 116 Rural Residential-Agricultural 84 Agricultural
28 Business/Commercial/Retail 23 Industrial/Manufacturing 82 Conservation/Preservation



22.) What do you feel should restrict residential, commercial, industrial, or agricultural development in your area of Carlisle (i.e., bedrock, high groundwater level, lack of water, karst, etc...)?

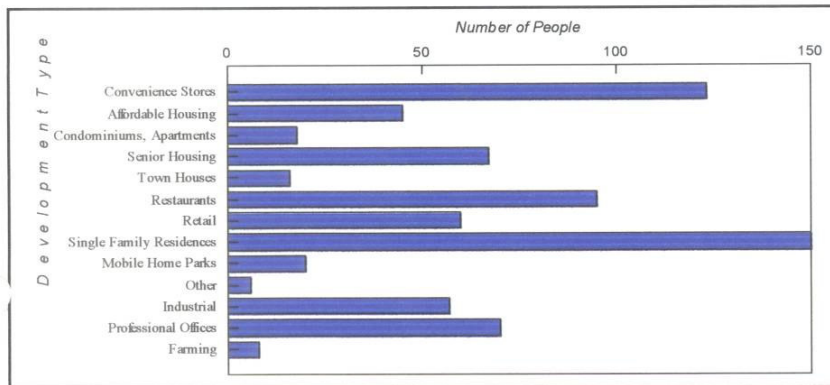
92 Lack of Water 37 Karst 19 High Water Table 16 Bedrock

23.) What are the most outstanding attributes of the Town of Carlisle?

83 Rural/Open Space 29 Nice place to live 10 Peace and Quiet

24.) What types of development would you like to see in the Town of Carlisle?:

123	Convenience Stores	95	Restaurants	57	Industrial
45	Affordable Housing	60	Retail	70	Professional Offices
18	Condominiums, Apartments	16	Town Houses	20	Mobile Home Parks
67	Senior Housing	161	Single Family Residences	6	Other
				8	Farming



Carlisle Traffic Ranking
Average Daily Total

CR#	Road Name	Count Location	Year	Count
7A	Lykers Road	S US Rt. 20	1992	791
7A	Lykers Road	Carlisle Center End	1992	745
7A	Corbin Hill Road	N US Rt. 20	1985	671
10	Grovenors Corners Road	Lykers Road Intersection	1980	653
7	Crommie Road	CR 10 End	1982	492
7	Crommie Road	S US Rt. 20	1982	407
38	Saddlemire Hill Road	Intersection CR 10	1992	384
72	Becker Road	US Rt. 20 End	1985	374
11	Little York Road	Top of Hill NYS Rt. 145 End	1994	327
37	Hubb Shutts Road	CR 11 End	1983	321
7	Mickle Road	N US Rt. 20	1993	295
7	Mickle Road	Montgomery Co. Line	1993	225
10	Grovenors Corners Road	Saddlemire Hill End	1984	206
72	Becker Road	CR 11 End	1985	201
11	Little York Road	US Rt. 20 End	1994	198
7A	Corbin Hill Road	Montgomery Co. Line	1982	145
5B	Church Street	Argusville Road	1980	98
127	E. Corbin Hill Road	100 Feet from Bridge	1992	42

Carlisle Traffic Count by Year
Average Daily Total

10	Grovenors Corners Road	Lykers Road Intersection	1980	653
5B	Church Street	Argusville Road	1980	98
7	Crommie Road	CR 10 End	1982	492
7	Crommie Road	S US Rt. 20	1982	407
7A	Corbin Hill Road	Montgomery Co. Line	1982	145
37	Hubb Shutts Road	CR 11 End	1983	321
10	Grovenors Corners Road	Saddlemire Hill End	1984	206
7A	Corbin Hill Road	N US Rt. 20	1985	671
72	Becker Road	US Rt. 20 End	1985	374
72	Becker Road	CR 11 End	1985	201
7A	Lykers Road	S US Rt. 20	1992	791
7A	Lykers Road	Carlisle Center End	1992	745
38	Saddlemire Hill Road	Intersection CR 10	1992	384
127	E. Corbin Hill Road	100 Feet from Bridge	1992	42
7	Mickle Road	N US Rt. 20	1993	295
7	Mickle Road	Montgomery Co. Line	1993	225
11	Little York Road	Top of Hill NYS Rt. 145 End	1994	327
11	Little York Road	US Rt. 20 End	1994	198

Vicinity Traffic Count Ranking

Italicized Names are Roads in Carlisle

CR#	Road Name	Count Location	Year	Count
7	Barnerville Road	Cobleskill Village End	1993	4335
8	Caverns Road	NYS Rt. 7 End	1992	2137
7	Barnerville Road	Above Cement Plant	1993	1670
8	Caverns Road	Intersection CR 9	1992	1656
7	Grovenors Corners Road	CR 8, Shutts Corners	1984	1246
8	Barnerville Road	West End	1982	1197
-	Junction Bridge	Junction Bridge	1992	1164
7	Grovenors Corners Road	Between CR 37 & CR 10	1981	1112
7A	Lykers Road	S US Rt. 20	1992	791
10	Grovenors Corners Road	NYS Rt. 30A End	1992	785
7A	Lykers Road	Carlisle Center End	1992	745
7A	Corbin Hill Road	N US Rt. 20	1985	671
9	Barnerville Road	Above Howe Caverns Entrance	1992	659
10	Grovenors Corners Road	Lykers Road Intersection	1980	653
5A	Argusville Road	US Rt. 20 End	1994	577
5A	Argusville Road	Montgomery County Line	1980	552
9	Barnerville Road	Barnerville	1980	526
37	Hubb Shutts Road	CR 7 End	1983	525
7	Crommie Road	CR 10 End	1982	492
10	Grovenors Corners Road	Pine Hill Intersection	1992	434
9	Barnerville Road	Intersection Caverns Road	1980	423
7	Crommie Road	S US Rt. 20	1982	407
38	Saddlemire Hill Road	Intersection CR 10	1992	384
72	Becker Road	US Rt. 20 End	1985	374
9	Barnerville Road	Pine Hill Road (Grovenors Corners Rd)	1991	351
5	Slate Hill Road	US Rt. 20 End	1994	347
11	Little York Road	Top of Hill NYS Rt. 145 End	1994	327
37	Hubb Shutts Road	CR 11 End	1983	321
5	Slate Hill Road	S NYS Route 10 End	1994	307
7	Mickle Road	N US Rt. 20	1993	295
8	Howes Cave Road	NYS RT. 7 End	1980	271
8	Howes Cave Road	Bridge # 61	1992	271
38	Saddlemire Hill Road	US Rt. 20 End	1991	269
7	Mickle Road	Montgomery Co. Line	1993	225
10	Grovenors Corners Road	Saddlemire Hill End	1984	206
72	Becker Road	CR 11 End	1985	201
11	Little York Road	US Rt. 20 End	1994	198
7A	Corbin Hill Road	Montgomery Co. Line	1982	145
9	Barnerville Road	CR 8 End	1989	133
5	Slate Hill Road	Intersection CR 40	1980	130
5B	Church Street	Argusville Road	1980	98
127	E. Corbin Hill Road	100 Feet from Bridge	1992	42

Vicinity Traffic Rank by Year
Italicized Names are Roads in Carlisle

CR#	Road Name	Count Location	Year	Count
10	Grovenors Corners Road	Lykers Road Intersection	1980	653
5A	Argusville Road	Montgomery County Line	1980	552
9	Barnerville Road	Barnerville	1980	526
9	Barnerville Road	Intersection Caverns Road	1980	423
8	Howes Cave Road	NYS Rt. 7 End	1980	271
5	Slate Hill Road	Intersection CR 40	1980	130
5B	Church Street	Argusville Road	1980	98
7	Grovenors Corners Road	Between CR 37 & CR 10	1981	1112
8	Barnerville Road	West End	1982	1197
7	Crommie Road	CR 10 End	1982	492
7	Crommie Road	S US Rt. 20	1982	407
7A	Corbin Hill Road	Montgomery Co. Line	1982	145
37	Hubb Shutts Road	CR 7 End	1983	525
37	Hubb Shutts Road	CR 11 End	1983	321
7	Grovenors Corners Road	CR 8, Shaul's Corners	1984	1246
10	Grovenors Corners Road	Saddlemire Hill End	1984	206
7A	Corbin Hill Road	N US Rt. 20	1985	671
72	Becker Road	US Rt. 20 End	1985	374
72	Becker Road	CR 11 End	1985	201
9	Barnerville Road	CR 8 End	1989	133
9	Barnerville Road	Pine Hill Road (Grovenors Corners Rd)	1991	351
38	Saddlemire Hill Road	US Rt. 20 End	1991	269
8	Caverns Road	NYS Rt. 7 End	1992	2137
8	Caverns Road	Intersection CR 9	1992	1656
-	Junction Bridge	Junction Bridge	1992	1164
7A	Lykers Road	S US Rt. 20	1992	791
10	Grovenors Corners Road	NYS Rt. 30A End	1992	785
7A	Lykers Road	Carlisle Center End	1992	745
9	Barnerville Road	Above Howe Caverns Entrance	1992	659
10	Grovenors Corners Road	Pine Hill Intersection	1992	434
38	Saddlemire Hill Road	Intersection CR 10	1992	384
8	Howes Cave Road	Bridge # 61	1992	271
127	E. Corbin Hill Road	100 Feet from Bridge	1992	42
7	Barnerville Road	Cobleskill Village End	1993	4335
7	Barnerville Road	Above Cement Plant	1993	1670
7	Mickle Road	N US Rt. 20	1993	295
7	Mickle Road	Montgomery Co. Line	1993	225
5A	Argusville Road	US Rt. 20 End	1994	577
5	Slate Hill Road	US Rt. 20 End	1994	347
11	Little York Road	Top of Hill NYS Rt. 145 End	1994	327
5	Slate Hill Road	S NYS Route 10 End	1994	307
11	Little York Road	US Rt. 20 End	1994	198

Vicinity Traffic Count by Location

Italicized Names are Roads in Carlisle

CR#	Road Name	Count Location	Town	Year	Count
-	Junction Bridge	Junction Bridge	Esperance	1992	1164
5B	<i>Church Street</i>	<i>Argusville Road</i>	<i>Carlisle</i>	1980	98
5	Slate Hill Road	US Rt. 20 End	Sharon	1994	347
5	Slate Hill Road	S NYS Route 10 End	Sharon	1994	307
5	Slate Hill Road	Intersection CR 40	Sharon	1980	130
5A	Argusville Road	US Rt. 20 End	Sharon	1994	577
5A	Argusville Road	Montgomery County Line	Sharon	1980	552
7	<i>Crommie Road</i>	<i>CR 10 End</i>	<i>Carlisle</i>	1982	492
7	<i>Crommie Road</i>	<i>S US Rt. 20</i>	<i>Carlisle</i>	1982	407
7	<i>Mickle Road</i>	<i>N US Rt. 20</i>	<i>Carlisle</i>	1993	295
7	<i>Mickle Road</i>	<i>Montgomery Co. Line</i>	<i>Carlisle</i>	1993	225
7A	<i>Lykers Road</i>	<i>Carlisle Center End</i>	<i>Carlisle</i>	1992	745
7A	<i>Lykers Road</i>	<i>S US Rt. 20</i>	<i>Carlisle</i>	1992	791
7A	<i>Corbin Hill Road</i>	<i>N US Rt. 20</i>	<i>Carlisle</i>	1985	671
7A	<i>Corbin Hill Road</i>	<i>Montgomery Co. Line</i>	<i>Carlisle</i>	1982	145
7	Barnerville Road	Cobleskill Village End	Cobleskill	1993	4335
7	Barnerville Road	Above Cement Plant	Cobleskill	1993	1670
7	Grovenors Corners Road	CR 8, Shaul's Corners	Cobleskill	1984	1246
7	Grovenors Corners Road	Between CR 37 & CR 10	Cobleskill	1981	1112
8	Howes Cave Road	NYS RT. 7 End	Cobleskill	1980	271
8	Howes Cave Road	Bridge # 61	Cobleskill	1992	271
8	Caverns Road	Intersection CR 9	Cobleskill	1992	1656
8	Caverns Road	NYS Rt. 7 End	Cobleskill	1992	2137
8	Barnerville Road	West End	Cobleskill	1982	1197
9	Barnerville Road	Intersection Caverns Road	Cobleskill	1980	423
9	Barnerville Road	CR 8 End	Cobleskill	1989	133
9	Barnerville Road	Barnerville	Cobleskill	1980	526
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10	Grovenors Corners Road	Pine Hill Intersection	Esperance	1992	434
10	Grovenors Corners Road	NYS Rt. 30A End	Esperance	1992	785
11	<i>Little York Road</i>	<i>US Rt. 20 End</i>	<i>Carlisle</i>	1994	198
11	<i>Little York Road</i>	<i>Top of Hill NYS Rt. 145 End</i>	<i>Carlisle</i>	1994	327
37	Hubb Shutts Road	CR 11 End	Carlisle	1983	321
37	Hubb Shutts Road	CR 7 End	Cobleskill	1983	525
38	<i>Saddlemire Hill Road</i>	<i>Intersection CR 10</i>	<i>Carlisle</i>	1992	384
38	Saddlemire Hill Road	US Rt. 20 End	Esperance	1991	269
72	<i>Becker Road</i>	<i>US Rt. 20 End</i>	<i>Carlisle</i>	1985	374
72	<i>Becker Road</i>	<i>CR 11 End</i>	<i>Carlisle</i>	1985	201
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