

2017

Updated Town of Wright Comprehensive Plan



Final Draft

Prepared by the Town of Wright
Town Boards

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Maps Included in Plan:

Contours

Subsurface Geology

Wetlands

Surface Geology

Slopes

Hydrologic Group Map

Groundwater Hydrology

Soils

100' Waterway Setbacks

Floodplains

Critical Environmental Area

Development Suitability

NYCR Soils Type Map

Environmental Constraints-Sever

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1. SUMMARY

The Comprehensive Plan for the Town of Wright expresses a unique binocular vision. One eye looks to the past, the other to the future and the Plan attempts to bridge the two with mutual respect. This document presents an inclusive community vision, one that represents the demographic, socio-economic, professional and personal diversity found in Wright. The Town Board offers this plan as a successful, collaborative effort, in the belief that it accomplishes and stands as a foundation of our community now and in the future.

The Plan seeks to answer three basic questions: What is the current status and character of Wright? Where does Wright hope to be in the future? How will that future be reached? The Plan includes maps and information that describe Wright and the vision is based on the public workshop, multiple Town Board meetings and resident survey {see summary and Appendix B}. Section 7 - Goals, Objectives and Strategies - lays out our roadmap.

Certain themes and details included in the Comprehensive Plan are so bedrock in nature that they merit special attention:

The Town recognizes the value of farmland and open space as primary components of rural character and wants to preserve these features while simultaneously encouraging growth in the forms of residential and commercial development. In a town where land is a primary asset, balancing personal freedom to use property against impacts to the community is a challenge the Town and the Comprehensive Plan acknowledge. We believe that balance is met with the approach and direction of this plan.

This Plan recognizes the essential nature and limited carrying capacity of natural resources and unique local environmental features and aims to balance growth against the limits imposed by nature. Our rural, small-town character, so highly valued by our residents, depends on that balance. We encourage orderly development that incorporates strategies consistent with rural character and respect for natural resources.

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1. SUMMARY (Continued)

As our historic, rural small town looks to the future, services and resources basic to the 21st century need particular attention. We treasure our privacy and independence but recognize our need to remain connected. Community services, recreation, telecommunication and broadband are as important to the aging portion of our town as they are to young families and prospective residents with their potential home based businesses. The Hamlet, with its traditional layout and higher density, may develop needs that are different from other areas of the town. Therefore, the Plan appropriately begins identifying problems and solutions that treat all town residents fairly.

Vision, inspiration, responsibility for growth and leadership necessarily fall to the Town Board which sets policy and allocates limited community financial resources. This Plan provides the Town Board with a roadmap upon which to rely and carry out those tasks. References in this plan to future funding needs neither imply nor require budget line appropriations. Part of the intent of this plan is to position the Town of Wright competitively for supplemental funding opportunities.

The Comprehensive Plan contains ample evidence of community input and to the greatest extent possible, the plan acknowledges and attempts to reconcile the breadth of views found in Wright. Upon the adoption of this Plan, the Town will undertake an updated Comprehensive Community Survey to ensure that our plans continue to match community needs and wants. Previous surveys have been remarkably consistent but the importance of ongoing measurement of public sentiment is significant. Revisions to this Plan based on this next survey will be incorporated as necessary

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2. INTRODUCTION

The creation of a Comprehensive Plan is authorized by New York State Town Law 272-a, which states, “The town comprehensive plan is a means to promote the health, safety, and general welfare of the people of the town and to give due consideration to the needs of the people of the region of which the town is a part”.

In December 1995, the then Town Board adopted the Comprehensive Plan for the Town of Wright after many years of committee work. In October of 1998 the Town Board authorized the formation of the Comprehensive Plan Implementation Committee (CPIC). The Board’s intention, at that time, was for the CPIC to make recommendations regarding implementation of the plan. However, during the intervening three years, it became clear the original plan was in need of revision. Again after many years, a revised Comprehensive Plan was presented to the Town Board in the fall of 2005. After several months of open public meetings, the Town Board rejected that plan in December 2005.

In the summer of 2007 the Town Board revived the CPIC committee, with several new, as well as experienced members. The Town Board charged the committee with the task of creating a town wide survey regarding the perceptions of the community. Additionally, the Town Board asked that revisions to the 2005 revised plan be made as necessary. A survey was created and then sent out in October of 2007. Assistance was provided by Schoharie County Planning who assisted with mailing, receiving and compiling the survey results. The results of the ’07 survey are the basis for the recommended changes and revisions to the 2008 Comprehensive Plan.

In 2012 - 2016, the Town of Wright conducted a review of the 2008 version of the Comprehensive Plan and determined that additional information was needed. This included an inventory and profile of all the resources in the Town of Wright, re-evaluation of the strengths, weaknesses, opportunities and threats facing the Town, and re-forming an updated plan that included a long-range vision, updated recommended actions, and incorporation of all the other plans and studies done for the Town in one document. Public input included review of the 2007 public survey, a planning workshop with the Town Board, a public workshop, and a public hearing. The Town Board considered the 2007 survey as still reflecting public sentiment.

This plan is the product of a careful and deliberate review of present and reasonably foreseeable future needs of the Town. It adopts general development objectives and Strategies that are consistent with the expressed will of the community.

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2. INTRODUCTION (Continued)

The Plan will be useful for the Town Board, the Planning Board, the Zoning Board of Appeals, and other community groups as a reference tool **ONLY**. However, the Comprehensive Plan should be used in conjunction with other tools (e.g. mapping and technical data, site plan review processes, subdivision regulations, local laws, etc).

A review, and revision if necessary, of the Town of Wright Comprehensive Plan should be undertaken every five to ten years, or as the community changes, new information becomes available, and/or new issues arise.

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3. HISTORY OF THE TOWN OF WRIGHT

The Town of Wright has had a long and colorful history of occupation that began 10,000 years ago, when the first Native Americans spread from the Schoharie Creek valley into the Fox Creek valley. More than 30 Native American sites in our town have been investigated, recorded and reported to the NYSOPRHP, and they are only the tip of the iceberg. The Town even has its own famous artifact--the Fox Creek projectile point—which is now considered diagnostic of the Middle Woodland culture (500BC-1000AD) throughout NYS and New England.

The Town of Wright separated from Schoharie on April 4, 1846 and was named to honor Governor Silas Wright, who was Governor of New York from 1843-1846. The history of the town, however, predates its formation by 125 years.

Early in the eighteenth century, the Palatine Germans arrived in the Schoharie Valley and proceeded to settle the surrounding area, including the region now known as the Town of Wright. Some of the early names associated with the Town include Lawyer, Zimmer, Becker, Shaefer, and Hiltz. Many of these names are to the present day represented by their descendants. The earliest land holdings were established by several methods. The Native Americans inhabiting the area granted the land to the settlers. The land was patented by the King of England or was confiscated outright.

However, achieved, these early settlers established the precedent of “hamlets” in the Town of Wright by grouping their homes and businesses around the most reliable water sources, such as the Ox, Kings, and Fox Creeks. Two of the earliest hamlets, at Ox Creek and Shutters Corners, were the site of a combined Indian and Tory raid against the inhabitants on July 26, 1782. The prominent heads of the Zimmer and Becker families were the target, as well as the destruction of food supplies.

Our antecedents have played a vital role in the state and national development from the mid-18th century onward. The Town’s first European residents were as much entrepreneurs as they were pioneers. When King George III granted a patent of 2640 acres to “Johannes Lawyer and others” (Adam Zimmer) in 1753, both men moved their respective families to Fox Creek valley. Prior to the Revolution, they had built homes, farms, and—most importantly—gristmills and sawmills. Not only did these mills make their owners wealthy, but they also made the remaining land in the Lawyer-Zimmer Patent highly desirable to other pioneering families.

At the start of the Revolution, the valley was already a thriving agricultural center as well as a vital industrial center, producing timber, flour, and saltpeter for the colony of New York. When the colony became the State of New York following the Declaration of Independence, these

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products and producers were vital to the war effort. Known as the Breadbasket of the Revolution, the Schoharie and Fox Creek valleys provided food for the troops, but also gunpowder for their rifles and muskets. While most people are aware of the former, few are aware of the latter. Our Town, along with Schoharie had all three resources necessary to manufacture gunpowder—charcoal, sulfur, and saltpeter. The source of charcoal is obvious, but the others are not.

The rock formations through which the Fox and Schoharie Creeks flow contain iron pyrite. Known as Fool's Gold, it has little commercial value, but when it is chemically reduced, sulfur is one of the components. There was a sulfur factory and pyrite mine constructed in 1777 that operated until 1781, where the present White Bridge crosses the Schoharie Creek. At the same time, the new State government asserted its right to enter any barn sheltering milk cows to collect the rime which is produced by the decomposition of urine. Most of the Town's residents freely provided their saltpeter to The Cause, while a few had to be persuaded.....

During the Revolution, there were more battles fought within 10 miles of Gallupville than were fought in all of modern-day Albany County—the target and focal point of Britain's military strategy throughout the war. The Battle of the Becker Stone Housel is listed on the National Register of Historic Sites for the vital role played by the Becker family and their neighbors during Sir John Johnson's 1781 raid into the Schoharie Valley. Other structures and sites await evaluation for inclusion on this venerable list.

Following the Revolution, the town's residents thrived. During the 19th century, the Town of Wright reached its epitome as an agricultural and industrial center.

The principal hamlet of Gallupville was started around 1817 when Ezra Gallup Jr. purchased the land and built a gristmill on the Fox Creek. The first post office was established in 1825 and the first school had already been started in 1812 on Schoolhouse Road. The prosperity and growth of the township during the second and third quarters of the nineteenth century is evidenced by the number of homes, churches and other buildings that were built in the Greek revival style, most popular from 1820 to 1850.

By 1860, it reached its greatest population, and it has never achieved that number to this day. At the peak of its prosperity, as many as eight water-powered saw and gristmills were operating simultaneously, and a few of these mills operated into the mid-20th century. Today, the archaeological remains of 40 mills, milldams, and millponds bear witness to the town's industrial past, just as the abandoned houses, barns, stone walls, and farm fields bear witness to its agricultural hey day.

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There are several excellent examples of Italianate, Gothic and Victorian architectural styles, which attest to the continued prosperity of the town through the rest of the century. The 1872 *Gazetteer of Towns* credits Gallupville with “three churches, a saw mill, a gristmill, a tannery, a hotel, three stores, several mechanic shops and about 40 dwellings.” Shuttlers Corners, at the same time boasted “a store, a hotel, a saw mill, a grist mill, and about a dozen dwellings.” Even Waldenville is described as a “hamlet containing a store and glove factory.”

Agriculture has historically dominated the economic base of the Town of Wright. In the 1855 census for example, there are 242 heads of families who are listed with the primary occupation of “Farmers.” This core population, however, supported numerous other families including 37 carpenters, 11 shoemakers, 8 blacksmiths, 5 wagon makers and 8 merchants. The census list includes the occupations and business of masons, physicians, innkeepers, teachers, tailors, clergymen, a tinsmith and even one attorney! Various and numerous crops were raised for both personal use and trade. Winter and spring wheat, rye, oats, corn, buckwheat and barley were all grown throughout the township. Later in the nineteenth century, hops were added as the Town of Wright joined the rest of Schoharie County in the production of high quality hops for beer making. In the mid-nineteenth century, oxen and horses were the primary draft animals, with sheep, swine and some dairy cows also being raised. The County Directory of 1899 lists teachers, barbers, blacksmiths, harness makers, shoemakers, physicians and merchants sprinkled among the ongoing, predominant occupation of “Farmer.”

The economic diversity and vitality continued until the mid-twentieth century. Many of the older residents of today’s Town of Wright can still remember the clothing and general merchandise stores, the meat market, the mill, mechanic shops and several small manufacturing businesses. As the world has changed so dramatically in the second half of the twentieth century, so has the Town of Wright.

The 20th century was unkind to our town, as many of its residents were forced to give up their farms and lands, when agriculture was no longer capable of providing an adequate income for many families. Throughout the century the population decreased, putting additional economic pressure on those who chose to remain. Land values plummeted, forcing government intervention to avoid complete decimation of the family farms.

The traditional character of the Town has evolved gradually over many years, during which time farmsteads and a village center grew slowly without land use control. It reached its greatest population in 1860 (census of population, 1, 717), the year before the outbreak of the Civil War. The Town of Wright’s population dropped steadily afterwards, bottoming out in the 1930 census, the year after the stock market crash.

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Since 1930 however, Wright has seen a slow, steady rise in population. Like the rest of Schoharie County, this is due to an increased use of the town as a residential community for the Capital District. The 21st century offers the Town of Wright a new beginning, as more people begin to appreciate its other resources. Its natural beauty, the ambience of small rural community, and its proximity to the State's capital have combined to attract new residents and new businesses to our town. We welcome them, and to assure that the features of the town which attracted our new neighbors and kept those of us who endured the travails of the last half century will endure as the town evolves socially and economically. The natural and cultural resource of the town must be protected as the evolutionary process occurs around us.

From the 1995 Town Comprehensive Plan with Additions by Kevin Moody, Town Historian

References:

Silas, Solomon	"Summary of Schoharie County"
Simms, Jephtha R.	"History of Schoharie County and Border Wars of New York"
Roscoe, William	"History of Schoharie County"
Burton, Allen	"History of Town of Wright"
Zimmer, Chester	"Compilation of the Road Wards for the Town of Wright"

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4. SUMMARY OF RESIDENT SURVEY

The Town conducted a comprehensive survey of residents in 2007. This survey was the basis for the 2008 Comprehensive Plan update. In 2013, the Town Board sponsored a public workshop to get additional information on what the public considers to be the Town's strengths, weaknesses, and desired direction. That effort also validated the 2007 Survey results.

The following is a summary of the 2007 Survey.

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TOWN OF WRIGHT SURVEY SUMMARY

This survey should be considered a success, as 30.5% of the surveys sent out were returned (401 of 1,316). This provides a solid base for the Comprehensive Plan Committee to make their decisions. Highlights of the survey can be found below – see the survey results for more information.

- ⇒ 97.7% of respondents are year-round residents
- ⇒ 97.6% own their homes
- ⇒ 86.9% describe their residence as “rural” (13.1% in hamlet)
- ⇒ Types of residential development that should be allowed/encouraged:
 - Housing in hamlets
 - Single family residences on several acre plots
 - Townhouses and duplexes
 - Senior citizen housing
 - Cluster housing
 - Individual mobile homes
- ⇒ Types of residential development that should not be allowed/discouraged:
 - Mobile home parks
 - Apartment buildings
 - Apartment complexes
 - Subsidized housing
- ⇒ 75.7% say there should not be businesses that aren’t subject to site plan review
- ⇒ 58.1% say that the lack of zoning and land use regulations is generally okay (32.0% answered “too lenient”; 9.6% answered “too restrictive”)
- ⇒ 57.5% say current lot size should remain the same (60.4% in hamlet; 54.5% of rural)
- ⇒ 63.0% say lot sizes near them should remain the same (68.8% in hamlet; 60.5% of rural)
- ⇒ Many people would like to see the same or smaller lot sizes in the hamlet and the same or bigger lot sizes in the surrounding areas
- ⇒ 60.6% of respondents would like to see the town’s population increase somewhat over the next 20 years (31.1% want the population to remain the same)
- ⇒ 59.9% of respondents are either very concerned or somewhat concerned about the amount of development in surrounding towns and 40.1% are not concerned or have no opinion (54.2% in hamlet; 58.9% of rural are somewhat or very concerned)
- ⇒ Unique character of the town provided mostly by:
 - Rural setting/atmosphere
 - Agriculture/farming
 - Nature/scenery/viewsapes
 - Open space

Note that this summary is taken directly from the survey results completed in 2007.

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Friendly people
History

- ⇒ 61.5% of people called the quality of life in Wright “good,” compared to 21.2% who called it “excellent”
- ⇒ What people like most about living in Wright:
 - Rural atmosphere
 - Scenery
 - Low crime rate
 - Location
 - Affordable housing costs
 - Born or raised in Wright
- ⇒ Types of non-residential development that should be allowed/encouraged in Wright:
 - Individual stores
 - Professional offices
 - Towers
 - Restaurants
 - Auto repair
 - Agriculture (most desired)
 - Gas stations
 - Wind turbines
 - High speed internet
 - Light manufacturing (most contentious)
- ⇒ Types non-residential development that should not be allowed or should be discouraged in Wright:
 - Small shopping center
 - Office building
 - Motel/hotel
 - Industrial park
 - Heavy industry
 - Warehousing
 - Junkyards (least desired)
 - Institutional
 - Bar (most contentious)
- ⇒ The town should consider providing/expanding the following recreation/leisure facilities:
 - Bicycle trails
 - Trail systems
 - Playground facilities
 - Senior citizen facilities
- ⇒ Winding roads (83.2%), stonewall fences (92.0%), unpaved roads (57.0%) and tree-lined roads (94.2%) should be preserved
- ⇒ Private roads should be constructed to town road standards
- ⇒ Wright does not need more sidewalks (73.1%)

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- ⇒ High levels of satisfaction with town services – biggest complaint is about roads (want speed limits lowered)
- ⇒ 65.9% of respondents say that the town has enough authority over the highway department
- ⇒ 82.0% of respondents say that the town should adopt a 10-year plan for the highway department
- ⇒ 83.9% of respondents would like a grievance procedure established for concerns over the highways
- ⇒ 62.2% of people want a full-time highway superintendent to be hired
- ⇒ 81.9% of people think that highway services should be combined with the county or other towns
- ⇒ All land and natural resources are considered important, at the least
- ⇒ The most important environmental resource issues in Wright are:
 - Groundwater quality/water pollution
 - Loss of agricultural land
 - Loss of open space
 - Surface water quality/water pollution
 - Loss of scenic landscapes
- ⇒ Respondents say that property owners have the right to use their land as they see fit (58.0% agree or strongly agree), neighbors should use their land as they see fit (57.7%), and those rights should only be limited by laws essential to health, safety, and welfare (78.2%). However, respondents also say that zoning regulations are needed (73.3%)
- ⇒ Respondents want to keep undeveloped land open (80.9%) and protect environmentally sensitive areas (87.6%). People also believe number of trees cut for construction should be limited (64.3%)
- ⇒ A majority of people would support an increase in taxes for the following:
 - Town roads
 - Land preservation
 - Solid waste management
 - Fire protection
 - Youth programs
 - Senior citizen programs
 - Code enforcement
 - Town municipal buildings
 - Scho-Wright ambulance
- And to a lesser extent:
 - Town park system
 - Libraries
- ⇒ Respondents feel that the Gallupville House, caves, karst areas, Fox Creek, and other streams should be protected
- ⇒ 36.3% of people are enrolled in an Agricultural District; 25.9% have Agricultural Exemptions on properties
- ⇒ 94.5% of respondents think more needs to be done to preserve agriculture
- ⇒ 82.2% of people think the Planning and Town boards need more information for effective decisions
- ⇒ 79.3% of respondents think farmers should be offered a reduction in taxes to continue farming

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5. STRENGTHS, WEAKNESSES, OPPORTUNITIES, THREATS

Understanding the strengths, weaknesses, opportunities and threats in the Town is an important part of this plan. This is because the plan can plan to help keep the strengths, improve the weaknesses, take advantage of the opportunities, and work to prevent the threats. The following strengths, weaknesses, opportunities, and threats have been identified from the January 28, 2013 Town Board workshop and the March 19, 2013 public workshop:

Strengths – Features Wright Wants to Maintain

From the March 19, 2013:

Rural nature (includes some of the following)	Benninger Road water source as potential public water source in future
Viewshed	
Low population density	Tolerance of different viewpoints
Not many restrictive laws	Community involvement, working together, churches and church activities, etc.
Active farms and agricultural activities	Good neighbors
Historical nature	Good location in the region, good access to major highways and urban areas
Clean air and water and environment	Rich soils
Emergency services	Forests
Park, tennis and basketball courts	Wildlife/hunting/fishing
Recycling center	
Post office and corner store	

From 2007 Public Survey

Water quality and quantity	Rural atmosphere
Scenic quality	Low Crime Rate
Trees, vegetation, open space	Affordable housing costs

From the January 28, 2013 Town Board Workshop

Active farms	Sense of community, we work together, sense of togetherness, especially
Rural environment	
Town identity with Gallupville house, after flood churches, post office, etc. Stable population – people stay here	
Beautiful	Good access to Route 88
	Water source is good and quality is good

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Weaknesses – Features Wright Wants to Improve or Fix

From the March 19, 2013:

Roads – are in poor condition
High taxes
Sprawl
Spotty cell and broadband services
Lack of senior housing
Vulnerability to water and air and loss of local environmental quality, including karst and lack of adequate regulation of intensive use

Lack of business to support taxes
Inequality of tax distribution back to town from county
Spotty drinking water – too much or too little
Lack of awareness about agriculture in town and what role it plays
We don't pursue grants

From the January 28, 2013 Town Board Workshop

Not prepare to handle growth
Limitations due to floodplain
Lot of land to interest people to come here – means population growth
Need sources of income and revenue
Lack of cell/internet Roads not good
Lack of infrastructure for farmers

Variable water source in terms of quantity and quality – this is a self-limiting factor for growth
Flooding
Electric power is on same line and if it goes, we are all down
Fox creek needs to be restored as it threatens hamlet

Opportunities – Actions Wright Can Take Advantage Of

From the March 19, 2013:

Do a long term road plan
Promote broadband for entire town
Build senior housing
Increase tax base with more businesses.
Route 443/146 intersection is a good location for that.

Go for more grants; use this plan to help
Do farm tours and bring children of the area to farms to work and experience farming

From the January 28, 2013 Town Board Workshop

Farms – opportunities for young people
Excellent for outdoor sports
Good soils, can recruit young farmers
Promote CSA's

Ag and Farmland Plan small Convenience store and gas station in Gallupville

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Threats – Items that Wright Hopes to Prevent

From the March 19, 2013:

Heavy industry and gas drilling fracking
Housing developments that are poorly planned

From the January 28, 2013 Town Board Workshop

Overdevelopment – puts strain on town services
Junk yards and waste disposal

Population decline
High taxes
Pipeline expansion and promoting growth that comes from having access to the gas

Heavy industry and fracking
Damage to water supplies
Salt well development

6. VISION STATEMENT

In the future...

The Town of Wright will remain a peaceful, beautiful town with a pleasant and healthy environment that provides a high quality of life for our residents. We want to preserve and enhance our small town rural character, conserve and preserve our natural resources, preserve working and profitable farms and our essentially agricultural character, and provide for the community service and facility needs of the community in an efficient and cost effective manner. We have well-maintained and safe roads, and up-to-date telecommunications for residents and businesses. Our rural character is defined by our water, soils, air and farmland resources, and unspoiled views of the hills and fields. We have well planned housing and businesses that are consistent with a rural community. Our environment remains clean and green and offers residents recreational opportunities. We value our senior citizens and they have opportunities to age in place here in Wright.

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7. GOALS, OBJECTIVES AND STRATEGIES

The goals and objectives of the town's residents are the foundation of the Comprehensive Plan. These broad statements are intended to form a basis for more specific land use and community facilities plans and are not listed in any order of priority. The policy statements are intended to serve as guidelines for successful implementation of these goals and objectives. The goals established by the Town of Wright are:

- Goal #1 Maintain a pleasant and healthy environment ¹. Ensure development is consistent with our rural community and environment.
- Goal #2 Conserve and preserve our natural resources (land, ground and surface water, air, soils, farmland, views, forests, wildlife, and other)
- Goal #3 Preserve the essentially agricultural character of the town and promote active, working farms of the community
- Goal #4 Identify and address needed recreational and community services and facilities, including telecommunications and broadband, in a cost effective manner.
- Goal #5 Maximize efficient and cost effective highway services, and improve road conditions
- Goal #6: Identify and address the special needs of the hamlet (s)
- Goal #7: Preserve the town's history and historical character

¹ For purposes of this plan, the word environment shall be defined as follows: "Environment - the physical conditions which will be affected by a proposed action, including land, air, water, minerals, flora, fauna, noise, objects of historic or aesthetic significance, existing patterns of population concentration, distribution, or growth and existing community or neighborhood character."

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GOAL #1 MAINTAIN A PLEASANT AND HEALTHY ENVIRONMENT¹, ENSURE DEVELOPMENT IS CONSISTENT WITH OUR RURAL COMMUNITY AND ENVIRONMENT.

OBJECTIVES:

- Preserve and enhance small town rural character.
- Seek to establish reasonable control of density, based on health, safety, and welfare.
- Utilize various development strategies to preserve rural character and natural resources.
- Identify natural resources to live in harmony with the environment.
- Provide guidance for business and commercial development that are consistent with the goals of the Town, and seek to ensure orderly growth.
- Promote visually aesthetic development in the town (i.e. viewsheds, roads, etc.).
- Encourage community activities that preserve the small town rural environment and are of benefit to town residents.

STRATEGIES

Opinions offered at public meetings, as well as responses to the comprehensive plan survey sent to town residents, show that consensus supports the preservation and enhancement of the rural- agricultural character of the town. This small town rural character is an important part of most residents' identification with the town, and is also central to what brings new people here and keeps them here. Along with the town's natural beauty, rural character is defined by the independence and interdependence of the past and present town residents. The town's many churches evidence this, the Gallupville House, the Town Park and its volunteer boards and committees, as well as its agriculture and interesting architecture and history.

¹ For purposes of this plan, the word environment shall be defined as follows: "Environment - the physical conditions which will be affected by a proposed action, including land, air, water, minerals, flora, fauna, noise, objects of historic or aesthetic significance, existing patterns of population concentration, distribution, or growth and existing community or neighborhood character."

- A. Contemporary development strategies should be utilized to encourage open space, including amendment of the Town's subdivision law to allow for conservation subdivision and cluster designs. The Planning Board is already authorized to review and approve subdivision plans, and can therefore review, among other things, availability of sewer and water services and sources, and the ability to construct wastewater systems in accordance with local regulations and standards (i.e., those of the Schoharie County Department of Health). See also Strategy G, of this section.
- B. Home occupations and small-scale commercial business should be encouraged by the Town. The Town's physical features and infrastructure can affect both home occupations and commercial sites. The Town's site plan review document(s) should clearly outline

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parameters that can be used to determine whether or not a home or commercial business would be subject to the Site Plan Review process. Considerations such as parking, traffic flow, impact on neighbors, etc. should be included in those parameters. By encouraging home occupations and reasonable commercial development, community members will have the opportunity to live and work close to home and the Town will benefit from a more vibrant business economy.

- C. Stringent enforcement of current mechanism, i.e., site plan review process, code enforcement, is highly desired by the citizens. This ensures the safety and welfare of the town's citizens with all development.
- D. Both the subdivision and site plan laws should be updated to ensure consistency with New York State Town Law (276 and 274-b). This includes process, filing, public hearing, and voting requirements.
- E. Consider amending the Town's subdivision law to encourage Conservation Subdivisions for major subdivisions (five lots or more). Consider also; authorizing the Planning Board to require it for major subdivisions if conditions on the parcel warrant an open space design. Conditions such as wetlands, steep slopes, prime farmlands, or similar resources are highly valued in Wright and may be significant enough to warrant use of this technique. See box below for explanation of a conservation subdivision¹.



¹ From the Dutchess County Greenway Guide: Fitting Into the Landscape, Dutchess County Planning and Development, Poughkeepsie, NY and Randall G. Arendt, Conservation Design for Subdivisions: A Practical Guide to Creating Open Space Networks. 1996.

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- A. Consider allowing for use of average lot sizes rather than a three acre minimum. In this case, the Town would establish a three-acre density, but allow some lots to be smaller provided all septic and water requirements are met, and the lots average three acres over the total parcel. This would assist in created more affordable lots, as well as giving landowners flexibility in design of subdivisions.
- B. Update the 'Local Book of Laws' for the Town to include all updated local laws including the right to farm law, cluster/conservation subdivision law, and other relevant land use and building related laws.
- C. Plan for the needs of our senior citizens. As our population ages, there will be more need for programs, services, housing, and transportation for our citizens.
 - 1. Work with Schoharie County and existing senior citizen service provides to advocate for and promote 'aging in place' programs. Understand what services are already provided at the county level and explore how the Town could address gaps in services in Wright.
 - 2. Encourage formation of 'elder advocate' programs to help coordinate and provide services to the elderly. There should be a liaison with the County.
 - 3. Encourage affordable family and senior-oriented housing. Allow and encourage senior citizen housing, including use of 'granny flats' or accessory apartments to meet multi-generational housing needs. Local laws should not place barriers to these types of housing.
 - 4. Consider including universal design and accessibility guidelines for senior citizen structures (from NYS Office of the Aging criteria) into the site plan law.
- D. Ensure that new infrastructure including wind towers, cell towers, or other utilities are sited in a manner which meets the rural landscape and community character goals expressed in this Plan.

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GOAL #2 CONSERVE AND PRESERVE OUR NATURAL RESOURCES (LAND, GROUND AND SURFACE WATER, AIR, SOILS, FARMLAND, VIEWS, FORESTS, WILDLIFE, AND OTHER)

OBJECTIVES

- Compile and maintain an inventory of wildlife, flora, natural resources and environmentally sensitive areas.
- Minimize the adverse impact of development on wildlife, flora, and natural resources.
- Encourage , sound stewardship of natural resources.
- Encourage compatible commercial development.
- Prevent incompatible industrial uses.

STRATEGIES

Certain physical conditions throughout the town as illustrated on the various maps prepared as part of the Comprehensive Plan (i.e. cavernous limestone, soils, wetlands, topography, floodplains) require special consideration and protection. The following Strategies serve to guide the implementation of the above goals and objectives.

- A) Cavernous Limestone (Karst): Developmental guidelines should be updated and strengthened for Karst areas of the town. A substantial portion of the town consists of limestone formations, including caves, fissures, sinks and underground streams.
- B) Karst Overlay Areas, Stream Corridor Areas, Watershed Rules and Regulations, Wetlands, Sediment and Erosion Control Plans, Storm Water Management Plans, and Floodplain Areas: The town must adhere to all applicable local, state and federal laws, and/or regulations from either the state or federal authorities to preserve the important aspects of water quality throughout the town. Additionally, the town should be mindful to any special considerations, particularly in the area of stream corridor/watershed management through the current town laws.
- C) Surface Water: Intelligent land use controls should be adopted to protect water from contamination and avoid flooding and soil erosion. The preservation of surface water is essential. Future water development projects will depend on intelligent and consistent land use policy.
 - 1. Consider updating the subdivision and site plan laws to encourage green infrastructure and low impact development methods (LID) that have been developed by New York State to minimize storm water

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runoff and erosion issues. LID guidelines are available from New York State website.

2. Mitigate flooding that occurs along Kings Creek, Fox Creek and their tributaries by developing a stream management and restoration plan. Seek funding sources to implement this.
 3. Consider seeking funds to work with NATURAL RESOURCES CONSERVATION SERVICE (NRCS) or Schoharie County SWCD to explore ways for improving water quality in the Fox Creek and Kings Creek. Explore whether a stream management plan could be developed for the creeks.
- D) Wildlife and Flora- Developmental plans are encouraged to leave existing natural resources in their original state. Flora and fauna are important natural assets that add to both the rural environment and aesthetics of the town and potential developments. Wise use of these resources enhances the economic base and is of special value to outdoor enthusiasts.
- E) Energy and Material Resources- Strategies that encourage resource conservation by new construction guidelines and public education can lessen ground water demand, well water problems, and obviate the need for public water and sewer projects. Contemporary conservation measures should be utilized incorporating alternative methods where appropriate. Work to educate residents about LEED energy guidelines. Consider some or all of the activities related to municipal purchases and buildings. These are from the NYS “lead by example”² program related to climate change and clean energy activities.

² Adapted from *Leading by Example in Government Operations*, State and Local Climate Energy Program, USEPA, <http://www.epa.gov/statelocalclimate/local/activities/gov-operations.html>

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Among the potential activities and measures the Town can undertake in the interest of cost effectiveness are:

1. improve energy efficiency in government facilities;
2. integrate energy efficiency and renewable energy measures in new green building construction;
3. procure energy-efficient products;
4. purchase green power;
5. use clean energy supply technologies;
6. reduce emissions from government fleets;
7. implement other energy-saving opportunities, such as recycling, water efficiency, and sustainable landscaping.

- F) Consider joining the New York State Energy Smart program (will add the link for DEC here).
- G) Education- Programs should be developed and information provided for residents and government officials; helping better understand the local environment, and promote conservation and the wise use of resources. Education helps avoid unnecessary regulation, and fosters public appreciation and conservation of natural resources as well as support for necessary environmental controls.
- H) Contemporary Conservation Planning Tools- Conservation easements may be utilized to conserve resources such as stream corridors, floodplains, and water sheds. They are provided for in New York and Federal law and are widely used to conserve natural and cultural resources. Landowners may voluntarily convey some or all of their development rights to a nonprofit organization or the government, either in exchange for money or tax benefits.
- I) Update the site plan law and the subdivision law pertinent to commercial, light industrial and major sub-divisions so that important information related to the environment is submitted to the Planning Board as needed. These include traffic analysis, noise analysis, and scenic view shed analysis. Further, both laws should require submittal of the NYS Agricultural Data Statement pursuant to AML Section 25-aa. Further, consider updating the subdivision law to require new plat plans to note whether the lots are within a New York State Agricultural District.

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- J) After analysis of Wright's resources in relation to the vision and goals of the community, the Town of Wright concludes that heavy industrial land uses³ are inconsistent with this Plan and the long-term desires of the residents. This Plan establishes the intent of the Town to promote the safety, health, and well-being of the residents of Wright, and to protect and enhance the Town's natural and rural environment.

The Town recognizes the legitimate concerns shared by many of the citizens of the Town about the adverse impacts that could be associated with heavy industry and high intensity uses, and activities associated with their operation. These activities could adversely impact wetlands, streams, groundwater resources, public roads, historic landscapes, agriculture, and Wright's small town character.

The Town of Wright seeks to avoid contaminated water supplies, air pollution, traffic congestion, deterioration of roads and bridges, noise, introduction of industrial uses into non-industrial areas, human and animal illness, and incompatible changes to the rural character of the Town.

To ensure that the important resources identified in this Comprehensive Plan are maintained in the future, the Town of Wright should establish policies and regulations that prohibit heavy industrial activities. To address this, Wright should consider:

1. Prohibit heavy industrial uses as defined here, and which is defined to include high volume hydrofracturing for natural gas, and heavy industrial ancillary uses in Town through a local law. Wright considers such land uses to be inconsistent with the vision and goals of our Town. This should be accomplished by adopting a local law that prohibits heavy industrial uses as defined in this Plan and their associated ancillary uses.

³ Heavy Industry: Any use or activity, which generates significant volumes of smoke, odors, noise, or other polluting wastes. Examples of "heavy industry" which are intended to be included in this definition are: chemical manufacturing; high volume hydrofracturing for extraction of natural gas; exploration for crude oil; extraction of crude oil; oil refineries; coal mining; coal processing; and steel manufacturing. It is expressly stated that the foregoing examples are not intended to be exhaustive and shall not be construed to limit the meaning, scope or application of this definition or to limit the application of this definition solely to the activities identified in the examples.

Generic examples of uses not intended to be included in the definition of "heavy industry" are: milk processing plants; dairy farms; office and communications uses; woodworking and cabinet shops; automobile repair shops; wineries and breweries; warehouses; equipment repair and maintenance facilities; parking lots and parking garages; agriculture; and surface gravel and sand mining. It is expressly stated that the foregoing examples are not intended to be exhaustive and shall not be construed to limit the meaning, scope or application of this definition or to limit the application of this definition solely to those activities identified in the examples.

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2. Update current regulations related to mobile home parks (within the Site Plan Law) and RV parks to regulate temporary 'man camps' and other housing that typically support transient workers that may be associated with heavy industrial uses.
 3. Review and update the site plan law to ensure that noise, odor and lighting standards for other new permitted commercial uses to ensure the uses remain compatible with our character.
- L) Ensure that all expansions of existing or construction of new gas compressor facilities and pipelines undergo rigorous site plan review. Any such facility should be modeled after and continue the architectural style already used in the Town along Westfall Road, and should ensure that safety, noise and environmental protection goals, especially those related to our karst resources, are met.
- M) Require the completion of a thorough hydrologic study for major water users and major subdivisions in the Karst Critical Environmental Area as part of site plan approval.
- N) Ensure that the Planning Board thoroughly evaluates commercial, light industrial and major sub-division development projects located within the Karst Critical Environmental Area for impacts on groundwater.
- O) Develop a local wind tower law that includes procedures and site and design requirements respectively for both commercial wind farms and personal use wind towers. This should address at least setback, height allowances and noise levels.

GOAL #3 PRESERVE THE ESSENTIALY AGRICULTURAL* CHARACTER OF THE TOWN AND PROMOTE ACTIVE, WORKING FARMS OF THE COMMUNITY

OBJECTIVES:

- Maintain valuable agricultural land by encouraging its conservation and continued agricultural use
- Improve the economic base of the town by promoting agricultural and related activities.
- Support efforts to provide locally grown and raised food.
- Implement the adopted Agriculture and Farmland Protection Plan

STRATEGIES:

Agriculture is important to the town's economy and plays a significant role in preserving its rural character. There are large agricultural districts in the Town of Wright (certified pursuant to the

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New York State Agricultural and Markets Law) and many lands have been identified by the U.S. Department of Agriculture and Conservation Services as prime farmland or farmland of statewide importance. The following Strategies should be followed:

- A) Implement the adopted Town of Wright Agriculture and Farmland Protection Plan.
- B) Establish and map an Agricultural Economic Development District (AEDD) featuring all properties presently engaged in agricultural business activities, including those properties having a history of agricultural business use, as well as those lands where potential exists, but no discernible history can be established, thereby encouraging continued and future agricultural use. This would include lands in the two NYS Agricultural Districts located within the Town. The AEDD would be non-regulatory. It would provide a means for the Town to identify, encourage, and assist agricultural businesses in the Town. The AEDD should be updated annually after adequate public notice to include or exclude properties that may have changed use. Annual notice should be provided town-wide perhaps via a town newsletter to explain the AEDD program in the Town. List other resources and benefits available to Ag businesses, for example, Ag and Markets, Cooperative Extension, USDA and Farmlink. Appoint Agricultural Advisory Committee (as part of the Planning Board, CAC, or as a separate committee) to advise the Town Board on the AEDD and Ag-related issues in the Town. One role this committee could play would be to review local laws and recommend ways to ensure that they remain farm-friendly.
- C) Support farmers as they seek grants to support and expand farms in Town. Seek grants to be coordinated by the Town that support and expand farming opportunities in Town.
- D) Subdivision, Site Plan Review, and other applicable land use laws should be reviewed and amended to ensure that agricultural parcels are provided with adequate buffering and continued farm access when adjacent lands are developed. New project site design and layout should be flexible to ensure maximum retention and continued use of agricultural lands. The Town should allow use of contemporary planning tools to retain agricultural lands during development.
- E) Target Agriculture related programs to properties located in the AEDD. Such programs should include:
 - 1. Educate owners of agricultural lands about state and federal tax incentives that apply when these lands are protected in some way, such as with conservation easements.

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2. Eligibility for these programs should be inclusive to agricultural enterprises of all sizes.
 3. Provide educational materials to landowners about existing state tax programs such as Ag districts, Ag assessments, farm building exemptions, farmers school tax credit, and the NYS 480-a Forest Lands program.
 4. Grants and other funding programs.
- F) Ensure that all provisions of NYS Ag and Markets Law 25-aa, Section 305 and 305-a are fulfilled by the Town when making planning and land use decisions to ensure that these decisions are not at odds with policies of the Ag District law of NYS.
- G) Educate property owners whose lands contain wetlands about resources which will identify compatible agricultural/wetlands uses, e.g. DEC, Army Corps of Engineers, etc.
- H) All active agricultural operations, that qualify, should be encouraged to apply for “agricultural value assessment” available through the NYS Department of Agricultural Markets.”
- I) Encourage development of further Agricultural Districts in the Town of Wright through application and enrollment.
- J) Tax rolls should be reviewed to ensure that parcels used for agricultural activities, as well as underdeveloped open land, are taxed as such, rather than for “highest and best use”.
- K) The town should allow and encourage all farming and agricultural activities regardless of profitability or size of operation.
- L) Community activities celebrating the town’s agricultural history and its importance to the town economy and character should be promoted. The town should allow the use of community facilities such as the Town Hall and Gallupville House for such activities or assist in developing and advertising them.
- M) Provide educational materials to new home and landowners regarding the “Right to Farm” Legislation and farming operations.

*For purpose of this plan, the word agriculture shall be defined as follows: “Agriculture or Agricultural use means the employment of land for raising, harvesting and selling crops (including timber), or feeding (including, but not limited to), grazing, breeding, managing, selling

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or producing livestock, poultry, fur-bearing animals or honeybees, or by dairying and the sale of dairy products, or by any other horticultural or viticulture use, aquaculture, hydroponics, silvaculture, by animal husbandry, or by any combination of thereof. It also includes the current employment of land for the purpose of stabling or training equines, including, but not limited to providing riding lessons, training clinics and schooling shows, and other on-farm niche marketing promotions.

GOAL #4 IDENTIFY AND ADDRESS NEEDED RECREATIONAL AND COMMUNITY SERVICES AND FACILITIES INCLUDING TELECOMMUNICATIONS AND BROADBAND IN A COST EFFECTIVE MANNER.

OBJECTIVES:

- Maintain centralization of the town government offices within the hamlet of Gallupville.
- Provide adequate, ecologically and economically responsible waste management.
- Strengthen cooperation with adjoining towns.
- As needs change, explore and encourage public transportation.
- Review and encourage training requirements and opportunities for town officials.
- Awareness of the needs of the elderly such as housing, medical care, and activities should be a Town priority.
- Encourage commercial business development within the town consistent with the character of the town.

STRATEGIES:

The following Strategies should be implemented to help the town encourage and support appropriate development, provide needed services and facilities, and maintain rural character.

- A) The development and/or upgrading of community cultural and recreational facilities should be encouraged.
- B) The Town should continue its recycling efforts.
- C) Community activities, such as the celebration of the town's history and agriculture, should be promoted. Ongoing educational and recreational programs should continue to be supported.
- D) The Town (and its departments, boards and committees) should strengthen ties to other local governments, when cooperation between the municipalities can reduce budget expenditures, provide better services to town residents, or help meet educational needs of the town residents or local officials. Look for ways to share services with adjacent municipalities and Schoharie County.

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- E) The town should adopt a policy for all local government officials including those appointed to the Planning and Zoning Boards. This policy should mirror that established for New York State, which requires four hours of annual training for planning and zoning board of appeals members. This policy should encourage training requirements as well as set procedures for reimbursing individuals for any associated costs. Advantage should be taken of organizations such as the County, New York State Department of State, the New York Planning Federation and other associations that offer training programs.
- F) The town should continue to work together with community groups that support and enhance the management of public recreational and educational facilities (i.e., Town Park, Gallupville House, etc.).
- G) The Town should develop an effective website that conveys information about the Town and government functions. This should include all plans, maps, minutes, laws, newsletters, etc. The website should also allow for links to businesses and farms that sell local produce in Town.
- H) The Town should have more active participation in providing information and access to various county and regional services.
- I) The Town should assist, whenever possible, the recruitment of new volunteers to the Gallupville First Responders, Scho-Wright Ambulance, and the Gallupville Volunteer Fire Department, among others.
- J) The Town should aggressively work to provide additional cable, cellular telecommunication and broadband services to all areas of the Town. All future renewals of the Time Warner Cable franchise in the town will include negotiations to increase the coverage area.
- K) Identify all recreational opportunities available in the Town to residents including the tennis/basketball courts, Fox Creek Park, and the Long Path hiking trail.
- L) Identify new recreational opportunities for town residents, including enhancing awareness of and access to the Fox Creek on Town-owned properties. Consider establishing a recreation advisory committee to research and make recommendations to the Town Board to promote new recreational opportunities for residents.

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GOAL #5 MAXIMIZE EFFICIENT AND COST EFFECTIVE HIGHWAY SERVICES AND IMPROVE ROAD CONDITIONS

OBJECTIVES:

- Build and maintain roads that are safe and suitable for the type and volume of traffic that the roads are designed to handle.
- The roads shall be constructed and maintained to reflect the character of the lands through which they pass. Future needs of the farms, businesses and residential areas should be considered.
- The Town should do periodic assessment of existing highway conditions.
- Utilization of industry-accepted standards for road construction and maintenance.
- The Town should do periodic review of Town policy for proposed roads.
- Strengthen highway department personnel levels of skill through education and training.
- The Town should avail itself of every opportunity for shared services and equipment with neighboring townships.

STRATEGIES:

A system of roadways has long been the lifeline to community growth and survival. The importance of construction and maintenance of this system is evidenced by the magnitude of town revenues budgeted annually for that purpose. All phases of highway activity must be continuously examined to provide optimum service at the lowest operational cost. The following Strategies are guides to achieving this goal.

- A) The Town Board shall continue the Highway Committee to guide the Highway Department in relation to its duties and responsibilities according to industry-accepted standards consistent with the law. This Committee shall be composed of town elected officials, the Highway Superintendent, and interested citizens. This committee should establish a grievance procedure to deal with concerns regarding the Highway Department.
- B) The Highway Committee and the Highway Superintendent shall assess existing highway conditions to develop and implement a short and long range (5-year) written plan for highway maintenance and improvement and present it to the Town Board.

This plan should be considered a Capital Improvement Plan (CIP) and should outline not only highway maintenance and improvement priorities and schedules, but should detail staff and equipment needs in five-year intervals. A CIP is useful not only for budgeting, but also for equipment and staff management, and as a tool that can help increase communication between the highway department and the public. The Capital Improvement Plan should include details on standards and practices for the maintenance

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and improvement of existing roads so that they are consistent with high quality rural roads.

The town shall update and amend its existing highway law (Local Law #1, 1998) to reflect appropriate rural road standards for the construction of new roads. The town's local road standards for construction, maintenance and improvement should protect, enhance, and preserve the aesthetic qualities such as unpaved roads, trees, stonewalls, etc. to maintain rural character.

The plan should include highway maintenance activities in consideration of stream management and water quality needs such as preserving streamside vegetation, seeding ditches, and limiting erosion. These could be incorporated into regular highway maintenance activities.

Use the Cornell Local Roads Program to assist in assessing and help the town manage local roads.

- C) The town's subdivision regulations should take into consideration methods to control future traffic congestion by reducing the number of driveways from a subdivision to an arterial road. These techniques include: restrictions on the number of driveways that are allowed from a subdivision to the arterial; use of shared driveways and/or access roads to the public roadway; setting minimum separation requirements for driveways; and requiring that the subdivided properties will have driveways entering to the lowest classification of road serving the property.
- D) Subdivision roads must be constructed to industry-accepted standards before the Town can consider assuming responsibility for the maintenance of such roads.
- E) The town shall review, develop and adopt policies detailing conditions under which private roads could be considered for inclusion in the town highway system. Said policy will be developed by the Town Board and administered by the Planning Board.
- F) The practice of designating low maintenance and seasonal roads reduces maintenance costs, limits traffic flow and permits recreational use of snow-covered roads. The seasonal road concept is consistent with the goal of maintaining rural character and should be continued.
- G) The town should continue to evaluate abandoned roads and discontinue them as town highways as appropriate. Consideration should be given to maintaining abandoned roadways for recreational uses.

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- H) One special problem will continue to be bridges. All of the public bridges in the town are now the responsibility of the state or the county. However, the town will need to be vigilant in working with those jurisdictions to set repair and upgrading priorities and to ensure that needed work is done.
- I) The Highway Committee and the Superintendent of Highways shall develop a responsible policy for communication with landowners along town roads where maintenance and improvements are planned. This communication could take place via post cards, telephone calls, personal visits or inviting landowners to come to a meeting to discuss planned work. The policy draft will be reviewed by the Planning Board and adopted by the Town Board.
- J) Within 12 months of the adoption of this plan, the Town Board shall administer a study to determine the benefits and detriments of changing the Highway Superintendent's position from an elected to an appointed position. This study shall be used to educate the public. Upon completion of the study, a public hearing shall be held.

GOAL #6: IDENTIFY AND ADDRESS THE SPECIAL NEEDS OF HAMLET (S)

OBJECTIVES:

- Designate hamlet areas and then establish their boundaries.
- Develop programs necessary for the regulation of traffic control, water quality and waste treatment.

STRATEGIES:

Higher density, hamlet style development in Gallupville, Waldenville and Shutters Corners is now limited by site conditions such as flood plains, soil characteristics, water availability and the ability to construct wastewater treatment systems. In the future, single and multi-family residences, low intensity commercial uses, service businesses, churches and schools in these areas will need to have adequate infrastructure to include waste water treatment, water supply and roads to support them.

- A) Appoint a group of citizens from each hamlet to recommend and advise the Town Board of the special needs of the hamlet to address hamlet issues. A group of residents from the hamlet(s) shall be appointed within three (3) months of the adoption of the Comprehensive Plan.

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- B) Hamlet regulations shall be developed apart from general town regulations where appropriate.
- C) Regulations related to traffic control within the hamlets shall be developed. These regulations would include traffic flow, vehicle speed, and parking.
- D) A drinking water quality/quantity/-monitoring program should be developed to help insure the health and safety of the residents. The feasibility of joining an existing municipal water supply should be explored.
- E) The Town should examine and determine the feasibility of contemporary treatment of sewage in the hamlet of Gallupville. The Town should advocate with other authorities (County, DOH, etc.) the utilization of such contemporary methods.
- F) Hamlet expansion or increased density should only be considered after extensive research of water supply and quality, as well as, waste treatment methods and capacity.
- G) Develop appropriate space requirements and facilities for the keeping of large and small animals within the hamlet. Additionally, the lawful removal and disposal of animal waste should be addressed. These regulations should be consistent and coordinated with state and county regulations.
- H) Regulations related to empty condemned/abandoned buildings within the hamlet should be developed recognizing the safety issues and negative impact on the rural character.
- I) Regulations should be developed to address activities that could impact negatively on the ability of hamlet residents to enjoy their property, health, safety, and welfare.
- J) The storage of trash, such as appliances, unlicensed motor vehicles and garbage that constitutes an aesthetic or environmental impact, or are of such concentration (visible or not visible) as to have an effect on the health, safety and welfare of the citizens should be addressed by Town Officials.
- K) The Town should work cooperatively with community groups and volunteers to re-establish the good working condition of the sidewalks in the Hamlet.

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GOAL #7: PRESERVE THE TOWN'S HISTORY AND HISTORICAL CHARACTER

- A) Promote the designation of historic landmarks that reflect the Town's cultural, social, economic, and/or architectural history.
- B) Recognize that preservation of historical resources is important to the quality of life in Wright.
- C) Work to avoid potential adverse impacts of development on historic structures including cemeteries. Ensure that the impact on historic character, landscapes, and structures is evaluated for all projects that are subject to SEQRA. Update site plan and subdivision laws as recommended in this plan to enhance review and mitigation of negative impacts of development projects on historic resources. Landowners should recognize the important historic values of cemeteries that may be located on their properties.
- D) Complete a comprehensive survey of historic resources including cemeteries and map those resources using GIS.
- E) Establish an advisory committee on historic resources in Wright that can be called upon to assist the Planning Board, Town Board or Zoning Board of Appeals in identification of historic resources and review of proposals that may impact those resources.
- F) Work with landowners and aid them in learning about and accessing the federal Historic Preservation Tax Incentives Program. This will promote community revitalization through private investment in preserving income-producing historic buildings.
- G) For publicly funded projects that come before the Planning Board, ZBA or Town Board, ensure that the Historic Preservation Field Services Bureau of the State Historic Preservation Office is involved in project review. This review process ensures that historic preservation is considered in the planning of publicly funded projects.
- H) Understand and use all State and federal laws that can help us protect historic resources. These include Section 106 of the National Historic Preservation Act of 1966 which directs federal agencies to consider historic resources in their project planning. New York State has a parallel law for state agencies in Section 14.09 of the State Preservation Act of 1980.
- I) Support and encourage placement of homes, structures and districts throughout Town on the national and state registers of historic places through the effort of the Town Historian.

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8. IMPLEMENTATION PLAN

Implementing the Comprehensive Plan will require a series of Town Board policy decisions, program initiatives, and coordination with local, county, regional and state organizations and agencies. Some actions recommended in the Plan will also require finding the funds to make things happen.

Success will be based on setting the right priorities and allocating scarce resources – people and funding – to the most important priorities. Each strategy suggested in this Plan represents a specific type of action that the Town can take. These types of actions are:

- **Capital Improvements**—any action that results in an investment and improvement in property, structures, equipment, staff or other similar items;
- **Administrative Actions**—any action that results in enhanced administration of Town functions; and
- **Establishment of programs and policies** —any action that results in establishment of a plan, activity, committee, proposal, or similar items) or regulatory (any action that results in the development of new or amendment of existing land use related laws in the Town.

The Town Board will coordinate implementation of the Plan. The Town Board should consider:

- A) Other groups and agencies that should be called upon to assist the Board when needed. Other boards, organizations, or individuals that can assist the Town Board in implementation include: i. The Planning Board ii. Town Highway Department iii. Schoharie County
 - 1. Other local organizations such as Cornell Cooperative Extension, Soil and Water Conservation District, and the Natural Resource Conservation Service
 - 2. New committees to be formed in the Town vi. Professional advisors as may be needed
- B) Coordinate Town comprehensive and functional plans with those of the county and other municipal jurisdictions. Coordinate implementation activities so that project benefits are enhanced and cost savings more likely.
- C) Promote community involvement. In order to get the work done most effectively, additional committees would be useful to help the town board.
- D) The Town Board should review the Plan every five to ten years and update or supplement this Plan as needed.

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The following actions are considered to be priorities for the Town Board to begin implementing soon after adoption. It is recommended that the Town Board review this list on an annual basis prior to the budget for the next year to determine the status of efforts as well as to identify other actions that should be implemented next.

Each action has a priority as follows:

- 1. – Accomplish within the first year after plan adoption**
- 2. Accomplish within two to four years after plan adoption**
- 3. Accomplish within five years after plan adoption**
- 4. Ongoing – this is an action that is accomplished on an ongoing basis over time**
- 5. – Accomplish within the first year after plan adoption**
- 6. Accomplish within two to four years after plan adoption**
- 7. Accomplish within five years after plan adoption**
- 8. Ongoing – this is an action that is accomplished on an ongoing basis over time**

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Action Step Recommended in This Plan	Entity to Implement with Town Board	Priority	Funding Resources Needed
Develop a new town website.	Private business assistance or volunteer	1	Yes
Provide copies of this plan to all Town Board, Planning Board and ZBA members	Town Clerk	1	Not if digital
Direct the Planning Board or a new ad-hoc committee to review and update the existing site plan and subdivision laws so they incorporate and are consistent with this Plan, including the Wright Agriculture and Farmland Protection Plan. Allocate resources if legal or other professional services are needed for this. Establish a short (<1 year) time frame for this group to draft updates to be submitted to the Town Board so the task does not take too long.	Planning Board or new Ad Hoc Committee	1	Probably for legal or other professional assistance
When the site plan and subdivision laws are updated, create a new 'code' book of all local laws. Place on web site.	Town Clerk	2	Yes

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Action Step Recommended in This Plan	Entity to Implement with Town Board	Priority	Funding Resources Needed
Evaluate the energy efficiency of town buildings and programs and seek ways to become more energy efficient.	Highway Department, Town Clerk, Professional or Government Assistance	2	Probably
Aggressively work to expand cable, cell and broadband services. Ensure new cable franchise agreements provide coverage to more of the Town.	Town Board	1	Possible, depending on program
Develop a local law that prohibits heavy industrial uses in Town as per this Plan.	Town Board	1	Yes, for legal or other professional assistance
Develop a wind tower law.	Planning Board or ad hoc committee	3	Yes, for legal or other professional assistance
Fully appoint and activate the agricultural committee to begin implementation of the Wright Agriculture and Farmland Protection Plan.	Town Board	1	No, but the Committee may need assistance to implement programs

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Action Step Recommended in This Plan	Entity to Implement with Town Board	Priority	Funding Resources Needed
Seek ways to share services with adjacent towns.	Town Board, Highway Department	0	No
Establish a recreation committee.	Town Board	3	No
Create a 5-year Highway and Capital Improvement Plan.	Town Board, Highway Committee, Highway Department	1	Possibly
Appoint a hamlet committee to explore the needs and opportunities to improve our hamlets, especially Gallupville.	Town Board	3	No
Assign the Town Historian the task to update the inventory of historic resources and create a map of these resources.	Town Board, Town Historian	3	No, Seek assistance in Mapping from County GIS Services
Update this plan every five to ten years.	Town Board	0	No

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9. APPENDICES

APPENDIX A. EXISTING CONDITIONS AND INVENTORY OF RESOURCES

1. POPULATION INFORMATION

The following information includes 2010 summary information from the United States Census, along with estimated information for 2011 and projected information for 2016.

Summary	2010	2011	2016
Population	1,539	1,517	1,520
Households	615	608	621
Families	443	433	440
Average Household Size	2.50	2.50	2.45
Owner Occupied Housing Units	544	529	539
Renter Occupied Housing Units	71	79	82
Median Age	44.1	44.1	44.9
Trends: 2011 - 2016 Annual Rate	Wright	State	National
Population Increase	0.04%	0.20%	0.67%
Households Increase	0.42%	0.28%	0.71%
Families Increase	0.32%	0.07%	0.57%
Owner H'hold Change	0.38%	0.65%	0.91%
Mdn HH Income Change	2.80%	3.54%	2.75%

Households by Income	2011		2016	
	Number	Percent	Number	Percent
<\$15,000	42	6.9%	39	6.3%
\$15,000 - \$24,999	52	8.5%	40	6.4%
\$25,000 - \$34,999	62	10.2%	46	7.4%
\$35,000 - \$49,999	113	18.6%	91	14.7%
\$50,000 - \$74,999	161	26.4%	164	26.4%
\$75,000 - \$99,999	82	13.5%	117	18.8%
\$100,000 - \$149,999	65	10.7%	82	13.2%
\$150,000 - \$199,999	17	2.8%	23	3.7%
\$200,000+	15	2.5%	19	3.1%

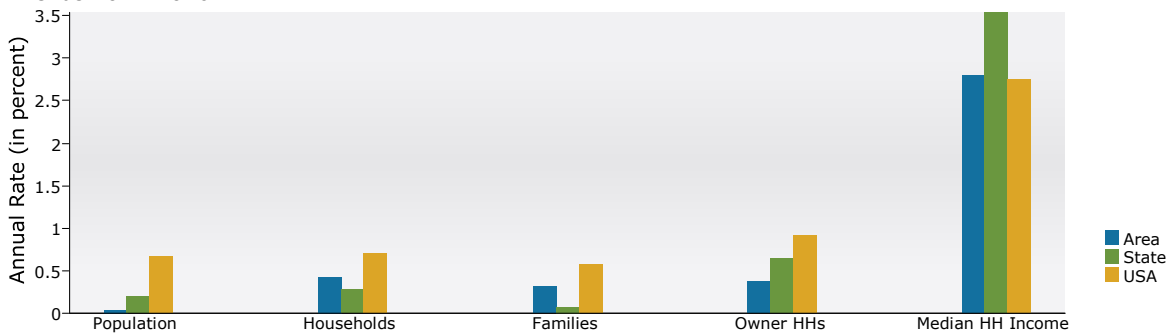
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Median Household Income	\$53,609	\$61,533
Average Household Income	\$66,786	\$77,499

Per Capita Income	\$26,925	\$31,815
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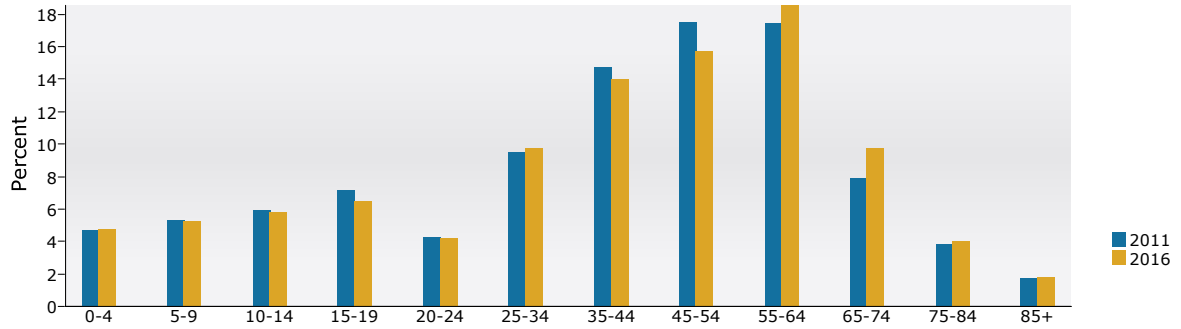
Population by Age	2010		2011		2016	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	69	4.5%	72	4.7%	73	4.8%
5 - 9	79	5.1%	80	5.3%	79	5.2%
10 - 14	94	6.1%	90	5.9%	88	5.8%
15 - 19	114	7.4%	108	7.1%	99	6.5%
20 - 24	70	4.5%	65	4.3%	64	4.2%
25 - 34	138	9.0%	144	9.5%	148	9.7%
35 - 44	229	14.9%	224	14.8%	212	13.9%
45 - 54	283	18.4%	266	17.5%	239	15.7%
55 - 64	263	17.1%	265	17.5%	282	18.6%
65 - 74	114	7.4%	120	7.9%	148	9.7%
75 - 84	59	3.8%	58	3.8%	61	4.0%
85+	27	1.8%	26	1.7%	27	1.8%

Trends 2011-2016

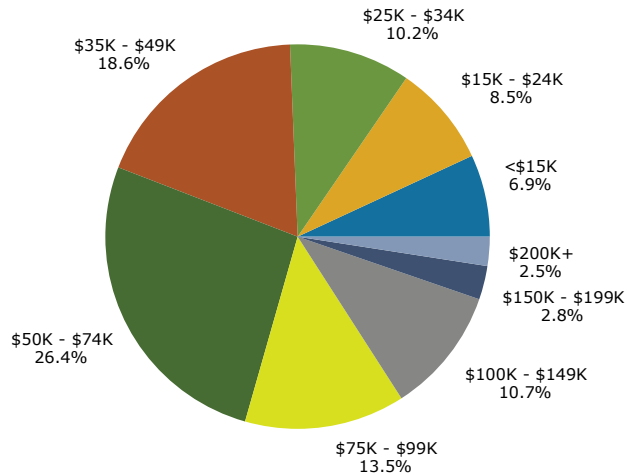


Population by Age

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2011 Household Income



Total Housing Units by Occupancy, 2010

Total	675	100.0%
Occupied Housing Units	615	91.1%
Vacant Housing Units		
For Rent	4	0.6%
Rented, not Occupied	0	0.0%
For Sale Only	5	0.7%
Sold, not Occupied	8	1.2%
For Seasonal/Recreational/Occasional Use	28	4.1%
For Migrant Workers	0	0.0%
Other Vacant	15	2.2%
Total Vacancy Rate	8.9%	

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Households by Type		
Total	615	100.0%
Households with 1 Person	129	21.0%
Households with 2+ People	486	79.0%
Family Households	443	72.0%
Husband-wife Families	373	60.7%
With Own Children	129	21.0%
No Spouse Present	70	11.4%
With Own Children	33	5.4%
Nonfamily Households	43	7.0%
All Households with Children	181	29.4%
Multigenerational Households	22	3.6%
Unmarried Partner Households	43	7.0%
Male-female	40	6.5%
Same-sex	3	0.5%
Average Household Size	2.50	

2. NATURAL RESOURCES

Public input has established that long-term protection of vistas and scenic overlooks, water quality and quantity, open spaces, steep slopes, streams, wetlands, and the many natural features that contribute to the environment and character of Wright is desired. Town residents highly value the clean water and air in Wright and recognize the importance our limestone bedrock and groundwater aquifers play in our well-being.

This Comprehensive Plan is established to help the Town of Wright reach its community goals. These goals were based on community input that established a consensus on what the desired future should be. The goals reflect resident's desire for maintenance of an environmentally healthy landscape as well as preservation of our rural, small town character and agricultural activities. The Town has a unique set of environmental characteristics that contribute to these and are described in this section.

Since the Plan was amended in 2008, new concerns have arisen over potential industrial and heavy industrial activities related to high volume hydrofracking for natural gas and construction of supportive pipelines, compressor stations and other facilities to support that activity. These activities have been evaluated and compared to the environmental quality of the Town of Wright and the values we place on these resources. As such, the Town finds that such activities could

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threaten our vision and our ability of the Town to reach the community goals that have been established in comprehensive plans since 1995.

To address these concerns, the Town reviewed the 2008 Comprehensive Plan for guidance and determined that additional information was needed on specific natural and cultural resources of importance in Wright to more fully document and locate important and sensitive environmental resources.

This section contains an updated, detailed profile and inventory of Wright's resources. It is intended to augment and be incorporated as part of the Town's adopted Comprehensive Plan. Resources determined to be critical in Wright include the following:

A. Water Resources

Includes: surface water bodies, groundwater aquifers, floodplains, streams and stream corridors, wetlands, and floodplains.

Role of Resource: The Town of Wright recognizes that most ecological and economic systems (such as for agriculture, provision of drinking water, recreation, and wildlife habitats) are all dependent on adequate sources and quality of water. In Wright, groundwater aquifers are the source of drinking water for all residents. Groundwater's importance cannot be overstated. High quality water sources are critical to achieve goals 1, 2 and 3. Water quality is currently good to excellent. However, there is a strong connection between land uses and groundwater due to the presence of limestone bedrock throughout two thirds of the Town. See Karst Section.

Threats: Certain land use activities can adversely affect the health of water bodies, impairing their current and potential economic and environmental functions. Threats to local surface water include both point source pollution and nonpoint source pollution (originating from construction, agriculture, parking lot and street runoff, stormwater runoff, on-site wastewater systems, and commercial, industrial, and residential activities). Increases in impervious surfaces in watersheds prevent the natural recharge of groundwater. Building in floodplains and removal of stream side vegetation results in loss of habitat and increased risk of erosion and flooding. Groundwater resources can be impaired by surface pollution as well as by water withdrawals. Groundwater resources are especially vulnerable in the limestone (Karst) areas of the Town of Wright due to the porous nature of the rock.

Reference Map: See wetlands, hydrologic group map, environmental constraints, waterway setbacks, floodplains, and critical environmental areas.

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Surface Water

Surface water in the Town includes all ponds, streams, creeks, springs and wetlands. There are no significant naturally occurring ponds or lakes in the Town. There are many manmade ponds, the largest being Echo Pond (also known as Westfall's Pond). The most prominent surface water systems in the Town are the Fox Creek and Kings Creek and their tributaries. Both streams are classified and protected by the NYS DEC. Fox Creek is classified as an A/B and C stream, depending on its location. From the bridge in Gallupville towards the town line, Fox Creek is designated as a Class A stream. Most of Fox Creek is a (C) stream. DEC sampling over the past decade has not found any major issues or pollutants except for some minor stream bank erosion and sedimentation. Fox Creek is a supplemental water supply for the Village of Schoharie. Fox Creek is also the discharge point for much of the groundwater coming from the limestone areas of the Town. Kings Creek is an important trout stream and also serves as a groundwater discharge. Its main stem is classified as a C(t) stream which means its highest use is classified to support trout. Kings Creek tributaries are classified as (C) streams. Echo Pond is also classified as a (C) water body.

Wetlands are among the most biologically diverse habitats in Town. They form where the water table is near the surface of the ground, or where ground water seeps up to the surface. Each wetland, regardless of its size, has its own unique characteristics depending on topography, depth of water, duration of wetness in the growing season, and soils. Wetlands serve many important functions including storage of flood waters, sediment and pollution control, habitat, and recreation. Some wetlands also store water and release it slowly to the groundwater.

The Town has several deep water wetlands, swamps, shrub swamps, and wet meadows. Twelve wetlands in the Town are designated as NYS DEC protected freshwater wetlands. The US Army Corps of Engineers, through Section 404 of the Clean Water Act also has jurisdiction of all wetlands, regardless of their size in Town. Many of the Town's DEC regulated wetlands are in the Westfall and Ostrander Roads area.

Each pond, stream and wetland in the Town is part of its own watershed or sub-watershed. All runoff from rain or snowmelt flows in a watershed to a surface water body. The many smaller watersheds of the Town join to form a large watershed, contributing to the Schoharie Creek. Additionally, all of the Schoharie Watershed system is part of the much larger, Mohawk River Watershed.

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Ground Water

Groundwater is the primary source of drinking water in the Town. There are no municipal drinking water systems or treatment plants. Groundwater is accessed via drilled wells or springs, although many older homes have dug wells. There are also numerous artesian springs where groundwater is forced to the surface under pressure. Wells range from 50 to over 1,000 feet in depth. Some groundwater supplies have traces of salt, methane gas or sulphur. All of these water quality problems can be partially or wholly treated.

Surface water can flow into, or come from, groundwater which eventually re-emerges as surface water. Springs, seeps and wetlands are common places where groundwater returns to the surface. These are all classified as discharge areas. Likewise, many surface water bodies contribute water to groundwater. Any location that allows water to easily seep into the ground is groundwater recharge area. During times of drought, when there is little runoff to fill streams and rivers, some water can still be seen flowing in the streams and creeks of the Town. This water is actually groundwater being discharged into the stream. This interconnection between surface water and groundwater has important implications for water quality in the Town.

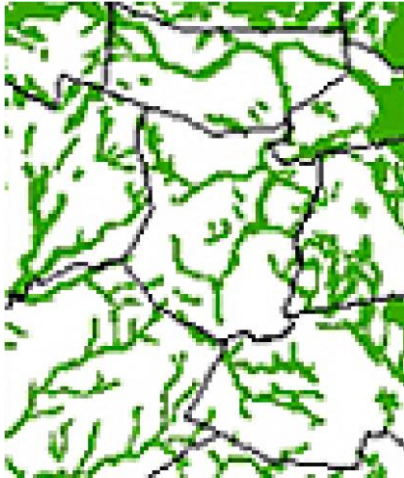
Groundwater can easily be contaminated from human activities. Contaminated water can enter the ground by seepage through soils, surface water bodies, or directly through cracks and crevices in limestone rock. The Town has a unique groundwater system due to the nature of the limestone underlying about two thirds of the Town. Because the limestone has numerous cracks and crevices, there are many direct routes, or conduits, for surface water to reach groundwater. Thus, any activity that pollutes the land surface can easily pollute groundwater.

Due to the nature of the limestone geology, it is nearly impossible to determine exactly where, and how much, groundwater there is. It is likely that many wells in the karst area draw water from the same water source. One well may therefore affect the quantity and quality of others. There have been instances in the Town where newly drilled wells have depleted water supplies of established wells nearby. Additionally, pollution entering groundwater can affect wells and springs at significant distances away.

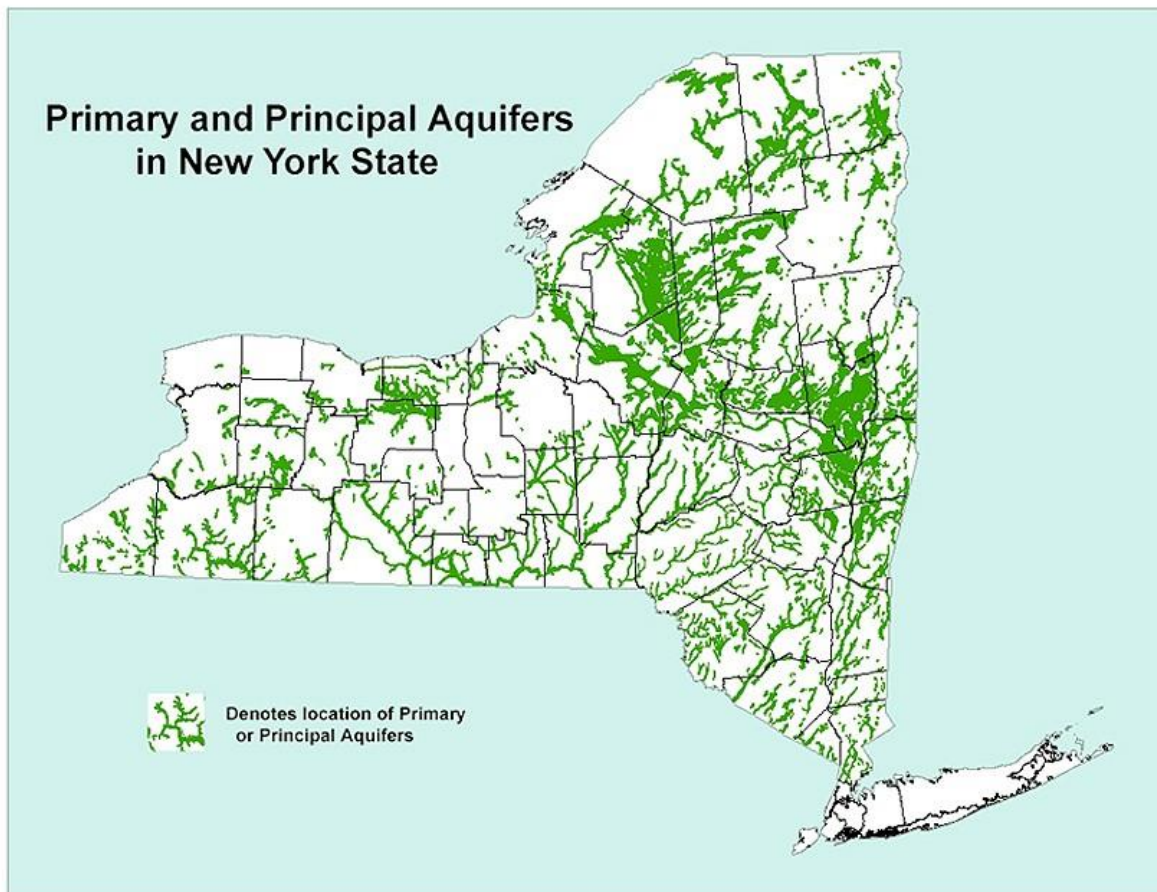
Principal Aquifers

New York State has classified and mapped both primary and principal aquifers. New York State defines principal aquifers as "aquifers known to be highly productive or whose geology suggests abundant potential water supply, but which are not intensively used as sources of water supply by major municipal systems at the present time". In Wright, there are no primary aquifers, but there are principal aquifers (see map and box below). The principal aquifer is associated with Fox Creek.

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The difference between a principal and primary aquifer is discussed in the New York State DEC Technical and Operational Guidance Document 2.1.3 of October 23, 1990. In particular, the Technical and Operational Guidance Document states “In regard to the ability to yield water to wells, there is intended to be no difference between a Primary Water Supply Aquifer and a Principal Aquifer. The only difference is that one is used intensively now, and the other is not. The Principal Aquifers are, in effect, the potential Primary Water Supply Aquifers of the future. Water supplies in the principal aquifer in the Town of Wright could prove to be an important future water source for the Town residents.



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Unconsolidated Aquifers

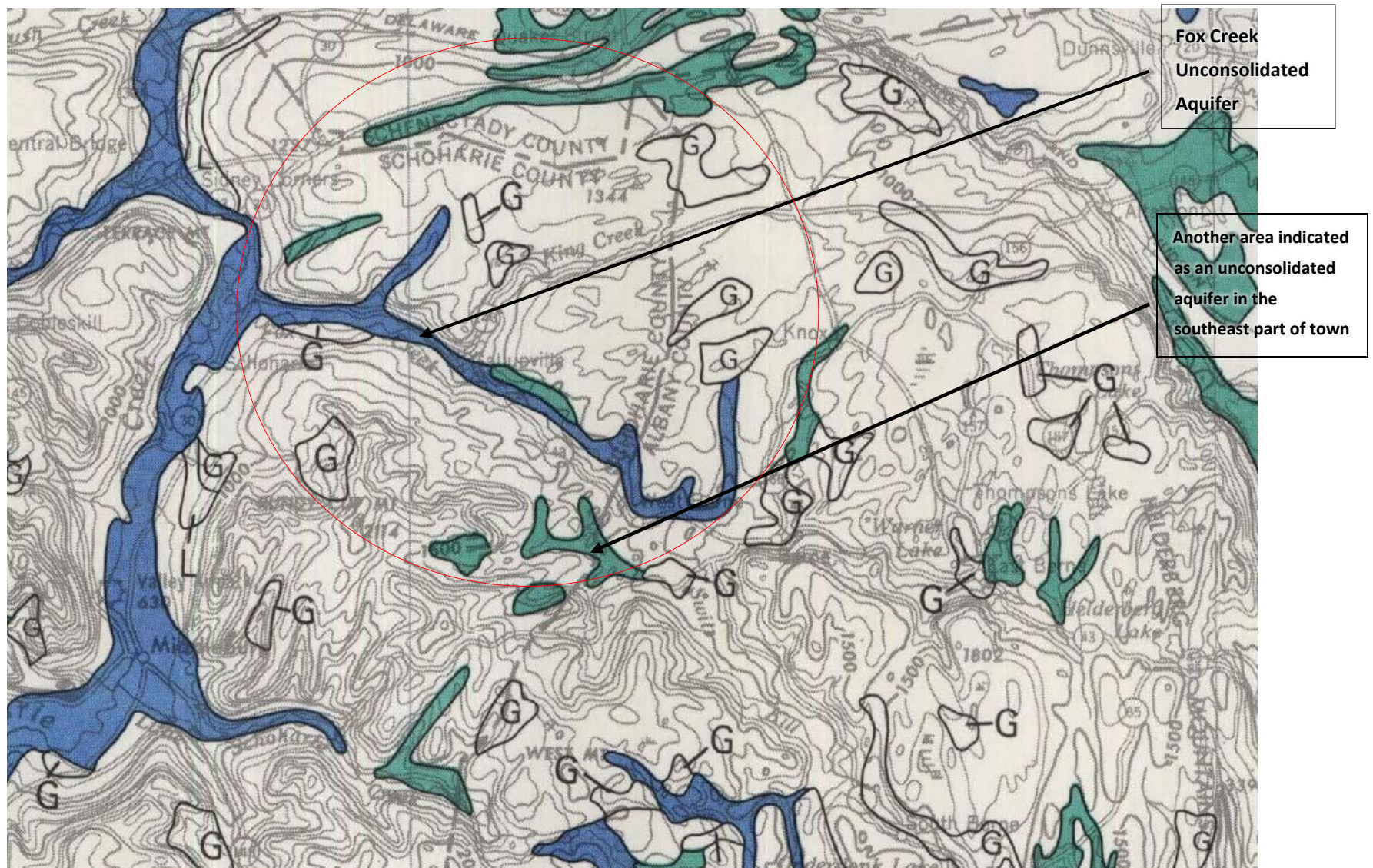
The NYS DEC Unconsolidated Aquifer map (at a scale of 1:250,000) shows the general location of known unconsolidated aquifers in Wright. It is important to note that generally groundwater can be obtained in any location. This map represents general areas, and any well yield must be determined on a site-by-site basis.

The area shown in green on the map below represents unconfined aquifers consisting of coarse, granular materials, and these typically yield high quantities of water. In Wright, the major unconsolidated aquifer is associated with Fox Creek. This area can yield greater than 100 gallons per minute and this area has the highest potential for water. Another mapped unconsolidated aquifer is along Abrams Road on the Zimmer property. Areas on the map marked as a "G" are sand and gravel areas of unknown thickness and have lower yields. Areas marked as "L" are lacustrine areas associated with streams and have fine to medium sand deposits that probably yield less than 10 gallons per minute. Because of the geology of the area, different places in Wright have different well yields.

Since January 2000, NYS DEC has required water well logs to be filed. Fourteen logs have been filed for the Town of Wright in that time. Well depths from these 14 records range from 45 feet to 722 feet with an average depth of 270 feet. Rock depth ranges from 2 feet to 190 feet, with an average of 49 feet, and water yields range from 0 gallons per minute to 50 gallons per minute (GPM). The average yield is 8.82 GPM, but of the 14, six have yields less than 5 GPM.

The best yields came from areas along Doctor Road, Sellick Road, Factory Street, and along Route 146. The worst yields came from the areas of Dugan Hill Road and Pannis Road.

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Karst Aquifers

Groundwater in unconsolidated aquifers is not the only geological resource of importance in Wright however. A significant part of the Town is dominated by limestone bedrock. Limestone rock can be easily eroded due to acid conditions and a complex system of cracks, crevices, conduits, tunnels or caves can form.

“Karst” is a term used to describe topography that has developed as the result of the dissolving action of water on soluble rocks such as limestone. Common characteristics of karst include pits, sinkholes, sinking streams, springs, caves, and complex subsurface drainage systems.

Different layers of bedrock have different hydrogeologic (water) characteristics. Some rock layers are not important aquifers (Brayman Shale and Cobleskill Limestone). Others are important because springs form where rock layers contact overlying limestone. The Manlius and Coeymans limestones have many typical karst features such as enlarged conduits, joints, cracks, fissures, and sinkholes. The Becraft Limestone is the layer where major caves form and water is readily transmitted through large joints and channels. The next layers – Schoharie, Carlisle, Esopus and Oriskany Sandstone are not considered important aquifers but can have moderate yields of water averaging about 8 gallons per minute. The Onondaga Limestone contains water in large cracks and has the highest water yields.

Limestone geology means that surface land uses highly influence groundwater supplies and quality. Passageways through the limestone allow surface water to flow rapidly to the aquifer, often unfiltered by soils. Water flowing through a limestone system often has no ability to be filtered and purified by soils and thus surface water can be quickly diverted into underground routes. Risks to both drinking water supplies in the area as well as to the springs in the Village come from a broader, but still undefined, region. Risks include, but are not limited to pollution from road salt, spills, leaking underground tanks, sewage or animal wastes, industrial uses, and agriculture as well as from changes to surface/underground water flows from private or public water usage.

As a result, many serious groundwater contamination problems have developed in karst terrains in the United States due to poor planning. Chemical contamination of a karst aquifer is particularly serious not only because polluted water can easily enter wells used for drinking water, but also because certain chemicals can be absorbed into the limestone and continue to contaminate water supplies for years. Gas and other fuels that enter karst systems can produce fumes, which have been known to enter homes where they can be a health and fire hazard.

Infiltration of contaminants is more likely to occur where little or no soil exists above the limestone, or where the soil is highly porous. Karst terrains are not suitable for hazardous waste

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sites, landfills, salt piles, uses with large sewage or waste streams, or for the storage, use, or disposal of other potentially harmful wastes that could be rapidly transported long distances underground.

Because Town residents depend on aquifers, Wright must carefully plan for appropriate land uses that could adversely impact water supplies. Aquifers can be negatively impacted in many ways. Because aquifers are replenished by the infiltration of surface water, impervious surfaces (pavement from roads or parking lots, roofs, building footprints, etc.) decrease recharge areas and threaten aquifers by stopping infiltration of precipitation and surface water through the soil.

Further, any contaminant contained in or near an aquifer, and/or its recharge area may potentially contaminate the aquifer. Potential contaminants include bacteria and pathogens leaching from septic systems; gas, salt and oil washed from parking lots; fertilizers; pesticides; hazardous or toxic waste spills; and petroleum or oil leaking from underground storage tanks. Other threats to groundwater include water withdrawal at unsustainable rates. When water is withdrawn at a rate faster than it is recharged, the aquifer can be depleted. Generally, this occurs when too many wells withdraw water from an aquifer.

Once degraded, an aquifer can become unusable, and oftentimes remediation is not technologically or economically feasible. Moreover, because of groundwater and surface water interactions, contamination in an aquifer may eventually contaminate surface water as well⁴.

Flood Plains

While the Fox Creek and its tributaries usually appear fairly calm and steady, there have been times when stream banks have been overrun as the watercourse expanded. Flooding can be caused by unusual conditions upstream, extraordinary storms, or ice dams. Though such flooding may appear to occur infrequently, it does pose a threat to health and safety as well as to the expense to both immediate and downstream property owners. In 2011, Hurricane Irene and Tropical Depression Lee caused major flooding along the Fox Creek, Kings Creek and many tributaries.

Most of the Fox Creek valley is subject to flooding. This valley is a relatively narrow area, following NYS Route 443 throughout its entire length through Town. Only the Fox Creek has a FEMA mapped floodplain, as shown on the Environmental Constraints Map – Severe. These are

⁴ See the Groundwater Geohydrology study for a full description of the karst aquifer in Wright.

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designated 'A'; This is a special flood hazard area subject to inundation by the 100-year flood. There is a small part of the Fox Creek valley mapped as 'AE' – which is also the 100-year flood area, but this was included as part of a Flood Insurance Study. The Fox Creek floodplain, as shown on the map

Together, floodplains, wetlands, stream banks and lands directly adjoining streams make up the stream corridor, or “riparian area”. These are important habitats in Wright, and are often critical wildlife travel corridors, natural links between different habitat types, and intricately tied to the ecological health of the stream itself. These areas have high species diversity and biological productivity. Most fish and wildlife depend on riparian areas in one way or another for their survival, and loss of riparian habitat has been associated with dramatic declines of fish and wildlife populations.

Wetlands

According to the New York State Department of Environmental Conservation (DEC), “Freshwater wetlands are those areas of land and water that support a preponderance of characteristic wetlands plants that out-compete upland plants because of the presence of wetlands hydrology (such as prolonged flooding) or hydric (wet) soils. Freshwater wetlands commonly include marshes, swamps, bogs, and fens.” Wetlands such as swamps and marshes are often easily recognizable, but some wetlands, such as forested wetlands and wet meadows, are not obvious because they are dry during part of the year.

Wetlands are a critical component of natural ecosystems and provide a variety of benefits such as:

- filtering harmful toxins, nutrients, and sediment from surface and stormwater runoff;
- storing floodwaters and reducing the magnitude of flood events; and
- providing valuable habitat for a diverse array of flora and fauna, including many rare, threatened, or endangered species.

Wetlands are also associated with recreational uses such as bird watching, hunting, and fishing, all of which provide direct economic benefits to the Town.

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B. Land Resources: surface geology, slope, topography, and soils.

Includes: steep slopes, soils, surface geology, and subsurface geology, including the limestone areas of the Town.

Role of Resource: The Town recognizes the role soils and topography play in Wright. Since agriculture is a significant land use and economic activity in the Town, soils that support profitable farming are critical to preserve. Prime soils and soils of statewide significance are those that allow farmers to get the highest yields with the least amount of expense for fertilizers and soil preparation. See Town of Wright Agriculture and Farmland Protection Plan for more discussion of farmland soils.

Topography and slope are also very important to Wright because they are a significant part of the landscape and thus important to defining the character of the Town. Land use in areas with limestone bedrock must be carefully planned due to surface risks to groundwater and subsidence of land. Much of the Town is wooded, and many of these areas have steep slopes. These lands are critical to the biodiversity and environmental health of the Town.

Protection of these resources is critical to achieve goals 1,2 and 3.

Reference Maps: Slopes, Soils (Included already in Adopted Agriculture and Farmland Protection e Plan), Agricultural Uses (Included already in Adopted Comprehensive Plan), Soil Maps

Threats: Loss of farmland soils can adversely affect the ability to maintain profitable farming in Wright. Farming on less suitable soils also means use of additional fertilizers which could lead to water quality issues. Development on steep slopes increases the risk of erosion, and can adversely impact the visual character of the Town. Due to the presence of limestone bedrock there is a risk related to subsidence of land and water pollution. Disruption of forested steep slopes also results in further loss of forest habitats.

Slopes

Topography can have a large impact on land development of an area and can limit the type and intensity of development and land use. Steep slopes are generally defined as those greater than 15%. Above 15%, there are limitations on building and higher potential for erosion. Both the Slope map and the Environmental Constraints Map – Severe show the topographic pattern in Town. The Town of Wright has a varied topography ranging from valleys with little slope (along the Fox Creek) to very steep slopes in excess of 26% in the southern portion of Town covering Rundy Cup Mountain to Cotton Hill areas. Many steep slopes found north of Fox Creek are found along creeks and tributaries. South of Fox Creek, the topography is much more dramatic with large areas having steep slopes.

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Soils

Soils play a significant role in supporting a variety of land uses. Some soils are particularly suitable for agriculture (prime farmland soils and soils of statewide significance), others are suitable for building because they are deep and well drained, while others are wet and have severe limitations for both agriculture and residential uses. The soil maps included in this Plan and the Wright Agriculture and Farmland Protection Plan maps detail the soil conditions of the Town including hydric soils and agricultural soils. See also Appendix F of the Ag and Farmland Protection Plan for soil definitions and descriptions of soils in the Town.

Hydric soils are formed under wet conditions. While some hydric soils have been drained for agricultural uses for decades, they are still classified as hydric soils because they formed over the eons under wet conditions. In Wright, most of the hydric soils in narrow bands and valleys along the many streams and creeks in Town.

The Town of Wright contains a variety of soil types, many of which are particularly well suited for farming⁵. Prime farmlands are found throughout Town, but are concentrated in larger areas north of Fox Creek. South of Fox Creek, slopes and hydric soils result in fewer areas having prime soils. Nonetheless, there is still concentration of farming south of Fox Creek as well.

Lansing Channery Silt loam of 2 to 10 percent slope is one of the most frequently occurring soil types within the Town. Soils located in Wright that have been designated prime soils for farming are the Honeoye-Farmington Complex, 2 to 10 percent slopes, Lansing Channery Silt Loam, 2 to 10 percent slopes, Conesus Channery Silt Loam 2 to 10 percent slope, and Schoharie and Hudson Silt Loams, 2 to 6 percent slope. The Honeoye-Farmington Complex covers approximately 7 percent of the Town's area, the Lansing soil approximately 15.5 percent, the Conesus soil 0.9 percent, and the Schoharie and Hudson soil covers 1.0 percent. The Town of

⁵ *Prime farmland soils have been identified by the USDA Natural Resource Conservation Service (NRCS). Prime farmland is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops, and is also available for these uses (the land could be cropland, pastureland, rangeland, forestland, or other land, but not urban built-up land or water). It has the soil quality, growing season, and moisture supply needed to economically produce sustained high yields when managed according to acceptable farming methods. In general, prime farmlands have an adequate and dependable water supply from precipitation or irrigation, a favorable temperature and growing season, acceptable acidity or alkalinity, acceptable salt and sodium content, and few or no rocks. They are permeable to water and air. Prime farmlands flood rarely if at all and are not subject to excessive erosion or saturated with water for a long period of time.

**Soils of statewide importance for the production of food, feed, fiber, forage, and oil seed crops are nearly prime farmland and economically produce high yields of crops when treated and managed according to acceptable farming methods. Some may produce as high a yield as prime farmlands if conditions are favorable.

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Wright also contains several types of soil that have been labeled soils of statewide importance. These include the Darien Channery Silt Loam, with 8 to 15 percent slope, which covers approximately 1.7 percent of the Town and Nunda Channery Silt Loam, 3 to 10 percent slope, covering approximately 1.6 percent of the land.

Soil maps indicate that there are 380 acres of prime farmland* in the town with 285 of these acres in agriculture. There are 260 acres of soils of statewide importance**, with 150 of these acres being farmed. Although the remaining acreage may not feature soils that are of prime or statewide importance, the land is critical to the local farms as cropland, hayfields and pasture.

Surface and Sub-surface Geology

Surface geology of the Town is made up of six major types: glacial till, kame deposits, lacustrine silt and clay, outwash sand and gravel, shallow bedrock and exposed bedrock. Till has variable texture, is usually poorly drained and can be unstable on steep slopes. Kame deposits are another glacial feature and the deposits left by the retreating glacier. They are made up of course to fine gravel or sand. Lacustrine silt and clay are deposited by streams and flowing water. Outwash sand and gravel are course to fine gravel with sand. Bedrock is either shallow (1 to 3 meters below the surface), or exposed. Each of these surface geological features influences the type of land use and the environmental conditions of the area.

See the Surface Geology map. Till is the most common surface geology found in Wright. However, there are large areas of outwash sand and gravel as well. The Fox Creek valley is characterized as having both outwash sand and gravel and lacustrine deposits. These are significant water resource areas and are locations where more abundant groundwater supplies will be found. Another significant feature of the Town's surface geology is the many locations having either bedrock close to or at the surface. North of the Fox Creek, these are found in the limestone Karst areas of Town. South of the Fox Creek, exposed bedrock, or bedrock found very close to the surface is concentrated in the Rundy Cup Mountain area.

The sub-surface geology of the Town of Wright is unique in that it is dominated by limestone. The Subsurface Geology Map illustrates these geologic patterns. See also the groundwater study (Appendix ???) for more information on the geology of the Town. Ten different formations dominate in the Town. These include the Brayman Shale and Schenectady Formation, Gilboa and Hamilton Formations, Onondaga Limestone and Schoharie Grit, Marcellus Shale, Carlisle Center/Esopus Siltstone/Oriskany Sandstones, Rondout and Cobleskill Limestones, Coeymans Limestone, Becraft Limestone, New Scotland Limestone, and Manlius Limestone.

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Brayman shale dominates the northeastern corner of Town. The Gilboa/Hamilton Formations dominate the southwestern corner of Town. Just south of the Fox Creek valley, a concentration of Marcellus Shale is found. In between, the various limestone layers dominate the subsurface geology. It is within the limestone areas of the town that the many caves, sinkholes, sinking streams, exposed bedrock and other Karst features are found.

Limestone Karst is a significant natural feature that highly influences groundwater patterns in Town. See Karst Groundwater section of this Plan and the Groundwater Geohydrology Study in Appendix D for further information.

C. Ecological Resources: unique natural areas and natural heritage sites, species and habitats of importance.

Includes:

Role of Resource: Plants and animals play an important role in Wright as part of the environmental quality of the Town and contribute to the character of the area. Biologic diversity offers citizens an attractive and desirable place to live. Outdoor recreation from hunting and fishing, to bird watching is an important activity to many Town residents. The biodiversity of the area is an indicator of the health of the environment. A diversity of healthy habitats results in a diversity of plant and animal life. Residents highly value open spaces, wetlands and other important habitat areas and desire to have these important features remain. Forest ecosystems protect the quality and quantity of water supplies, clean the air, create new soil, prevent erosion, and can moderate the climate.

Information Provided to Support Goals and Actions 1 and 2.

Reference Maps: None included in Plan but see New York State Department of Environmental Conservation website, specifically the Environmental Mapper and/or the Nature Explorer mapping system, and the Comprehensive Wildlife Strategy for New York (Upper Hudson Basin).

Threats: Fragmentation of the remaining forested areas, disruption of vegetation links between streams, wetlands, and upland forested areas, water pollution, loss of habitat due to development, incompatible commercial and residential development, and invasive species.

Ecozones and Ecoregions:

New York State is divided into specific areas having similar ecological systems – called ecozones. The Town is included in two ecozones – the northern half of the Town is in Zone C – the

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Mohawk Valley ecozone, and the southern half is in Zone A – the Appalachian Plateau ecozone. According to NYS DEC, the Mohawk ecozone is described as a hilly area with moderate slopes, with elevation from 500 to 1700', soils of medium or moderately fine-textured, high lime soils on glacial till. It is dominated by Northern Hardwood natural vegetation.

The Appalachian Plateau is described as a typical plateau structured with horizontal rock formations with elevations greater than 1000'. The soils are medium textured, acid, usually fragipans, developed on glacial till, shallow and moderately well drained or poorly drained. It is dominated by oak/northern hardwood trees. NYS DEC further refines the ecology of the State and classifies areas by both ecoregion and watersheds. The Town is included in the High Allegheny Plateau Ecoregion, and in the Upper Hudson River Watershed⁶.

Habitats in Wright are dominated by open lands (active agricultural fields, croplands, pastures, old fields and fields that are reverting to shrub land and young forests) and woodland. Because agriculture is a dominant land use in the area, woodlands are often smaller in size and often fragmented (separated from larger unbroken areas of forestland) or found in isolated patches along creeks. The Rundy Cup/Cotton Hill area is a large area of unbroken forest habitat. One critical aspect to maintain biodiversity in an area is to ensure that wooded habitats are linked together. Further, connection of open lands, especially grasslands is important to maintain animal movement.

These links are often the stream corridors, wooded hedgerows, and wooded areas surrounding farm fields. Wooded stream corridors are not only crucial to maintain the ecological health of the stream, but also serve as wildlife travel corridors and allow wildlife to move within and between smaller patches of woodlands.

Woodlands should be considered 'ecological hubs' while streams, especially streams with intact wooded stream banks, and hedgerows should be considered 'ecological links'. Both are vital to maintaining a strong biodiversity of the area. Forest habitats contribute to the replenishment of groundwater sources, trees clean air by using carbon dioxide, are important wildlife habitats, and also contribute to the aesthetics and quality of life in the Town.

Birds:

New York State DEC has completed a statewide bird atlas. This is an inventory of breeding birds. Two have been conducted: in 1980 and then repeated in 2000. The Town of Wright is included in that census and is included in about 6 breeding bird census blocks. The number of bird species found in the area ranged from 71 to 79 different bird species. Habitats required for these species

⁶ For more information on wildlife species and habitats in the Upper Hudson Basin, see the Comprehensive Wildlife Strategy for New York State developed by the NYS Department of Environmental Conservation.

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range from wetlands (required by the wood duck, for example), to larger forested patches (used by the scarlet tanager that requires at least 25 acres of unbroken forest). Some species are common in yards and around farms (house finch, for example), while others require grassland habitats (bobolink and meadowlark, for example).

The Breeding Bird Census lists the legal status of bird species. All songbirds have protected status, but in Wright, several species are also listed by New York State as threatened and special concern. One species is listed as threatened species: Northern Harrier. Two other bird species are listed as species of special concern: Sharp-shinned Hawk and Coopers Hawk.

Other information about plant and animals species can be found through the New York Natural Heritage Database. The New York State Natural Heritage Program is a partnership between the New York State Department of Environmental Conservation and the Nature Conservancy. Their role is to facilitate conservation of rare animals, plants and nature ecosystems. They keep a database of New York plants and animals. According to the Natural Heritage Database, the following birds included in the Breeding Bird Atlas are found in the Town of Wright:

Mammals: There is no official inventory of mammals in the Town.

Fish, plants, insects and other species: The website atlas.nyflora.org lists 405 native plant species inventoried in Schoharie County. Of those, 171 have a listed status (endangered, threatened, or special concern). It is possible that some of these species are found in Wright. There is no official inventory of insects in the Town.

D. Agricultural Resources

See the adopted Town of Wright Agriculture and Farmland Protection Plan for full details, inventory, and maps.

E. Historical Resources:

Role of Resource: Wright residents highly value the community character of the Town. In addition to the physical natural resources and agricultural land activities, the historical resources are highly valued and influence the our community character.

Information Provided to Support Goal 7 and 9.

Reference Maps: Archeological Sites (From NYS SHPO)

Threats: Loss of historic buildings and landscapes can change the culture of the Town and the community and visual character.

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Historical Locations in Town:

There are many historic structures and barns found throughout the Town of Wright. Some of these are formally listed on the State and National Historic Registers. The following properties are included by the State Historic Preservation Office list as individual structures on the historic register:

- Methodist Church on Factory Street
- The Gallupville House on Route 443
- The Gallupville Lutheran Church on Route 443
- The Johannes Becker Stone House on Murphy Road
- The Becker Westfall Brick House, Shutters Corners

New York State Heritage Area:

All of Schoharie County is included in the Mohawk Valley Heritage Area. New York State has designated heritage areas to identify significant natural, historical and cultural resources, as well as the people and programs that keep these resources vital. Eighteen specific areas statewide have been designated as a Heritage Area. The Heritage Area System is a state-local partnership established to preserve and develop areas that have special significance to the State. According to the Heritage Development Resource Guide published by New York State, state recognition as a Heritage Area provides prestige and an official “imprimatur”⁷.

The Mohawk Valley Heritage Area is described by New York State as “ the dramatic landscapes of the eight Mohawk Valley counties are layered with centuries of history, from Iroquois encounters with fur traders and missionaries, through European settlement, colonial wars, the Erie Canal, and industrialization.”

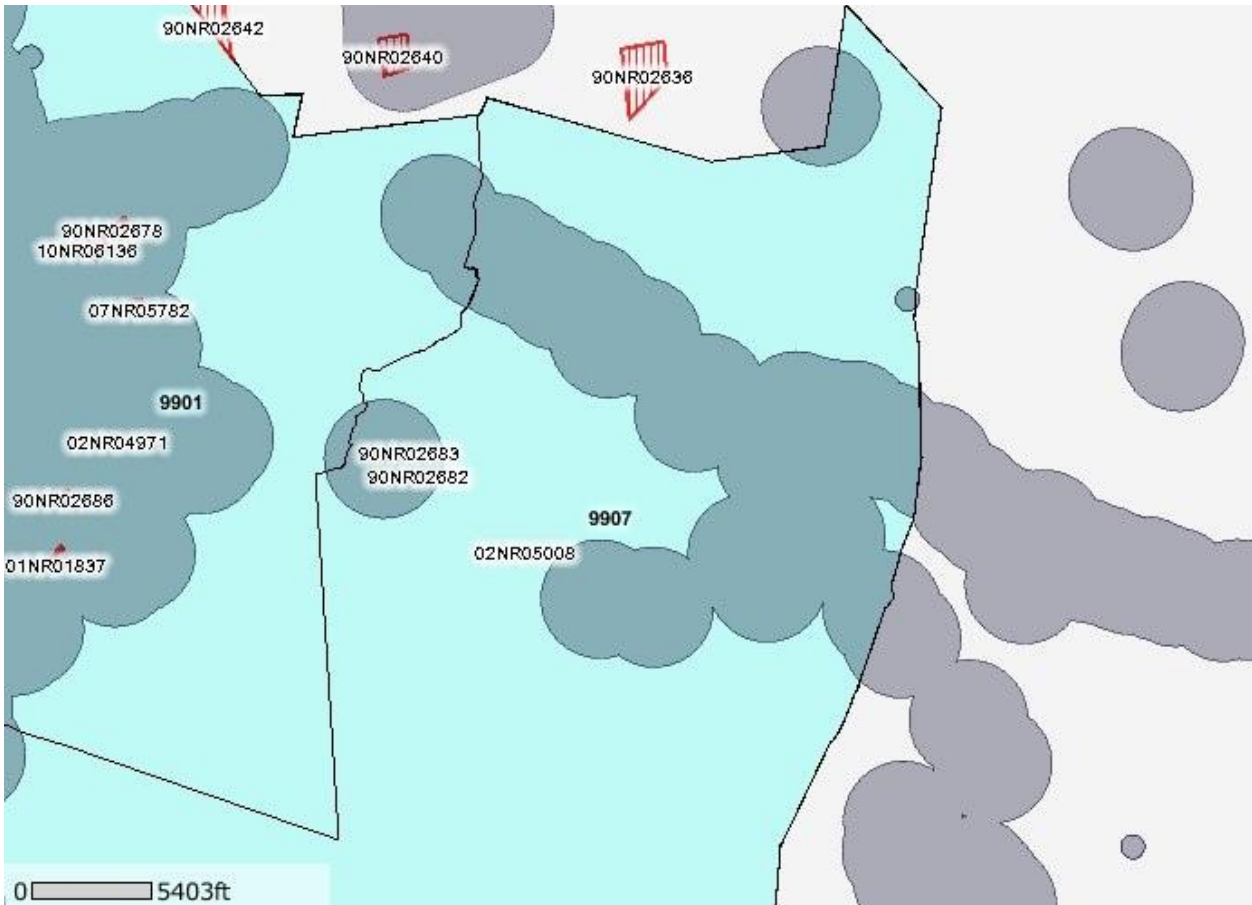
Archeological Resources:

The New York State Historic Preservation Office maintains a list of archaeologically sensitive sites throughout New York State. This information does not indicate the specific location of an archeological resource, nor does it identify specifically what the resource is. It does, however, show areas of sensitivity. These are areas where the Town should pay particular attention during any SEQRA process to ensure that proposed land uses do not negatively impact these

⁷ Imprimatur means sanctioned or approved.

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archaeological resources. There are at several areas designated as archaeologically sensitive. These are concentrated in the Fox Creek valley. Specific records of what makes each of those locations sensitive is available from the New York State Historic Preservation Office, but is not available from their online resources.⁸ The figure below shows archaeological sensitive areas as mapped by New York State.



⁸ The Archeological Sensitivity Maps used for this Plan are general in nature. They come from the SHPO website and show New York State defined areas where archeological resources are predicted, or that are locations included in the SHPO Archeological files and the New York State Museum Archeological files. The exact locations are not displayed on the SHPO website because they are protected from disclosure by Section 304 (16 USC 4702-3) of the National Historic Preservation Act of 1966 and Section 427.8 of the implementing regulations for the State Historic Preservation Act of 1980. This information can only be accessed directly at the State Historic Preservation Office in accordance with the SHPO's Policy on Access to Files, Data, and Information.

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APPENDIX B. TOWN OF WRIGHT SURVEY RESULTS

Town of Wright Survey

Demographics:

- 1.) How many years in total have you lived in the Town of Wright? Average: 25.75 years
- 2.) How long have you lived at your personal address? Average: 21.51 years
- 3.) How would you describe your residence? 377 Year Round 9 Seasonal
- 4.) How would you describe your current place of residence? 48 Hamlet 319 Rural
- 5.) Which of the following best describes your present home?
- | | |
|---|--------------------------------------|
| a. Single family detached <u>340</u> | d. Mobile home in park <u>0</u> |
| b. Two family building <u>13</u> | e. Mobile home not in park <u>17</u> |
| c. Three family building or more <u>3</u> | f. Other (please specify) <u>8</u> |
- 6.) Do you rent or own the home in which you live? 9 Rent 365 Own
- 7.) How large is the property your home is on?
- | | |
|-------------------------------|----------------------------------|
| a. Less than 1 acre <u>53</u> | c. 3-20 acres <u>150</u> |
| b. 1-3 acres <u>73</u> | d. more than 20 acres <u>101</u> |
- 8.) Approximately how old is the housing structure in which you live?
- | | |
|-------------------------------------|---------------------------------------|
| a. Less than two years old <u>8</u> | e. 21-50 years old <u>101</u> |
| b. 2-5 years old <u>13</u> | f. 51-100 years old <u>44</u> |
| c. 6-10 years old <u>18</u> | g. More than 100 years old <u>117</u> |
| d. 11-20 years old <u>72</u> | h. uncertain <u>6</u> |
- 9.) Please indicate where you work:
- | | |
|-------------------------------------|---|
| a. Not currently employed <u>97</u> | d. Albany County <u>110</u> |
| b. Schoharie County <u>66</u> | e. Other (please specify) <u>62</u> |
| c. Schenectady County <u>34</u> | *many who put "other" are retired or unemployed |
- 10.) How many miles one-way do you drive to work?
- | | |
|--------------------|---------------------------|
| a. 0-10 <u>95</u> | c. 21-30 <u>82</u> |
| b. 11-20 <u>53</u> | d. more than 30 <u>61</u> |
- 11.) Please indicate your primary means of transportation to and from work:
- | | |
|-------------------------------------|------------------------------------|
| a. Not currently employed <u>56</u> | d. Walk <u>13</u> |
| b. Personal vehicle <u>233</u> | f. Work at home <u>6</u> |
| c. Car pool <u>7</u> | g. Other (please specify) <u>6</u> |
- 12.) In what year were you born? Average: 1953.10
- 13.) Sex: a. Female 185 b. Male 188
- 14.) What is your primary occupation?
- | | |
|-------------------------------------|-------------------|
| a. Local/State Government <u>43</u> | k. Legal <u>1</u> |
|-------------------------------------|-------------------|

b. Construction/Building Trades 20
 c. Forestry/ Agriculture 9
 d. Manufacturing 15
 e. Retail 19
 f. Education 27
 g. Health Care 28
 h. Dining/Hospitality 1
 i. Other Tourism service 2

l. Accounting 1
 m. Finance 4
 n. Computer/ High Tech. 7
 o. Other business services 10
 p. Homemaker 11
 q. Unemployed 10
 r. Retired 92
 s. Other (please specify) 54

Community Character:

15.) How would you describe the quality of your physical surroundings and residence?

	Very good	Good	Fair	Poor	Very poor	No answer/other
a. air quality	225	123	23	9	3	1
b. drinking water	146	128	66	24	14	4
c. water quality	134	142	65	26	10	5
d. water color	153	145	56	14	9	5
e. water odor	122	122	70	44	18	6
f. ability to find water when drilling well	137	111	41	27	17	45
g. well water capacity	152	147	47	20	7	24
h. taste	109	128	75	34	17	23
i. noise	119	139	57	18	9	44
j. odors	123	169	50	19	15	30
k. visual or scenic quality	225	108	23	6	11	13
l. trees/vegetation/greenery	247	116	12	1	1	9
m. open space	230	109	32	2	3	10
n. drainage	116	154	84	24	5	12
o. compatibility of land use	139	165	48	5	0	29
p. pollutants	118	156	57	9	2	44

16.) Should the town allow or not allow each of the following types of residential development?

	Encourage	Allow	Discourage	Not allow	Neutral	No opinion	Other
a. housing in hamlets	112	168	34	21	17	13	17
b. single family residences on several acre plots	121	197	24	14	5	5	1
c. mobile home parks	12	70	100	168	15	10	3
d. townhouses and duplexes	34	143	64	91	30	10	6

e. apartment buildings	23	101	94	116	30	5	2
f. apartment complexes	19	76	106	145	20	8	4
g. senior citizen housing	85	202	24	31	21	9	6
h. subsidized housing	18	94	100	113	29	10	4
i. cluster housing	71	112	65	91	23	8	8
j. individual mobile homes	18	161	76	87	24	7	5
k. other	6	1	0	10	2	12	348

17.) Should Wright develop a category or categories of businesses not subject to site plan review?

a. Yes 83 b. No 259 If so, what? 72 answers

18.) Do you operate a home-based business in Wright? a. yes 48 b. no 331

19.) If yes, is it a primary occupation or supplemental to another job?

21 a. Primary b. Supplemental 26

Please describe your home business: 41 responses given

20.) How would you best describe housing growth in the Town of Wright?

a. Much too slow 18 d. A little too fast 70
b. A little too slow 41 e. Much too fast 28
c. Just right 190 f. Other comments: 22 responses given (concerns over lack of planning)

21.) How should the Town respond to future residential growth?

a. Encourage growth 89 c. Maintain constant growth 122
b. Limit growth 158

22.) How do you feel about the town's land use and lack of zoning regulations?

a. Too restrictive 34 b. Generally okay 207 c. Too lenient 114 (other – 1)

23.) Should the current minimum lot sizes (3 acres) increase, decrease, or remain the same?

a. Decrease substantially 19 d. Decrease somewhat 62
b. Increase somewhat 58 e. Decrease substantially 18
c. Remain the same 212

24.) Should the current lot sizes near you increase, decrease or remain the same?

a. Increase substantially 30 d. Decrease somewhat 42
b. Increase somewhat 47 e. Decrease substantially 15
c. Remain the same 233 (other – 3)

25.) What are the circumstances where lot size should be different? 169 responses given (most common: farms = bigger; hamlet/clustered = smaller)

26.) Over the next 20 years, how would you like to see the town population change?

a. Increase greatly 15 d. Decrease somewhat 11
b. Increase somewhat 228 e. Decrease greatly 3

c. Remain the same 117

(other – 2)

27.) How important is it for the Town of Wright to review the impact of development on the following?

	Very important	Important	Not important	No opinion	No answer/other
a. aquifers/recharge areas	223	101	12	30	4
b. hillsides and ravines	185	123	29	29	6

28.) How concerned are you about the amount of development occurring in neighboring townships?

a. Very concerned 79

c. Not concerned 123

b. Somewhat concerned 148

d. No opinion 29

29.) In order to help us better understand those things that make up town character, please list up to three aspects of Wright that you believe contribute to the unique character of the community.

a. rural setting/atmosphere

b. agriculture/farming

c. nature/scenery (3 most common)

30.) How would you rate the overall quality of life in the Town of Wright?

a. Excellent 77

b. Good 224

c. Fair 43

d. Poor 13

e. No Opinion 6 (other – 1)

31.) What do you like most about living in the Town of Wright?

a. Born or raised here 69

h. Quality of town provided services 16

b. Close to work 30

i. Affordable housing costs 78

c. Close to friends or relatives 15

j. Low taxes 5

d. Rural atmosphere 50

k. Investment 1

e. Job transfer 0

l. Location 0

f. Quality of schools 1

m. Scenery 16

g. Low crime rate 6

n. Other (please specify) 5 (28 written)

*many surveys chose multiple responses – these tallies are for one-response surveys (d, g, l, & m were the most popular answers)

32.) Should the Town encourage, allow or discourage each of the following types of non-residential development in Wright?

	Encourage	Allow	Discourage	Not allow	Neutral/undecided	No answer/other
a. individual stores	150	171	26	11	11	8
b. small shopping center	53	92	100	106	22	8
c. office building	39	109	92	100	27	10
d. professional offices	64	157	57	63	26	10
e. motel/hotel	33	85	98	122	30	9
f. industrial park	26	37	111	176	19	8
g. light manufacturing	49	133	67	100	17	11
h. heavy industry	14	37	113	188	16	9

i. warehousing	21	75	99	148	23	11
j. junkyards	5	35	107	214	13	3
k. towers	75	183	50	48	14	7
l. institutional	18	70	92	125	37	35
m. restaurant	112	218	18	16	8	5
n. bar	27	133	105	84	18	10
o. auto repair	64	244	23	21	14	11
p. agriculture	257	105	4	0	7	4
q. gas station	103	201	30	24	14	5
r. wind turbines	146	133	24	47	19	8
s. high speed internet	204	121	8	15	21	8

33.) Is there a need for the Town to provide any (or more) of the following recreation or leisure facilities? (For each facility listed, please indicate the degree of need by checking the appropriate column.)

	Strong Need	Moderate Need	Slight Need	No Need	Neutral/ Undecided	No answer/other
a. baseball/softball fields	45	82	85	104	54	13
b. basketball courts (outdoor)	41	84	75	115	48	20
c. bicycle trails	77	106	67	83	37	13
d. conditioning/exercise trails	67	93	74	97	39	13
e. football/ soccer fields	28	61	73	148	51	22
f. handball/racquetball/squash courts	20	44	56	181	62	20
g. trail systems	84	110	63	76	38	12
h. ice skating rink (outdoor)	41	81	83	118	42	17
i. neighborhood parks	53	100	82	90	35	22
j. picnic facilities	58	112	83	84	28	17
k. picnic pavilions	51	101	80	95	30	25
l. playground facilities	65	111	81	71	31	23
m. senior citizen facilities	75	132	84	52	24	15
n. swimming pools (outdoor)	35	46	61	185	36	19
o. tennis courts	31	83	78	134	36	20
p. youth center	63	92	61	109	38	19
q. other	9	3	2	12	17	339

Highway/Infrastructure:

34.) Should the Town protect the following to enhance the Town's rural character?

	Strongly agree	Agree	Disagree	Strongly disagree	No opinion	No answer/other
a. winding roads	148	137	47	14	27	9
b. stonewall fence boundaries	188	132	17	11	28	6
c. unpaved roads	120	76	84	64	29	9
d. tree lined roads	206	135	13	8	19	6

35.) Should certain roads in the Town of Wright remain unpaved?

Yes 183 No 153 If yes, which ones? _____

36.) Are there unpaved Town roads you think should be paved?

Yes 139 No 167 If yes, which ones? _____

37.) Should private roads common to a major subdivision be constructed to town-road standards?

Yes 258 No 92

38.) Does Wright need more sidewalks?

Yes 94 No 256

39.) How important is it to restore existing sidewalks?

a. Very Important 57 c. Somewhat Important 95 e. Neutral/Undecided 52
b. Important 100 d. Not Important 69

40.) Are there roads or intersections that are hazardous for pedestrians or vehicles?

Yes 183 No 114 If yes, which ones? 443, 146, Knox-Gallupville, Abrams, Rickard, Cook, Larry Hill, Cotton Hill, and Cross roads the most common answers (155 answers)

41.) Do you have any suggestions for improvements to roads in our town, such as better signs?

Yes 142 No 169 If yes, please elaborate: better signs, lower speed limits, better visibility, and paving are most wanted changes (137 answers)

42.) How satisfied are you with the following highway/traffic safety issues:

	Very satisfied	Satisfied	Not satisfied	No opinion	No answer/other
a. speed limits	51	215	99	6	4
b. snow removal	73	226	65	8	7
c. road conditions and maintenance	55	203	102	12	7
d. town buildings	38	247	47	38	9
e. town park	28	206	49	81	15
f. other	1	3	9	16	350

43.) Does the Town have enough authority and oversight of the highway department?
 Yes 172 No 89 Why? 84 responses

44.) Should the Town establish a 10 year highway plan? i.e.) equipment, cyclic highway development, training, etc. Yes 251 No 55 Elaborate: 105 responses

45.) Should the Town establish a grievance procedure to deal with concerns regarding the highway department?
 Yes 239 No 46 No opinion 75

46.) Should the Town hire a full time highway superintendent? Yes 189 No 115
 Please explain: 126 responses

47.) Should the Town investigate combining highway services with the county or other towns?
 Yes 249 No 55 No opinion 46 Why? 123 responses

48.) Where do you think non-residential development should be located?

- | | |
|--|-------------------------------------|
| a. Gallupville <u>52</u> | f. Rickard Hill Road <u>3</u> |
| b. Route 443 East of Gallupville <u>16</u> | g. Larry Hill Road <u>3</u> |
| c. Route 443 West of Gallupville <u>27</u> | h. Anywhere in town <u>50</u> |
| d. Route 146 <u>14</u> | i. Nowhere in town <u>88</u> |
| e. Knox-Gallupville Road <u>4</u> | j. Other (please specify) <u>18</u> |

49.) What is your main concern about increasing future development in the Town of Wright?
257 total responses (unplanned/improper development; loss of rural character are the prime concerns)

Land and Natural Resources:

50.) To help us in our recommendations on how the Town should address the following concerns, we would like your perception on the following aspects:

	Very important	Important	Somewhat important	Not important	Neutral/undecided	No answer/other
a. drinking water quality	252	100	14	7	5	0
b. air quality	231	117	20	5	4	2
c. wetlands	166	115	58	26	10	3
d. farmland	254	92	19	7	4	0
e. mature forests	208	115	33	11	5	8
f. wildlife habitat	204	124	35	9	4	4
g. stream water quality	235	117	16	5	3	4
h. stream corridors	198	128	25	12	6	11
i. caves	123	114	82	41	14	6
j. scenic views	207	118	37	12	3	3
k. historic buildings	162	134	55	21	5	3
l. architectural	131	126	65	41	11	6

compatibility						
m. solid waste	188	141	32	10	5	4
n. noise	167	137	55	11	3	7
o. hazardous waste	270	73	12	7	6	3
p. other	7	1	0	1	5	366

51.) Do you have any concerns with the following issues related to your drinking water source?

	Very concerned	Concerned	Not concerned	Not important	Neutral/ undecided	No answer/ other
a. quantity	105	104	126	5	9	4
b. color	85	88	163	5	8	12
c. odor	93	116	126	5	8	13
d. pollutants	139	107	94	5	6	10
e. taste	107	110	119	5	6	14
f. other	15	15	20	3	5	303

52.) Have you experienced difficulty in finding well water during drilling? Yes 60 No 282

53.) Have you experienced reduction in well water capacity at any time? Yes 115 No 243

54.) Please select the most important environmental and natural resource issues in the Town of Wright.
(Number in order of preference 1-5)

2.57 Loss of open space (223 responses)

2.15 Ground water quality/water pollution (251)

3.20 Wildlife habitat loss (181)

3.35 Mining of stream beds (79)

2.81 Surface water quality/water pollution (199)

2.41 Loss of agricultural land (236)

2.95 Flooding (133)

3.36 Soil erosion (122)

3.49 Development on Ridge Tops (84)

3.04 Septic system failure (137)

3.23 Loss of scenic landscapes (195)

1.67 Other (9)

55.) Please indicate whether you agree or disagree with the following statements by checking the appropriate box.

	Strongly disagree	Disagree	Agree	Strongly agree	No opinion	No answer/ other
a. Each property owner has a right to use his/her land as s/he feels fit	51	103	117	96	8	3
b. Your neighbor should be able to use his/her land as s/he sees fit	52	103	124	87	9	3
c. The right to use private property should only be limited by those laws essential to the health, safety, and welfare of the community	33	45	161	119	8	12
d. There is a need to maintain undeveloped open land in Wright	23	43	146	133	23	10

e. Zoning regulations and enforcement are needed in our town	38	54	151	101	22	12
f. It would be worth paying more taxes to preserve the existing character of the town	89	100	115	38	25	11
g. Wright should develop and enforce regulations to limit, as much as possible, the number of trees cut down during construction of new homes and businesses	50	76	149	78	19	6
h. There is a need to protect environmentally sensitive areas such as steep slopes, mature forests, wetlands, creek fronts, prime farmland, etc.	28	17	159	158	13	3

56.) How important is it for the Town to consider each of the following aspects of development in Wright?

	Very important	Import -ant	Somewhat important	Not important	Neutral/ undecided	No answer/ other
a. storm water management	110	147	69	30	8	10
b. density of development	149	135	53	22	8	8
c. development on hillsides/ravines	136	123	64	32	16	4
d. proximity of commercial development to residential development	141	139	57	27	4	7
e. proximity of industrial development to residential development	189	114	43	19	6	4
f. architectural design	44	108	119	83	16	5
g. historic character	89	139	86	46	12	3
h. business signs	64	123	117	54	10	7
i. site design and layout	69	153	89	41	17	6
j. landscaping	58	141	92	60	18	6
k. tree preservation	115	144	72	32	9	3
l. scenic impact	137	128	79	21	5	5
m. ecological impact	180	122	53	11	6	2
n. impact on streams	194	120	48	8	2	1

o. building scale and height	81	142	94	35	14	7
p. infringement on floodplains	147	137	55	20	11	3
q. impact on water resources	226	106	27	10	2	2
r. other	7	5	1	3	6	352

57.) To what extent would you support tax increase (or bond issues) to offer, expand, or improve each of the following public services and facilities?

	Strongly support	Support	Neutral/ undecided	Oppose	Strongly oppose	No answer/ other
a. public water system	21	62	91	138	54	3
b. public sewer system	27	56	88	139	54	4
c. town roads	55	153	77	65	17	1
d. sidewalk system	16	55	111	132	45	9
e. bicycle trails	21	93	88	122	36	8
f. public transportation	19	98	105	100	38	8
g. town park system	16	101	123	83	37	8
h. land preservation	68	146	81	44	22	7
i. solid waste management	47	123	105	66	21	7
j. fire protection	100	169	59	28	10	2
k. recreation programs	22	100	115	90	35	6
l. youth programs	25	117	117	71	33	5
m. senior citizen programs	29	151	108	54	24	3
n. libraries	28	107	97	100	29	7
o. code enforcement	64	116	88	72	22	6
p. town municipal buildings	22	116	121	74	26	9
q. Scho-Wright ambulance	115	157	51	30	13	2
r. other	4	0	5	4	5	350

58.) Will new businesses in Wright increase your property values? Yes 121 No 174
Why? _____

59.) Will new residential development in Wright increase your property values? Yes 152 No 149
Why? _____

60.) Will an increase in property values result in a decrease of your taxes? Yes 49 No 246
Why? _____

61.) Do you believe that increased residential development will increase your property taxes?
Yes 193 No 115 Why? _____

62.) Should the Town make it easier to build attached or detached housing for parents or relatives?
Strongly agree 74 Agree 184 No opinion 73 Disagree 26 Strongly disagree 5

63.) Are there any specific areas of the Town where you believe the Town should recommend the protection of existing NATURAL or CULTURAL resources?

92 responses – Gallupville House, caves, karst areas, Fox Creek (and other streams) are most popular answers

64.) Are you familiar with the following Planning Tools?

a. Conservation Easements	yes (149)	no (197)
b. Land Conservancy Trust	yes (162)	no (187)
c. Sale of Development Rights	yes (116)	no (233)
d. Transfer of Development Rights	yes (165)	no (241)
e. Cluster Development	yes (169)	no (179)
f. Open Space Planning	yes (161)	no (182)
g. Geographic Inventory Study Planning	yes (162)	no (240)
h. Site Plan Review	yes (179)	no (166)
i. Subdivision Regulations	yes (184)	no (166)

Agriculture:

65.) How many acres do you currently own? 44.67 acres (average)

66.) What is the current use of this land (please indicate approximate acres in each use)

- | | |
|---------------------------------|--------------------------------------|
| a. Actively farmed <u>11.67</u> | d. Rented to a farmer <u>4.44</u> |
| b. Rural residence <u>5.06</u> | e. Open, idle landscapes <u>4.93</u> |
| c. Wooded <u>9.61</u> | |

67.) If you actively farm, what is the major enterprise? (check all that apply)

- | | | |
|-------------------------|-----------------------------|--|
| a. Dairy <u>11</u> | e. Livestock <u>28</u> | i. Vegetables <u>15</u> |
| b. Hay <u>57</u> | f. Poultry <u>10</u> | j. Fruit <u>8</u> |
| c. Cash Crops <u>15</u> | g. Horses <u>21</u> | k. Horticulture <u>4</u> |
| d. Heifers <u>8</u> | h. Christmas Trees <u>4</u> | l. Other <u>6</u> (12 written responses for "other") |

68.) Do you have any alternative enterprises on your farm? (i.e. Christmas trees, custom work, Bed & Breakfast, etc.) Yes 12 No 139 If yes, please explain: _____

69.) How many years have you operated as a farm? 29.66 years (average).

70.) How many households does your farm support? (do not include hired help) 0.94 (average)

71.) About how much of your net family income came from your farm last year?

- | | |
|----------------------------|---------------------|
| a. Less than 25% <u>73</u> | c. 50-74% <u>1</u> |
| b. 25-49% <u>5</u> | d. 75-100% <u>8</u> |

72.) Over the next five years do you intend to:

- | | |
|--|----------------------------|
| a. Increase your farming operation <u>29</u> | c. Stay the same <u>82</u> |
| b. Decrease your farming operation <u>2</u> | |

73.) If rented to a farmer, how is the land used? (check all that apply)

- | | |
|---------------------|-------------------------------------|
| a. Hay <u>41</u> | c. Cash Crop <u>12</u> |
| b. Pasture <u>4</u> | d. Other (please explain) <u>11</u> |

74.) How long have you owned this land?

- a. Less than 5 years 36 d. 21-40 years 92
b. 5-10 years 36 e. More than 40 years 51
c. 11-20 years 66

75.) Is your land currently enrolled in a state certified Agricultural District? Yes 89 No 156

76.) Do you have current Agricultural Exemptions on any agricultural properties? Yes 66 No 189

77.) Do you think that Agricultural Districts have served the purpose of preserving farms and protecting agriculture?

- a. strongly agree 39 b. agree 106 c. strongly disagree 9 d. disagree 20 e. no opinion 94

78.) Do you think more can or needs to be done by the State or County to preserve agriculture?

- a. strongly agree 142 b. agree 97 c. strongly disagree 6 d. disagree 8 e. no opinion 38

79.) Do you think the Planning Board and the Town Board need more information on the value of protecting agricultural land in order to make effective land use decisions?

Yes (please explain) 166 (74 written responses)

No (please explain) 36 (9 written responses)

80.) In your opinion, what are the greatest issues facing farmers in the Town of Wright? (please list in order: 1,2,3, etc.) *number in parentheses is the total number of selections for that particular issue

- a. Loss of farmland 1.24 (121) g. Low profitability 1.49 (200)
b. High taxes 1.42 (195) h. Landfill siting 0.78 (26)
c. Production costs 1.26 (180) i. Marketing 0.89 (57)
d. High land prices 1.08 (109) j. Access to agriservice 0.93 (47)
e. Suburban encroachment 1.17 (89) k. Development pressure 1.29 (96)
f. Environmental regulations; check those that apply:
 1. Pesticide use (32) 3. Land use (32)
 2. Fertilizer use (36) 4. Wetlands (29)
l. Other: 12 written responses

81.) Should the Town of Wright offer farmers/landowners reductions in local taxes in exchange for their commitment to keep farm land in production?

- a. Yes 257 b. No 67

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APPENDIX C. MAPS

Contours

Soils

Hydric Soils and Soils with Potential Hydric Inclusions

Subsurface Geology

100' Waterway Setbacks

Wetlands

Floodplains

Surface Geology

Critical Environmental Area

Environmental Constraints – Severe

Slopes

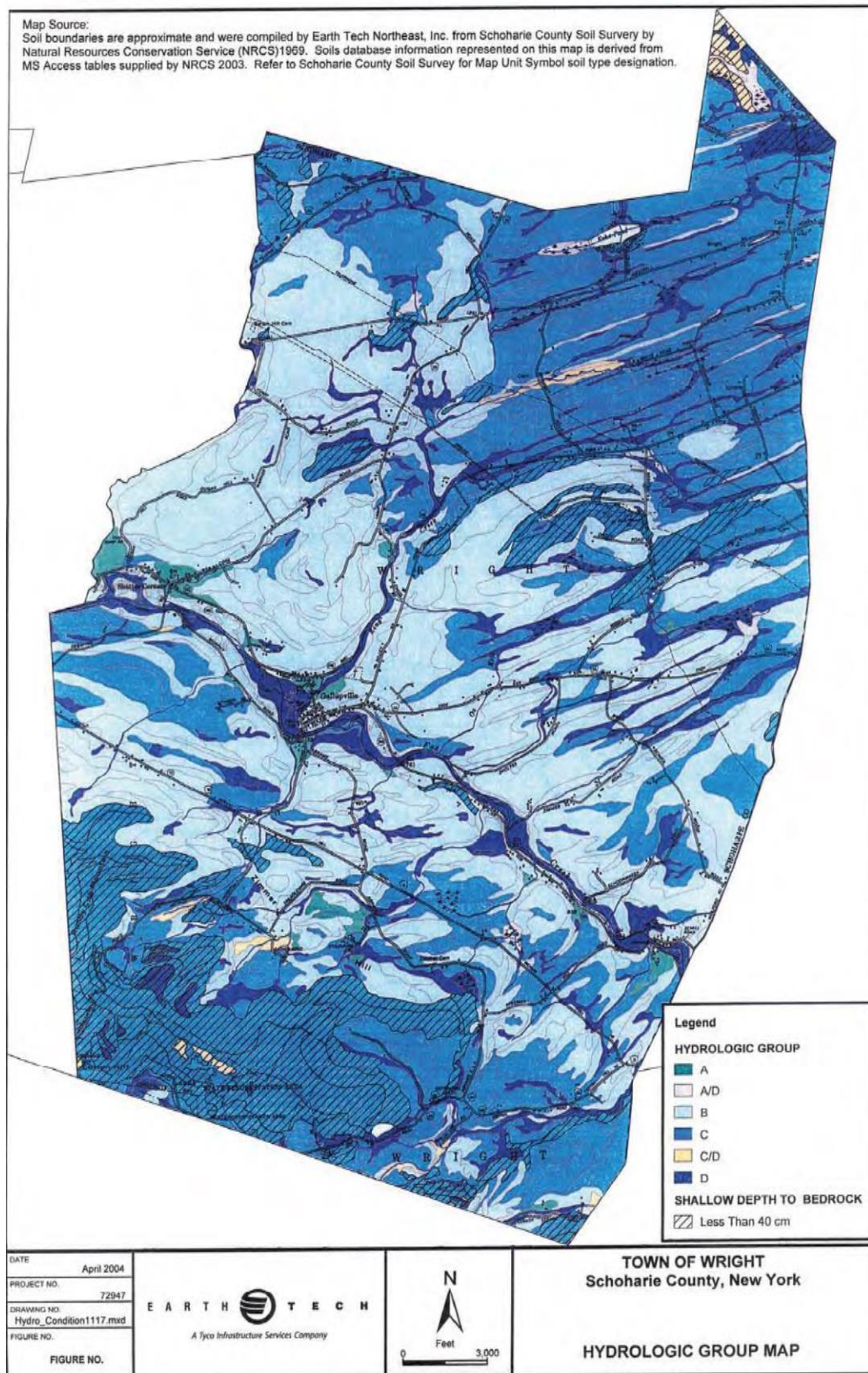
Development Suitability

Hydrologic Group Map

NYCR Soils Type Map

Groundwater Hydrology

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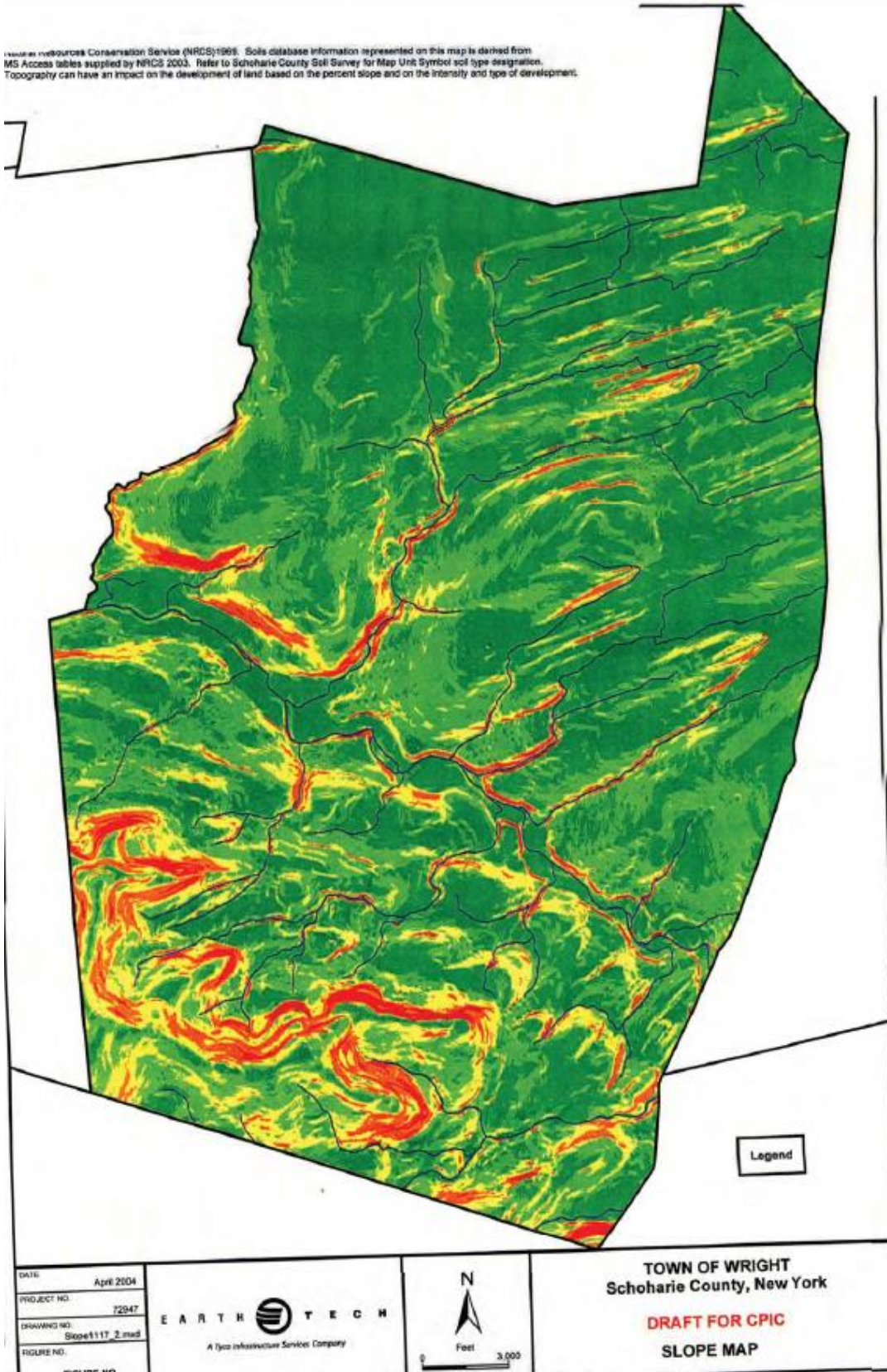


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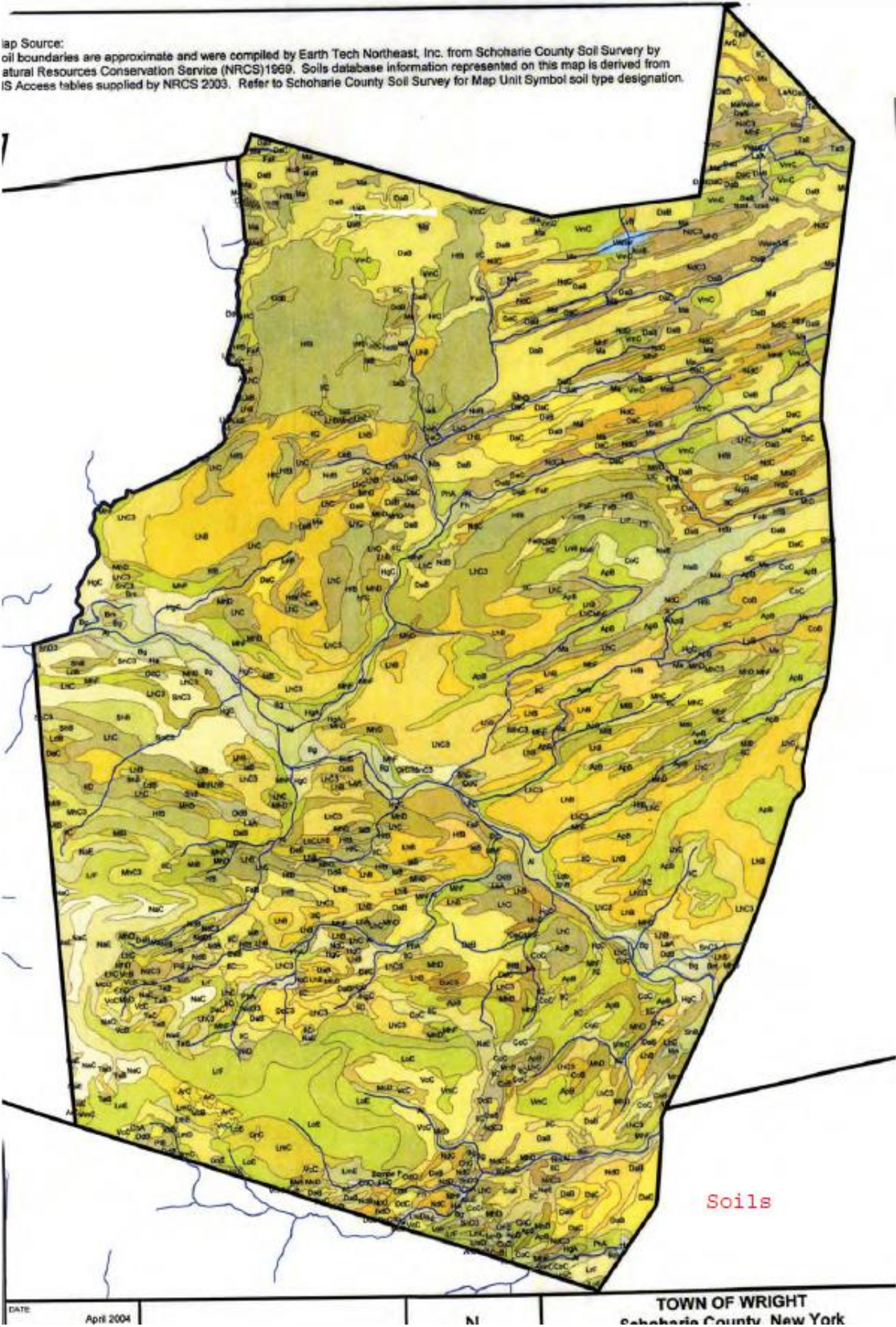


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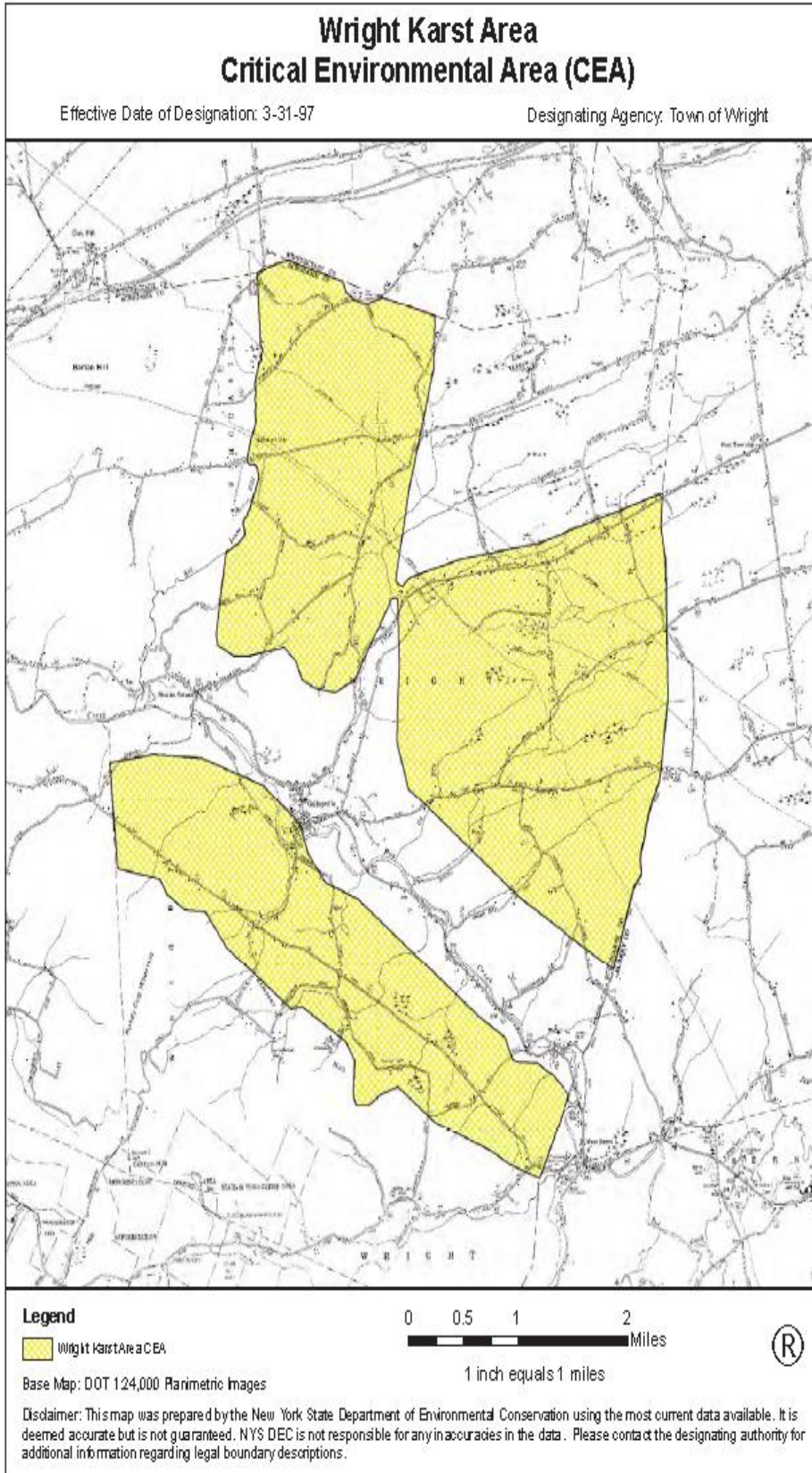
Source: resources Conservation Service (NRCS) 1998. Soils database information represented on this map is derived from MS Access tables supplied by NRCS 2003. Refer to Schoharie County Soil Survey for Map Unit Symbol soil type designation. Topography can have an impact on the development of land based on the percent slope and on the intensity and type of development.



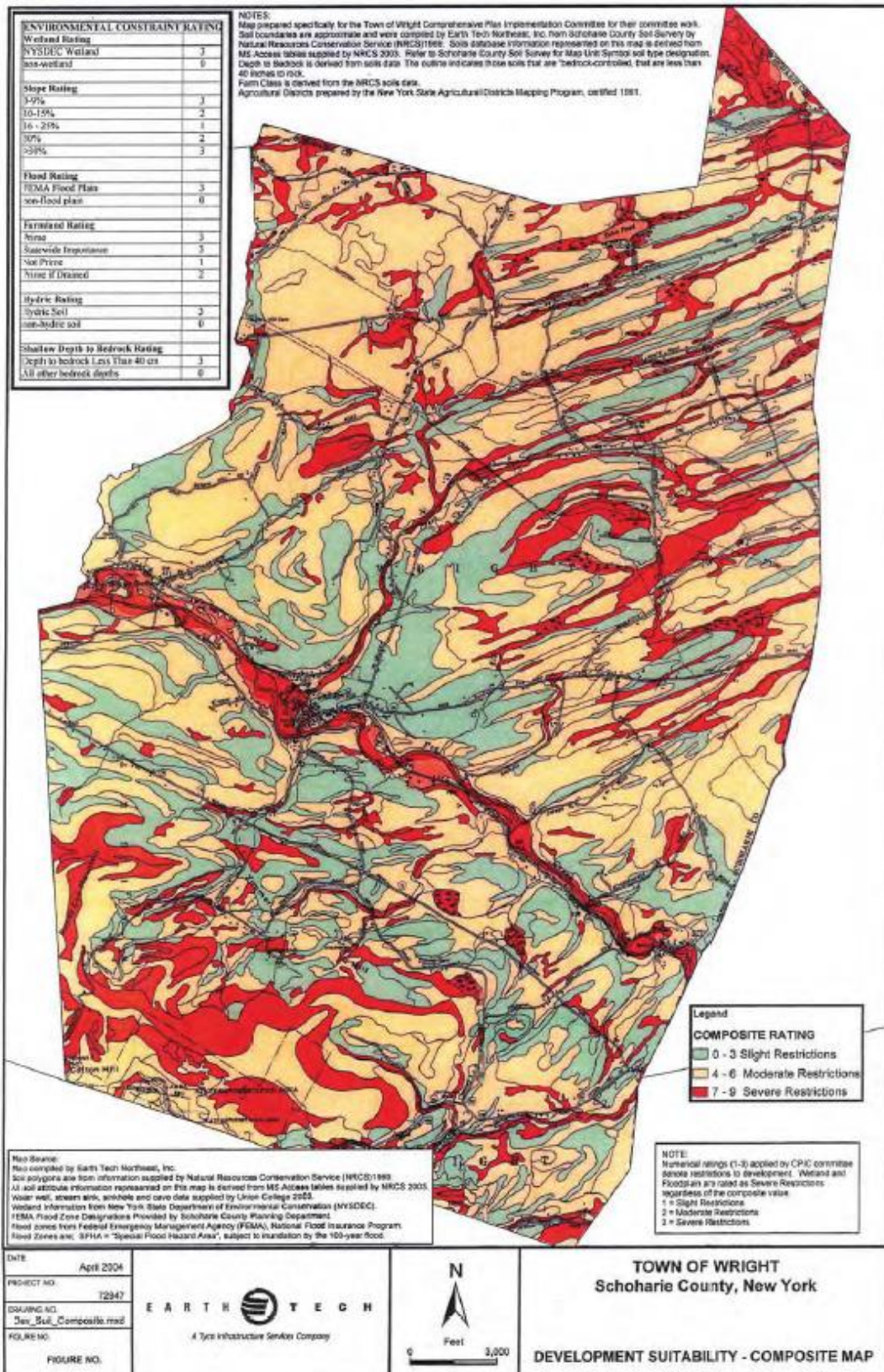
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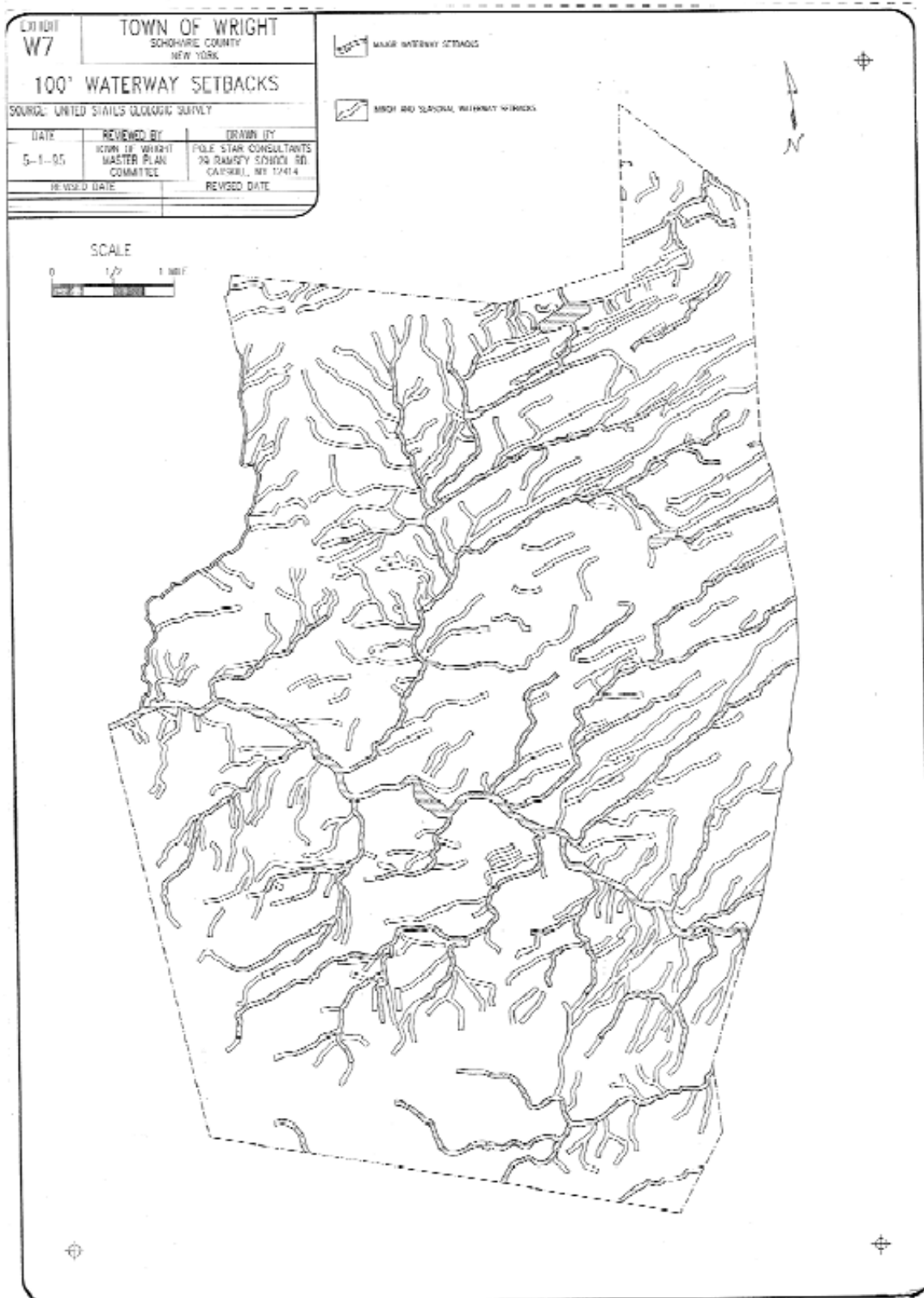
Town of Wright Comprehensive Plan 2017



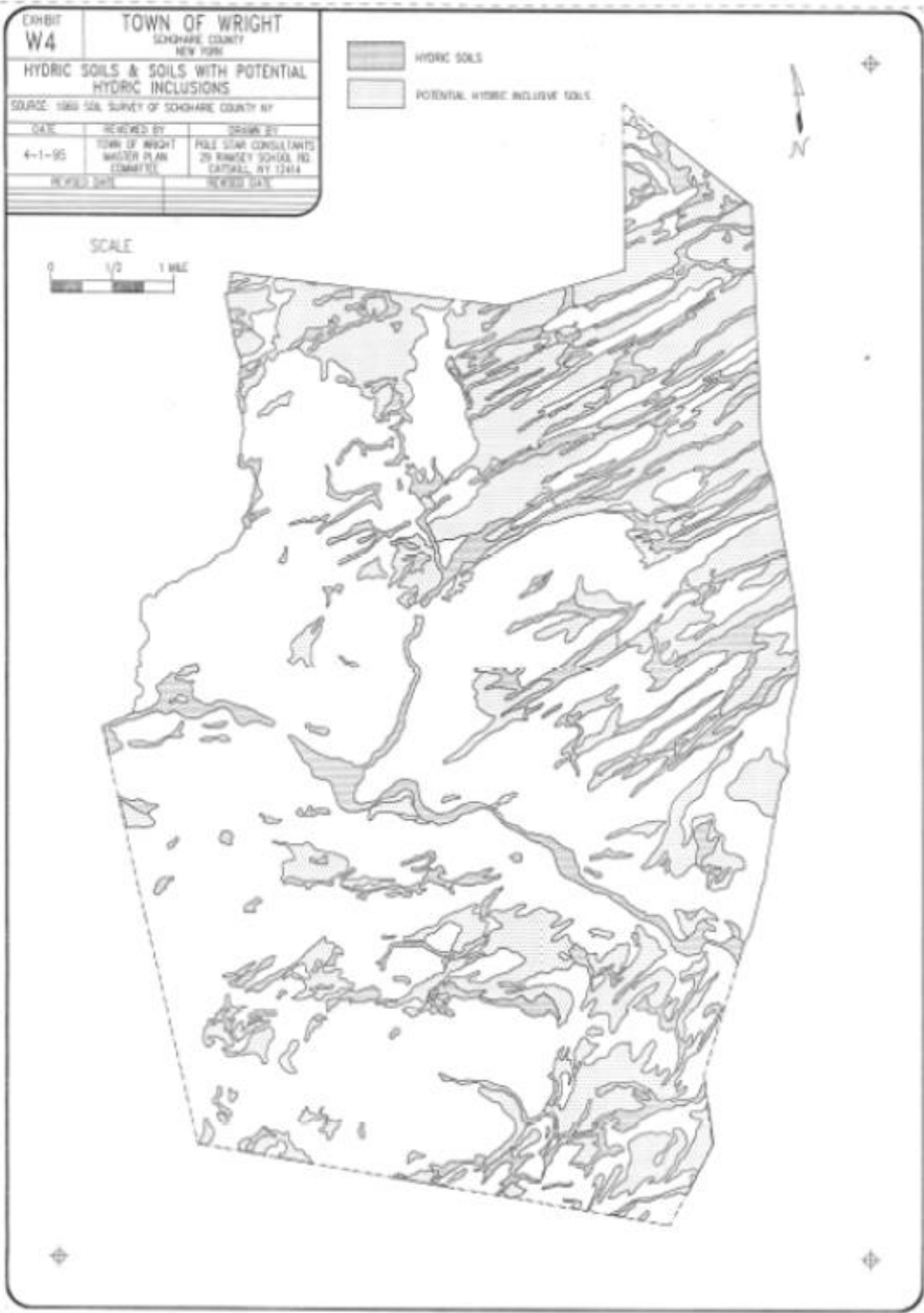
Town of Wright Comprehensive Plan 2017



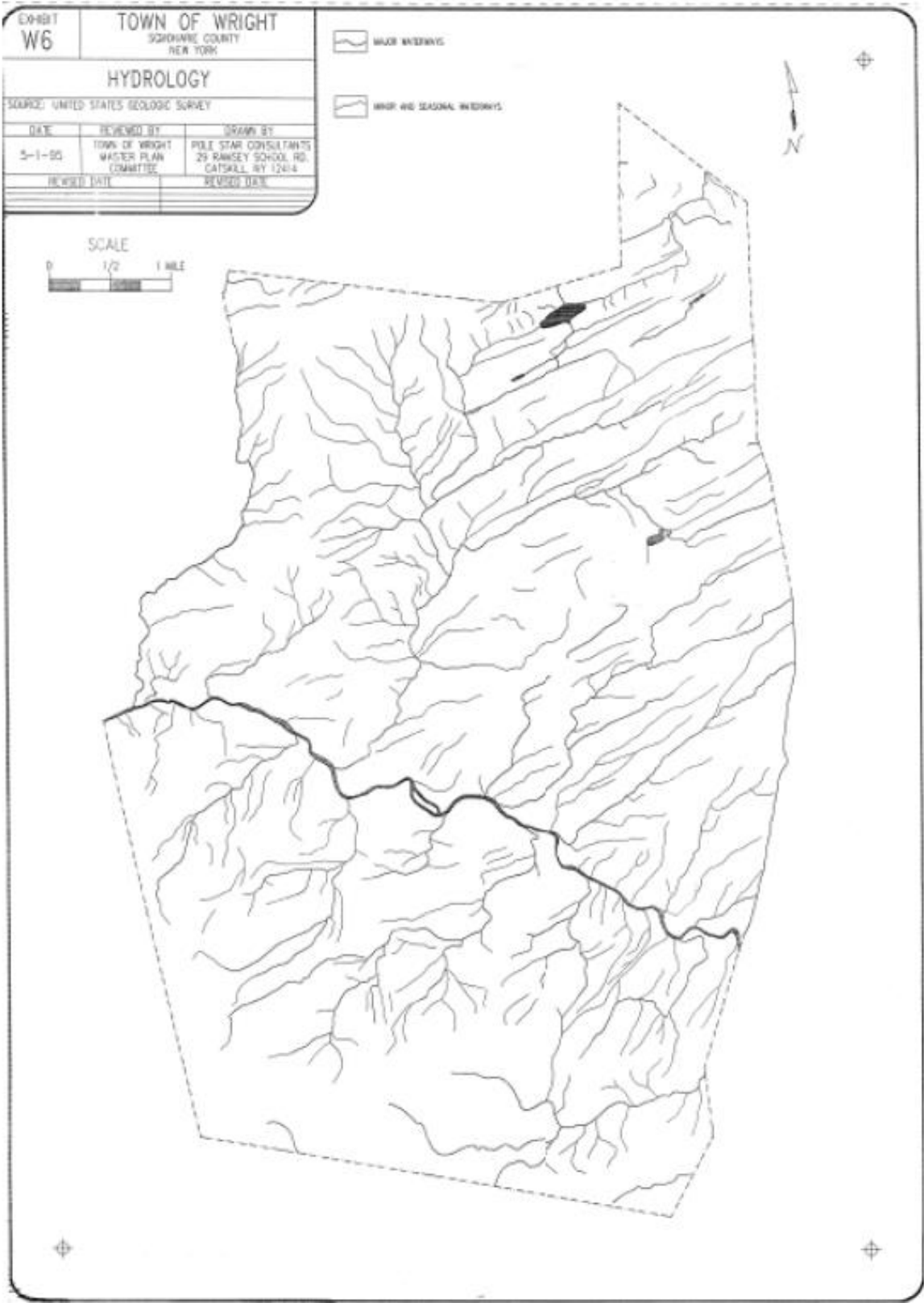
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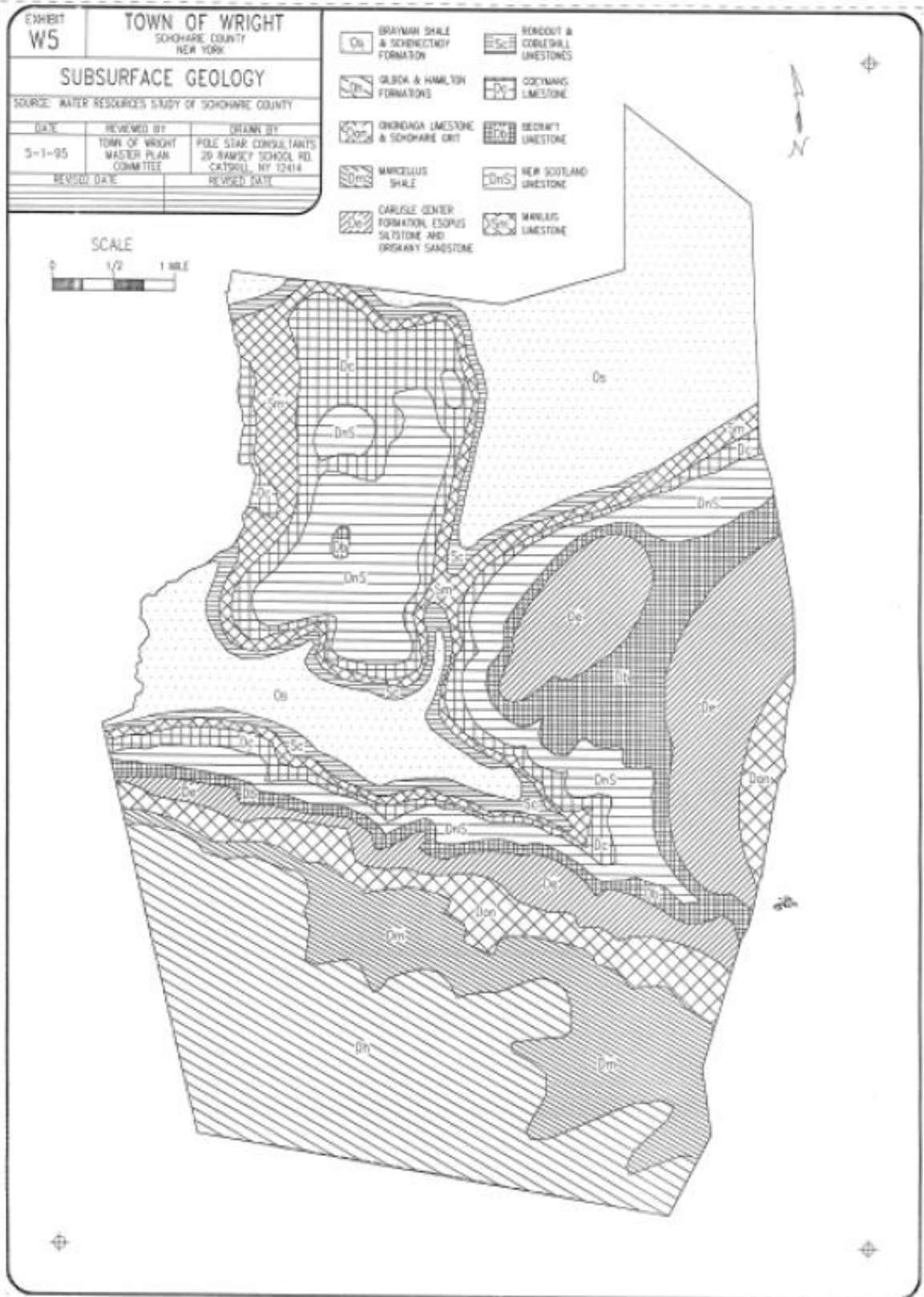
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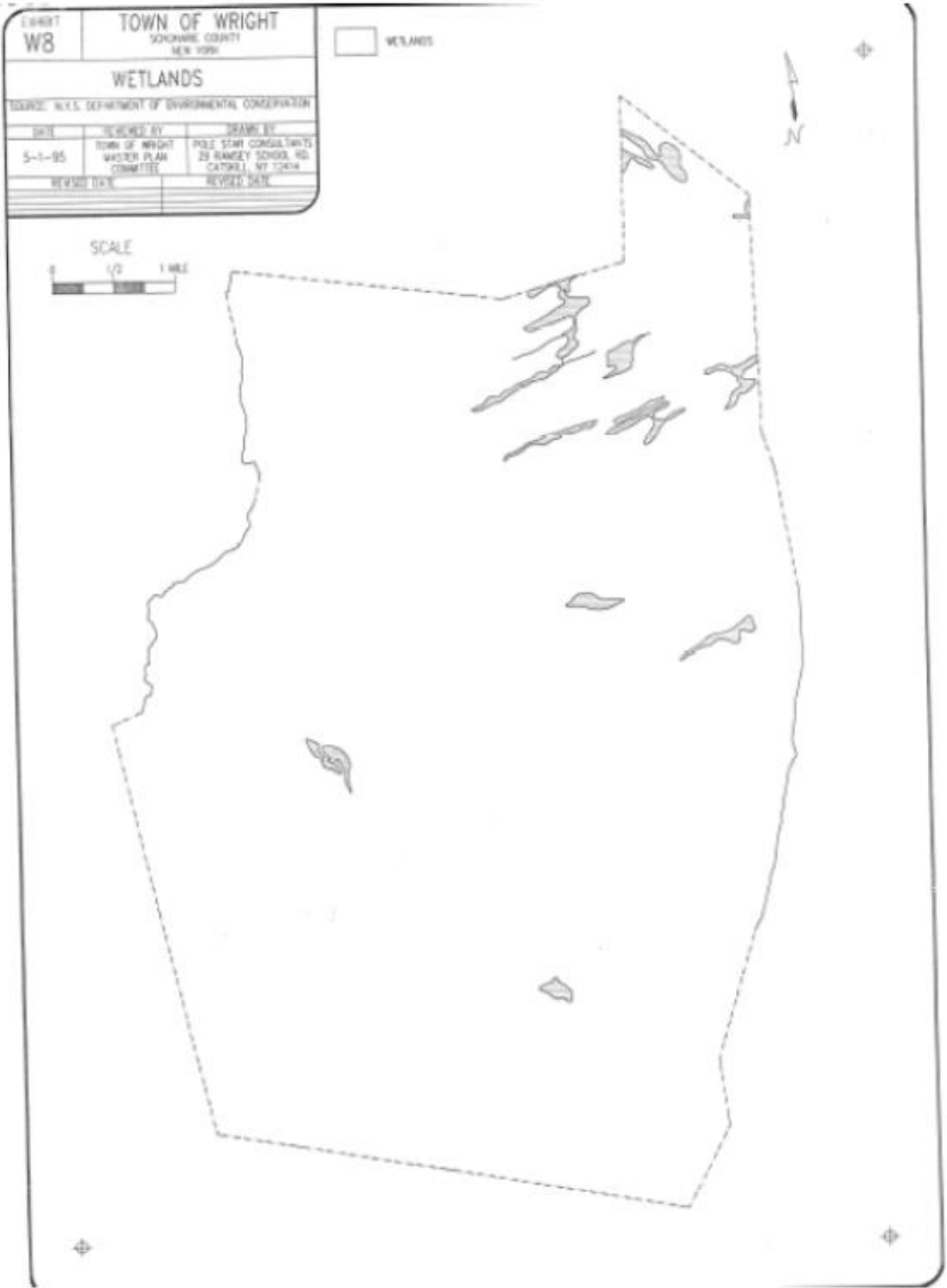
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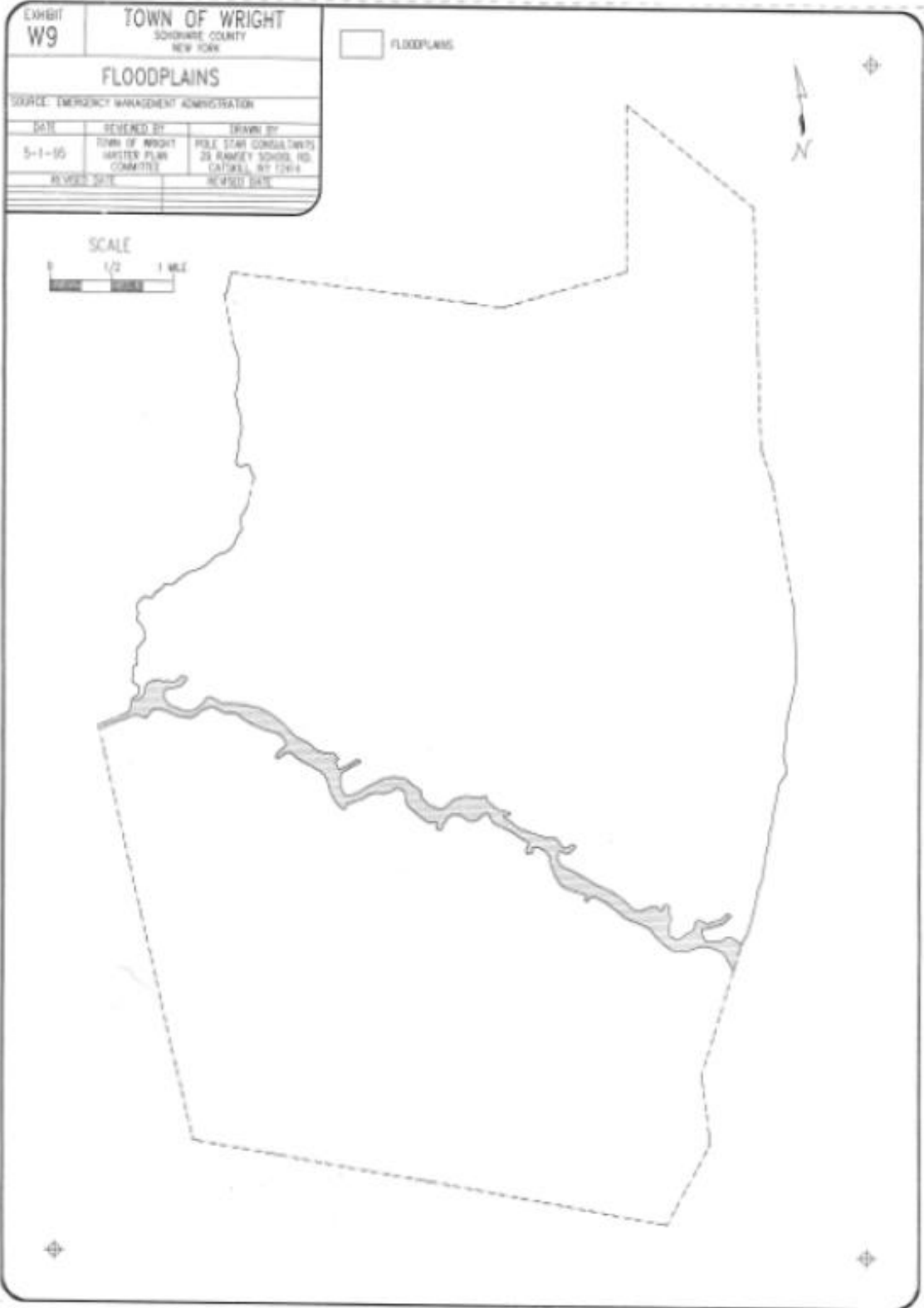
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Town of Wright Comprehensive Plan 2017



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APPENDIX D. GROUNDWATER GEOHYDROLOGY OF THE TOWN OF WRIGHT

In 2004, a groundwater study was done in the Town of Wright to evaluate the geohydrology of the area.¹⁰ This report in its entirety is incorporated into and shall be considered part of this Comprehensive Plan. The following is the summary from that study:

This study uses hydrologic measurements of stream and spring flow, tracing experiments of underground stream systems, and chemical and geohydrologic data collected from water wells to define conditions, and those areas, where consideration to minimize potential adverse impact to groundwater quality might be called for in future development in the Town of Wright. Tracing experiments of underground streams, from locations where surface streams disappear into the ground to the springs where they re-emerge at the surface, give travel times ranging from a few days to about two weeks. More rapid travel occurs under conditions of high stream discharge (flow), and longer travel times occur under low flow conditions. Discharge at the major spring in the area (Bogardus Spring) in these tests covered a range from 75 liters/sec to 850 liters/sec.

Flow measurements of sinking streams and the major spring fed by those streams using constructed V-notch and rectangular weirs, and water height loggers, demonstrate the importance of diffuse infiltration of water even in the cavernous limestone areas. Diffuse infiltration is a relatively slow process that provides some natural filtration of groundwater, which can be important in removing bacteria. The contribution of diffuse infiltration ranges from about 10% during rainfall-flood events, to 100% during near drought conditions, when surface streams dry up. For extended periods between rainfall events (starting several days after peak flows) the contribution from diffuse infiltration is typically around 50-75%. Few, if any, of the water wells drilled into limestone are likely to be draw water from major underground streams, and even if they do they are likely receiving a large fraction of their water through diffuse infiltration much of the time.


Water well chemical analyses for inorganic chemical components show that contamination from shallow sources generally does not reach deep drilled wells in limestone, although we have found at least one exception. One well was found to have nitrate levels well above the standard for municipal drinking water. Nitrate levels in this well vary considerably (by a factor of 4 or more) over a period of a few months. A connection between domestic wastewater and this well was demonstrated by means of a dye tracing test, but travel time was nearly a month for a distance of a few hundred feet or so. No bacterial contamination was found in an independent test commissioned by the well owner. The source of nitrate has not yet been determined.

A small number of deep drilled wells show low levels of contamination with copper, lead and arsenic which slightly exceed the standards for municipal drinking water. Some of this contamination (copper and lead) may be due to leaching of metals from pipes or solder. Elevated arsenic levels may be due to past use of agricultural arsenics, though this possibility has not been examined in detail. Some shallow (dug) wells show levels of copper and lead above the municipal drinking water standard, perhaps due to contamination from surface activities such as solid waste disposal.

¹⁰ Groundwater Geohydrology of the Town of Wright: Report of investigations conducted for the Conservation Advisory Committee of the Town of Wright with funds provided by the United States Fish and Wildlife Foundation, July 12, 2004, by George H. Shaw, Geology Department, Union College, Schenectady, NY, Frank Williams, Formerly of Earth Tech Northeast, Inc., Latham, NY, and Paul Gremillion, Civil Engineering Department, Northern Arizona University, Flagstaff, AZ

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The relative lack, of serious contamination problems, either in wells or at springs, suggests that looking at current practices and situations can provide insights useful in preserving water quality. Increases in population density associated with development may increase the incidences of contaminants reaching deep drilled wells, especially in limestone areas, but it is difficult to predict how often, or under what geohydrological conditions, such contamination would occur. The sensitivity of groundwater in limestone areas is demonstrated by one high nitrate well, and indicates that wells and septic systems should be designed with care especially in areas of shallow limestone.



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APPENDIX E. TOWN OF WRIGHT AGRICULTURE AND FARMLAND PROTECTION PLAN

In 2010 an agriculture and farmland protection plan was developed and adopted in the Town of Wright. This plan studied agriculture in the Town and identified short and long-term tool the Town can use to promote and maintain farms. Over the history of comprehensive planning in the Town of Wright, residents have consistently identified agriculture as a critical part of our community, landscape, environment, and economy. The adopted Town of Wright Agriculture and Farmland Protection in its entirety is incorporated into and shall be considered part of this Comprehensive Plan. The following is the summary from that Plan:

Wright is an attractive rural community located in Schoharie County between the Helderberg Mountain and the Schoharie Valley. Farming and the scenic open space agricultural land provides are what resident's value most about their community. Although the Town has experienced scattered residential development over the last 20 years the majority of its farms remain intact and productive. In order to accommodate future development while ensuring that farming continues to be a viable enterprise, the Town has developed an agriculture and farmland protection plan. The goals of the plan are to:

- Encourage the Town's Existing Farmers
- Attract New Farmers and Cultivate the Next Generation of Farmers
- Educate the Public about Agriculture
- Retain a Critical Mass of Agricultural Land
- Support the Development of New Economic Opportunities for Farmers

In order to achieve these goals the plan makes the following recommendations:

Goal I: Encourage the Town's Existing Farmers

1. Establish an agriculture committee.
2. Facilitate tax abatement.
3. Take full advantage of agricultural districts.
4. Strengthen the Town's right to farm law.

Goal II: Attract New Farmers and Cultivate the Next Generation of Farmers

II a

1. Direct farmers in transition to resources that will help keep land in agriculture.
2. Promote the Town as a good place to farm.
3. Form a farmers' cooperative.

II b

1. Support local agricultural youth groups.

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2. Work with local schools to teach students about the importance of agriculture in the community.
3. Create an agricultural scholarship.

Goal III: Educate the Public About Agriculture

1. Develop a brochure for new residents about living in an agricultural community.
2. Hold a community "Farm Day Festival."
3. Establish an "Agricultural Awareness Week."
4. Conduct a local cost of community services study.

Goal IV: Retain a Critical Mass of Agricultural Land

1. Strongly encourage Town officials to receive training regarding land use planning and how it relates to agriculture.
2. Update Town land use regulations.
3. Review agriculture and farmland protection plan every five years and update as needed.
4. Educate buyers and sellers of property on how to minimize loss of farmland.
5. Cultivate farmer participation in local government.
6. Foster cooperation between the Town and not-for-profit land conservation organizations and state and county farmland protection initiatives.
7. Promote hamlet revitalization.
8. Study the viability of a term easement/lease of development rights program.
9. Obtain map of existing gas pipelines.

Goal V: Support the Development of New Economic Opportunities for Farmers

1. Encourage the operation of non-farm businesses based on working farms.
2. Foster the development of agricultural infrastructure and support the location of agriculture-related businesses in Town.
3. Promote agritourism and direct marketing.
4. Support on-farm development of renewable energy technology.
5. Provide information to farmers interested in exploring the option of hunting leases as an opportunity to increase farm income.

The implementation of this plan should take place over a five-year period. Suggested means of implementation are provided with each recommendation. A matrix prioritizing the recommendations and identifying parties responsible for implementation appears at the end of the plan. One of the first recommendations the town board needs to implement is the formation of an agricultural committee that will encourage and coordinate the achievement of the plan's goals. The Town can then begin to address recommendations the plan suggests be taken up in the first year, such as taking full advantage of the state agricultural district program, cultivating farmer participation in Town government and promoting and encouraging agritourism and direct marketing of farm products. With the development and implementation of this agriculture and farmland protection plan the Town of Wright will be able to guide future development while supporting the business of agriculture and the continuing productive use of agricultural land.

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APPENDIX F. TOWN OF WRIGHT PRIME FARMLAND SOILS AND FARMLAND OF STATEWIDE SIGNIFICANCE

PRIME FARMLAND SOILS

Schoharie County, New York, Prime Farmland Mapping Units:

Apb	Appleton channery silt loam, 2 to 8 percent slopes – where drained
Ba	Barbour and Tioga fine sandy loams
BbB	Barbour and Tioga gravelly loams, fans, 0 to 8 percent slopes
Bg	Barbour and Tioga loams
Bm	Basher and Middlebury silt loams
CoB	Conesus channery silt loam, 2 to 10 percent slopes
DaB	Darien Channery silt loam, 2 to 8 percent slopes – where drained
DdB	Darien silt loam, gently undulating, 2 to 8 percent slopes – where drained
DeB	Darien silt loam, 2 to 8 percent slopes where drained
HgA	Howard gravelly silt loam, 0 to 5 percent slopes
LhB	Lansing channery silt loam, 2 to 10 percent slopes
LmB	Lordstown channery silt loam, 0 to 5 percent slopes
LnB	Lordstown silt loam, 0 to 8 percent slopes
MIB	Mohawk and Lima silt loams, 2 to 10 percent slopes
PhA	Phelps gravelly silt loam, 0 to 5 percent slopes
PIB	Phelps gravelly silt loam, clay substratum, 2 to 8 percent slopes
Rh	Red Hook gravelly silt loams – where drained
ScA	Scio silt loam, 0 to 3 percent slopes
TcA	Tunkhannock and Chenango gravelly loams, fans, 0 to 5 percent slopes
ThA	Tunkhannock and Chenango gravelly silt loams, 0 to 5 percent simple slopes
TuA	Tunkhannock cobbly sandy loam, 0 to 5 percent slopes.

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Schoharie County, New York Farmland of Statewide Importance – Mapping Units:

ArC	Arnot flaggy silt loam, 0 to 15 percent slopes
BrB	Burdett and Erie channery silt loams, 3 to 8 percent slopes
BrC	Burdett and Erie channery silt loams, 8 to 15 percent slopes
ChA	Chippewa and Norwich stony silt loams, 0 to 3 percent slopes
ChC	Chippewa and Norwich stony silt loams, 3 to 15 percent slopes
CoC	Conesus channery silt loam, 10 to 20 percent slopes
CuB	Culvers stony silt loam, 2 to 8 percent slopes
CuC	Culvers stony silt loam, 8 to 15 percent slopes
DaC	Darien channery silt loam, 8 to 15 percent slopes
DdC	Darien silt loam, undulating, 8 to 15 percent slopes
Ds B3	Darien silty clay loam, 2 to 8 percent slopes, eroded
Fh	Fredon and Halsey gravelly loams
HfB	Honeoye-Farmington complex, 2 to 10 percent slopes
HfC	Honeoye-Farmington complex, 10 to 20 percent slopes
HgC	Howard gravelly silt loam, 5 to 15 percent slopes
IaB	Ilion and Appleton silt loams, 3 to 8 percent slopes
LIA	Ilion and Lyons silt loams, 0 to 3 percent slopes
LIC	Ilion and Lyons silt loams, 3 to 15 percent slopes
LaA	Lakemont and Madalin soils, deep, 0 to 2 percent slopes
LdB	Lakemont and Madalin silty clay loams, 2 to 6 percent slopes
LhC	Lansing channery silt loam, 10 to 20 percent slopes
LmC	Lordstown channery silt loam, 5 to 15 percent slopes
Ma	Madalin silt loam, over till
McB	Madalin channery silt loam, 2 to 8 percent slopes
McC	Madalin channery silt loam, 8 to 15 percent slopes
MhC	Mohawk and Honeoye silt loams, 10 to 20 percent slopes
MIB3	Mohawk and Lima silt loams, 2 to 10 percent slopes, eroded

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Schoharie County, New York Farmland of Statewide Importance – Mapping Units: (cont'd)

MoB	Morris stony silt loam, 2 to 8 percent slopes
MoC	Morris stony silt loam, 8 to 15 percent slopes
NaC	Nassau shaley silt loam, 2 to 15 percent slopes
NdB	Nunda channery silt loam, 3 to 10 percent slopes
NdC	Nunda channery silt loam, 10 to 20 percent slopes
NIB	Nunda and Langford channery silt loams, 3 to 8 percent slopes
NIC	Nunda and Langford channery silt loams, 8 to 15 percent slopes
OdA	Odessa and Rhinebeck silt loams, 0 to 2 percent slopes
OdB	Odessa and Rhinebeck silt loams, 2 to 6 percent slopes
OdC	Odessa and Rhinebeck silt loams, 6 to 12 percent slopes
OsC	Oquaga stony silt loam, 3 to 15 percent slopes
ShB	Schoharie and Hudson silt loams, 2 to 6 percent slopes
ShC	Schoharie and Hudson silt loams, 6 to 12 percent slopes
TaB	Tuller and Allis silt loams, 0 to 8 percent slopes
TaC	Tuller and Allis silt loams, 8 to 15 percent slopes
TcC	Tunkhannock and Chenango gravelly silt loams, fans, 5 to 15 percent slopes
ThC	Tunkhannock and Chenango gravelly silt loams, 5 to 15 percent simple slopes
ThCK	Tunkhannock and Chenango gravelly silt loams, 3 to 15 percent complex slopes
TkC	Tunkhannock and Chenango soils, non-stratified, 3 to 15 percent slopes
VcA	Volusia channery silt loam, 0 to 3 percent slopes
VcB	Volusia channery silt loam, 3 to 8 percent slopes
VcC	Volusia channery silt loam, 8 to 15 percent slopes