

## VILLAGE OF UNADILLA COMPREHENSIVE PLAN

### Introduction

In general, the purpose of the comprehensive plan is to provide guidelines for Unadilla's future growth. In order to maintain the rural character and environmental quality of the area, the comprehensive plan may be used in writing any land use regulations the Village decides to undertake in the future. The comprehensive plan is a flexible document in that it can be revised to accommodate changing conditions and/or policies. The plan will be reviewed and updated every five years or when necessary so that it accurately reflects the needs, goals and desires of the Village.

The Village Board is empowered to direct the Village Planning Board to prepare and recommend in writing to the Village Board, a Village Comprehensive Plan for the immediate and long-range protection, enhancement, growth and development of the Village.

## Historical Background

Unadilla is located on the Susquehanna River near the junction of Delaware, Otsego and Chenango Counties. The name "Unadilla" is derived from an Indian word and means "Place of Meeting". This refers to the original site of the Village at the junction of the Unadilla and Susquehanna Rivers. Fire destroyed the Village in 1778. After the fire, the Village developed at its present site and was legally incorporated in 1889.

The Town of Unadilla came into existence in 1792. In 1791, Otsego County was formed from Montgomery County. It was comprised of the Towns of Cherry Valley and Otsego. The next year, the Town of Otsego was divided and the southern half became the Town of Unadilla. The original Town encompassed a much larger area than the present Town.

Transportation facilities proved to be the key factor in the early development of Unadilla. In the late eighteenth century, Sluman Wattle began a ferry across the Susquehanna River near the present eastern boundary of the Village. In 1800, this facility was augmented by the Catskill Turnpike which was opened from Catskill to Wattle's Ferry. Related closely to the opening of this road was the first commercial development, the establishment of a store by two pioneer businessmen, Curtis Noble and Isaac Hayes. The first store gave final weight to the permanent founding of the Village on its present site. Soon, Unadilla, like other early settlements along the Susquehanna River, consisted not only of a retail store, but also a saw mill and a grist mill.

Churches, bridges, and a school were built during the period 1809 to 1824. Transportation was further heightened when the Chenango Canal displaced the Catskill Turnpike in importance as a transportation link. Later the canal was, in turn, displaced by the railroads. The opening of the Albany and Susquehanna Railroad in 1851 provided Unadilla with excellent access to the expanding eastern markets.

During the nineteenth century, the population of the Town was heavily concentrated in farming. Corn, wheat, and rye were originally the most important crops. While these grains were being cultivated in the Town, a distillery was established in the Village. As the nineteenth century drew to a close, dairying became the mainstay of local agriculture. The sloping hills were suited to dairying and the expanding population in eastern cities provided the farmers with a strong market.

With specialization in dairying, some farms became less self-sufficient and correspondingly commercial activity in the Village improved. Village retail stores supplied the area farms with dry goods and staples.

One of the first industries to develop in Unadilla was the tannery built by John Eels in 1812. This was located in back of the VanCott lumber yard and was in operation until 1847. More mills were built as grains continued to be cultivated. Some activity in lumbering also took place in the Town. The present site of the York Modern Machinery Company was formerly the location of one of these early mills. The Unadilla Silo Company was established by the VanCott family in 1909. During the early part of this present century, the Tie Company moved from Sidney to Unadilla and the Hanford Wagon Works was founded.

Although several factories located in Unadilla at the beginning of the twentieth century, no large-scale industrial expansion occurred.

The Unadilla Planning Board has adopted a series of goals that <sup>are</sup> as a guide in the preparation of this plan.

## GOALS AND OBJECTIVES

### I. ECONOMIC DEVELOPMENT

- A. To preserve and extend the enjoyment of peace and tranquility to residents of the Village and to provide an improved quality of life for the residents in the future
  - 1. Preserve the existing low-density single family residential nature of the Village
  - 2. Preserve the existing community and natural character of the Village
- B. To encourage the properly regulated and soundly built development of housing, business and community facilities with a plan of balanced land use (zoning laws)
  - 1. Regulate the location and design standards for mobile homes
  - 2. Control density of development
  - 3. Limit expansion of business and commercial uses
  - 4. Restrict development on the steep slopes, poor soils and flood plains.
- C. To maintain a balanced and equitable tax base
  - 1. Maintain the policy of senior citizens tax exemptions
  - 2. Discourage policies or actions that would remove properties from tax rolls except for specific public benefactors service
- D. To promote the safe, quiet, efficient, and uncongested circulation of vehicular traffic
  - 1. To maintain and enlarge all parking areas that are off Route 7 (Main Street)
  - 2. To require adequate parking for all new development
  - 3. To maintain the generally good condition of our Village streets and to install new curbing where needed
  - 4. To improve Village streets where they are too narrow and to maintain safety rules

### II. COMMUNITY DEVELOPMENT

- A. To conserve the quality and quantity of land, air, water, wildlife, historic and scenic resources of the Village for the use and enjoyment of all its residents

1. Maintain the existing historical architectural styles of buildings and sidewalks throughout the Village
  2. Preserve the visual quality
  3. Control the amount of tree and vegetative clearing
  4. Enforce all land use control ordinances (zoning laws and all other local laws)
- B. To protect buildings and residents from the harm of flood, fire, detrimental land use, and impairment of their natural resources and property values
1. Preserve existing wetlands
  2. Enforce through the appropriate state, county and local officials the local laws, including zoning and subdivision regulations and the New York State Uniform Fire Protection Building Code
- C. To provide adequate land, resources, and maintenance for recreational holdings so as to preserve the Village's rural character
1. Maintain our present parks; Hayes-Corwin, the Community Field, and Martin Brook Park
  2. Explore further areas for recreational use, i.e. baseball, soccer, and football fields and a swimming pool

### III. ENVIRONMENT

- A. To prevent degradation of the quality of the surface and groundwater supply
1. Monitor and protect the quality of surface, groundwater, and aquifer areas
  2. Control the run-off and erosion from new developments
  3. Prohibit the discharge of any sewage into streams and woodlands
  4. Control improperly functioning septic systems that may be polluting surface and groundwater
  5. Regulate the design and location of on-site sewage disposal systems
- B. To ensure that every dwelling and place of work is supported by an adequate water supply, sewage treatment and disposal system or septic system, and solid waste disposal
1. Enforce through appropriate state, county and local land use officials
    - a. Aquifer Protection District
    - b. Watershed Rules and Regulations

2. Retain the good quality of the water and the present low cost
3. Explore another source of good quality water to be used during dry periods
4. Improve and regulate the areas of sanitary services
  - a. Change surface drainage as well as storm sewers from going into old sewer lines that are too small or too old to be efficient
  - b. Improve storm sewers as needed
5. The Village may wish to investigate federal/state funding for an eventual sewage treatment facility

## A. VILLAGE POPULATION

1. Village population has declined 7.8% from 1351 (1980 census) to 1245 (1990 census). This contrasts with the 16% increase in the Town of Unadilla population (excluding the Village) from 2653 (1980 census) to 3078 (1990 census). Also, the number of Village households has dropped 14.5%, from 537 (1980) to 459 (1990).
2. The age demographics of the Village households in 1980 closely paralleled those of Otsego County: 29% were 34 and under (27.8% for the county), 45% were 35 to 64 (45.7%) and 26% were 65 and older (26.5%). In absolute terms based on the 1990 census, 610 individuals (48%) in the Village were 34 years and younger, 411 (32.5%) were 35 to 64 years and 244 (19.3%) were 65 years or older.
3. The New York State Department of Environmental Conservation has estimated growth of approximately 6.5% in the total Town (including Village) population between 1990 and 2010; no separate projections have been made for the Village. In light of the decline over the previous decade, it would seem most likely that the Village's population will range between 1200 and 1350 during the period of this plan.

B. VILLAGE HOUSING

1. The Village has a high owner-occupancy rate (73% in the 1990 census), contributing positively toward maintenance of the housing stock. The Village Board may wish to consider policies to maintain and encourage this situation.
2. Of Village housing structures 373, or 69%, date from 1939 or earlier. House valuations at \$59,800 (1990) are slightly above those of the Town (\$59,100) and about median for the county (excluding Cooperstown), but well below those of the Village of Otego (\$76,000). Sales of Village homes have recently reflected the economic downturn, and new construction has been limited: in 1990 only one miscellaneous building permit was issued in the Village (42 residential in the Town), and in 1991 in the Village 3 mobile homes, 4 commercial and 3 miscellaneous permits were issued (94 in the categories for the Town). This, of course, in part reflects the land limitations of the Village.
3. The recent addition of portions of the Village to the National Trust for Historic Preservation Registry should aid marketing efforts for the Village as a whole and for individual houses.

4. The heavy local tax burden adds to other high upkeep costs, such as maintenance and heating. Given these circumstances the Village may wish to consider the following:
  - a. encouragement of home service occupations
  - b. encouragement of a variety of housing options for the growing number of different segments of the population, such as tax abatement for the elderly or special rental units
  - c. review of our equalization rate to insure that we are not at a comparative disadvantage to other area villages and towns, especially in light of our property revaluation at the peak of the housing market
  - d. There are difficulties associated with non-owner occupied rental housing: lack of timely maintenance, difficulty of contact both for tenants and local administration, and general indifference by owners to a comfortable and quiet atmosphere for families and elderly tenants. With these considerations in mind, the Village should closely control and monitor non-resident owners, especially those from outside the area. Zoning should require an on-site manager or at least an agent resident in the Village who would be responsible for all contacts with tenants or local officials

C. ECONOMIC STRUCTURE

1. Based on 1990 census data, 40% of Village households have incomes below \$20,000, while 20% have incomes of \$45,000 or more. Median household income in 1989 was \$24,735. For the Village 107 individuals were considered as below the poverty line (8.7%) somewhat better than the Town figures (439, or 10.6%).
2. The 1990 census also documents a weakening in the comparative economic well-being of the Village as measured by 1979 and 1989 median household income (MHI). In 1979, the Village MHI of \$14,212 was 8.6% above the Otsego County MHI, but by 1989 the Village MHI was 1.5% below the county level. The Town MHI as a whole was only 0.5% higher than that of the Village in 1979; by 1989, however, it had become 7.6% higher.

3. The Village has historically been, in major part, dependent on jobs outside Otsego County: in the 1960 census almost half the Town residents worked outside the county. The 1990 census shows that while 245 workers sixteen years and older worked within Otsego County, 282 worked outside the county. This is explained by Unadilla's location at the extreme south-western corner of the county and its proximity to major employers in Delaware County (Amphenol and Keith Clark in Sidney). Other areas of employment are in Broome County (commuting to Binghamton facilitated by I-88) and Chenango County.
4. The Town (1990 census) has a balanced spread of occupations: 22% are managerial or professional, 24% are sales and clerical-administrative, 11% are services, 16% are precision production/craft, 5% are farming and 21% are operators and laborers. In terms of mobility 357 drove alone to work, 92 carpooled, 38 walked and 37 worked at home. As these last figures demonstrate, there is also an important, if secondary, source of employment in the Village.  
In line with the county as a whole, there is a major dependence on jobs in the government sector (Federal, State, and local, as well as universities and schools) and in other quasi-public areas (hospitals, nursing homes, etc.).
5. The Village benefits from easy access to I-88, and also the well-maintained NYS Route 7: NYS Route 8 provides access to New York City (via NYS Route 17) and Utica. There have been periodic discussions of limited public transport to Oneonta.

#### D. TRENDS AND IMPLICATIONS

1. Due to lack of diverse job opportunities and entry into military service, there had traditionally been heavy out-migration from the Village. The major development of manufacturing in Sidney, however, served to reduce this during the 1940s, 1950s and 1960s. With the current decline in the leading local employer (Amphenol in Sidney) we may expect this trend to return and possibly accelerate among those in prime working age (20s to 50s). This may have been in part responsible for the decline in population between 1980 and 1990. For example, in 1950, 37% of the population was in the 35 to 64-age group, while in 1990 it was only 32.5%.

2. Parallel to this is an increase in the proportion of elderly population from 15.9% in 1950 and 15.5% in 1960 to 19.3% in 1990. This can be expected to remain a floor. As medical developments lead to longer lives, more emphasis is placed on maintenance of the elderly outside of nursing homes, and economic and social factors stimulate in-migration of retirement age individuals. Census figures for 1990 do not break down numbers of arrivals from within the state, but anecdotal evidence indicates a number of people coming principally from the metropolitan New York City area. They may be drawn by the comparatively low housing costs and pleasant appearance and style of the Village. Similarly, of course, the low housing costs may serve to attract increased numbers of individuals and families requiring Social Services assistance.
3. Probably the most distinguishing aspect of the Village is its appearance and setting. This should have a positive influence on in-migrators who will purchase the large old homes which give the Village its distinction. Economic and physical planning for the Village should keep this as a central concern.
4. Certain negative factors exist which may hinder the Village over the next decade:
  - a. The decline in manufacturing jobs may lead to loss of high-wage positions and a portion of the professional population base. This could result in financial, educational and social difficulties.
  - b. There may possibly be an increased social burden from a population which would contain an increased number of poor and/or aged members.
  - c. Both for work and general economic activity Village residents are highly dependent on automotive transportation. Any disruption of this means of commuting or shopping would prove difficult to overcome.

#### E. WAYS TO UTILIZE THE VILLAGE FOR ECONOMIC STABILITY AND GROWTH

1. The Village's geographical location tends to limit expansion of Village boundaries.
2. Existing small manufacturing and farming functions should be retained and encouraged where appropriate, within the Village's larger residential focus.

WAYS TO UTILIZE THE VILLAGE FOR ECONOMIC STABILITY AND GROWTH  
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3. Retail trade and services must be retained, expanded or induced to settle here for these reasons:
  - a. Jobs provided and increases in the tax base
  - b. Increased attractiveness for residents and new arrivals of the Village with a wide array of retail outlets and services
4. In general, home occupations consistent with strict maintenance of physical zoning characteristics should be encouraged because so many houses are extremely costly to maintain, heat and cover tax obligations.
  - a. liaison by the Village with outside providers of services (telephone, electric and power, post office, cable, DHL/Federal Express, the railroad, and DOT) to insure that the Village has access to all improvements as developed, and to check for new products or to find what the Village could do to obtain new services. This is important for Village residents in general, and especially as it might affect home occupations
  - b. Skilled professional offices should be encouraged
  - c. Bed and breakfast usage as defined in the Village zoning should be encouraged
  - d. The Village may wish to consider development of an antiques refinishing and repairing center linked to a craftsman workshop
5. Given the importance of economic stability and growth, the Village Board should consider appointing a member to oversee economic development.

**F. VILLAGE REQUIREMENTS FOR ADEQUATE SERVICE**

1. Food Service
  - a. Supermarket: the existence of a supermarket is helpful and essential to the Village. The Village should officially explore ways to assure their continued presence.
  - b. Unadilla Diner/Restaurants: The existence of these establishments are essential to the Village. The Village should officially explore ways to assure their continued presence.
2. Gasoline Service  
The use of retail gasoline stations as convenience stores provides additional shopping outlets and should be permitted. The Village may wish to consult with the gasoline stations to request both self-service and attendant service to provide services accessible to all.

3. Medical Services  
Either a resident doctor or office/clinic will be increasingly important as the population ages. The Village should explore ways to obtain increased medical services.
4. Post Office  
Given the great importance of access by foot to postal services, the Village should maintain contact with the Post Office to monitor any needs they express and to avoid any move from the current location.
5. Banking Services  
Given the great importance of access by foot to the bank, the Village should maintain contact with the bank to monitor any needs they express and to avoid any move from the current location.
6. Hardware and Drug Store  
Both provide very helpful Village services and products. The Village Board should maintain contact with them to consider any requirements they may have and to insure their continued presence.
7. Since there are additional unutilized and under-utilized retail spaces in the Village, the Village Board should encourage appropriate development.

G. PARKING

1. The Village should consider contacting the DOT or County to request a study of traffic flows and possible parking problems.
2. The Village should consider creating handicapped parking where necessary or required.
3. More public parking in the two business areas should be researched.

## VILLAGE QUALITY OF LIFE

The recent Planning Board survey sent to households in the Village elicited 186 comments in answer to the question: "Briefly state what is most attractive about living in our Village." Of 186 comments, more than 88 specifically mention the historic old homes and tree-lined streets. More than 70 used words like "quiet", "peaceful", "small town", and "rural". It is clear that a sizable number of Village residents place a significant value on the Village and the Martin Brook Park being placed on the National Trust for Historic Preservation Registry and New York State Office of Parks, Recreation and Historic Preservation

### I. CITIZENSHIP

To preserve the rights and privileges of the Village of Unadilla.

- A. Community meeting place observing requirements of the handicapped laws.
- B. To improve communications among schools, churches, businesses and by the various organizations in the community. This can be done by:
  1. Yearly newsletter to be mailed with water bills
  2. Calendar of events posted in the Village Hall
  3. Correlation of the various functions sponsored by the different organizations
  4. Establish programs to bring the older citizens together with the younger citizens - example: run errands, yard work - with permission of their families and schools
  5. Encourage the Village residents to participate in community life

### II. ARTS AND CULTURE AND HISTORIC PRESERVATION

The Village of Unadilla has many outstanding examples of nineteenth and twentieth century architecture. This architectural framework provides important continuity for the Village and should guide any future development, especially of public buildings. The inclusion of Main Street and certain other buildings on the National Trust for Historic Preservation Registry and New York State Office of Parks, Recreation and Historic Preservation is testimony to the central function, the Village's history plays in its ongoing existence and growth.

The Village also has a large group of human resources in the fields of Arts. They range from noted piano teachers, commercial artists, art restorers, artists, experts in fabric and costume, musicians, antiquarians, and a complete range of talented individuals.

These individuals should be tapped and hopefully their knowledge can be used to enrich the community as a whole, especially the youth.

The Summer Concert series and the support it has received over the past years is a prime example of the interest the inhabitants have shown. Other possibilities would include a talent show, an art show, an arts and crafts show, and a winter concert series.

The Village should encourage the sharing of many of the old crafts with the population. Exhibits of quilting, tatting, theorem painting, painting on tin ware, and other crafts should be arranged. Things such as cooking, sewing and weaving should also be included along with gardening, games, and other related pastimes which tend to be overlooked by the twentieth century.

An effort should be made to make recordings of stories by the life long residents who remember the Village as it was in the past and how it has changed over the years.

The preservation and dissemination of materials should be fostered. The organization of a Historical Society along with a historical museum should be encouraged.

### III. CHURCHES

Since the beginning of Unadilla, churches have been a vital part of the community. The pastorate foresees a continuing positive role for our churches in the Village's life. Our churches speak to and have an impact on the moral integrity of this community. The mere presence of well-maintained church buildings and property help long-time residents as well as newcomers and visitors have a positive, constructive feeling about Unadilla.

Our churches influence Unadilla's social life for the better. Churches exist not only for church members, but to interact with, influence and serve the larger community in God's behalf. They reach beyond their formal membership by maintaining the community food pantry and offering other help to people in need; sponsoring wholesome youth activities; and providing large meeting places needed by groups such as Scouts and senior citizens. In addition, Otsego County uses local church facilities for a senior nutrition program and WIC.

Given this background, Village leaders and churches need to continue to work together for the community's good. Any plan for community development must take into account our churches' important contributions to the community's general well-being. The churches also need the Planning Board's support in terms of continuing and expanding the ministries in practical ways so that zoning laws continue to support their existence in local neighborhoods and can provide adequate parking and facilities for member and community access and use. Any vision for the future should include Unadilla's churches as a visible presence within the Village limits.

Existing churches are:

- A. Methodist
- B. Presbyterian
- C. Baptist
- D. Episcopal
- E. Catholic

Encourage Village leaders and church leaders to continue to work together within the Village.

#### IV. SCHOOLS

Through the dedicated efforts of the people of the Unatego Central School District the consolidation of the Otego Central School and the Unadilla Central School Districts was made possible. The consolidation increased the educational opportunities for its students. In 1966, plans for a new building complex which would house the Junior-Senior High School as well as the District Offices were completed. With construction of the planned complex completed in September 1969, the doors of the new school opened to the Junior and Senior High School students throughout the Unatego Central School District.

With the Board of Education study of the facilities needs for the district, it became evident that with a steadily increasing elementary school enrollment, the present facilities would reach a point where they were unable to house the student population. A committee made up of members of the Board of Education, members of the community, and Unatego staff found that the Otego Elementary School lacked classroom space to absorb the growth short term solution was implemented during the 1991-1992 school year. At this time, all sixth grade students within the District communities attend the Unadilla Elementary building, leaving the Otego Elementary School with K-5. With this short term situation in effect, it has left both the Unadilla and Otego Elementary Schools at capacity with no extra room for the increasing student population.

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The purpose of the Unatego Central School District is to provide a positive and caring environment which gives all students an opportunity to achieve their maximum potential and to prepare them for a meaningful life in a changing world.

The new state mandated Compact for Learning Program, now in effect in our schools, should be continued and encouraged.

Goals:

- A. Use of school by various groups and activities
- B. The district faces problems of insufficient space.   
An Addition to <sup>the</sup> present elementary schools <sup>is</sup> seen as a future need
- C. It seems that the Otego Elementary School lacks class room space - future research should be done in the following areas:
  - 1. Busing
  - 2. Taxes
  - 3. Keeping children in their own community
  - 4. Future growth overall

V. SCHOOL AND COMMUNITY

The Comprehensive Plan's objectives include:

- A. enhancing communications between the Unatego Central School District and Unadilla's residents and community organizations; and,
- B. increasing support of school sponsored functions and programs as well as school spirit, given Unadilla's large number of adults without students attending school

One suggestion which may help to enhance communications and to increase school and community spirit would be to have a "central clearing house" for community, church, and school functions. A master calendar at this central location could be maintained for all meetings, sports activities, fund raisers, etc. A copy could be provided to all Unadilla residents through some written means at periodic times throughout the year by, for example, a newsletter in the Village water bills, etc. A master copy of each calendar months' activities could also be posted in a central Village location, such as the Community House.

VI. HEALTH AND WELFARE

There are no doctors or health services in the community; However, the Village does have a volunteer emergency squad. The nearest hospital is located in Sidney. The Hospital was formally opened in 1943 and is fully accredited. Since that date, the hospital has expanded to include a post-operative recovery room and intensive care unit. In 1973, a 30-bed long care unit was dedicated.

Larger hospitals are available in Oneonta, seventeen miles from the Village, and in Binghamton and Cooperstown. The latter two are forty miles away.

The Hospital is currently celebrating its 50th Anniversary. In October 1993, there was a ground breaking ceremony for expansion to the emergency room.

## COMMUNITY DEVELOPMENT SERVICES

### CONSOLIDATION

Consolidation of Town and Village services is not a new topic, but in these troubling fiscal times, it is necessary for the survival of local government. Our local identities need to play an aggressive role as communities address the need for change in our local government services and structure. It has been noted that there is a need for efficiency in government at all levels. This reduces the tax bill and enhances business growth. As business decisions are being made, local government must be ever mindful of opportunities for cost-effective cooperation.

Unadilla needs to establish a commitment to the effort of consolidation between the Village and the Town. This concerted effort should begin with the formation of a panel selected from both the Village and Town (excluding governmental officials) which represents a cross section of the community. The panel should study such areas as insurance, purchasing and public works, and recommendations should be made accordingly.

#### A. LOCAL GOVERNING BODY

The Village is governed by a Mayor and four Trustees each serving a two year term.

1. Study the feasibility of combining the Village and Town offices, use of equipment and supplies to lower taxes.
2. Set up a committee to work actively on economic development. This committee should report to the Village Board quarterly.
3. Consider a policy that Village employees be residents of the Village. If personnel pay taxes in the Village, they would take a greater interest in how the Village is governed.

The Village Garage occupies a 2.4 acre site on Gregory Street in the Village. The Garage houses equipment and supplies for maintaining streets, the water system and storage for various materials.

1. The Superintendent of Public Works should keep an updated inventory of equipment and supplies and know how much is needed for one fiscal year.
2. He should look into combining some services with the Town to save on duplicate equipment and supplies.

B. VILLAGE OFFICE

The office of the Village Clerk/Treasurer is located in the Community House. The personnel in this office collects taxes, water rents, pays bills and payroll for the Village, invests monies, prepares Village budget and makes preparation for the Village meetings along with other duties and contact with the public.

1. The Village Clerk and Town Clerk could have a combined office which would save on duplicate office machines, supplies and utilities.
2. The Village Clerk should scrutinize all expenses and report to the Village Board ways to save money.

C. WATER

The water system for the Village was designed, financed and owned by S. S. North until 1916 when it was purchased by the Village. The water works was comprised of two separate systems, Martin Brook and Kilkenny, each with its own filtering, storage systems and distributing reservoirs. There were two separate pipe lines from each system into the Village. The systems were so arranged that they could be operated separately or together. The water system has its own budget. The main source of revenue is through water meters in each home for which the resident pays for usage.

1. The system has been updated many times over the years. The most recent update was 1983-1984 with the help of a HUD Grant. A new well supply was built on Watson Street and a new 300,000 gallon storage tank was installed in the watershed on Kilkenny. Also, about a mile of new water main was installed replacing an old existing small main. The springs at the Kilkenny watershed have been rehabilitated so all available spring water is used first before the wells are pumped. The Church Street well can be used for low water times.
2. In the interest of protecting the drinking water supplies for the Village of Unadilla an aquifer protection district is included in the zoning laws for the Village. This district is attempting to help protect the Watson Street Well and the Church Street Well. The spring area on Kilkenny Hill is not included in the Aquifer Protection District but is protected by Watershed Rules and Regulations.

- a. The Aquifer Protection District is made up of two separate areas around the two water sources involved. These areas were determined by the New York State Health Department and the Village of Unadilla Public Works Superintendent as areas where certain activities might affect the drinking water supplies.
3. At present, the water supply is of good quality, reasonable cost to residents and generally adequate.
4. The system needs to be maintained and updated regularly by certified personnel. However, the Village may need to seek another source of good quality water in the near future as the Church Street Well is of variable quality.

D. FIRE PROTECTION & EMERGENCY & SERVICES

Fire protection and emergency services in the Village is provided by volunteers. There are on-going training programs for new and present volunteers. They must keep abreast of the fire fighting and emergency techniques.

1. The Fire Department needs a program to replace fire fighting equipment. New equipment needs housing space.
2. Land was recently purchased on the corner of Depot Street and Main Street with the intent of building a new fire station/municipal building. Any building should conform to the historical classification of Main Street.
3. An additional fire service should be considered on the North side of the railroad tracks.
4. Enforce existing New York State Uniform Fire Protection Construction Code.
5. The Fire Department offers mutual aid to the surrounding area.

E. 911 EMERGENCY

911 is in the beginning stages of being set up for Otsego County. At this time Otsego County is awaiting approval from the Public Service Commission. Once approved, the County can start addressing. This service should take two years, giving us a target date of 1996-1997.

The 911 System will help make emergency response time much quicker. The system will make finding these people much easier, as people have many different names for roads which makes it hard for emergency teams to find them.

F. POLICE PROTECTION

This service is provided by the New York State Police, Troop C, Sidney, New York, and the Otsego County Sheriff, Cooperstown, New York.

G. STREETS

There are currently 7.28 miles of streets in the Village, generally in good repair. There are several areas with narrow streets and some without curbing. Main Street is New York State Route 7 and has recently been resurfaced.

1. Parking on the corner of Clifton Street and Main Street and the Community House driveway could be a dangerous area. Possibly a "No Parking" sign in this area should be considered.
2. When the Recreational Development Corporation area opens for full time use and more homes are built on Kilkenny Hill, Clifton Street may have to be widened to handle additional vehicular and foot traffic.
3. At the intersection of Martin Brook and Main Streets, the visibility is poor because parking is allowed on both corners where Martin Brook traffic moves onto Main Street: prohibit parking a certain distance on Main Street, left and right sides. Off street parking should be incorporated where available.

H. PARKS

There are three parks in Unadilla: Martin Brook, located in the northern section, Community Park, in the center of the Village, and Hayes-Corwin Park, at the eastern entrance to the Village.

Unadilla has a Parks Commission and its mission is not only the preservation and maintenance of the Parks, but to assemble plans for continuous development including recreational and educational programs.

1. The commission is studying the possibility of park land in the western section of the Village on the west side of the I-88 access road.
2. The commission is considering developing a network of trails connecting existing parks, river ways and historic sites in Unadilla.
3. We need to bring parks closer to home, and into our daily lives through all classes of people in Villages and Towns nearby.

I. RECREATION

Unadilla has a playground and ball fields at the Community Park and the use of the elementary school athletic field and community tennis courts.

1. The Summer Recreation Program is supported equally by the Village and Town with some donations. The state may reimburse the Village/Town up to 50% for money spent. The program includes swimming at East Sidney Lake and aerobic classes. There is a \$500.00 allocation for Little League protective equipment only.
2. The Recreation Development Corporation, currently privately owned, is working on developing approximately 7 acres as a new recreation area on Clifton Street. The walking trails and the ball fields are ready for use at present. The goal of the corporation is to have a swimming pool ready for use in 1997 and the park completed by 2001 for all phases of recreation and parking.

J. UTILITIES

NewChannels TV - residents of Unadilla are offered television service via NewChannels with the following services: basic cable, basic plus, Home Box Office and Cinemax.

1. NewChannels will be rebuilding the cable plant in the Village in the near future, two-three years. At present, we are capable of having 42 channels. With the plant rebuilding we will be capable of receiving 60 channels.
2. There are plans to install a fibre optic cable from Oneonta to Unadilla. The cable company will be able to address service in the Oneonta office on the computer instead of coming to the customer's home to make a change in service.

GTE Telephone Company - A fibre optic cable was installed in Unadilla in 1987. Long distance calls are presently handled by this cable. The cable is capable of handling information at very high speed.

1. In July 1993, Motorola offered Cellular One service in the Unadilla area.
2. Effective in 1994, Citizens Telecommunications will take over from GTE service for the area.

New York State Electric and Gas Corp. - provides electric service to the Village. At present, there are no service changes to this utility.

## ENVIRONMENT

### I. RAILROAD

The main line of the Canadian Pacific Railway is the most important railroad line between Albany and Binghamton and as a carrier of freight it is expected to remain in existence in the foreseeable future. Industrial utilization in the Village is for the most part related to its present location and no other position within the Village appears to afford any marked advantage over that presently obtained. Major problems related to the railroad, other than its location, are grade crossings and drainage.

Presently the two street crossings at Martin Brook and Clifton are sufficient to handle traffic in and out of the Village of Unadilla.

- A. At some time in the future, the Clifton Street crossing may have to be more suitably graded for heavy traffic. The railroad passes through the Village on an embankment with the result that the vertical alignment of streets crossing the railroad is such that horizontal vision is impeded. This is a dangerous condition in the extreme; one, however that might be turned to advantage. Since a difference already exists between the basic elevation, it appears that the possibility exists of an underpass for both Clifton Street and Martin Brook Street or research for some other kind of improvement.
- B. With the recent purchase of the D & H Railroad by the Canadian Pacific, there has been a definite increase in speed and size of the newer and larger locomotives and rail cars. Some regulation of this traffic should be researched by the Village at this time.

### II. HIGHWAY

The most influential factor in land development is the access of the land to transportation facilities. This usually means access to an adequate highway system. The existing land use pattern in Unadilla has been, to a great extent, determined by the highway network. Commercial uses in the Village are almost exclusively on State Route 7.

In a similar manner, the highway network is influenced by land uses. In some of the details of its development as land is more densely developed, a highway's capacity must be increased to accommodate the increased traffic flow. When the RDC area opens for full time use and more homes are built on Kilkenny Hill, Clifton Street may have to be widened to handle additional vehicular and foot traffic.

The layout of the existing highway system has been inherited substantially as it is today from the rural, agricultural past. Some changes, particularly realignment of parts of the major highways, have been made to keep pace with the higher operating speeds of modern automobiles. The present division of highways into major thoroughfares has come about largely because of the more intensive development of land along the major roads.

The most significant change in the existing highway system has been the addition of an interstate highway, Route I-88. There are two service roads, one at the east end of the Village and another at the west end. This is ideal for the major traffic to easily stop in the Village for shopping, eating, etc.

### III. TRAFFIC

The Village, as the most densely developed area on Route 7, is the most seriously affected by the heavy interregional traffic. The Village is the location of jobs and commercial facilities as well as a major area for the distribution of residential traffic. Excessive speed does not appear to be the most serious problem. East bound traffic is considerably slowed at the west end of the Village by the rather tight curves and viaduct over the railroad. West bound traffic is slowed, at least in the middle of the Village, by the signal lights at Main and Mill Streets and Main and Clifton Streets.

### IV. SEWERS

#### A. Sanitary Sewers

1. Various private systems existed around the Village which serviced groups of residents. All of these are currently supposed to be defunct but there is evidence that a few may still be dumping raw sewage into the river. These have been tested by the Department of Environmental Conservation.
2. Over the many years of the existence of these private systems, localized surface drainage problems have been taken care of by adding catch basins, etc. to these old sewer lines.
3. Although this has helped "handle the load" over the years, most of these old lines are too small or in such disrepair that the problem of these interconnections will have to be addressed sooner or later. The old systems seem to work less efficiently each year. The Village should be investigating private systems regularly.

## B. Storm Sewers

1. The 1992 project to renew and add drainage along Railroad Avenue and Martin Brook Street has basically completed most of a good system north of the Canadian Pacific Railway.
2. Main Street was basically re-done when the Main Street rehabilitation project was done by DOT in 1987-1988. Most of the drainage between the Canadian Pacific Railway and Main Street uses part of DOT's system. There are a few deficiencies on lower Martin Brook Street which will need work soon.
3. From Main Street to the river uses much of the sewer system lines. This is the area where some replacement work should be planned in the next few years, especially Walnut, Watson, Page, Cottage Lane and possibly Church and Fellows Street and Bridge Street.

V. NEIGHBORHOOD CHARACTERISTICS

- A. The Waste Collection Policy, a Village law effective August 1, 1991, provides the following: a regular pick-up of yard waste and a pick-up of scrap metals twice each year and regulations for each of these pick-ups. A composting area for yard wastes which can be composted is presently being created.
- B. A recycling station has been created for both the Town and Village and is located just outside the Village border for the convenience of residents.
- C. Residents of the Village are responsible for their own garbage. There are presently four garbage businesses with various fees available.
- D. Local Law #1992-2 deals with the Village of Unadilla Sidewalk Replacement. The blue stone sidewalks, mostly on Main Street were constructed in 1827, when the Village was first incorporated using one-third of the highway tax. The population in 1827 was 282. In 1818, the large trees that adorn Main Street were set out "by the united work of willing hands gratuitously rendered" said Col. North from Pioneers of Unadilla by Gaius Halsey. The current law provides for good, safe and decent looking sidewalks, to provide standards for replacement of unacceptable sidewalks by property owners. The Village should research the significance of keeping these historical sidewalks. Sidewalks must be kept clean of ice and snow in winter.
- E. Another Local Law #1992-1 pertains to keeping Unadilla looking clean, neat and safe and to protect the interests of all homeowners and residents. The law includes grass level standards, procedure and time limits. This law needs to be enforced at all times.