

**TOWN OF WINDSOR
DRAFT OF
2015 AMENDMENTS TO
COMPREHENSIVE PLAN**



September 2006

Town of Windsor Comprehensive Plan September 2006

2015 Amendments

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Town of Windsor Comprehensive Plan September 2006

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Table of Contents

INTRODUCTION.....	1
Purpose.....	1
Plan Development.....	2
Content of the Comprehensive Plan.....	4
TOWN OF WINDSOR HISTORY.....	5
TOWN OF WINDSOR DEMOGRAPHICS.....	9
Population.....	9
Housing.....	11
TOWN OF WINDSOR INSTITUTIONS.....	13
Government.....	13
NY State.....	13
County Government.....	13
Town Government.....	13
Village Government.....	13
Public Facilities.....	13
Public Safety.....	14
Police.....	14
Fire and Ambulance.....	14
Education.....	15
Alumni Program.....	18
Economy.....	21
Transportation.....	23
Town, County and State Highways.....	23
Private Roads.....	23
Bridges.....	24
Air Transportation.....	24
Public Transit.....	24
Place of Work.....	25
Tourism/Recreation.....	27
TOWN OF WINDSOR LAND USE.....	29
LAND USE LAWS.....	29
Building Permits and Site Plan Approvals.....	29
Agriculture.....	30
Prime Farm Soils.....	30
Agricultural Districts.....	31
Agriculture and Rural Character.....	32
Analysis.....	32
East of Susquehanna River.....	32
West of Susquehanna River/North of Route 17.....	32

Land Use Plan.....	33
Hamlets/Lake Communities.....	34
TOWN OF WINDSOR ENVIRONMENT.....	35
Topography and Slope.....	35
Soils.....	35
Water Resources.....	36
Floodplain.....	36
Wetlands.....	37
Forest Lands.....	37
TOWN OF WINDSOR ORDINANCES/LOCAL LAWS.....	39
Land Use and Local Law Review.....	39
Zoning Ordinance.....	39
Floodplain Management.....	40
Trailer Ordinance.....	40
Junk Yard Law.....	41
Conclusion.....	41
TOWN OF WINDSOR GOALS/RECOMMENDATIONS.....	43
Goals and Objectives.....	45
Overall Appearance.....	45
Goal 1: Maintain a rural atmosphere.....	45
Goal 2: Ensure residential properties and structures are well maintained.....	46
Goal 3: Continue to provide for the appropriate development of new nonresidential structures and projects.....	47
Goal 4: Protect natural resources, specifically the Susquehanna River and forested lands.....	47
Local Economy.....	48
Goal 1: Identify businesses/industries that are desirable candidates for the Town of Windsor.....	48
Goal 2: Promote the Town of Windsor as a location for commercial and light industrial development.....	49
Goal 3: Maintain the remaining agricultural economy.....	50
Goal 4: Encourage new alternative agricultural endeavors.....	50
Goal 5: Encourage home-based businesses.....	51
Goal 6: Encourage tourism and recreational enterprises.....	51
Goal 7: Promote Windsor as a recreational and tourist area.....	52
Goal 8: Support mining and timbering as viable industries in the Town....	52
The Population.....	52
Goal 1: Strengthen the sense of the Town as one community.....	52
Goal 2: Encourage youth activities creating opportunities for the youth as members of the community.....	53
Goal 3: Address needs of the aging and senior population.....	53
The Susquehanna River Corridor.....	54

Goal 1: Promote protection of the Susquehanna River corridor and its tributaries.....	54
Goal 2: Redefine floodplain and floodway areas along the corridor.....	54
Goal 3: Discourage development adjacent to the river and tributary streams that would compromise the integrity of the water quality.....	54
Recreational Facilities.....	55
Goal 1: Promote existing recreational facilities including parks, trails and school facilities.....	55
Goal 2: Protection of recreational opportunities along the Susquehanna River.....	55
Goal 3: Work with the private lake associations to protect the integrity of those lakes for recreational use by the residents.....	55
Goal 4: Continue to work with the Windsor School District to encourage use of the recreational facilities and programs offered by the school.....	55
Goal 5: Continue to work with the Village of Windsor to promote community use and activities at Klumpp Park.....	56
Local And Regional Government.....	56
Goal 1: Continue to cooperate with the Village and School Boards.....	56
Goal 2: Amend Zoning Laws to encourage desired development.....	56
Goal 3: Provide consistent and fair implementation of local planning and zoning regulations.....	56
Goal 4: Encourage shared services with neighboring towns and the Village.....	56
Goal 5: Use services provided by the Broome County Offices.....	57
Natural Resources.....	57
Goal 1: Protect the integrity of all natural resources.....	57
Goal 2: Encourage Best Management Practices for the timber harvesting and mining.....	57
Goal 3: Protect all waterways including rivers, streams, lakes and ponds.....	57
New York State Route 17 {Interstate 86}.....	57
Goal 1: Encourage development along the corridor, concentrate on interchanges.....	57
Goal 2: Work with the New York State Department of Transportation to ensure continued use and maintenance of all five interchanges in the Town.....	58
Town Of Windsor Transportation Network.....	58
Goal 1: Support highway department assessment of needed repairs and maintenance.....	58
Goal 2: Develop driveway and private road standards.....	58
Goal 3: Amend Zoning to incorporate all types of transportation.....	58
Land Use.....	58
Goal 1: Develop hamlet area zoning.....	58

Goal 2: Develop subdivision regulations supporting large lot zoning.....	59
Goal 3: Protect agricultural land uses in the Town.....	59
Goal 4: Encourage commercial and industrial development along highway corridors.....	59
Goal 5: Encourage economic growth and energy development throughout the Town.....	59
TOWN OF WINDSOR ACTION PLAN.....	60
TOWN OF WINDSOR APPENDIX FOR SEPTEMBER 2006 COMPREHENSIVE PLAN.....	64
MAPS.....	65
Broome County.....	66
Town of Windsor.....	67
Village of Windsor.....	68
Town of Windsor Land Use.....	69
Town of Windsor Zoning Districts.....	70
Eastern Broome County Agricultural Districts.....	71
Town of Windsor Slope Map.....	72
Town of Windsor Natural Features.....	73
MINUTES.....	74
CORRESPONDENCE.....	88
SURVEY.....	98
PRESENTATIONS.....	118
TOWN OF WINDSOR APPENDIX FOR 2015 AMENDMENTS TO SEPTEMBER 2006 COMPREHENSIVE PLAN.....	129
MINUTES.....	130
SURVEY.....	152

Index of Tables

Table 1 - Population 1900 - 2000.....	9
Table 2 - Population by Age Group 1970 - 2000.....	10
Table 3 - Housing Characteristics.....	12
Table 4 - School Enrollment for Residents Three Years and Older.....	16
Table 5 - Educational Attainment for Residents 25 Years and Older.....	17
Table 6 - Windsor High School Graduation Plans.....	17
Table 7 - Educational Attainment - Windsor/Surrounding Municipalities.....	20
Table 8 - Percentage of Workers per Occupation.....	22
Table 9 - General Employment and Place of Work Information.....	26
Table 10 - Building Permits in the Town of Windsor.....	30

INTRODUCTION

The information and recommendations provided in the following text of the Town of Windsor Comprehensive Plan has been developed based on public opinion, statistical analysis and requirements of the New York State General Municipal Law. The amended Plan has been drafted using the original Town of Windsor Comprehensive Plan adopted in October 1985 as a base, and is intended to be a tool for the Town as it progresses into the future. The Plan is not a regulatory document and once adopted should be used as a guide and checklist for future projects and issues that the Town may face.

Purpose

The primary purpose of this Comprehensive Plan is to affirm the on-going nature of the planning process and to ensure the continuing viability of the document itself. Change is an inevitable fact in the life of any community. Changes in demographics, in the economy, in land use patterns, in transportation facilities and in other infrastructure systems will continue to occur either gradually or at accelerated rates. These changes must be anticipated if appropriate policy is to be formulated.

The Comprehensive Plan cannot merely be accepted, catalogued, and set upon the shelf. It must be maintained, amended and updated in response to these changing forces and developing patterns of the Town. This document must be seen as a foundation upon which the Planning Board, in its advisory capacity to the Town of Windsor Board, may prioritize the development objectives of the community for many years to come. Other broad range planning goals of the Town of Windsor are:

1. To maintain the rural residential community with emphasis on agricultural quality. Agricultural and forest lands are primary assets in terms of both economy and the resident lifestyles.
2. To foster continued residential growth in the community. The Village of Windsor, West Windsor and a number of hamlets offer attractive and suitable areas for development that should be given priority; while the balance of the Town can be retained as rural residential.
3. The Town of Windsor, and especially its river, streams, ponds and lakes, attract many people. Waterfront development of second/seasonal homes is a continuing trend, together with general recreational development. Therefore, the Town of Windsor can best serve these interests by fostering sensitive development that will preserve the quality of the natural features that attract people.

4. Commercial/industrial development opportunity is primarily found along New York State Route 17 (Future 1-86) and in the vicinity of the Village of Windsor and the hamlet of West Windsor due to accessibility to the future Interstate. The Village of Windsor also has available a municipal water system. Thus, it is Town policy to encourage development as a way to broaden the tax base, provide employment, and provide goods and services to the region and local residents.
5. **The Town of Windsor is rich in natural resources including timber, stone, natural gas, oil, wind, sun and water. Many of these resources provide energy sources that can fuel residences, government buildings, businesses and industry. The Town will allow for and encourage the responsible development of natural gas, oil, hydro power, geothermal, wind, solar and other energy deriving technologies as an economic driver.**
6. The Town of Windsor will encourage and assist development of the basic utilities such as water, sewer, **communications technology, electric, and natural gas** within its borders as a way to aid general development. Together with the maintenance of the transportation system, some of the most fundamental lures to economic development can be offered.
7. The high quality of life enjoyed by Windsor residents rely on a low-density tax base, as is common in rural communities. Thus, the provision of public goods and services tend to be costly on a per person basis. It may be beneficial to consolidate current services, to provide new or existing goods and services through the private sector, or to other wise streamline service delivery for greater efficiency. The Town should therefore entertain investigations on its own behalf (or with other local governments and public institutions) to ensure that the delivery of public services is maintained (and/or expanded) at reasonable costs.

Plan Development

The Town of Windsor Planning Board developed the October 1985 Comprehensive Plan with the assistance of the Broome County Department of Planning and Economic Development. With the previously mentioned goals in mind, the Planning Board conducted a study of the various factors influencing the growth and development of the community. This study was used as a basis to develop goals and objectives to be pursued by the Town in the future.

Since 1985 the Town has experienced many challenges, which have led to changes in the overall development of the Town. The Planning Board, at the direction of the Town Board, has been researching the impacts of these

changes on the community. The information will be used to reevaluate the existing goals and establish new goals to address the issues.

The Planning Board conducted two Public Workshop sessions: The first on January 22, 2002, at the C.R. Weeks School in West Windsor and the second on January 29, 2002, at the Palmer Elementary School in the Village of Windsor. In addition, the Planning Board developed and distributed a survey at each of the workshops and the Windsor Standard published the survey for residents' responses. The two meetings accounted for approximately 500 Windsor residents from all parts of the Town. Any resident wishing to participate was given the opportunity to speak and ask questions as well as send written comments and fill out the distributed survey. Copies of the minutes of the meetings and the survey are in the Appendix section of this report

The Planning Board held two additional public informational meetings on May 22, 2003, and May 28, 2003, to present goals and objectives as they have been developed around public opinion. Comments presented at each meeting have been discussed and incorporated where applicable. Copies of the minutes of these meetings are also in the Appendix. After completion of the draft, the Planning Board will hold two public hearings and complete a draft Generic Environmental Impact Statement (GEIS). Once completed, the Plan and the GEIS will be presented to the Town Board by resolution from the Planning Board. At that time the Town Board will hold a public hearing, complete the environmental assessment and act upon the adoption of the Plan.

The Planning Board conducted two final public presentations on February 23, 2005, at the Palmer School and March 21, 2005, at C. R. Weeks Elementary School. The final presentations to the public introduced the completed Plan and provided the public with an Action Plan for the future. There were few comments.

The 2014 decision of the New York State Court of Appeals affirmed a town's authority to regulate hydraulic fracturing within its borders through land use regulations. The Town Board hired a private company to conduct a survey. 5,602 surveys were mailed to registered voters in the Town of Windsor and Village of Windsor and owners of land in the Town of Windsor. The question asked in the survey was: "Should the Town of Windsor allow natural gas and oil extraction using different methods like hydraulic fracturing (fracking) in the Town?" 3,014 surveys were returned by respondents. 1,997 responded yes, 981 responded no, and 36 responses were invalid.

The Town Board and Attorney for the Town met in a Work Session on February 4, 2015 to review the 2006 Comprehensive Plan by assigned

sections to recommend additions, deletions, changes to allow for the extraction of natural gas and oil. During this review it was decided to include additional energy sources.

The Town Board and Attorney for the Town held further work sessions with the Planning Board and Code Enforcement Officer on February 19, 2015, March 26, 2015 and May 14, 2015. The Planning Board also discussed the 2006 Comprehensive Plan at its meeting on February 25, 2015.

The Town Board held a public hearing on November 17, 2015 to give the public an opportunity to speak on the draft amendments to the 2006 Comprehensive Plan. The Town Board reviewed the public's comments at its November 23, 2015 meeting and scheduled another public hearing which was held on _____. The Town Board adopted Amendments to the 2006 Comprehensive Plan on _____.

Copies of the minutes of the meetings and the survey are in the Appendix section of this plan.

Content of the Comprehensive Plan

The Comprehensive Plan includes:

- A brief inventory and analysis of existing conditions;
- A listing of current and potential future issues to be addressed by the Town of Windsor;
- A list of Goal and Objectives to be prioritized by the Town of Windsor;
- Implementation measures that can be used to meet Towns Goals and Objectives and to mitigate any potential threats to the community;
- An Action Plan to prioritize the proposed implementation measures.

The inventory is a listing and brief discussion of existing conditions and opportunities in the Town of Windsor. The analysis of these conditions will be used to develop the Goals and Objectives for the future. The issues portion of the Plan addresses potential threats that could jeopardize the Town's ability to meet the Goals and Objectives established by this Plan. The Goals and Objectives have been compiled as a result of comments stated by residents of the Town of Windsor during the public workshops. The implementation measures are a list of options the Town can use to mitigate threats and meet the goals established by the Plan. The Action Plan is a prioritized listing of selected implementation measures indicating the responsible parties, potential time frames for completion and potential funding sources if available.

TOWN OF WINDSOR HISTORY

A community's history is important as it is the source that develops a community's character and provides a base for future development. The Town of Windsor has an abundant history that has been preserved by life-long residents and through the documentation of the history by local authors.

The Town of Windsor is one of the oldest communities in Broome County, having been formed one year after the creation of Broome County In 1806. The original Town of Windsor included Colesville and Sanford until 1821 when they formed their own townships.

Long before the establishment of a European settlement in what is now the Town of Windsor, the area was a popular settlement for Native American tribes. A very important Indian crossroads was located on the Susquehanna River and was called Onaquaga, "an expanse of perhaps twenty miles running in a north-south direction, as well as the village itself." (Onaquaga: Hub of the Border Wars). This was part of the important and well-traveled East-West Indian Trail. It was populated with the Onaquagas, who were made up primarily of the Oneida branch of the Iroquois and the Tuscaroras, who arrived around 1715. They were admitted around 1722 as the Sixth Nation of the Iroquois.

It was also a crossroads melting pot for Native American tribes and according to *Onaquaga: Hub of the Border Wars*:

It was said of this place in 1758... [M]any of our friend Indians amongst the Six Nations who are disgusted with the Ruleing Politics of their People leave their Castles & go and settle at Oghquago. Besides the Six Nations...there are a number of almost every one of those Nations Settled at a place called Oughquaga on the Susquehanna.

The agricultural fields adjacent to the Susquehanna River in the Village of Windsor were the site of the Iroquois Federation Tribal Council and the large island in the Susquehanna River near South Windsor was the site of Joseph Brant's (Thayendanegea) encampment, a Mohawk leader and one of the most important



JOSEPH THAYENDANEKEN

The Mohawk Chief

figures in the Border Wars of the American Revolution in New York State. Brant was also regarded as the most important Iroquois to the British.

From 1748 until the American Revolution interpreters, teachers and missionaries were sent from the Indian Charity School in Lebanon, Conn. to Onaquaga. Rev. Jonathan Edwards sent Rev. Elihu Spencer with Rebecca Kellogg Ashley and her husband, Captain Benjamin Ashley to Onaquaga to establish a mission in 1748. There is a marker commemorating Rebecca Kellogg Ashley's burial site at the intersection of Old Dutchtown Road and Fordway Road.

John Doolittle was Windsor's first white settler. His son, David Doolittle, was born December 28, 1786 in North Windsor and was not only Windsor's first white child, but Broome County's as well.

Many of Windsor's first settlers were veterans of the Revolutionary War. Within the five cemeteries used by early Windsor settlers there are 37 graves of Revolutionary War veterans. One such cemetery is Knox Cemetery in Onaquaga. It is on property that was given to Captain James Knox by the United States government for being one of George Washington's bodyguards.

The Hotchkiss family was also one of the original families in Windsor and, along with many other contributions, laid out the original roads in the Village of Windsor. Jedediah Hotchkiss was born on November 28, 1828 in the "Old Stone House." He lived and went to school in Windsor, graduating from the Windsor Academy. After moving to Virginia, Jedediah Hotchkiss became the most famous of Confederate topographers. In March 1862, he joined Stonewall Jackson in the Shenandoah Valley as a captain and chief topographical engineer and cartographer of the Valley District. He was one of the "distinguished men of the South." Along with numerous accomplishments, Jedediah was also one of the founding people of the National Geographic Society.

"Now, with the distance of years to wash the bitterness of that fratricidal war away, the Village of Windsor (NY) can be proud of the exploits of a native son." *"Windsor Man Was the Eyes of Stonewall Jackson" by Mike Kane Binghamton Press, 09/10/78.*

Until the middle of the 19th century, Windsor remained an isolated but comfortable community and was mostly dependent upon its own resources, industry and ingenuity. Then in 1854, Adin Coburn started one of the first horse and buggy whip factories in the state. In 1864 there were only ten whip factories in all of upstate New York and three of them were in Windsor. Eventually the automobile spelled the end of whip making in Windsor. But for 97 years Windsor produced a product that made their

community unique.

Another important piece of history is that Windsor was part of the Underground Railroad, the extensive system of hiding places and guides that helped runaway slaves escape to freedom during the first half of the 19th century. Several homes that were part of the Underground Railroad are still standing, including the Old Stone House on East Windsor Road.

As with the rest of the country, the Town saw much change and development with the construction of rail service. The Erie Railroad was officially opened in December 1848 from New York City to Binghamton, running through Cascade Valley. In 1870 the Delaware and Hudson laid a track from Binghamton to Albany. A connecting link was needed to the coal fields near Scranton so in 1872 the Jefferson Railroad near Lanesboro, Pa. was connected with the D & H Railroad at Nineveh. This served both freight and passengers and was until 1936 the main transportation between Windsor and Binghamton. The railroad became the hub of the community with many local people either being employed by the railroad or by industries that sprang up because of the railroad. The railroad serviced Windsor for 100 years.

Windsor entered the Civil War in 1861 when 100 men enlisted with Company G of the 89th NY Volunteer Infantry. The next group joined Company B and Company F of the 137 NY Volunteer Infantry. Many more followed after that. Their graves can be found in Windsor cemeteries. Some of the deceased soldiers from the Town of Windsor are buried in the Gettysburg Cemetery.

Many of the Town of Windsor's citizens have fought and died in the wars the United States have been a part of. One citizen was Lloyd B. Phelps who died in action one week before the end of World War I. The American Legion on Kent Street is named in honor of his memory.

The Town of Windsor has had a prosperous history as an agrarian society with many large dairy, chicken and crop farms. Family dairy farming has been hard hit in this country in the late 20th century and Town of Windsor has been no exception. Few farms could survive the declining milk prices forcing them to either decrease the size of their farming operation or close altogether. As a result, the Town's landscape is littered with many abandoned farm buildings and hundreds of acres of fields previously harvested and grazed have grown to brush lands.

Although the Town's history has primarily been agricultural, its history includes a local creamery, three whip factories, a stagecoach stop and three supermarkets on Main Street in the Village of Windsor. There was also a movie theater and bowling alley as well as a soda fountain, inns, taverns and several small family operated businesses including a department store

and a pharmacy. The construction of New York State Route 17 in the 1960's made travel to Binghamton easier and eventually many of the small family operated businesses were forced to close due to a loss of business.

As the Town of Windsor has changed from a primarily agricultural economy to a commuter community, it has forced many changes in the Town. Windsor must now rely on a new form of economic stability while continuing to encourage preservation of the historic agrarian economy.

TOWN OF WINDSOR DEMOGRAPHICS

Population

Between the years 1990 and 2000 the population of the Town of Windsor has increased from 6,178 to 6,421 while the population of the Village has decreased to 901 from 1,051 in 1990. The number of females in the Town is slightly larger than of the males with 3,230 females (50.3%) and 3,191 males (49.7%). Table 1 illustrates the Town's population changes for the past 100 years. Historically, the Town has experienced an increase in population with the first 30 years as an exception. During that time the Town experienced a loss. However, it is important to note a 47% increase in the population from 1950 to 1960 and since that time the Town has continued to increase in population with each consecutive census. During the 1950's the use of automobiles as a form of transportation to work outside of the homestead became prevalent and many people began to work in the metropolitan areas while living in more suburban and rural areas. It was during this era that suburbs and community development projects such as housing subdivisions became popular across the country. This trend has continued in Windsor since that time.

Table 1 - Population 1900 - 2000

Census Year	Number of Residents	Number Change	Percent Change
2000	6,421	243	3.8%
1990	6,178	231	3.9%
1980	5,947	301	5.3%
1970	5,646	1,273	29.1%
1960	4,373	1,399	47.0%
1950	2,974	349	13.3%
1940	2,625	442	20.2%
1930	2,183	46	2.2%
1920	2,137	-358	-14.3%
1910	2,495	-472	-15.9%
1900	2,967	----	----

Source: U.S. Census Bureau – 2000 Census

The 2000 census indicates the Town of Windsor has an aging population with a median age of 37.2 years. In addition, 1,198 (18.7%) residents are between the ages of 35 to 44 and 4,527 (70.5%) residents are over the age of 18. Table 2 illustrates the difference in each age group over the past 40 years.

Table 2 - Population by Age Group 1970 – 2000

Age	1970	%	1980	%	Change	1990	%	Change	2000	%	Change
0-4	553	9.8	493	8.3	- 1.5	563	8.7	0.4	406	6.3	-2.4
5-14	1,417	25.1	1,043	17.5	-7.6	1,066	16.6	-0.9	1,172	18.3	1.7
15-24	857	15.2	1,172	19.7	4.5	785	12.2	-7.5	724	11.3	-0.9
25-34	707	12.5	800	13.5	1	1,158	18	4.5	664	10.3	-7.7
35-44	720	12.7	697	11.7	-1	1,024	15.9	4.2	1,198	18.7	2.8
45-54	576	10.2	684	11.5	1.3	686	10.7	-0.8	917	14.3	3.6
55-64	405	7.2	555	9.3	2.1	564	8.7	-0.6	615	9.5	0.8
65+	411	7.3	503	8.5	1.2	594	9.2	0.7	725	11.3	2.1
Total	5,646	100	5,947	100	N/A	6,440	100	N/A	6,421	100	N/A

Source: U.S. Census Bureau – 2000 Census

The Town of Windsor population can be characterized as a rural community sparsely settled and almost entirely race-homogenous of mixed European decent. The 2000 census describes the population as being primarily one race (99.2%) and mostly white (97.9%). The typical household type is classified as family occupied with 74.6% of households being family occupied. In addition, married couples occupy 60.8% of the family households and the average household in the Town consists of 2.7 people.

The year 2000 median household income in the Town was \$39,265 per year and the median family income is slightly higher at \$42,958 per year. This is an increase from 1990 when the household income was \$30,901. The Town has a growing population of people older than the age of 16 not in the labor force with only 67.3% of the residents reported being members of the labor force. Of the 67.3% of the residents currently in the labor force 3.4% reported being unemployed. The remaining 32.7% of the population is either retired, disabled

or students. This trend is reflective of the aging population in the Town. In addition, 8.5% of the Town population is living below federal poverty standards with the majority of those residents being in the 65 and over age category. This is a decrease from the 1990 figure of 9.94%.

The educational attainment and enrollment figures for the Town's population indicates several significant points, especially when compared to neighboring municipalities. Table 7 shows a comparison of students enrolled in school and those who have completed more than a 9th grade education, high school or higher education. Based on the percentages listed in the 2000 Census, the Town of Windsor has a comparably high percentage of population with higher education among the residents over the age of 19. However, Windsor has a comparably high number of residents between the ages of 16 and 19 without a basic diploma. This trend could indicate an increased number of high school dropouts in the younger generation and a future decrease in the number of students going on to complete some level of higher education. This trend could also indicate a future population that is unemployable as standards for employment increase in the local labor force.

Housing

Based on the 2000 Census, the Town of Windsor has a total of 2,793 housing units of which 1,925 are owner occupied, 414 are renter occupied and 454 are vacant. This is an increase of housing units from a total of 2,643 housing units in 1990. Table 3 illustrates a brief comparison of housing trends from 1990 to 2000.

Most housing structures in the Town are more than 50 years old and have a median value of \$72,100. Since the year 2000, 48 building permits for new houses have been issued in the Town with these new houses having an average assessed value of \$98,000.

Table 3 - Housing Characteristics

Housing Characteristics	1990	2000	Difference
Total Number of Housing Units	2643	2793	150
Owner Occupied	1881	1925	44
Renter Occupied	370	414	44
Vacant (includes seasonal use)	392	454	62
Seasonal Use	201	274	73
Median Assessed Value	\$68,800	\$72,100	\$3,300
Age of Householder			
Under 25	72	57	-15
25-34 years	531	288	-243
35-44 years	556	641	85
45-54 years	374	523	149
55-64 years	328	361	33
65 years and over	390	469	79

Source: U.S. Census Bureau – 2000 Census

The housing trends are reflective of an aging population and an increased seasonal population. There was a dramatic decrease in housing units occupied by residents 34 and under. This significant change is reflective of the decrease of younger families settling in the community.

TOWN OF WINDSOR INSTITUTIONS

Government

NY State

Elected district officials represent the Town of Windsor in the State Assembly and State Senate. The local assemblymen and senator are the voice of the community in Albany and serve as a liaison to the state.

County Government

Broome County has a nineteen (19) member Legislature and a County Executive. Windsor is part of Legislative District 9, which also includes the Towns of Colesville and Sanford. West Windsor is part of Legislative District 7 which includes the Town of Kirkwood. Each District is represented by a separate elected representative. There are 36 divisions in the county government including a County Department of Public Works, County Planning and Economic Development, Office for the Aging and Real Property Tax Services. The Broome County Clerk is the registrar of all public documents including historic documents, deeds, vital statistics and land plats.

Town Government

The Town of Windsor has an elected Town Supervisor and four (4) elected Town Council members. Other elected Town officials include the Town Clerk, the Town Highway Superintendent, two (2) Town Justices and three (3) Town Assessors. The Town also has an appointed five (5) member Planning Board, a five (5) member Zoning Board of Appeals, Code Enforcement officer, Dog Warden, a Town Historian.

Village Government

Located within the Town is the Village of Windsor, which has a separate independent government. The Village has an elected Mayor, four (4) Elected Trustees, an elected Village Clerk/Treasurer, an appointed five (5) member Planning Board, an appointed five (5) member Zoning Board of Appeals and an appointed Superintendent of Public Works.

Public Facilities

The Town of Windsor Town Hall is located on Main Street (NYS Route 79) in the Village of Windsor. The Town Hall was constructed in 1903 and used as a Town Hall and Public Auditorium. The original building was complete with a

stage/theater and a four-lane bowling alley in the basement. The bowling alley operated through the 1960's before being closed to the public. However, the lanes remain as a reminder. The structure was remodeled in 1927 and again in 1999 after the Village offices moved to another location. Currently the Town Hall houses:

- A large Court Room/Board Room
- Office of the Assessors
- Office of the Town Justices
- Office of the Town Clerk
- Office of the Town Supervisor
- Office of the Code Enforcement Officer
- Office of the Planning Board I Zoning Board
- Office of the State Police
- Storage for Town Records

Other Town owned properties include the 4,000 square foot highway garage and offices located on Old Route 17 just outside the Village limits. The Town Highway Department employs 12 full-time people including an elected highway superintendent, an administrative assistant, mechanics and two to three part-time winter highway crew members. In addition, the Town owns a small Town Park on Crescent Hill.

Public Safety

Police

In 1991 the Town of Windsor disbanded the full time Town Police Force and the Town Constable position was dissolved. Since that time, the Town has been under the jurisdiction of the Broome County Sheriff's Department and the New York State Police Barracks in Kirkwood. The Town provides office space for the State Police while the Village provides office space for the Broome County Sheriff.

Fire and Ambulance

The Town has two volunteer fire departments including The Windsor Fire Squad and The West Windsor Fire Department. There is also one substation on Edson Road in South Windsor with one fire truck. Additional support service is provided from Ouaquaga Fire Department, Great Bend and Broome Volunteer Ambulance Service, Superior Ambulance Service and Advanced Life Support.

The Windsor Fire Squad has a firehouse and meeting hall on Academy Street in the Village of Windsor adjacent to Klumpp Park. The squad has 37

active members including up to 10 EMTs. The Windsor fleet includes three fire trucks, two tankers, one rescue truck and one ambulance.

The West Windsor Fire Department is located adjacent to New York State Route 17 (Future I-86) on Riley Road. They maintain an approximately 7,000 square foot fire house and meeting hall and currently have 25 active members including a dozen EMTs. They provide service to the district with the use of three fire trucks, one tanker, a 4- wheel drive rescue vehicle and one ambulance.

The Ouaquaga Fire Department is contracted by the Town of Windsor for fire protection. It is located on the corner of New York State Route 79 and Ouaquaga Mountain Road in the hamlet of Ouaquaga. It maintains a 3,300 square foot firehouse and currently has 17 members and one EMT. They provide service to the district with the use of one rescue truck, two engines trucks, and one 3,300-gallon tanker. Ambulance services are provided by Windsor or Harpursville Fire Departments.

Education

The Windsor School District today is the largest employer in the Town of Windsor with 336 employees at the start of the 2003-04 academic year. This included 171 teachers employed along with 165 other employees.

Windsor native Holly Gardinier writes in 1976's *Historical Essays of Windsor* that there may have been a log schoolhouse in the village before 1795 on lower Chapel Street. Official records of the Windsor Presbyterian Church refer to a school in the Village in its minutes of Nov. 4, 1811. This building may have been the structure that operated as District School Number 1 until 1868.

The first high school, called the Windsor Academy, opened in 1845 as a private school. It remained such until the State reorganized its schools into Union Free School Districts, requiring free public education. In 1868 it reopened as the Windsor Union School and Academy housing all grade levels. In 1883 a new Academy was built on the grounds. It was demolished in 1970 to build the Windsor Fire Department.



The Windsor School District centralized in 1933, the first to do so in Broome

County. It serves the towns of Windsor, Colesville, Sanford and Kirkwood. Twenty-nine schoolhouses were eventually encompassed into the district by 1964. The Floyd Bell School was built off Route 11 in Kirkwood in 1957 to accommodate growth in the Kirkwood-West Windsor area. Further growth in West Windsor resulted in the C. R. Weeks Elementary School off Liberty Highway being built in 1964.

In 1931 Windsor’s High School was named in honor of its most distinguished alumnus, Alice Freeman Palmer. This graduate of Windsor Academy advanced as an educational leader to become president of Wellesley College at age 26. Today this building, housing an elementary and middle school, is known as the Alice Freeman Palmer School.

In 1973 the Windsor High School was opened south of the Village and the old Palmer School housed elementary students up to grade 8.

By 1975 the District’s enrollment peaked at 2,775. For the next thirty years there was a slow but steady decline in enrollment across all areas of the District. By 1982 falling enrollments forced the closing of the Palmer School for 10 years. In 1992 it was reopened as an elementary and middle school. For the beginning of the 2003-04 academic year, the district’s enrollment was 2,060, a decline of more than 30 percent from its peak in 1975.

Table 4 - School Enrollment for Residents Three Years and Older

Subject	Number	Percent
Population 3 years and older enrolled in school	1,842	100
Nursery school, preschool	134	7.3
Kindergarten	154	8.4
Elementary School (Grade 1-8)	906	49.2
High School (Grades 9-12)	414	22.5
College or Graduate School	234	12.7

Source: U.S. Census Bureau – Census 2000

The educational profile of the Windsor population indicates that it is relatively well educated. Of the 4,126 residents over age 25 in 2000, only 133 reported less than a 9th grade education while 83% were high-school graduates or higher.

Table 5 - Educational Attainment for Residents 25 Years and Older

Subject	Number	Percent
Population 25 years and over	4,126	100
Less than 9 th grade	133	3.2
9 th to 12 th grade, no diploma	569	13.8
High school graduate (includes equivalency)	1,682	40.8
Some college, no degree	707	17.1
Associate's degree	435	10.5
Bachelor's degree	377	9.1
Graduate or professional degree	223	5.4

Source: U.S. Census Bureau – 2000 Census

Approximately half of Windsor High School graduates for the previous five years indicated they intended to attend a two-year college, while at least a quarter of them indicated a four-year college. Those choosing the workforce ranged from 10 to 20% annually while less than 10% opted for military service.

Table 6 - Windsor High School Graduation Plans

Year of Graduation	2-year college	4-year college	Other education	Work	Military	Undecided
1999	48%	31%	1%	12%	8%	0%
2000	57%	30%	0%	11%	1%	1%
2001	52%	23%	1%	20%	3%	1%
2002	44%	33%	1%	17%	3%	1%
2003	49%	25%	1%	19%	5%	1%
2004	49%	26%	1%	19%	5%	0%

Source: Windsor School District – High School Guidance Office

Higher educational opportunities are easily accessible from the Windsor area. Binghamton University, the highly ranked member of the State University system, provides baccalaureate, master and doctoral degree programs.

Broome Community College, also affiliated with the State University of New York, provides two-year degree programs and transfer programs for students wishing to begin a four-year program there.

Other higher educational facilities in close proximity to the Town of Windsor include Hartwick College, SUNY-Delhi and SUNY Oneonta to the northeast. To the northwest there is Cornell University, Ithaca College, Syracuse University, LeMoyne University and the State University of Environmental Science and Forestry. Other institutions within an hour and a half's drive are Elmira College and Marywood College in Pennsylvania.

The Windsor School District has realized that it has a major impact on the community. In the late 1960s it instituted adult education involving both educational and recreational classes. This program has grown to serving 175 residents during the Fall of 2003 and 218 in the spring of 2004. The high school opens the corridors to senior citizens for a walking exercise program each weekday morning. In June of 2001 a Fitness Center was completed and the following year an Olympic-size pool also was opened not only to students but residents of the District for a charge for those under age 62.

In 2004, the Superintendent's Council for Excellence outlined the District's Core Values, which stated "We believe that:

- there exists a collaborative partnership - a mutual and valuable resource between school and community. All who are involved should enjoy and benefit from the partnership.
- the community should support school personnel by providing the necessary resources for ongoing professional development - an essential element in meeting the ever-changing instructional environment and challenges in education.
- the school community should provide the academic and co-curricular programs, technology and motivation to promote a lifelong desire for learning."

Other elementary and high-school educational opportunities include the private Catholic and Baptist schools of the Greater Broome area along with specialized vocational training courses provided by Broome-Tioga BOCES. Windsor School District provides transportation to and from these facilities for students residing within the district who attend these outside educational venues.

Alumni Program

In 1998 the Windsor Alumni Association (www.windsoralumni.com) was

reestablished after a hiatus of more than thirty years. In addition to being a social organization to encourage class reunions and an annual banquet, it also provides college scholarships annually to ten graduates. There currently are more than 600 active Association members and more than 330 attended its Fall 2004 banquet to raise scholarship funds for ten graduating seniors annually.

Table 7 - Educational Attainment – Windsor/Surrounding Municipalities

Municipality	Population enrolled in elementary or high school (%)	Population 16-19 not enrolled in school and not a high school graduate (%)	Population 18-24 enrolled in college or graduate school (%)	Population 25 years and older			Population 25-34 with a bachelor's degree or higher (%)
				% with less than a 9 th grade education	% high school graduate or higher	% with bachelors degree or higher	
Windsor	5.9	9.9	29.5	3.2	83.0	14.5	13.0
Deposit	2.5	10.4	14.0	4.3	83.8	10.5	3.4
Hancock	0.7	6.8	11.9	7.1	74.5	12.5	13.2
Sanford	8.3	7.6	17.6	6.7	80.4	12.7	9.7
Kirkwood	11.6	3.2	20.2	3.3	84.4	11.5	12.3
Colesville	5.6	9.4	19.3	6.5	76.1	7.8	9.1
Afton	1.0	1.5	20.5	5.1	78.7	12.3	10.6
Sidney	.08	7.2	27.1	6.0	80.3	16.1	17.9
Conklin	8.0	9.7	22.3	2.9	83.7	15.1	14.6
Broome County	17.8	N/A	8.6	5.1	83.8	22.7	N/A

Source: U.S. Census Bureau – 2000 Census

Economy

The Town of Windsor has traditionally been a rural community with agriculture as a major contributor to the local economy. Agriculture is defined as a farm-based business that has netted a value of \$10,000.00 or more per year. This includes timber harvesting and stone cutting as well as traditional farming endeavors.

According to the 2000 census data the Town of Windsor has a 3.4% unemployment rate which is slightly higher than the Broome County rate of 3.2%. Table 8 illustrates the percentage of residents in the Town of Windsor for each occupation listed in the 2000 census.

Table 8 - Percentage of Workers per Occupation

Occupation	Town of Windsor		Broome County	
	Number	%	Number	%
Management, professional, and related occupations	826	27.2	31,581	34.6
Service occupations	325	10.7	14,766	16.2
Sales and Office occupations	905	29.8	24,779	27.1
Farming, fishing and forestry occupations	20	0.7	263	0.3
Construction, extraction, and maintenance occupations	341	11.2	6,369	7.0
Production, transportation, and material moving occupations	617	20.3	13,576	14.9
INDUSTRY				
Agriculture, forestry, fishing and hunting, and mining	51	1.7	535	0.6
Construction	243	8.0	4,666	5.1
Manufacturing	592	19.5	15,824	17.3
Wholesale Trade	140	4.6	3,694	4.0
Retail Trade	342	11.3	10,657	11.7
Transportation and warehousing and utilities	188	6.2	4,363	4.8
Information	85	2.8	2,449	2.7
Finance, insurance, real estate, and rental and leasing	181	6.0	4,638	5.1
Professional, scientific, management, administrative, and waste management services	187	6.2	6,541	7.2
Educational, health and social services	687	22.6	23,535	25.8
Arts, entertainment, recreation, accommodation and food services	82	2.7	6,614	7.2
Other services (except public administration)	107	3.5	3,929	4.3
Public administration	149	4.9	3,895	4.3

Source: U.S. Census Bureau – 2000 Census

The largest employer in the Town is the Windsor School District, which employs 336 people including full and part-time teachers, aides, administrators, custodians, bus drivers, mechanics, coaches, nurses and others.

A diverse and revitalized economy will provide job opportunities, businesses that cater to the needs of residents and visitors alike, and build upon the Town of Windsor's greatest strengths – its natural resources, beauty and small-town nature. A variety of quality employment opportunities will exist to attract and keep young families in the Town. Commercial growth and economic activities will be done, however, in a manner that complements and enhances the existing small town and rural character of the Town and will not negatively impact the environment.

Transportation



Town, County and State Highways

There are approximately 118 miles of Town maintained roads in the Town of Windsor. Many of the roads are oil and stone construction while others are dirt. The more heavily traveled Town roads are asphalt. There are 29 miles of County maintained roads and 208 miles of state maintained roads. The State roads include NYS Route 17

(Future I-86) and NYS Route 79.

Private Roads

The Town has several privately built and maintained roads that access residential areas. Private roads are not maintained by the Town. Therefore, they were not built to the same standard. They are primarily narrow dirt roads accessed from Town or County roads. Most of these roads are maintained by the homeowners and fees are



assessed through a homeowner's association. However, others have no formal arrangements for maintenance and one or two homeowners maintain the road for all of the users. The Town regulations do not require private roads be built to a specific construction standard leaving it to the discretion of the developer. This can pose problems for both the safety and convenience of the residents living in these developments. Therefore, the Town should address a basic road construction standard for all private roads built in the Town.

Bridges

Bridges in the Town of Windsor are maintained by New York State or Broome County. A bridge is any traverse that is 20 feet in length or longer. Anything less than 20 feet in length is considered a structure and is then maintained by the Town. Bridges and structures are the most expensive infrastructure to maintain and repair for any municipality.

Air Transportation

There is one private airstrip in the Town of Windsor adjacent to New York State Route 17 in the Occanum area. It is a turf strip with one hangar. There are no other landside amenities such as fueling or tie-down areas. The closest airports include the Tri-cities Airport in the Village of Endicott and the Greater Binghamton Regional Airport in the Town of Maine.

Public Transit

There is limited public transit in the Town of Windsor. **Currently the only form of transit in the Town of Windsor is BC Country. They provide a curb-to-curb service and this service can be used for shopping, doctors appointments and other services in the metropolitan area. BC Country will pick you up in the morning, bring you to your destination in the urban core of Broome County, and provide a return trip in the afternoon or early evening to the Town of Windsor. The cost is \$3 per one-way ride. For persons with disabilities, the cost is \$2 per one-way ride. If you are age 60 or over, you can apply for a Broome County Office for Aging Identification Card. This card will allow you to ride at no charge; however, a suggested \$1.50 donation will help offset the cost of your ride.**

By using BC County to get to the BC Junction, the transfer point for the fixed route public transit system, town residents can also reach the terminals for Coach USA, Greyhound, Trailways, and Megabus. This connects residents to destinations such as New York City, Buffalo/Rochester and Scranton on a regular basis.

Place of Work

The Census reports information on place of work for the employed population of 16 years or more. The 2000 census indicates 3,034 Town of Windsor residents over the age of 16 are employed. Table 9 illustrates a breakdown of working class residents and general information pertaining to their place of work. The 2000 census reported that 2,980 of the 3,034 residents in the work force commute to work and the average commute time was approximately 27 minutes.

Table 9 - General Employment and Place of Work Information

Subject	Number	Percent
Employment Status		
Population 16 years and over	4,752	100
In labor force	3,199	67.3
Civilian Labor force	3,196	67.3
Employed	3,034	63.8
Unemployed	162	3.4
Armed forces	3	0.1
Not in labor force	1,553	32.7
All parents in family in labor force	341	67.8
Class of Worker		
Private wage and salary workers	2,216	73.0
Government workers	647	21.3
Self-employed workers in own not incorporated business	171	5.6
Unpaid family workers	0	0.0
Commuting to work		
Car, truck, or van – drove alone	2,469	82.9
Car, truck, or van – carpooled	401	13.5
Public transportation	8	0.3
Walked	15	0.5
Other means	18	0.6
Worked at home	69	2.3
Mean travel time to work (minutes)	26.8	N/A

Source: U.S. Census Bureau – 2000 Census

Tourism/Recreation

The Town of Windsor has traditionally been a destination for second-home residents, outdoorsmen and travelers. Many cottages along the Susquehanna River and on the four private lakes are owned by second-home or seasonal residents.

The Town hosts four private campgrounds: Pine Crest Campground, Forest Lake Campground, Sky Lake, Methodist Camp and Lakeside Campgrounds.

The campgrounds are home to many seasonal residents through the summer months. These additional residents during the weekends and summer months create a market for other recreational facilities including the Golden Oak Golf Course.



In addition, the Town has a seasonal population during the fall hunting season. The many acres of forestlands in conjunction with the valley farm lands makes the Town of Windsor a destination for both large-and small-game hunting. In recent years the Town is seeing the revitalization of wild animals to the area including wild turkey and black bear. The Susquehanna River, along with the lakes, provides additional recreational opportunities for outdoors enthusiasts including fishing, ice fishing, boating and swimming. However, there are currently no public access areas to the Susquehanna River in the Town. Other local recreational activities include hiking, snowshoeing, cross-country skiing and horse-back riding on public lands at Hawkins Pond County Park, several hundred acres of state lands and the recently purchased Rail Trail along the Susquehanna River.

With the conversion of NYS Route 17 to Interstate 86, the Town has an opportunity to enhance its reputation as a recreation and tourism destination. The Town has five interchanges off of the Interstate to access the many different areas of the Town. With proper marketing and road signs, the recreation and tourism related businesses including the golf course, local bed and breakfasts and the campgrounds can continue to have a growing clientele.

In recent years the Town has experienced an increase in the number of

seasonal housing units. This includes second homes for out-of-Town residents as well as Town residents that winter in the south.

TOWN OF WINDSOR LAND USE

LAND USE LAWS

The Town has several local laws and ordinances related to land use. These include a Town Zoning Law, Site Plan Review requirements, and Planned Unit Development requirements. There are currently no requirements for subdivision or cluster development.

Predominant land uses in the Town of Windsor are forestlands, agriculture, rural residential and concentrated commercial uses. This includes the several parcels of land currently in agriculture through lease agreements with larger farming operations and commercial development concentrated along the major NYS Route 17 (I-86) corridor.

Building Permits and Site Plan Approvals

Since 2000, the Town of Windsor Code Enforcement Officer has issued approximately 276 total building permits for new homes, trailers, additions, out buildings, commercial buildings and towers. Seasonal home construction over the past nine years has outnumbered full-time residences by a ratio of almost 2:1. The most active year for new permits was 1993 with 20 permits issued, while the annual average number of new residences since 1993 is 11. The mid-1990's saw a slight lag in construction while recently (since 1999) there has been a noticeable increase in residential activity, mainly due to seasonal home building. Almost all of the seasonal homes, especially those built since 1996, were constructed for year-round residency (they have adequate insulation, utilities, etc). However, some of these homes are on private roads not maintained during winter months and this makes them inaccessible during much of this season.

Table 10 - Building Permits in the Town of Windsor

Year	Houses	Trailers	Additions	Accessory Building	Commercial Building	Towers	Total
1991	17	9	24	27	2	0	79
1992	18	15	19	30	0	0	82
1993	19	8	13	23	0	0	63
1994	11	18	13	27	0	0	69
1995	9	20	18	20	0	0	67
1996	6	13	13	12	0	0	44
1997	8	14	15	21	0	0	58
1998	13	14	6	27	0	0	60
1999	10	11	8	26	0	0	55
2000	8	6	10	19	1	0	44
2001	10	12	7	22	1	3	55
2002	9	5	8	10	0	0	32
2003	19	8	17	27	0	1	72
2004	10	11	20	28	0	1	70
Totals	167	164	191	319	4	5	850

Source: Town of Windsor Building Department.

Agriculture

There is a limited amount of large farming operations left in the Town of Windsor. The Town's agriculture consists of 8 dairy farms (Broome County Agricultural and Farmland Protection Plan), two horse farms and several produce stands (vegetables, etc). The farms are scattered throughout the Town with a concentration along New York State Route 79 and South Windsor.

Prime Farm Soils

Prime farm soils are those soils best suited for agriculture and farm use. The bulk of these soils are found mostly in the floodplain of the Susquehanna River in the eastern portion of the Town and in the Village of Windsor (Contact the Broome County Soil and Water Conservation District for

more information). The prime farm soils have thick layers of topsoil and are well drained making them suitable for crop production.

These soils are also suitable for other types of land development making them attractive to land speculators. Since the soils have thick layers of top soil and are well drained, these lands are ideal for the development of septic systems under the Broome County Health Code requirements. In addition, the thick layer of topsoil can be mined and sold for profit. These development pressures, if not done properly, can have negative impacts on agriculture as well as the environment.

Agricultural Districts

New York State Agriculture and Markets Law 25AA allows farmers and landowners to form special districts where agriculture is encouraged and protected. This law includes many different techniques to protect farmland. In addition to the formation of agricultural districts, use-value assessment programs, right-to-farm legislation and protection from unreasonable local regulation, this legislation requires agricultural impact statements on public projects being conducted in an agricultural district and agricultural data statements on local land use decisions. Agricultural districts protect farms from nuisance suits, eminent domain takings and regulations that interfere with farming.

Broome County Agricultural Districts #4 is located partially within the Town of Windsor. Based on the community support for the continued protection of agricultural lands, the Town should ensure that all provisions and procedures of the New York State Agriculture and Markets Law 25AA, Sections 305 and 305-a are followed. This law is also referenced in Town Law. In addition to encouraging owners of active farmlands (which include forestlands) to remain in an agricultural district, the Town of Windsor should ensure that they fully implement requirements of the New York State Agricultural Districts Law. Specifically, the Town should:



- Require an Agricultural Data Statement to be made on applications before the Town that affect property within 500 feet of a farm located in an agricultural district. This includes applications for subdivision and

site plan review.

- Notify landowners identified on the Agricultural Data Statement so they may comment on the effect of proposed changes to their farm operation.
- Evaluate the possible impacts of the proposed project so that local land use decisions do not contradict the goals of the Agricultural Districts Law.

Agriculture and Rural Character

Section 310 of the New York State Agricultural District Law requires landowners who sell or transfer property located in an agricultural district to provide prospective residents with a disclosure notice prior to signing a purchase contract. To help make sure this provision is met, the Town of Windsor should require placing agriculture disclosure notices on all subdivisions (planned or realty divisions). The Town of Windsor is included within Agricultural District #4 (See the Agricultural District Map in the Appendix).

Analysis

East of Susquehanna River

The Town of Windsor is naturally divided by the Susquehanna River which runs from the northern to the southern boundary of the Town. The part of Windsor east of the river comprises approximately one third of the total acreage of the Town and is heavily forested. Land uses in this section of the Town include commercial, forestry, seasonal recreational activity and rural residences, some of which are concentrated in Damascus and East Windsor.



Cascade Valley, at the top of Tuscarora Mountain, is home to many seasonal hunting camps and small farms. Fertile soils of the river valley are in agricultural use and are, for the most part, contained in Agricultural District No. 4. Additional farming activity exists in the area along the Tuscarora Creek.

West of Susquehanna River/North of Route 17

This section is again heavily forested with agricultural uses along the river valley. There is growing residential development in the West Windsor area and along Broome County Route 42 (North Road). Residential development is also noted along Occanum Creek. Limited residential and commercial activity exists along the north side of Route 17.

Land Use Plan

The Land Use Plan is a representation of the physical development possibilities envisioned by the Town of Windsor Planning Board. It also recognizes and incorporates the reality of current land uses. It seeks to balance current ownership and land use patterns with anticipated development activity. The Land Use Plan for the Town of Windsor is depicted on a map in the Appendix.

Six categories of land use are applied as follows:

1. Rural-Density: Indicates land where low-density residential and agricultural uses are most suited. It is recognized that small, family operated businesses and recreational uses are also conducive to the existing physical and rural character of this area.
2. Medium-Density Residential: Area where higher density residential use exists and where continued residential development is most likely to occur.
3. Resort/Recreational: Intensely used waterfront areas where seasonal or year round housing and recreational uses are found.
4. Forest: Land where slopes of +15 percent and soil conditions preclude many development opportunities. It is well suited for conservatory, recreation and forest production activities. These lands are depicted on the Slope Map found in the Appendix.
5. Neighborhood Commercial: Areas where small commercial ventures and residential uses may co-exist.
6. Highway Commercial: Specified areas along New York Route 17 (Future I-86) are most conducive to commercial development.

The basic premise of the Land Use Plan is to rationalize development expectations independent of their relationship to current zoning. However, existing zoning and subsequent changes to the zoning ordinance should comply with the development goals as recommended in the Land Use Plan.

Hamlets/Lake Communities

The Town of Windsor is host to several smaller community areas known as hamlet areas. Although the Town has never officially designated hamlets in the Town, the residents identify with specific geographic areas. The residents of Ouaquaga, Damascus, Cascade Valley, South Windsor, East Windsor and West Windsor primarily associate themselves with the hamlet area they live closest to. Each of these areas is host to some form of community center or commercial district including granges, community halls and churches. Therefore, although there are no official hamlets designated in the Town, it has been a natural progression of the residents to identify themselves based on their location. This is strengthened by the presence of NYS Route 17 (I-86), which provides five separate interchanges into the Town, allowing residents to by-pass other areas of Town to commute directly to the individual community areas.

The Town of Windsor is host to four private lakes with residential development surrounding them, White Birch Lake, Beaver Lake, Deer Lake and Springbrook Lake. Each lake community has experienced similar land use problems including pollution of the lakes, full-time and seasonal residents, small lot size and maintenance of the private access roads. Although the lakes have private associations to address the majority of the issues, the Town should be concerned with any public health and well being issues that may arise. As the lakes have become more residential and more of the homes surrounding the lakes have become full-time residents, the Town has received more complaints regarding the small lot size and the need for sewerage. It is difficult to develop a Broome County Health Department approved septic system on the traditionally small lots around the lakes. The Health Department requires a set back distance of 100 or more feet from a water supply and other septic systems and they require a second site on the lot for a new system in the event a system fails. After reviewing slopes, soil types and lot configurations in the Town of Windsor, it would be recommended that new lots created for residential development should be a minimum of three acres in size.

TOWN OF WINDSOR ENVIRONMENT

Topography and Slope

Broome County is located in the Appalachian Plateau, an upland area dissected by numerous streams and the river valley. The topography is characterized by well-defined valleys and steep hills topped by narrow, somewhat flat ridges. In Windsor the hilltops often rise to 1800 feet above Mean Sea Level (MSL) and the Susquehanna River Valley floor lies at about 860 feet.

In consideration of development, slope conditions are one of the most important aspects which determine development possibilities. It is a major determinant of development costs and engineering, construction, and maintenance difficulties. Slope also affects certain environmental conditions including drainage, run-off, erosion, and soil characteristics. In general, slopes of 10% or less are suitable for most types of developments, with 15% being the upper limit for effective utilization of septic tank disposal systems.

Half of the Town of Windsor is estimated to have slopes of over 15%. Approximately one-eighth of the town has a slope of less than 5%. However, a significant portion of this land encompasses the Susquehanna River floodplain. The Slope Map in the Appendix illustrates these undevelopable areas on slopes of 15% or greater.

Soils

The Town of Windsor contains healthy amounts of forestland, which is an extremely vital element of many natural systems. These include erosion, water quality, flooding, wildlife habitat, weather cooling, and scenic quality. In addition, forest decomposition enriches the soil. All five-forest types are found in the Town including northern hardwoods, oaks, hemlocks, white pines, and bottomland hardwoods.

Soil depth, permeability, texture, structure, and composition can all affect development potential. Several studies have been done in Broome County on soils interpretations. Windsor soils have been found to consist primarily of three major soil associations.

The Voluisa-Mardin group, found on upland slopes, are generally poorly drained soils with impervious subsoils. Drainage and on-site sewage disposal could present problems. Lordstown Association soils are well-drained, medium textured, and found on gently sloping areas. In most cases, this soil is suited to crops, pasture, hay and forests. However, it is subject to erosion as water runs off rapidly and conservation measures should be employed if cultivated.

Land near the river valley is classified in the Middlebury Association which usually floods in spring and consists of deep, moderately well-drained silty soils. They are usually among the best suited to crops commonly grown in the County. Flooding and wetness are the major limitations to non-farm uses.

The Town of Windsor has a thorough study which depicts slope analysis and soil interpretation. It was published by the Soil and Water Conservation District and entitled: Soil/Water Conservation Study. This study and relevant maps are available for review in the Town Hall. The Broome County Environmental Management Council has also published a Natural Resources Inventory Study on the entire County.

The Town is one of the limited areas in the country that has the distinction of having a specific type of sandstone known as bluestone. This type of stone mined in this small area of the country is a popular commodity because of the beautiful coloring which ranges from a blue gray to lilac shades. These stones are mined and sold for landscaping purposes in construction and is shipped all over the country. Most blue stone mines are small and are often less than an acre in size. Therefore, they are not noticed in the landscape as easily as other types of mines. This makes blue stone quarries unobtrusive to the landscape. Most of the blue stone mined in the Town of Windsor is taken from private property and is contracted out to professional stone cutters who sell the stone to stone docks. There is only one stone dock in the Town of Windsor that processes blue stone. The rest of the stone is sold to docks in neighboring communities such as Sanford, Deposit, Hancock and Colchester.

Water Resources

The primary drainage basin for the Town of Windsor is the Susquehanna River which courses through the Town from north to south creating a principal natural divider. The Town hosts several stream systems containing several lakes and ponds which drain into the Susquehanna. A small portion on the eastern end of the Town drains into the Delaware River Basin.



Floodplain

A floodplain is defined as a relatively flat area or low land adjoining a river or stream which may be covered by floodwaters during periods of excessive precipitation or snow melts. When a spillover of the normal channel occurs, the flood plain accepts the excess waters until conditions change and regular flow conditions return. Flood potential is increased by additional structures and obstructions in the floodplain which constrict the flows and restricts normal seepage into the land. See the Natural Features Map in the Appendix for approximate floodplain boundaries.

The Town of Windsor contains frequent flooding areas along the river banks and several stream locations, including but not limited to: Trowbridge Creek, Occanum Creek, Tuscarora Creek, Beaver Lake and White Birch Lake.

FEMA (Federal Emergency Management Agency) completed a National Flood Insurance Program study in May of 1982. This report and accompanying maps indicate particular zones where flooding is likely to occur. This study is used to determine appropriate development within the floodway and to provide the basis for sound flood management programming. The Town's "Flood Hazard District" is discussed in Section H as part of the existing zoning ordinance.

Wetlands

On October 3, 1984, NYS Department of Environmental Conservation (DEC) promulgated official wetlands maps pursuant to Article 24 of the Environmental Conservation Law – Freshwater Wetlands Act. For the first time, wetlands were designated for regulation of development in a wetland to within 100 feet of the wetland boundary.

There are 10 designated wetlands in the Town of Windsor. All 10 are classified type II or III. Classifications are used to describe the degree of benefit the wetland provides to flood control, wildlife habitat, protection of water resources, fisheries, open space, and scientific education.

When development permits are applied for, DEC will review on the basis of need, wetland classification and mitigation measures.

Forest Lands

The Town of Windsor is the second most forested municipality in Broome County, with the Town of Sanford being the most forested. Over three quarters of the Town is in forest cover. While wood based economic activity does not appear significant on a county-wide basis compared to the business and industrial activity of the metropolitan core, it is a significant segment of the economic activity of the Town and may become even more so in the future.

Recent indicators of growing importance include the founding of an organization

of forest land owners in Broome County and the initial stages of an in depth study of the wood based economy of the region by the State University of New York's College of Environmental Science and Forestry in Syracuse. The Town of Windsor is centrally located within the nine county area defined for this study (the South Central Highlands) and information which is generated will enable local bodies to maximize economic benefits to the area.

Related closely to forestry as an economic activity are the recreational uses which develop in forested regions. In Windsor this has been limited primarily to private hunting camps in wooded areas and seasonal cottages surrounding lakes and along the Susquehanna River. In the future, more intense recreational uses may be developed such as resorts and planned subdivisions of seasonal dwellings. The Town Planning Board and the Town Board should consider the controlled integration of these recreational developments with the timber- harvesting operations which are likely to occur in close proximity.

Both types of forest-based activity, wood production and recreation, can be expected to grow as important segments of the Town's economic base.

TOWN OF WINDSOR ORDINANCES/LOCAL LAWS

Land Use and Local Law Review

The purpose of this section is to provide an independent review of the existing Town ordinances and laws relating to land use management as a basis for continuing discussions and eventual revisions. This review encompasses more than the texts of the laws. It includes pertinent comments and views of the Town Planning Board as the appointed planning body of the Town Board of Windsor. It also includes certain analyses of administrative activities (I.e., review of variance cases) to assess the operation and effects of a particular ordinance.

Four current ordinances are reviewed including Zoning Ordinance, Floodplain Management Ordinance, Trailer Ordinance and Junk Car Law (NYS General Municipal Law Section 136).

Zoning Ordinance

Enacted in 1966, the Windsor Zoning Ordinance has remained generally intact to this day. The general zoning districts are depicted on the Zoning Map in the Appendix. It is a fundamental ordinance well suited to Windsor's rural development at the time of its adoption. It established four basic zoning districts including two areas zoned for residential use. However, the Town currently has no areas zoned for industrial use, which could limit the Town's light industrial development adjoining the entrance/exit ramps of Interstate 86. It authorizes the Zoning Board of Appeals (ZBA) **to take certain actions as provided by State Legislation.** Amendments to the Zoning Ordinance in 1993 gave power for "Site Plan Reviews" to the Town Board with a 45-day review period for recommendation from the Planning Board. The ordinance is noncumulative. Permitted uses in one district are not allowed in successively less restrictive districts. Another major feature is the lack of differentiation in density requirements. For example, 14,000 sq. ft. required minimum lot size applies to both residential and agricultural uses.

A principal indicator of a zoning ordinance's continued utility is the amount and type of variance requests. In 2004 there was approximately one variance request every two months. All of them were use variances for auto repair and auto sales shops. There have been no area variances in the past five years requested or granted in the Town. Auto repair use variances were generally requested for agriculturally zoned land under the apparent rationale that such a use constitutes a home occupation or accessory agricultural use.

Floodplain Management

Floodplain management regulations are a part of the Zoning Ordinance as found in Article XII Flood Hazard District as adopted on January 8, 1975. The purpose of this amendment is to minimize loss of life and property during periods of flooding by regulating the alteration and/or development of the 100-year floodplain.

The regulations have been amended to reflect floodplain studies. Generally, the amendments provide differential zones of flooding or "flood fringe" and "floodway" areas which are associated with different development limitations. One minor comment is that the amendment references the Town of Windsor's Zoning Map as delineating the flood hazard area. Referencing the original source of flood information is more acceptable since the Zoning Map is an approximation of the flood hazard maps. Since flood studies were completed and finally published on May 2, 1983, the Town should amend Sections 93-51 and 93-57 to properly reference the official maps.

Trailer Ordinance

Windsor adopted a mobile home and camping trailer ordinance on October 6, 1971 to "protect the health, safety, and general welfare of the community by establishing regulations for the design, occupancy, and maintenance of mobile homes, mobile home parks, and camping trailers." Review of the existing zoning ordinance could suggest further defined standards for complying with the trailer ordinance.

The ordinance provides a more detailed definition of terms and regulations than does the zoning ordinance. For instance, the zoning ordinance combines trailers and mobile homes in the term "trailer" in permitting trailer camps or mobile home parks in an agricultural district, subject to special permit approval. It is understood that a camping trailer outside a trailer campground is prohibited. Individual mobile homes are, however, permitted. The mobile homes and trailer ordinance, by way of contrast, differentiates between a trailer camp and a mobile home park: the former being a temporary location for portable vehicles used commonly for "travel, recreation, or vacation purposes." A mobile home park is planned for the placement of two or more mobile homes which are used as dwellings and for occupancy for more than 90 consecutive days. Specific exclusion is made of modular housing or housing built off-site which must be joined together with a minimum width of 18 feet and not less than 720 sq. ft. of living space.

As noted under the Zoning section, single mobile homes placed in residential districts are one of the major inconsistencies in Town land use management. There appears to be little activity and demand for development of additional

mobile home parks or trailer campgrounds in Windsor.

Junk Yard Law

Windsor enforces a New York State Automobile Junk Yard Law (NYS General Municipal Law, Section 136) since a local law is not in effect. Junk yard is broadly defined as a place of storage or deposit where two or more unregistered, old or second hand motor vehicles, no longer intended or in condition for legal use on highways, are held for whatever purpose. Section 136 requires a local municipality accept applications and issue permits to establish and operate a junk yard subject to a public hearing and aesthetic considerations including perimeter fencing. No junk yards, after the effective date of the law (i.e., 1965), are to be located within 500 ft. of a church, school, hospital, public building or place of public assembly . A Town Code Enforcement Officer or other law enforcement officer, such as the County Sheriff or NYS Police, may enforce the Law.

It is permissible for a municipality to adopt a separate law or ordinance providing its own enforcement method (i.e. code enforcement). This is a common approach taken by New York municipalities because it enables a community to adopt controls to meet its needs and assign enforcement responsibilities to an office of its choosing such as the code enforcement office or a municipal constable.

In 2004 the Town of Windsor adopted new legislation from the New York State adopted International Building Code regarding property maintenance. These adopted sections will allow for the Code Enforcement Officer to ticket violators that do not maintain their personal property and create a potential public health hazard.

Conclusion

Initial analysis of Town land management laws and ordinances indicate that they continue to be effective regulatory documents. However, some incongruence was found between recent land development and requirements of the Zoning Ordinance and, to a lesser extent, the Trailer Ordinance. Problem areas were specifically identified as major and minor home occupations, minimum lot sizes and the uncertain status of vehicle repair facilities in agricultural districts.

The current town zoning local law does not specifically allow the development of energy deriving technology in the Town; and thus limits it. The wealth of natural resources in the Town of Windsor lends itself to the development of solar, wind, natural gas, geothermal, water, and biomass energy. The changing technology has allowed

these resources to be developed in a cleaner and more responsible manner, allowing for the preservation of the rural nature of the Town. Therefore, energy development is encouraged with sound best management practices.

TOWN OF WINDSOR GOALS/RECOMMENDATIONS

The goals established in this Comprehensive Plan were developed from comments gathered at the Public Information Workshops, public comments and returned survey results.

Overall Appearance

- Maintain a rural atmosphere
- Ensure residential properties and structures are well maintained
- Continue to provide for the appropriate development of new non-residential structures and projects
- Protect natural resources, specifically the Susquehanna River and forest lands

Local Economy

- Identify businesses/industries that are appropriate candidates for the Town of Windsor
- Promote the Town of Windsor as a location for commercial and light industrial development
- Maintain the remaining agricultural endeavors
- Encourage new alternative agricultural endeavors
- Encourage home-based businesses
- Encourage tourism and recreational enterprises
- Promote Windsor as a recreational and tourist area

The Population

- Strengthen the sense of community among the Town residents
- Encourage youth activities creating opportunities for youth as members of the community
- Address the needs of senior citizens and the Town's aging population

The Susquehanna River Corridor

- Promote protection of the Susquehanna River Corridor and its tributaries
- Re-define floodplain and floodway areas throughout the Town
- Discourage development adjacent to the river that would compromise the integrity of the water quality
- Work to protect all stream banks in the Town

Recreational Facilities

- Promote existing recreational facilities including parks, trails and

school facilities.

- Protection of recreational opportunities along the Susquehanna River
- Work with Broome County Parks and Recreation to promote the use of the underused facilities at Hawkins Pond
- Work with the private lake associations to protect the integrity of the lakes for recreational use by lake residents
- Continue to work with the Windsor School District to encourage use of the recreational facilities available on school properties
- Continue to work with the Village of Windsor to promote community use and support of activities at Klumpp Park

Local and Regional Government

- Continue to cooperate with the Village and School Boards
- Amend Zoning laws to encourage desired development
- Provide consistent and fair implementation of local planning and zoning regulations
- Encourage shared services with neighboring towns and the Village
- Use services provided by Broome County Offices

Natural Resources

- Protect the integrity of all natural resources in the Town
- Encourage Best Management Practices for timber harvesting and mining
- Encourage timber and mining operations in areas consistent with surrounding land uses
- Protect all waterways including rivers, streams, lakes and ponds
- **Encourage the responsible development of natural gas, oil, hydropower, geothermal, wind, solar, biomass and other energy deriving technologies.**

New York State Route 17 (I-86)

- Encourage commercial and industrial development along the corridor, concentrating on interchanges
- Work with the New York State Department of Transportation to ensure continued use and maintenance of all five interchanges in the Town

Town of Windsor Transportation Network

- Update rural road standards
- Support highway department assessment of needed repairs and maintenance
- Develop driveway and private road standards
- Amend Zoning to incorporate all forms of transportation

Land Use and Local Law Review

- Develop hamlet area zoning
- Develop subdivision regulations supporting large lot zoning
- Protect agricultural lands and uses in the Town
- Encourage commercial and Industrial development along highway corridors
- **Allow solar and wind power application through both residential and commercial applications**
- **Allow the re-use of overburden and by-products of the timber industry through bio-mass development**
- **Allow the development of natural gas and oil extraction and associated infrastructure**
- **Allow where practical the development of hydro-electric power**
- **Develop local laws to allow and regulate the development of energy deriving practices in a manner that is responsible and in concert with current technologies, future technologies, and the local rural atmosphere**
- **Allow the building of energy-generating facilities with green or conventional technologies**

Goals and Objectives

For each goal and objective in this Plan there are several suggestions to meet the goal. Not all of these suggestions will be implemented and are intended to provide a guide for potential implementation strategies. In the last section of this Plan there is a brief Action Plan with specific implementation projects. Most of the suggestions in this section would be implemented through many levels of local and county government including the Town Board, the Town Planning Board, the Broome County Legislature, the Greater Binghamton Chamber of Commerce and the Broome County Industrial Development Agency.

Overall Appearance

Goal 1: Maintain a rural atmosphere

Objective 1: Encourage agricultural enterprises

- Maintain the agricultural district in the Town through working with the Broome County legislative representative.
- Support Broome County and New York State tax incentives for alternative agricultural business such as llama, buffalo, horse and crop farming.

- Adopt subdivision regulations that encourage large lot development.
- Promote sound environmental practices through encouraging cluster subdivisions and development on large parcels of land.
- Allow for and promote farmers markets as well as roadside vegetable and flower stands.
- Adopt appropriate recommendations from the Broome County Agricultural and Farmland Protection Plan.

Objective 2: Promote Windsor's sense of community as a rural town.

- Encourage not-for-profit community groups to promote community based programs such as a local Chamber of Commerce.
- Work with the Village of Windsor to encourage Main Street revitalization providing a commercial center for the community.
- Encourage centralized small business area in the Town hamlets.
- Work with the Greater Binghamton Chamber of Commerce and local realtors to develop promotional fliers depicting Windsor as a destination for quiet rural living and a vacation or seasonal area for urban area residents to get away from the more urban life style.

Objective 3: Protect natural resources in the Town from degradation and the encroachment of undesirable development.

- Amend the Town Zoning Law to discourage development along river and stream corridors and limit large development on slopes greater than a 15% grade.
- Encourage the use of "Best Management Practices" for timber harvesting and mining operations in the Town.
- Institute a Town permit for large timber and mining operations.
- Require a State Environmental Quality Review or a Generic Environmental Impact Statement be completed for large commercial timber and mining operations.
- Develop a local law to regulate wind turbines and encourage the location of wind farms in appropriate areas.

Goal 2: Ensure residential properties and structures are well maintained.

Objective 1: Promote sound property maintenance through Town legislation and environmental law requirements.

- Develop a property maintenance law that is suitable for rural properties.

- Define hamlet areas and provide stricter property maintenance requirements for those areas.
- Develop laws to protect public health and the environment through the proper maintenance of all developed lands.

Goal 3: Continue to provide for the appropriate development of new nonresidential structures and projects.

Objective 1: Encourage sound development through utilizing new and existing local and regional land use legislation.

- Develop laws specific to maintenance of commercial and industrial properties for the protection of public health and the environment.
- Amend the Town Zoning Law to define industrial uses and where they should be allowed.
- Continue to monitor and limit the location of the telecommunications towers.
- Develop a local law requiring site plan review for wind turbine development.
- Use the New York State Environmental Quality Review process to mitigate all potential environmental impacts.
- Develop a wind turbine local law that will regulate the placement of wind farms in appropriate areas.

Goal 4: Protect natural resources, specifically the Susquehanna River and forested lands.

Objective 1: Protect the long-term integrity of the forested lands in the Town.

- Work with the New York State Department of Environmental Conservation (DEC) to educate land owners about best management practices.
- Encourage the use of professional foresters for timber harvesting.
- Work with the State DEC to encourage reforestation programs on State lands in the Town.

Objective 2: Protect and work to improve the integrity of the Susquehanna River.

- Develop stream bank stabilization projects in association with road reconstruction projects adjacent to the river and its tributaries.
- Work with the Susquehanna River Basin Commission to educate property owners about water quality and resource protection.
- Support efforts to improve water quality through legislation and

resolutions supporting the efforts of the SRBC.

- Work with the residents in the West Windsor area and the Village of Windsor to develop municipal sewage treatment facilities reducing the contamination by private septic systems.

Objective 3: Protect aesthetic value of the properties in the Town.

- Discourage clear cutting.
- Amend Zoning Law to differentiate between timber and mining operations and industrial raw material processing operations.
- Use the State Environmental Quality Review process to mitigate aesthetic impacts associated with commercial and industrial development.
- Protect the Town's existing open space areas by encouraging lands to remain in agriculture.

Local Economy

Goal 1: Identify businesses/industries that are desirable candidates for the Town of Windsor.

Objective 1: Encourage development of businesses that can be supported in the Town of Windsor.

- Create an Economic Development Feasibility Study.
- Develop and distribute a business survey to the existing businesses in the Town.
- Support or provide incentives to desirable businesses for example, agricultural-based enterprises.

Objective 2: Locate businesses in areas of the Town that can sustain the impacts of the specific type of business or industry.

- Identify hamlet areas and development areas that can be used for business growth.
- Identify types of businesses that would be desirable for each area of the Town for example, commercial development, industrial development, professional business development, agricultural development, etc.
- Amend the Zoning Law to allow for commercial and industrial development as applicable in each area.

Goal 2: Promote the Town of Windsor as a location for commercial and light industrial development.

Objective 1: Promote growth of commercial and light industrial areas within the NYS Route 17 (I86) corridor.

- Work with the Broome County Industrial Development Agency (IDA) to market properties along the corridor as prime development sites.
- Work with developers to encourage businesses along the corridor.
- Create a development zone in the West Windsor area.

Objective 2: Provide needed services to encourage commercial and light industrial growth.

- Develop a municipal sewer and water system in the West Windsor area.
- Support and encourage the Village of Windsor to develop a municipal sewer system and wastewater treatment facility.
- Work with NYSEG and other utility companies to provide needed services for businesses desiring to locate in the Town of Windsor.
- Aggressively work towards providing enhanced telecommunication infrastructure.
- Provide for public infrastructure that promotes appropriate economic development, communication and efficient use of tax dollars.
- Consider all available technological options for provision of sewer infrastructure in the Village of Windsor and hamlets. The Town should consider all available treatment options including constructed wetlands, small package plants, decentralized management systems, biological treatments and other technologies that are available. Many of these technologies could provide environmentally sound and economically viable alternatives to central sewer systems.
- Map all existing infrastructure including the Village water system lines, public springs, lines and shutoffs for public septic systems.

Objective 3: Market the Town to prospective economic developers.

- Work with the Greater Binghamton Chamber of Commerce to develop a marketing flier.
- Work with existing businesses to develop a Town of Windsor Chamber of Commerce.
- Work with private developers to form a Local Development Corporation (LDC) with 501C3 not-for-profit status to work with the County IDA on development zones.

- Work with the Broome County Planning and Economic Development office and the County IDA to identify and attract new businesses or programs that could economically benefit The Town of Windsor.

Objective 4: Revise Town Zoning establishing an industrial district and requiring site plan review for all industrial.

- Consider requiring site plan review for all industrial development in any district in the Town. The purpose of site plan regulations is to ensure that the development of individual parcels do not have an adverse impact on adjacent properties or the surrounding area. Such regulations also ensure that the parcel's development fits properly into the community and conforms to its planning objectives.
- The site plan review process should contain specifications that the site plan drawing must include for review and the standards it must meet. For commercial structures, the site plan could review access, parking, landscaping, slope, buffering, drainage, utilities, roads, curbs, lighting, building design and any other intended site improvements.
- Consider revising the site plan review standards to well illustrate that the Town's expectations are clear and understood by the Town Board, the Planning Board and the applicant.

Goal 3: Maintain the remaining agricultural economy.

Objective 1: Provide incentives to existing agricultural uses to remain.

- Work with the Broome County legislature to ensure the continued viability of agricultural districts
- Support the existing agricultural district in the Town by encouraging the continued use of lands for agricultural purposes.
- Protect agriculture through the adoption and continued support of a "Right-to-Farm" local law.
- Redefine agricultural uses to include alternative agriculture, crop farming and horse farming.

Goal 4: Encourage new alternative agricultural endeavors

Objective 1: Develop a new "niche" economy

- Use the agricultural base of the community as an alternative source for economy.
- Encourage cottage industries such as maple production, cheese production, wool production, llama farming, etc.

Objective 2: Define and develop an agri-tourism business.

- Use existing agricultural uses to develop a self-guided driving tour of the Town's agricultural properties.
- Work with private property owners to develop a touring route, which includes stops at various agricultural operations for education and product sampling.
- Encourage the development of road-side stands and in-home shops for the purpose of selling locally produced commodities (maple products, wool, cheese, produce, flowers, wood crafts, etc.)

Goal 5: Encourage home-based businesses.

Objective 1: Provide an arena for professionals to work from home.

- Support development of fiber optic lines, telecommunication towers, alternative energy sources and high-speed internet connections for home based businesses.
- Amend the Zoning Law to define major and minor home occupations or businesses, differentiating between commercial and professional services.

Objective 2: Allow for home-based commercial shops.

- Amend the Zoning Law to define home-based shops, differentiating between in home and adjacent to home locations.
- Develop a local Chamber of Commerce to promote home-based businesses and locally produced commodities.
- Work with home-based artisans and businesses to create a Town Map providing locations and products (antiques, crafts, small engine shops, alteration shop, salons, etc.)

Goal 6: Encourage tourism and recreational enterprises

Objective 1: Use existing Town features as an economic base.

- Encourage businesses to support the visiting or traveling public.

Objective 2: Create a market specific to the seasonal visitors

- Work with campgrounds and summer/seasonal homeowners to develop seasonal businesses including bait shops, deer processing shops, antique shops, seasonal road-side stands for produce and flowers, etc.
- Continue to support the farmer's market and other seasonal events.

Goal 7: Promote Windsor as a recreational and tourist area.

Objective 1: Market the Town of Windsor as a tourism destination.

- Develop a Town web page to market businesses and activities in the Town.
- Work with the Greater Binghamton Chamber of Commerce to develop a promotional flier.
- Encourage tourist related businesses and enterprises.
- Support and promote the Town of Windsor through brochures.

Objective 2: Market the Susquehanna River as a recreational asset.

- Work with the Susquehanna River Basin Commission (SRBC) to encourage fishing, canoeing, kayaking and other environmentally friendly recreational activities on the river.
- Encourage clean up and maintenance of the river through the development of local legislation to protect water quality.

Objective 3: Promote existing recreational facilities.

- Work with Broome County Parks and Recreation Department to promote the use of Hawkins Pond as a nature center and recreational facility.
- Promote the Crescent Hill Town Park.
- Work with the Village to maintain and encourage use of Klumpp Park.

Goal 8: Support mining and timbering as viable industries in the Town.

Objective 1: Create awareness of the benefits of bluestone mining and timbering.

- Work with the New York State Bluestone Association and the Cornell Cooperative Extension of Broome County to educate landowners about the potential economic benefits of incorporating mining and timbering on their lands.
- Work with local miners and foresters to ensure best management practices are being used.

The Population

Goal 1: Strengthen the sense of the Town as one community

Objective 1: Unify the different hamlets and areas into one community.

- Revise the Town Zoning Ordinance to reflect the different hamlets and encourage commercial development in these areas. This creates small community centers for the populous to gather.
- Define the Town as one community rather than many hamlets with their own identities.
- Work with community groups and churches to promote gatherings in different hamlet areas.

Goal 2. Encourage youth activities creating opportunities for the youth as members of the community.

Objective 1: Encourage youth to participate in local events and government activities.

- Provide Town incentives such as essay contests and hosting high school government classes to participate in local decisions and Town projects.
- Host a youth government day to encourage the local youth to learn more about Town, County and State government.

Objective 2: Instill a sense of community pride in the youth.

- Provide rewards for youth clean-up days and host a clean-up day for Town and Village properties and/or river and stream banks.
- Encourage local youth to express issues, concerns and opinions in community decisions through polling government and social studies classes.

Objective 3: Encourage the youth to remain in Town after graduation or to return after college.

- Work with Broome County to ensure local jobs are available in both the Windsor and Binghamton areas.
- Encourage local businesses to hire local residents rather than hire from outside the Town.

Goal 3: Address needs of the aging and senior population.

Objective 1: Meet the many needs of an aging population including housing, affordable taxes and a place to locally shop at reasonable prices.

- Work with Broome County Office for the Aging to ensure continued senior services are provided in the Town of Windsor.

- Sponsor a senior government participation meeting at Windsor Woods and invite all Town seniors to gather information regarding their needs.

Objective 2: Continue to provide services for the elderly including support of the senior programs.

The Susquehanna River Corridor

Goal 1: Promote protection of the Susquehanna River corridor and its tributaries.

Objective 1: Protect water quality of the Susquehanna River and its tributaries.

- Encourage best management practices for timber and mining industries to protect streams and stream banks.
- Plan for and develop stream bank stabilization projects.
- Work with the New York Department of Environmental Conservation and the Susquehanna River Basin Commission to limit run-off into the streams and the river.

Goal 2: Redefine floodplain and floodway areas along the corridor.

Objective 1 : Obtain copies of the most recent and updated FEMA maps.

- Work with Broome County to ensure the Federal Emergency Management Administration reviews and updates all floodplain maps for the Town.
- Obtain paper and electronic copies of all updated maps and flood profile analysis done in the Town.

Goal 3: Discourage development adjacent to the river and tributary streams that would compromise the integrity of the water quality.

Objective 1: Encourage large lot zoning along river and stream corridors.

- Develop a protective resource zone through Town zoning that requires large lot development adjacent to river and stream corridors.

Objective 2: Encourage best management practices along stream corridors.

- Develop a timber and mining permit that requires all streams

impacted by these activities be protected and appropriate storm water controls are used.

- Use SEQRA and the New York State Phase II Stormwater requirements to ensure run-off and stormwater management is used when developing vacant lands.

Recreational Facilities

Goal 1: Promote existing recreational facilities including parks, trails and school facilities.

Objective 1: Encourage use of Hawkins Pond, the Village park and pool, and the new school facilities.

- Work with the Broome County Parks and Recreation Department to advertise the facilities at Hawkins Pond for both summer and winter recreation.
- Work with the school district to encourage use of the facilities at the high school and advertise the times for public use.
- Encourage the school to advertise and promote adult recreation programs at the school.
- Continue to support and work with the Village to enhance the Village park facilities and pool.

Goal 2: Protection of recreational opportunities along the Susquehanna River.

- Encourage the development of NYS DEC fishing access points where possible along the river.
- Limit development along the river which could compromise the integrity of the water and riverbank. This includes the use of large lot zoning and conservation zones along the river and tributaries.

Goal 3: Work with the private lake associations to protect the integrity of those lakes for recreational use by the residents.

- Use zoning to protect the waters through protective development requirements and a conservation zone.
- Work to develop community septic and water supplies along the lakes for future protection.

Goal 4: Continue to work with the Windsor School District to encourage use of the recreational facilities and programs offered by

the school.

- Post adult education and school sponsored community activities on the Town web page.

Goal 5: Continue to work with the Village of Windsor to promote community use and activities at Klumpp Park.

- Develop a joint park committee with the Village, the School and all youth groups for the purpose of updating and maintaining the park.
- Look for grants and local sponsors to update recreation facilities and purchase equipment.

Local And Regional Government

Goal 1: Continue to cooperate with the Village and School Boards.

- Hold joint Town and Village meetings twice a year to discuss issues which pertain to the local constituents.
- Work with the School Board to ensure wholesome youth activities are coordinated in the Town both in and out of the school year.

Goal 2: Amend Zoning Laws to encourage desired development.

- Redefine zoning districts to encourage large lot zoning and industrial and commercial development in appropriate areas.
- Draw a new Zoning Map making more of the Town residentially zoned and provide for a conservation zone to protect the Town's natural resources.

Goal 3: Provide consistent and fair implementation of local planning and zoning regulations.

- Make sure all Town records are complete and accurate.
- Ensure all appointed and elected Town officials are given the necessary tools to make fair decisions. This includes encouraging board members to attend training sessions when offered and work with the New York State Department of State to get the latest land use information.

Goal 4: Encourage shared services with neighboring towns and the Village.

- Work with neighboring towns and the Village to share equipment and professional services to keep costs low.

Goal 5: Use services provided by the Broome County Offices.

- Use the Broome County Planning and Economic Development Department for mapping and land use services.
- Use the Broome County Department of Public Works to assist in prioritizing needs assessments for roads and bridges.

Natural Resources

Goal 1: Protect the integrity of all natural resources.

- Use zoning to protect natural resources through large lot development and limited development in designated conservation areas.
- Use the NYS ECL and SEQRA laws to protect sensitive environmental areas through the designation of a Critical Environmental Area.
- Adopt Subdivision regulations to ensure the appropriate division of land, especially in sensitive areas.

Goal 2: Encourage Best Management Practices for the timber harvesting and mining.

- Adopt protective Right-to-Timber and Mine Laws to protect the industries and private land owners by requiring use of appropriate management criteria.
- Manage timbering and mining in steep slopes and along streams and riverbanks.
- Encourage timber and mining operations in areas consistent with the surrounding land uses.

Goal 3: Protect all waterways including rivers, streams, lakes and ponds.

- Use large lot zoning and conservation subdivisions to protect all waterways and wetlands.

New York State Route 17 {Interstate 86}

Goal 1: Encourage development along the corridor, concentrate on interchanges.

- Adopt Zoning districts adjacent to the Interstate corridor that encourages commercial and industrial development.
- Develop informational kiosks at each interchange to identify the businesses and recreational opportunities in the Town.

Goal 2: Work with the New York State Department of Transportation to ensure continued use and maintenance of all five interchanges in the Town.

- Participate in NYS DOT planning programs to ensure they do not shut off one of the five Town interchanges.
- Encourage DOT to put up informational signs at each interchange advertising the businesses at each location. This will work to encourage continued viability of each interchange.

Town Of Windsor Transportation Network

Goal 1: Support highway department assessment of needed repairs and maintenance.

- Work with the Town Highway Superintendent to develop a Highway Management Plan with a Capital Improvement Strategy for five years.
- Ensure continued distribution of tax funds to the Highway Department for improvements to Town roads and infrastructure.
- Look for grants and work with Broome County DPW to become part of pilot projects for new studies such as tire chip base studies.

Goal 2: Develop driveway and private road standards.

- Work with the Highway Superintendent to develop a standard for driveway and private road construction.
- Incorporate construction standards in a subdivision local law for the Town.

Goal 3: Amend Zoning to incorporate all types of transportation.

- Zoning should be amended to allow for roads, tracks and airports.
- Airport requirements should be incorporated for public health and safety.

Land Use

Goal 1: Develop hamlet area zoning.

- Rewrite the Town Zoning to identify and define hamlet areas and specific zoning requirements.
- Encourage development in hamlet areas, creating a small business base in each hamlet.

Goal 2: Develop subdivision regulations supporting large lot zoning.

Goal 3: Protect agricultural land uses in the Town.

- Adopt and incorporate the goals of the Broome County Agricultural Farmland Protection Plan.

Goal 4: Encourage commercial and industrial development along highway corridors.

- Use Zoning and Subdivision regulations to encourage development along the highway corridor.

Goal 5: Encourage economic growth and energy development throughout the Town.

- **Develop standards that allow solar and wind power applications through both residential and commercial applications.**
- **Establish policies that allow the re-use of overburden and by-products of the timber industry through bio-mass development.**
- **Develop standards that will allow development of natural gas and oil extraction and associated infrastructure.**
- **Develop standards that allow the development of hydro-electric power where practicable.**
- **Develop local laws to allow and regulate the development of energy deriving practices in a manner that is responsible and in concert with current technologies, future technologies, and the local rural atmosphere.**
- **Develop standards that will allow the building of energy-generating facilities with green or conventional technologies.**

TOWN OF WINDSOR ACTION PLAN

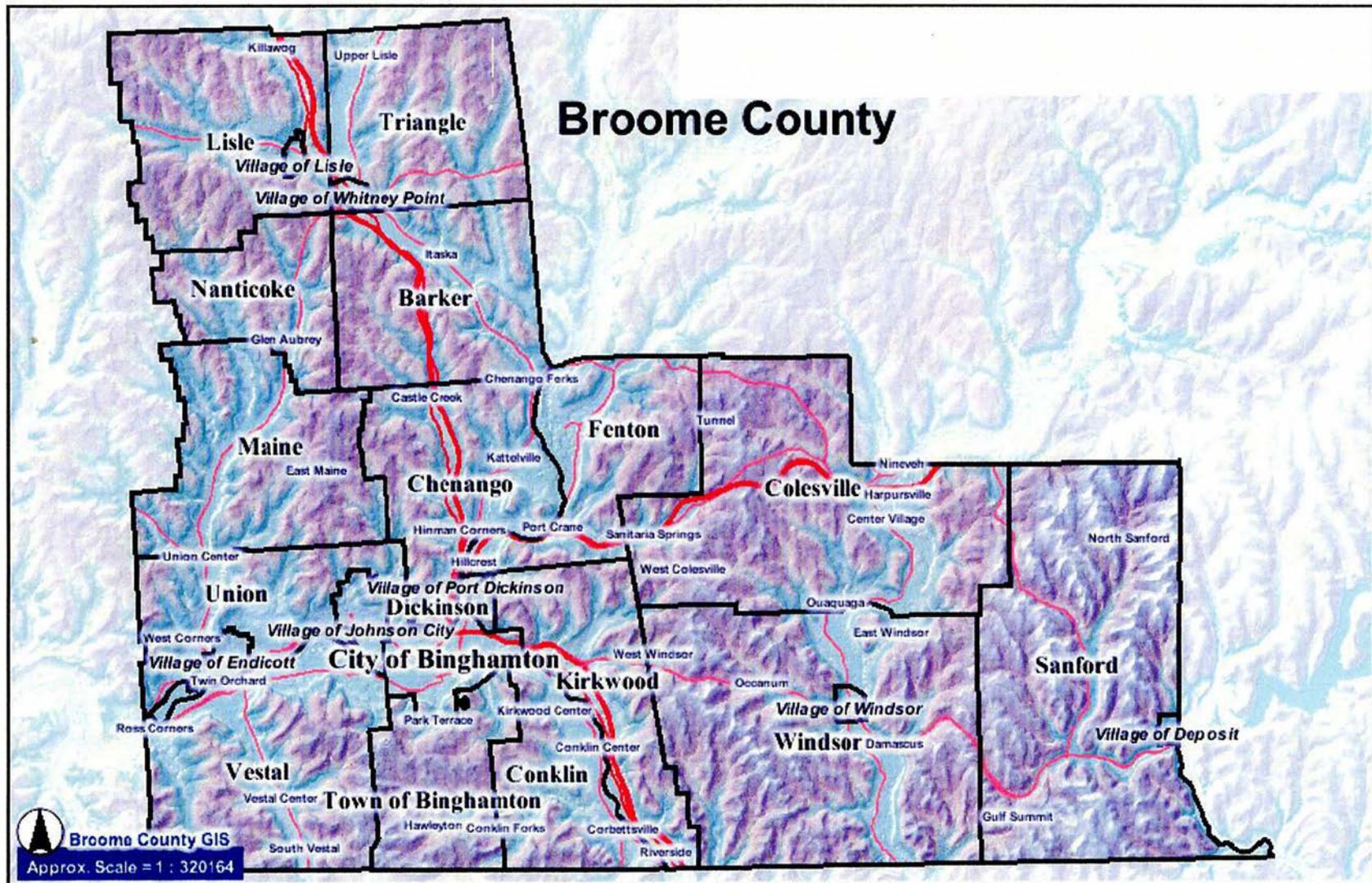
Project	Who's responsible	Timeframe	Potential funding
Develop Town Subdivision regulations	Town Planning Board and adoption by Town Board	To be completed by 2007	Not applicable
Revise timber and mining local laws to protect landowners and encourage best management practices for both timber and stone harvesting. The local law should discourage clear cutting and require reclamation plans.	Town Board	To be completed by 2007	Not applicable
Develop a wind turbine local law requiring site plan review for any wind farms proposed in the Town.	Town Planning Board, Code Enforcement Officer and adopted by the Town Board	To be completed when necessary	Not applicable
Revise Town Zoning Ordinance to reflect different zoning districts including hamlet areas and industrial zones as well as protecting natural resources along the Susquehanna River and tributary streams.	Town Planning Board, Code Enforcement Officer and adoption by the Town Board	To be completed by 2010	Not applicable
Review and revise Town road standards and construction requirements.	Town Highway Superintendent and Town Board	To be completed by 2010	Not applicable

Develop Right to Farm/Right to Timber and to Mine Laws to protect and encourage environmentally conscientious Farming, Timbering and Mining practices.	Town Planning Board and Town Board	2010	Not applicable
Develop driveway and Private Road Standards similar to the current road standards.	Town Highway Superintendent and Town Board	2010	Not applicable
Develop municipal sewer in the West Windsor area.	West Windsor residents and the Town Board	To be completed by 2015	Safe Drinking Water Funds, Clean Water Clean Air Funds, Member items, Low interest loans and Town bonds.
Develop a 5-year Capital Improvement Plan for the Town including infrastructure and all new town facilities.	Town Board, Town Planning Board, Town Highway Superintendent and Town Code Enforcement Officer	To be completed by 2015	Not applicable
Map all existing public infrastructure including village water lines, public springs, lines and shutoffs for public septic systems.	Town Planning Board and Town Board	To be completed by 2015	New York State Department of State
Review and adopt Comprehensive Plan amendments to address energy resources.	Town Board	To be completed by 2015	Not applicable

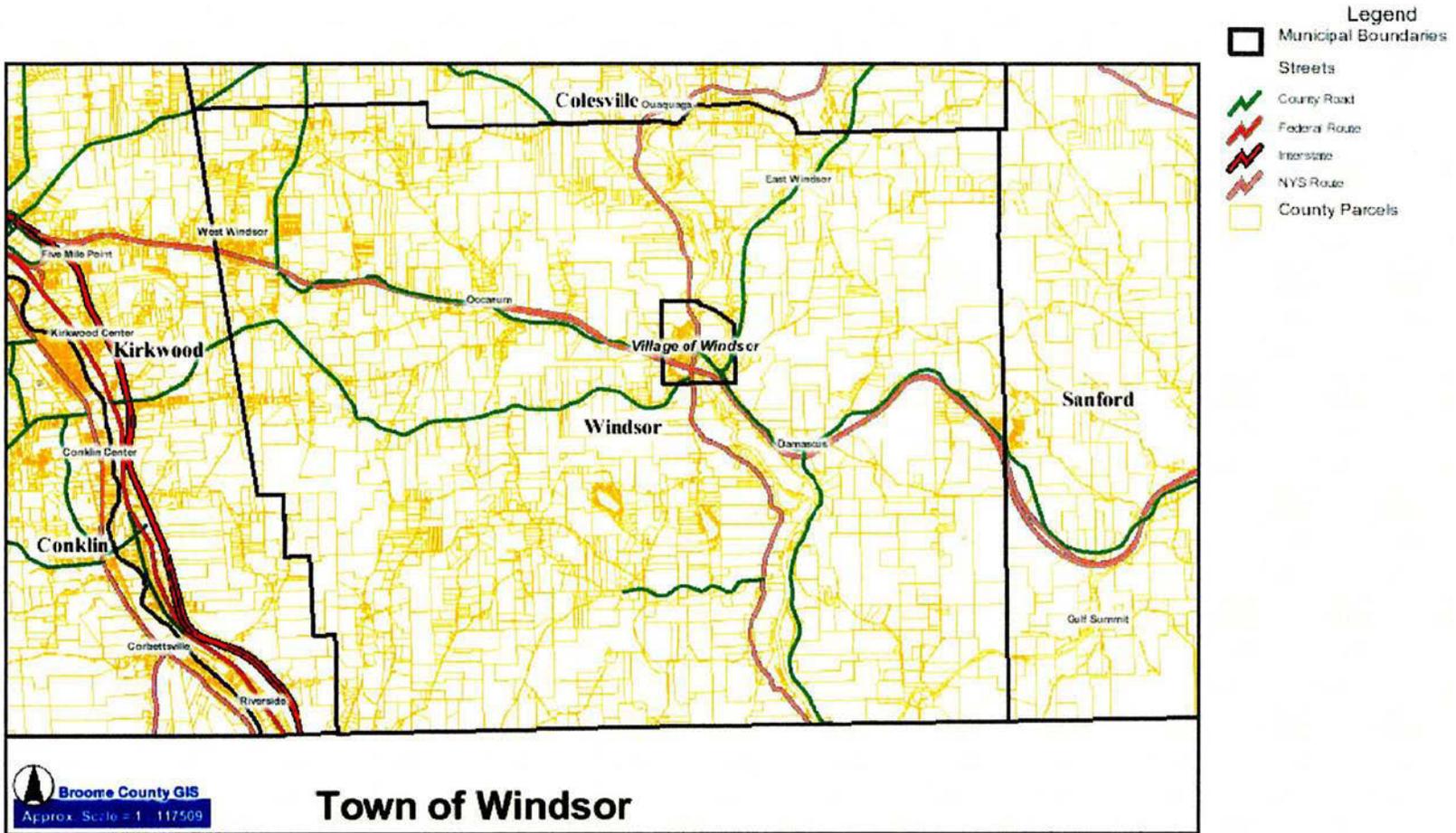
<p>Create an Economic Development Feasibility Study.</p>	<p>Town Planning Board and Town Board with the assistance of Broome County Planning and Economic Development</p>	<p>To be completed by 2020</p>	<p>New York State Department of State</p>
<p>Develop local laws, policies and standards for the development of energy deriving technologies. This would include, but not limited to, natural gas, geothermal, oil, solar, biomass, hydro-power and other energy driving technologies.</p>	<p>Town Board</p>	<p>To be completed by 2020</p>	<p>Not applicable</p>

**TOWN OF WINDSOR
APPENDIX FOR
SEPTEMBER 2006
COMPREHENSIVE
PLAN**

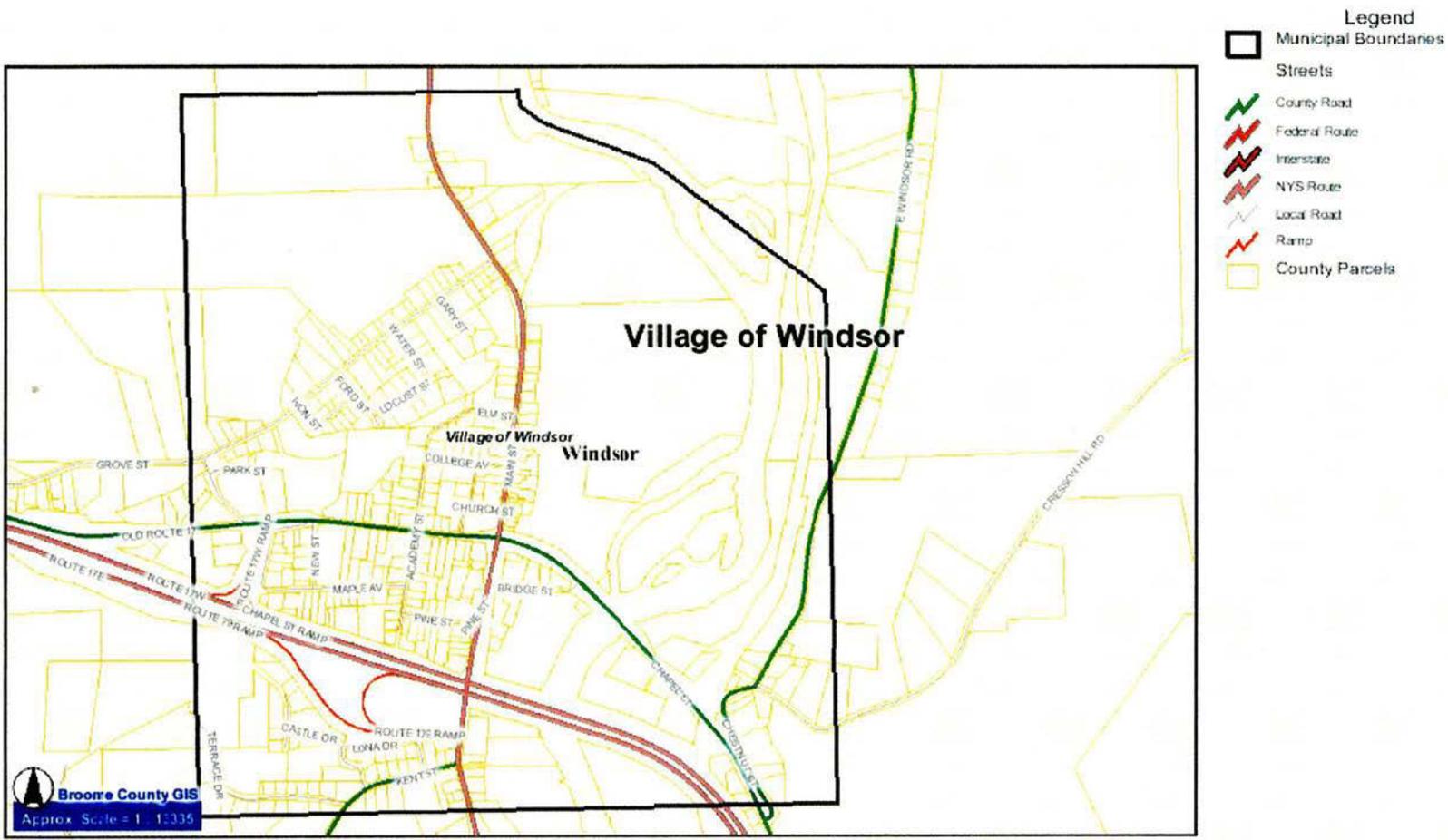
MAPS



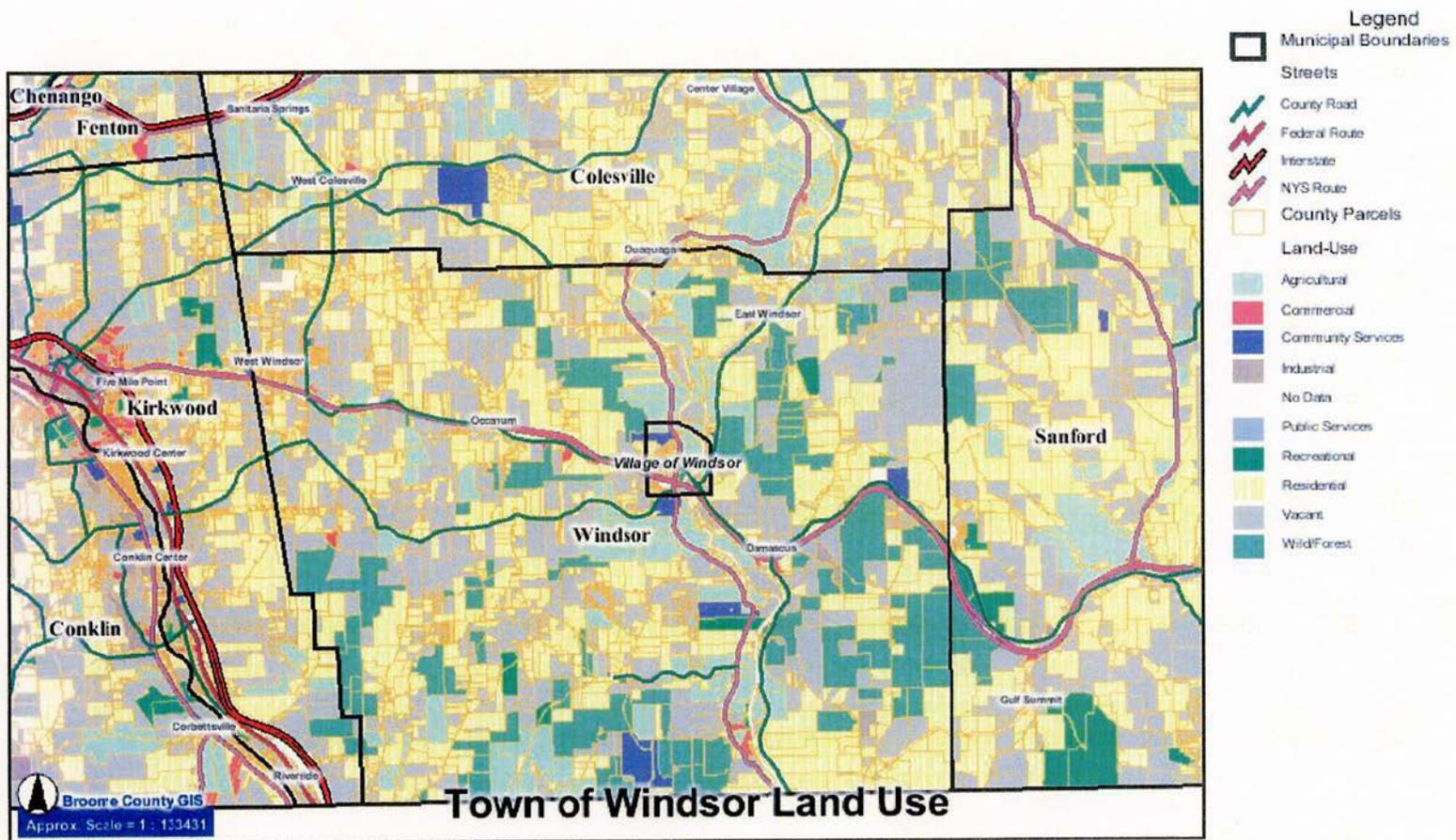
Broome County



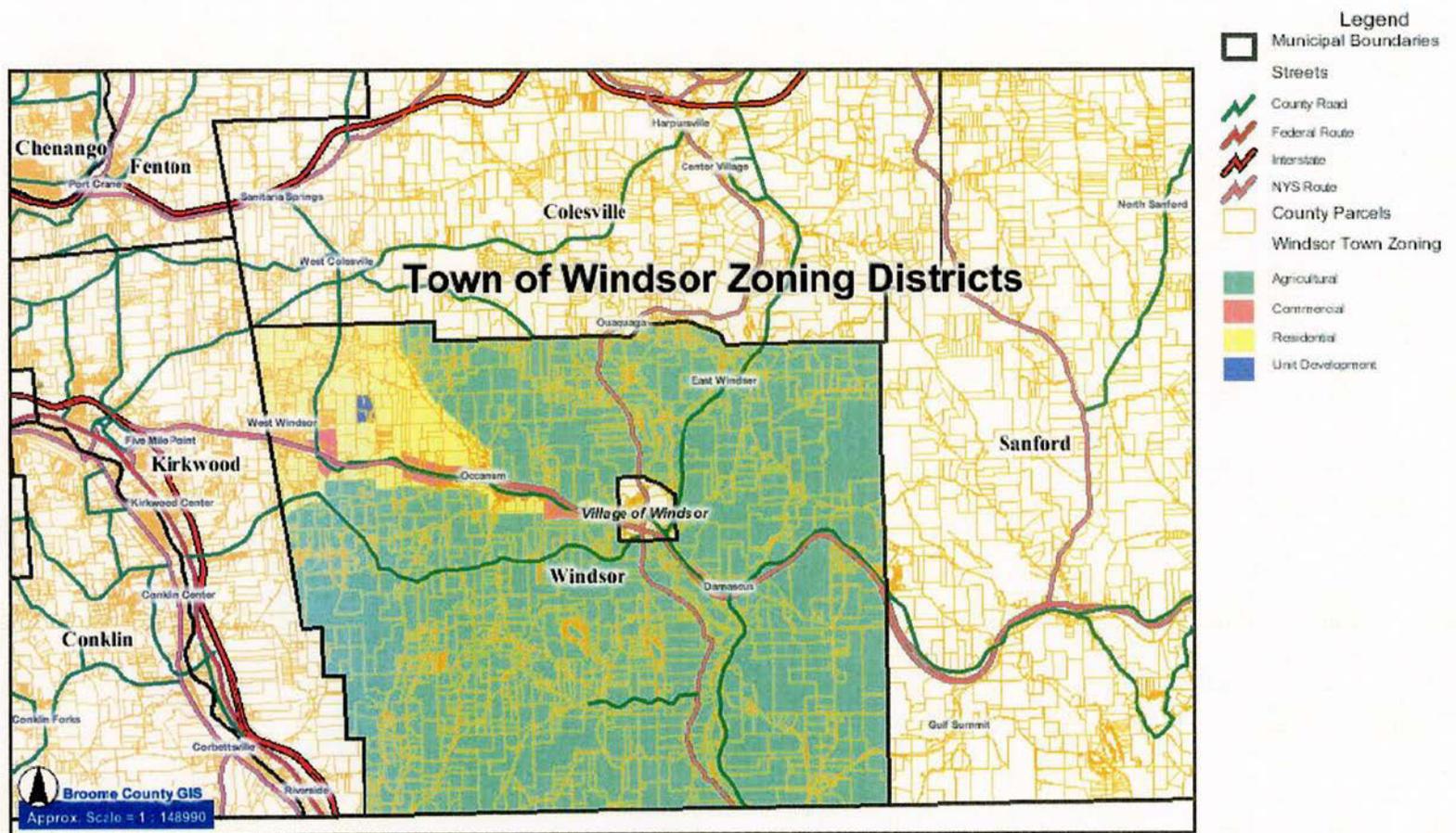
Town of Windsor



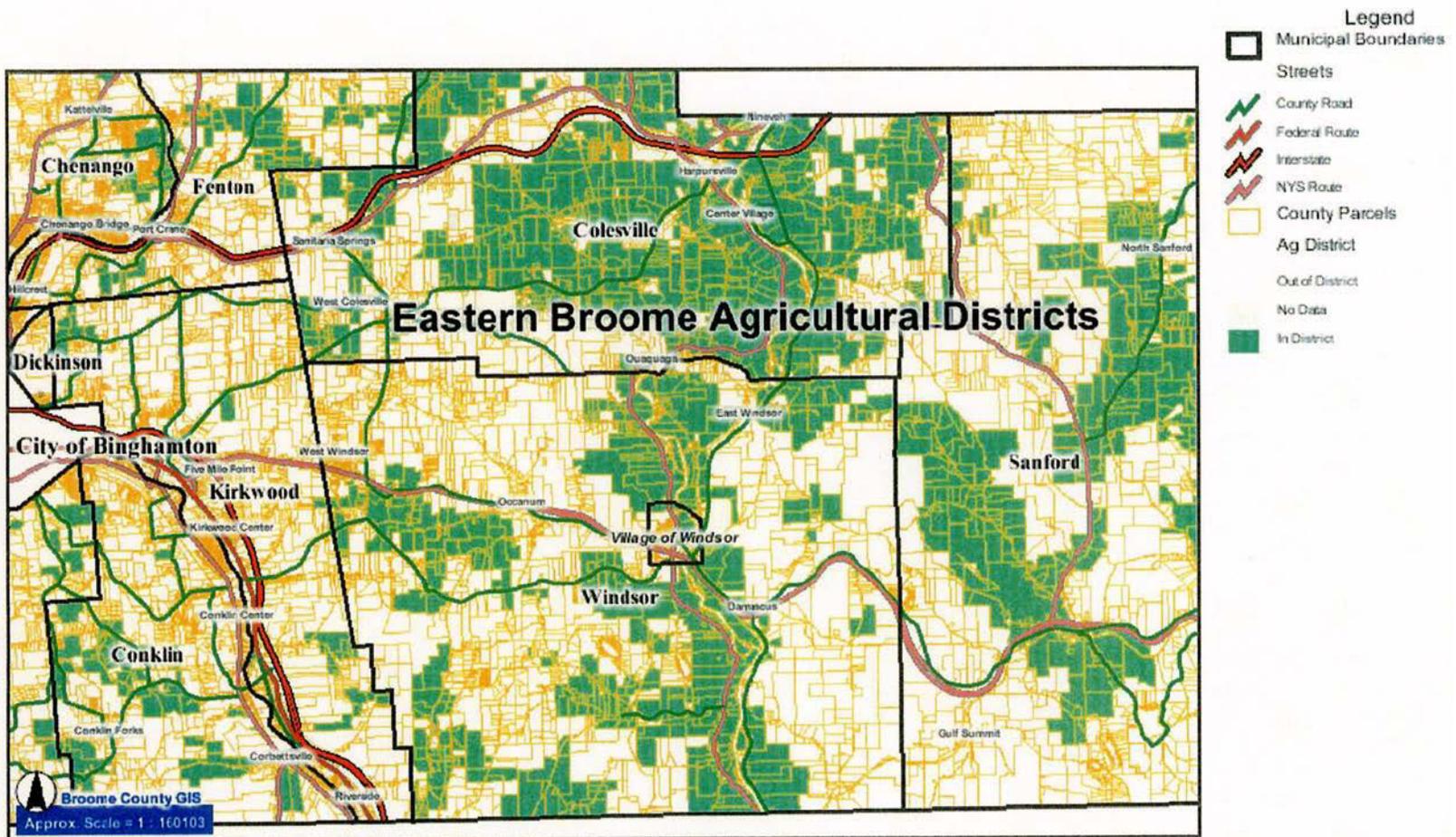
Village of Windsor



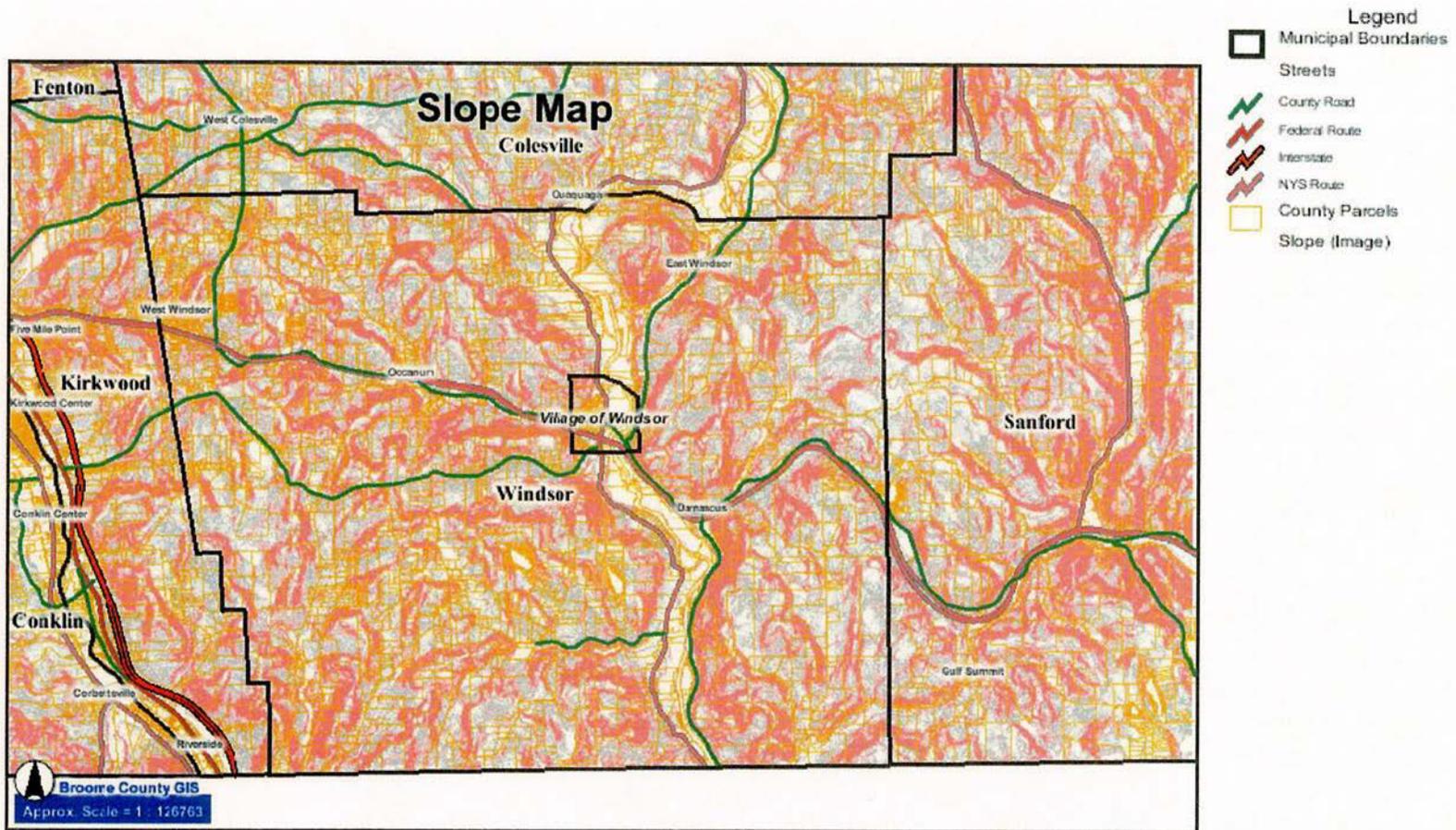
Town of Windsor Land Use



Town of Windsor Zoning Districts



Eastern Broome County Agricultural Districts



Town of Windsor Slope Map

MINUTES

Town of Windsor Planning Board

Public Information Meeting of January 22, 2002

The first informational meeting of the Town of Windsor Planning Board about updating the Comprehensive Plan was called to order at 7:05 pm by Chair Shelly Johnson in the auditorium of the Weeks Elementary School. Present from the board were Bridgette Elliott, Bill Ellsworth, Remo Radicchi and Secretary Bruce Cameron. More than 70 residents were in the audience.

After board members introduced themselves to the audience, chair Johnson asked residents to put their names on the sign-in sheet, complete the survey being circulated and to identify themselves when commenting.

Tom Flynn of 15 Colpitts Drive asked about rumors of a hotel proposal for the North Road interchange, saying he was concerned about sprawl and traffic flow. Ms. Johnson said nothing had come before the Planning Board yet. Mr. Flynn then asked about property owners rights when commercial development is proposed.

John Boushie of 412 Riley Road predicted there would not be much commercial development in the town without water, sewage or gas lines. He said he feared that without this, the water needs of commercial development could cause residential wells to go dry.

Harry Carlson of 497 Dunbar Road read a letter he presented to the board. He recommended commercial developments be clustered in the Village of Windsor and in hamlets, asked that mobile homes not be allowed near frame houses, called for more money spent on traffic safety and felt there was a lack of code enforcement in the town. Mr. Carlson said developers should be required to provide roads, water and sewage. He spoke out against retail businesses, suggesting light industry and encouraged governmental services be consolidated. His comments received a round of applause.

Frank Evangelisti of 179 Patterson Road spoke out for limited commercial development but complained that the signage and lighting at North Road was "out of scale." he also said code enforcement was lax.

Nancy Boushie of 412 Riley Road said sewage and water was needed to encourage development of grocery and department stores.

Cindy Wilcox of 2 Pine Valley Road said she agreed with Mr. Carlson and did not want development to turn the area into a Vestal Parkway. She said pedestrian and vehicular traffic was poorly planned on North Road and, to applause, asked that the quality of residential life be upgraded.

Dona Mera of Thompson Road suggested residents consider why they chose to live where they live.

An unidentified Dunbar Road resident spoke up for small farms in the town.

Steve Herz of 787 NY Route 79 offered the assistance of Cooperative Extension to keep agriculture viable in Windsor.

A man who identified himself as a timber and quarry man encouraged the board not to adopt Vestal's zoning regulations. "They're the toughest around and look what they've got," he said.

A Thompson Road resident complained of litter from the North Road McDonald's.

Lance Bradshaw of Trim Street said people want stability, not change. He spoke against "big box" business and said code enforcement was lax.

Supervisor Randy Williams told the residents that the proposed West Windsor Sewer District is "not dead." He said a non-profit corporation is helping the Town Board look for grants. Mr. Williams added that when the Town Board approved site plans for Express Mart and McDonald's, there was not much opposition.

Since there were not enough surveys for all audience members, the board was encouraged to find additional ways to circulate it.

Chair Johnson closed the meeting at 8:30 pm and reminded the residents that a second meeting on updating the Comprehensive Plan would be conducted Tuesday, Jan. 29, at 7 pm in the Palmer Middle School.

Respectfully submitted,

Bruce Cameron,
secretary

Town of Windsor Planning Board

Public Information Meeting of January 29, 2002

The second informational meeting of the Town of Windsor Planning Board on updating the Comprehensive Plan was called to order at 7 pm by Chair Shelly Johnson in the Palmer School auditorium. Present from the board were Al Balchikonis, Bridgette Elliott, Bill Ellsworth, Remo Radicchi, Fran Stone and Secretary Bruce Cameron. More than 125 residents were there.

After board members introduced themselves, Chair Johnson asked residents to put their names on the sign-in sheet, complete the survey and to identify themselves when commenting. Secretary Cameron said copies of the survey would be in the *Windsor Standard* and could be returned through the Weeks, Palmer and High schools' main offices.

Mickie Knight of 109 Frost Road said he wants a town park in West Windsor, something he has advocated for over 10 years.

Art Fives of State Line Road asked what was driving the need for rezoning. Bob Talkiewicz of 13 Dunbar Road wanted to know the procedures for rewriting the Comprehensive Plan. Jim Lockwood of Hawk Road asked if he could create a quarry on 30 acres in a residential zone.

Phil Lester of Dutchtown Road asked about minimum lot sizes referred to in question 20 of the survey. Carol Trelease of Route 79 feared losing her farm animals if her land was rezone residential. Chair Johnson said the purpose would be to control densities in different areas with different minimum lot sizes. This would not necessarily ban domestic animals.

Jon Westcott of Springsteen Road asked about town population changes. Chair Johnson said Windsor had 6,800 residents in 1990 and has not grown dramatically. More Census data will be released by year's end.

Charles Gould of Beaver Lake Road said he liked his area the way it is.

Jerry Lillie of Grove Street characterized Windsor as a "dying sleepy area" in need of commercial and industry. Art Fives of North Road asked what principal uses are allowed in commercial zones.

Mike Bice of Cascade Valley Road asked if subdivision regulations would be in the Comprehensive Plan. Chair Johnson said the town currently lacks subdivision regulations and the board has been working on writing them.

Tom Phillips of Academy Street wondered if the natural gas lines to be run through town could be tapped for commercial development. Chair Johnson said the municipality has no control over the high-pressure lines.

Lynne Uplinger of Mountain Road asked what effect rezoning would have on tax rates. Chair Johnson, replied "None" since all properties in town are taxed at the same rate per valuation.

Donna Bates of Colpitts Drive said septic problems are a major concern and encouraged the town to seek grants for sewage districts.

Mark Bice of Cascade Valley Road asked about current minimum lot sizes for agricultural districts. Chair Johnson said it was 1400 square feet with 90-foot frontage. The County Health Department currently recommends a minimum 3- to 5-acre lot due to septic problems. Deb DePersis of Main Street asked about a timetable for sewage grants while Dave Smith of Damascus question if there were any plans now for sewer districts. Jim Lockwood wondered if his taxes would be affected if his Hawk Road residence was outside a sewer district. Chair Johnson said no, except if the district was not established, the town would assume exploratory costs.

A very young unidentified man in the first row suggested the town does not need large stores like Walmart, but small convenience stores instead.

Steve Herz of Route 79 said agriculture remains important in the town with the State Agriculture plan reporting an increase in the number of agricultural entities in the town since its last report. He offered the services of Cooperative Extension and the Broome County Farm Bureau to the Planning Board. His comments were followed by applause.

Marcy Crawford of Bennett Road noted the Comprehensive Plan was for land use, not zoning. She did not want any changes in agricultural districts.

Phil Lester of Dutchtown Road warned industry can bring pollution.

Donna Lehr of Thompson Road noted one goal of the current Comprehensive Plan was to keep the town rural residential: "That's what Windsor is."

Melissa Hill of Barnes Road said the town should stay rural but it needs more commercial to encourage people to shop here and leave. Jim Lockwood remembered the town once had two bowling alleys and a movie theater. Charles Gould would like more restaurants in the village. Another woman suggested a balance between rural and commercial like Owego.

Jerry Urda of White Birch Lake suggested developing the Susquehanna River commercially, such as the creation of a DEC boat launching site.

Evan Romer of Chestnut Street questioned the town's sign laws, pointing to commercial signs at North Road. He was told variances were granted.

Mickie Knight urged residents to pressure the Town Board to clean up town blights such as garbage and junk cars. Charles Gould said he deals in cars and wanted the right to have them on his Beaver Lake property.

Village Trustee Bill DePersis of Main Street felt the major areas have fallen into disrepair over the last 10 years with deteriorating homes and accumulating piles of trash, adding that existing laws should be enforced.

Harry Carlson of Dunbar Road said he felt the themes of both meetings were: 1) residents like the rural quality of life and 2) nuisance issues detract from that quality. He asked the town not to "close the door to denser development where sewer districts are needed."

Brad Chubb of Trim Street called for more restrictions on cell-phone towers, saying a bond should be required for their dismantling when no longer needed. Code Enforcement Officer Stone replied the town's cell-tower ordinance is 25 pages long and a removal bond is included.

Lori Hauptfleisch complained Anne Road remains unpaved and is used as a "three-wheeler drag strip." She wanted better law enforcement of speeds.

March Crawford of Bennett Road commended the crowd for attending the Planning Board meeting and urged them to attend Town Board meetings to make their views known.

An unidentified woman wanted the town to set bonds for mining operations, requiring them to clean up the site when done. Code Enforcement Officer Stone said mining operations get permits from the DEC. An unidentified man speculated that few quarry workers are town residents. Chair Johnson replied they do provide many secondary jobs in town. Mark Bice of Cascade Valley Road suggested the town establish logging regulations to prevent clear cuts and road destruction by heavy trucks. Jaredine Bowman of Grove Street was concerned about mining and logging impacts on wildlife. Roger Colwell of Route 79 felt large-tract owners would be taxed out of existence if they couldn't log or mine. An unidentified man encouraged the town to work with the Soil and Water Conservation District. Steve Herz said there are more than 100 "agricultural entities" in the district which includes Windsor. Chair Johnson said the board will use Cooperative Extension, the County's Highway and Planning Departments and DEC in rewriting the Comprehensive Plan.

Bill DePersis asked about involving the state Economic Development Commission to which an unidentified man noted the Kirkwood and Conklin Industrial Parks are not full.

Charles Gould of Beaver Lake Road said he didn't want apartment houses near him at Beaver Lake.

There being no more comments, Chair Johnson closed the meeting at 8:30 m after inviting residents to the regular monthly Planning Board meeting the following evening at 7 in the Town Hall.

Respectfully submitted,

Bruce Cameron,
secretary

Town of Windsor Planning Board

Public Meeting of May 22, 2003

The first public meeting on the updated Comprehensive Plan of the Town of Windsor Planning Board was called to order at 7 pm in the Palmer School. Present from the board were Chair Shelly Johnson, Remo Radicchi and Secretary Bruce Cameron. Also present was Supervisor Randy Williams and Councilmen LeWayne Colwell, William Ellsworth and Charlie Pierson as well as four citizens.

Chair Johnson narrated a Power point Presentation on the assets of the town and issues facing it. She then opened the meeting to questions from the audience. Marcella Crawford of 109 Bennett Road questioned if there really was a large increase in seasonal homes. She suggested that agricultural districts be remain as they are but said sectors might be designated rural residential. She added setbacks and the number of trailers allowed on a property should be revisited in the Zoning Ordinance. Ms. Johnson said the planners will meet with the Zoning Board and look at where variances need to be granted before rewriting the Zoning Ordinance. Robert Coughlin of Flat Iron Road questioned the need for additional regulations on mining and timbering, stating that most erosion and runoff is caused by farming operations. He also suggested consolidation issues "be put in the county's lap." Supervisor Williams asked if the planners were working on subdivision regulations yet. Ms. Johnson said the board has discussed several residential zones but the Comprehensive Plan must be updated before subdivision regulations are addressed. Mr. Williams suggested the board look at our historic concentration of whip factories when addressing our heritage. Jeannie Ditch of Old Route 17 asked for stricter laws regarding junk vehicles. Mrs. Crawford suggested the Highway Department collect roadside junk to beautify the town.

The meeting ended at 8:15 pm.

Respectfully submitted,

Bruce Cameron,
secretary

Town of Windsor Planning Board

Public Meeting of May 28, 2003

The second public meeting on the updated Comprehensive Plan of the Town of Windsor Planning Board was called to order at 7 pm in the Weeks School. Present from the board were Chair Shelly Johnson, Bridgette Elliot, Remo Radicchi, Fran Stone and Secretary Bruce Cameron. Also present were 16 citizens.

Chair Johnson narrated a Power point Presentation on the assets of the town and issues facing it. She then opened the meeting to questions from the audience. Susan Ballato of Dickinson Road suggested the town needs a junk ordinance and complained of a neighbor storing tires in his backyard. She said she feared West Nile virus from mosquito bites. Charles Gould of 480 Beaver Lake Road said he made his living by salvage and wanted no junk regulations. Harry Carlson of 497 Dunbar road complained of a scourge of property-value destroying junk. He called for an explicit Zoning Ordinance regulating it and enforcement of the ordinance. Mr. Carlson said the Comprehensive Plan must accommodate existing salvage operations and their ultimate phasing out. Bill Cook of 26 Dickinson Road asked for a junk law and the registration of junkyards. Joe Bauer of Buttercup Hill complained about the junkyard along Route 17. Dave Ballard of Dodd Road, noting the Planning Board has no regulating authority, said it has made proposals to regulate junk and unregistered vehicles but they were rejected by the Town Board. Mr. Carlson suggested those aggrieved by accumulating junk in their neighborhood ask for a reduced assessment to reflect the declining property value.

Tom Flynn of 15 Colpitts Drive asked about the objectives to reach the Comprehensive Plan's goals. Ms. Johnson said much of this will be fleshed out for the final report and include who is responsible for implementation. Mr. Carlson said the plan needs a mission statement. Ms. Johnson said one will be included.

John Knewasser of 715 Colesville Road said that historically "the town fathers wanted nothing new and that's what they got." He said West Windsor needs a sewer system and that the town fathers need to enforce regulations. Reggie Graham of 17 Smith Road questioned developing a plan if the town fathers worked against it. Mr. Carlson called for cluster commercial development in hamlets and the village, not along I-86 exits.

Code Enforcement Officer Fran Stone noted that 90 percent of the town's Zoning Ordinance was written in 1965 and needs updating.

Ms. Johnson said the next step for the Planning Board would be to write the final plan, have it published and available for public reading at several locations in town. This will be followed by at least two public meetings before being presented to the Town Board. The

Town of Windsor Planning Board

Informational Meeting of February 23, 2005

The special informational meeting on the Town Comprehensive Plan was called to order at 7pm by Chair Fran Stone in the auditorium of the Palmer Middle School. Also present from the board were Alan Colosi, Shelly Johnson, Bridgette VanNorman and Secretary Bruce Cameron. Twenty one residents were in attendance.

Chair Stone introduced the Planning Board members and asked that questions and suggestions regarding the Comprehensive Plan be withheld until the completion of its Powerpoint presentation by Mr. Colosi. Ms. Johnson and Mr. Cameron narrated the presentation and offered additional comments.

Steve Contento of Rainbow Ridge Road asked the board if there would be regular updates of the 20-year-plan and about the extent of cooperation with the Village of Windsor.

Steve Herz of Route 79 South thanked the board for its attention to agriculture in the plan and asked about the proposed sewer project in West Windsor, suggesting that the 2015 completion date should be moved up. Supervisor Randy Williams responded that a second proposal on costs will be presented to West Windsor residents in March and the "ultimate decision" on construction will be theirs. He added that construction of the project would not begin until four years after approval.

Eve Neureuter of 883 Blatchley Road asked if there had been any proposals for commercial or light-industrial development along the Route 17 (future I-86) interchanges as suggested by the plan. She was told no requests had been forwarded to the town's Code Enforcement Officer .

There being no additional questions, the informational meeting concluded at 7:35 pm.

Respectfully submitted

Bruce Cameron,
secretary

Town of Windsor Planning Board

Public Information Meeting of March 21, 2005

The second public informational meeting of the final draft of the Comprehensive Plan of the Town of Windsor Planning Board at the Weeks School auditorium was called to order at 7:10 pm by Secretary Bruce Cameron. Other members of the board who were present then introduced themselves: Chair Fran Stone, Alan Colosi, Bridgette VanNorman as well as alternates Sandy Swinnes and Eva Neureuter.

Secretary Cameron narrated and expanded on a PowerPoint Presentation of the Comprehensive Plan before taking comments and questions from the ten residents in attendance.

Stephen Feehan of 175 Garrett Road asked if the town maps provided by the County Planning and Economic Department were correct. Mr. Cameron said they were accurate except for a few minor updates in zoning.

Harry Carlson of 497 Dunbar Road said he had read the completed plan and complemented the Planning Board "for looking out for our interests." He pointed out a typographical error in the Infrastructure section, noting the agency referred to is the American Association of State Highway and transportation Officials or ASHTO. Mr. Carlson warned that it is difficult to maintain the town's rural character while encouraging the development of light industry. He also suggested the town project out the impacts of increased energy costs on commuting.

Ray Osterhout of 535 Fox Farm Road pointed to Connecticut, which has been able to maintain its rural character while undertaking commercial development.

Marcella Crawford of 109 Bennett Road asked about hamlet zoning classifications.

David Ballard of Dodd Road applauded the idea of a closer working relationship with the county and school district, arguing also that commercial growth will create jobs and enhance the tax base. He also felt the increased cost of gasoline will encourage town residents to shop closer to home. Mr. Ballard also decried the town's restrictions placed a private subdivision he proposed.

Mr. Feehan felt the need for sewer and water infrastructure should be completed before 2015 as suggested in the Action Plan. Mr. Colosi said Supervisor Randy Williams estimated the West Windsor sewer district would take four years to engineer and five years to construct. Councilman Bill Ellsworth said the Town Board is now seeking funding for the planning stage of the project. County Representative Bill Miller indicated the county has allocated money for sewer projects.

Mr. Stone indicated that the Planning Board's next project is to write subdivision regulations.

There being no further questions or comments, the meeting closed at 8:15 pm.

Respectfully submitted,

Bruce Cameron,
Secretary

Town of Windsor Planning Board

Meeting of April 27, 2005

The regular monthly meeting of the Town of Windsor Planning Board was called to order at 7:32 pm by Chair Fran Stone. Also present from the board were Alan Colosi, Shelly Johnson, Bridgette VanNorman and Secretary Bruce Cameron as well as alternates Eve Neureuter and Sandy Swinnes.

On the motion of Mrs. VanNorman, seconded by Mr. Colosi, the board approved the minutes of its February 23rd meeting, as presented.

Chair Stone reported the Zoning Board approved the request by Denise and William Schultz to construct a two-story pole barn off 210 East Windsor Road and along the Susquehanna River "with some restrictions." He added that a portion of the framing was underwater during recent flooding. The structure is below the 100-year flood line.

The board then conducted its final review of the Comprehensive Plan. There was some discussion on including the Power point presentations given at the Informational Meetings. Mr. Colosi noted that some items were changed before the final draft of the plan. Mr. Cameron felt inclusion of the Power points would help show the evolution of the plan. The board reviewed a report from Frank Evangelisti concerning four substandard bridges in the town. Only one, the bridge at Trowbridge Creek on Blatchley Road is a town responsibility and the board inserted language concerning this in the Comprehensive Plan. The board also corrected several typographical errors in the report. On the motion of Mr. Colosi, seconded by Mrs. VanNorman, the board agreed that Ms. Johnson and Mr. Cameron would insert these changes and corrections in the final electronic document which would be then forwarded to the Town Board.

On the motion of Ms. Johnson, seconded by Mr. Cameron, the board approved the following resolution:

Whereas, the Town of Windsor Planning Board has prepared a
Comprehensive Plan for the future of the Town; and
Whereas, the Plan was developed with input from the town residents
gathered at six public meetings and a Town Survey; and
Whereas, the Town of Windsor Planning Board has deemed the
Comprehensive Plan as finalized
Now therefore the Town of Windsor Planning Board resolves to
forward the final Comprehensive Plan to the Town Board of the
Town of Windsor for review and adoption.

This resolution was approved unanimously by the board. The board then, on the motion of Ms. Johnson, seconded by Mr. Colosi, authorized Mr. Cameron to go to a commercial copy company to duplicate up to six copies of the final Comprehensive Plan for the Town Board members and the Town Clerk.

Mr. Stone then reported the planners would take up subdivision regulations. Ms. Johnson distributed a flyer entitled "The 8-Step Guide to Subdivision Approval" as well as copies of subdivision plans from the towns of Hancock, Harpersfield, Colchester and Davenport. She liked points in each, especially Davenport's "simple divisions" which lets landowners pass property to heirs without the need for several review steps. She also liked using the original subdivision date as a baseline for considering future partitions of the property. Mr. Stone will get copies of subdivision regulations from the adjacent towns of Sanford, Colesville and Kirkwood. He added the planners must concurrently address portions of the Zoning Ordinance where subdivision proposals are incompatible.

The board then adjourned at 9:02 pm.

Respectfully submitted,

Bruce Cameron,
secretary

CORRESPONDENCE

January 25, 2002

Windsor Planning Board
124 Main Street
Windsor, NY 13865

Dear Sir or Madam:

I think it is time to address stone quarries in our town. Times have changed. No longer is a stone quarry a small operation. It is a bigger operation opened up with tens of thousands of dollars of equipment. Many times it is owned by a stone broker who backs the operation. This is not a farming operation and should not be treated as such. After the land has been destroyed, nothing of any value can be grown. I think it is time that we find a way to tax them and have more control over the process. Most of the personnel working the stone are not even from New York state and do not pay any taxes here.

I would like to bring to your attention some of my concerns with stone quarries:

- #1 Generators running all night (7 days a week)
- #2 Stone crushers running all day long (7 days a week)
- #3 Heavy equipment traveling on town roads
- #4 Tractor trailers loaded with stone on back roads
- #5 Tractor trailers parked in roadway loading stone
- #6 Garbage is buried in the stone waste piles
- #7 Dumping at sites (on top of ground)

Sincerely,
James Hoover
33 Beaver Lake Road
Windsor, NY 13865
Ph. 655 1999

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497 Dunbar Road
Windsor, New York 13865
22 January 2002

Shelly Johnson, Chairman
Town of Windsor Planning Board
Town Hall
Windsor, New York 13865

Dear Chairman Johnson:

Commendations are due the Town and the Planning Board for soliciting public views on the future of our town. The extent to which the Board and elected officials understand the desires, wants and sense of the residents is important. The extent to which residents participate in the planning process will determine the quality of the plan and its implementation.

Like all successful organizations, the Town of Windsor should have a mission statement and a clear set of goals needed to achieve or maintain the mission. Yet without an implementation plan containing the policies and procedures needed to effect the plan, nothing will be gained and much of what we have will be lost.

Yes. Windsor no longer is a thriving agricultural community but it is still a rural community. Situated near a modest-size metropolitan area, it is becoming a bedroom community as others have observed. Because our town has sort of languished as other towns around the Triple Cities have grown we have a tremendous opportunity to do things right or, to not do them right. Public officials usually seek to increase the tax base so as to increase total tax revenue so as to be able to "do more." Done well this can result in pleasant communities with good schools, infrastructure and services. Done poorly, the usual case, we have the all too common problems of pollution, traffic congestion, highway strip development and decaying parts of the community. Case in point: the Vestal Parkway. (What a misnomer that is.) The problems brought on by the desire to raise revenue exceed the value received, i.e., the benefit does exceed the cost.

Windsor should not repeat Vestal's example but the seeds to do so have been planted by land use zoning along New York State Route 17 in the West Windsor - Windsor segment. Is it at all unlikely that we will not have the classic type of highway strip development with 'burger joints and the like marring the town? These sorts of feeding station services generate traffic, the bane of a pleasant place to live. Not to mention the noise, waste production, night-time light pollution etcetera. (This last and brand new inroad on the quality of life in Windsor is already evident in my night sky.) I recommend that commercial services be clustered in the village and hamlets.

Ben Franklin said it, "A place for everything and everything in its place." This pithy saying could be our land use planning guide. I believe it also withstands legal challenges relating to charges of exclusion via zoning. Land use zones should not juxtapose mobile homes with permanent residences or auto repair shops and other dissimilar uses with residential properties. Just as a house has different rooms and areas for different and incompatible functions so too must a community have separate areas for incompatible functions and uses. This is old stuff, I know, but we have a lot of such incompatible uses in our town. Part of the problem is lack of enforcement of existing codes. Possibly made difficult by the fact that we all more or less know each other and want to "get along."

We have been asked how we rate services and if the town should seek regional approaches to doing projects and providing services with other municipalities. Here are the major areas of my concern:

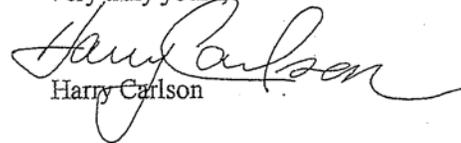
- Transportation The Town does a good to excellent job of snow and ice control and maintaining and improving pavements. However, as the community grows and traffic steadily increases in volume and in travel speed much more attention (money) will need to be devoted to traffic safety. The cost will be paid by taxpayers, either through litigation in the courts or through improvements on the town highway system. Planning for growth should reckon with these difficult to assess future liabilities. Developers should be required to install properly designed and fully constructed road systems in the beginning so that taxpayers at large do not have to assume the costs thereof by default. (This same approach is needed concerning water and sewage disposal facilities associated with subdivisions.)
- Code Enforcement Poor. Our town is littered with debris, junk vehicles, vacant and deteriorating trailers and other things subtracting from the quality of life.
- Police Protection Very poor to non-existent.
- Fire and EMS Protection It certainly could be better but we are rural and counting on volunteers. Let's say "thank you" to our volunteers for without them we are in trouble.
- New Businesses We have medical and dental facilities, supermarkets in and near the town, auto repair shops and all the usual places to serve everyday needs. All the services of the Triple Cities are but a few minutes away by modern expressway, we really do not need more retail services. What we could use is light industry to provide true wealth rather than the mere economic activity provided by retail and service businesses.

- Joint Projects and Municipal Services New York is a “home rule state” and all of us have become very accustomed to many layers of governments to provide all the usual services and products of government. But times have changed and the services required by the public are increasingly more complex, sophisticated and expensive. The time is long over due that we should be doing things on a regional level for efficiency and for quality of the service. Yes, there will be turf wars but we can no longer afford not to consolidate governmental services at some if not many levels. Let us have Windsor be a leader and not a follower in this, its got to happen sooner or later, we can guide our destiny rather than react to it.

Windsor must continue to seek and get elected officials who provide the leadership essential to holding to the mission and reaching the goals and objectives required to so do.

Perhaps our great American philosopher, Yogi Berra, said it best, “If you don’t know where you’re going you might end up someplace else.” Thank you for this opportunity to provide feedback.

Very truly yours,


Harry Carlson

planning board comments

787 NY Route 79
Windsor, NY 13865
January 29, 2002

Planning Board
Town Board
Town of Windsor
124 Main Street
Windsor, NY 13865

Dear Members of the Planning and Town Boards:

Windsor is, indeed, fortunate to have a Planning Board that invites input from the community. Our community only stands to benefit from an involved citizenry.

I do not dispute that the number of active dairy farms in Windsor has been reduced, however, it should be noted that agriculture is still one of Windsor's strengths. One needs only to review the recently completed Broome, NY, Agricultural Development Plan, to note the diversity and importance of agriculture to our entire community. It is interesting to note, that the actual of agricultural entities in this town has increased since our last survey. Agriculture remains a vital part of the economy of Windsor. It is easy to quantify the smaller number of dairy farms in the town, while it's harder, but no less vital, to quantify the benefits that agriculture brings to the community. From vitality and work ethic, to the environmental and physic advantages of open land. We offer a green space, close to the city, that many people find attractive.

However, every community needs to prosper and have economic growth. Services need to be maintained, our children need to have access to excellent educational opportunities, and someone has to pay the bill. Agriculture pays more than its fair share, but careful, planned economic development will assist in keeping our town and schools vigorous. The best avenue that Windsor can follow is to seek qualified advice that can direct our community in a positive manner. To affect that end, I offer the assistance of Cornell Cooperative Extension and Broome County Farm Bureau. These two organizations offer the expertise that can enable Windsor the opportunity to protect our agricultural heritage as well as provide a solid base for economic development. Please feel free to contact me to make the necessary arrangements.

Sincerely,

Stephen Herz
President-Board of Directors-Cornell Cooperative Extension
Director-Broome County farm Bureau

179 Patterson Road
Windsor, New York

Dear Town Planning Board:

I spoke at the recent public meeting at C.R. Weeks School, and I want to thank you for the opportunity to comment on the proposed update to the Town's comprehensive plan.

Commercial development can be an asset to our rural community. As was demonstrated by the testimony at the C.R. Weeks School, however, it can also be a detriment. I have extensive experience dealing with developers. They will uniformly approach a town with a preset plan that is often not compatible with the community. That was clearly the case with the McDonalds and Express Mart plans. The height of the signs and the amount of lighting for those two businesses is excessive, out of character with the neighborhood, and detrimental to the quiet and peaceful enjoyment of the West Windsor area. Had the Town Board placed greater restrictions on these businesses, they would have been built in a more compatible fashion. Further development would be encouraged, not discouraged, by the imposition of appropriate controls. If the Town Board considers further rezonings for commercial development, I urge them to notify neighbors of their plans, and to make such rezonings very limited. With the upgrading of NYS Route 17 to Interstate status, development is coming to Windsor. The job of the Town Board is not to accede to the demands of developers but to carefully scrutinize their plans.

I would like to make the following recommendations for any changes to the zoning ordinance. The paper of record should be the Press & Sun-Bulletin and not the Windsor Standard. The Press is far more widely read and is a better means of reaching Windsor residents. Property owners within 500 feet should be notified by registered mail of commercial site plan reviews or rezonings. The cost of this is routinely borne by the developer and represents a minor expense compared to the cost of developing commercial property. I recommend the distance be set at least 500 feet to take into consideration the large lot sizes of our rural community.

I also recommend that properties subject to commercial site plan reviews and rezonings be posted with a large sign that alerts the neighbors of the plans for the property. This is a very cost effective means that many communities use to communicate potential development plans to the people likely to be affected. The modest cost of the sign should be paid by the developer.

My final recommendation is for Town Board to give site plan review authority to the Town Planning Board. A Planning Board is an excellent means of reviewing development proposals because they are not subject to political pressures. I urge the Town Board to trust the people that they have place on their planning board with the sole responsibility for reviewing site plans.

Sincerely,

Frank Evangelisti

787 NY Route 79
Windsor, NY 13865
June 12, 2002

Town of Windsor Planning Board
124 Main Street
Windsor, NY 13865

Dear Members of the Windsor Town Planning Board:

I am in receipt of your letter of May 30th. As I indicated in my letter to the Town and Planning Boards, after you have reviewed the latest edition of The Agricultural Economic Survey for Broome County, I'd be glad to answer any questions that you might have.

Since time, for all of us, is a precious commodity, and as it seems as if many of the questions you addressed to me, can be answered by your reviewing the survey, might I request that you attempt to answer the questions yourselves, before we meet? I am not attempting to renege on my commitment; it just seems time intensive for me to answer questions that can be better addressed by your own efforts. Please look into the information provided in the document, and if you still have need of the expertise offered by either Cornell Cooperative Extension of Broome County, or Broome County Farm Bureau, just let me know. In any instance, I cannot possibly attend your June meeting. August or September are good possibilities.

Additionally, I must again refer to the time intensive effort required by your request, especially in light of the obvious disregard that the Town Board holds for the Planning Board. The Town Board continues to act in a manner that reflects their attitude that the Planning Board has no authority. With no disrespect intended for the members of the Planning Board, if I am to devote, as much time as it seems necessary to answer your questions, I'd like to be assured that the responses to these questions will be utilized.

If the Planning Board feels that I can offer counsel and if the Planning Board truly believes that it's recommendations will be positively acted on by the Town Board, I'll be glad to research any issues that you might need assistance with.

Thank you for all the good work that you attempt to do for Windsor.

Sincerely,


Stephen Herz

Town of Windsor Planning Board _____

Main Street, Windsor NY 13865

To: Elizabeth Einstein, editor *The Windsor Standard*

From: **Bruce Cameron, secretary**

Date: February 2, 2005

Re: News story _____

The Town of Windsor Planning Board has completed its final draft of the Comprehensive Plan, which is expected to guide the town for the next 20 years.

The plan will be presented to the public at 7 pm informational meetings on Wednesday, Feb. 23 in the Palmer Middle School auditorium and on Tuesday, March 1 in the Weeks School Auditorium.

Based on information gleaned at hearings at the start of the old Comprehensive Plan's review, it will encourage the Town to strive to maintain its rural character while capitalizing on this and its historic assets to encourage tourism.

The plan delves into the historical, agricultural and natural assets of the town to emphasize ways to develop tourism while working to preserve and develop our natural resources. It also suggests "niche" agricultural and cottage industries that would enhance the town as a tourist destination.

It does encourage commercial and light industrial development – but only around the five interchanges of the future Interstate-86 corridor.

Other major suggestions are to develop hamlet zoning around existing population clusters while adopting subdivision regulations that would encourage large-lot development.

The Planning Board is encouraging residents to attend the meetings to offer their views on the Plan. Copies of it are available for review at the Town Hall as well as at the libraries in the Palmer, Weeks and Windsor High School.

Town of Windsor Planning Board

124 Main St. Room 8
Windsor NY 13865

To: Windsor Town Board
From: BRCAmeron, secretary
Town of Windsor Planning Board
Date: April 30, 2005

Re: Comprehensive Plan

The Town of Windsor Planning Board completed its final review of its Comprehensive Plan at its April 27th meeting. It then decided to forward it to the Town Board with the following resolution:

Whereas, the Town of Windsor Planning Board has prepared a
Comprehensive Plan for the future of the Town; and
Whereas, the Plan was developed with input from the town
residents gathered at six public meetings and a Town
Survey; and
Whereas, the Town of Windsor Planning Board has deemed the
Comprehensive Plan as finalized
Now therefore the Town of Windsor Planning Board resolves to
forward the final Comprehensive Plan to the Town Board
of the Town of Windsor for review and adoption.

A copy of the minutes including the resolution is attached.

SURVEY

TOWN OF WINDSOR COMPREHENSIVE PLAN SURVEY RESULTS

only me

1. Where is your property located?
 - a. Town of Windsor 34 37
 - b. Village of Windsor 9
 - c. Both (have more than 1 property) 2

2. How many years in total have you lived in the Town of Windsor?
 - a. Less than 5 4
 - b. 5-9 2
 - c. 10-14 4 5
 - d. 15-19 6
 - e. 20-24 1 2
 - f. 25 + 28 29

3. What most influenced your ORIGINAL decision to live in the Town?
 - a. Born or raised here 18 19
 - b. Close to work 18 11
 - c. Close to friends or relatives 13 14
 - d. Rural atmosphere 33 36
 - e. Quality of Schools 13
 - f. Crime rate 8 10
 - g. Quality of government services 0
 - h. Affordable housing costs 15 16
 - i. Taxes 7 8
 - j. SEE ATTACHED

4. Why do you continue to live in the Town?
 - a. Born or raised here 14 15
 - b. Close to work 8
 - c. Close to friends or relatives 12 13
 - d. Rural atmosphere/ farmland 30 33
 - e. Quality of schools 13
 - f. Low crime rate 20 21
 - g. Quality of Town services 5 6
 - h. Affordable housing costs 10
 - i. Low taxes 12 14
 - j. SEE ATTACHED

5. Which BEST describes how the Town has changed since you moved here?
 - a. Windsor has become a more desirable place to live 8 10
 - b. Windsor has become a less desirable place to live 8
 - c. Windsor has not changed noticeably in its desirability as a place to live 27 32
 - d. I have not lived here long enough to form an opinion 3
 - e. SEE ATTACHED

6. What do you like LEAST about the Town?
 - a. Cost of services/taxes 12 13
 - b. Quality of services 9
 - c. Transportation difficulties 8 10
 - d. Housing costs 1
 - e. Lack of cultural/recreational options 14 16

3.	Married a resident	2
	House was nicest we'd seen	1
	Roots/heritage here	1
	Came in 1946 – husband Veterinarian	1
4.	Haven't built a Wal-mart in town!	1
	Have moved to elder home	1
	Trapped here for now	1
	Heritage here	1
	Enjoy the community	1
	Omit <u>i</u>	1
5.	Some areas not changed West _____	1
	Commercial development	1
	It used to be quieter, less traffic safer & friendlier	1
	Raised taxes	1
	Stone quarries (less desirable)	1
6.	Sewage	1
	Sidewalks awful	1
	Loss of doctor	1
	Lack of code enforcement	6
	Countryside is full of dumping & run down homesteads	1
	Lack of Town police	5
	Gravel mining	1
	Heavy trucks on local roads	1
	No shopping areas	4
	Unplanned development	1
	Loss of houses & friends due to I86 expansion	1
	Tar & stone paving	1
	Junk cars	2
	Roads could be maintained better	1
	Rises in the road that seem unsafe – poor visibility	1
	Have nothing	1
	Lack of restaurants	1
	Too much development	1
	Noisy conditions	1
	Running dogs	1
	Lack of elder care	1
	It's definitely missing the prom	1
	Gravel mining	1
	Lack of business	1
	Convenience	1

f. SEE ATTACHED

7. Please indicate your age category.

a. Less than 25	2
b. 25-29	0
c. 30-34	0
d. 35-39	6
e. 40-44	67
f. 45-49	7
g. 50-54	7
h. 55-59	7
i. 60-64	1
j. 65-69	45
k. 70-75	22
l. 75-79	1
m. 80-84	3
n. 85 +	1

8. Please indicate below how you use your property.

a. Personal residence	42 45
b. Farming/Agriculture	11
c. Investment	2
d. Home business	4
e. Seasonal home	2
f. Rental property	4
g. Commercial	1
h. Recreation	13
i. Other (selling home)	1

9. Please indicate your current principle occupation.

a. Work for a school (teacher, administrative staff, bus driver, etc.)	5
b. Work in agriculture (farmer, mining, forestry, etc.)	4
c. Work for construction (contractor, roofer, excavator, road crew, etc.)	1
d. Work in government (town, county, state, etc.)	12
e. Work in manufacturing or production field	45
f. Work in medical field (doctor, dentist, nurse, insurance industry, etc.)	2
g. Work in service/utility industry (grocer, mechanic, cable, telephone, gas, etc.)	4
h. Self-employed	5
I. Consultant	1
i. Retired	10 11
j. Other	6
I. Driver	1
II. Vocational rehab counselor	1
III. Disabled	2
IV. Financial/legal	1
V. Unemployed	1

10. Please indicate the importance of each of the following aspects of the Town's environment:

	Very Important	Important	Not that Important
a. Drinking water quality	38 41	6	0
b. Air quality	33 35	7 8	1
c. Wetlands	14	16 18	8
d. Farmland	15	23 25	3
e. Mature forests	16	20 22	1
f. Wildlife habitat	21 22	18 19	1
g. Stream water quality	26 27	12 14	1
h. Stream corridors	21 21	13 16	4
i. Scenic views	19 20	19 20 21	2
j. Historic buildings	12	23 26	2
k. Open space/recreation	14 16 16	11	3
l. Rural character (i.e. Stone walls, dirt roads, scenic vistas, etc.)	13	16 17	2
m. SEE ATTACHED			

11. Are there any areas of the Town where you believe the Planning Board should recommend the protection or preservation of existing natural, open space, farmland or cultural resources? If so, please list them below and be as specific as possible:

SEE ATTACHED

12. The timber industry traditionally is an important industry in the Town and appears to have potential growth. Timbering also presents challenges for the Town in terms of road maintenance and ensuring good logging practices. Can the Town address these issues and still support the industry?

I believe the Town should require logging permits to ensure roads are not damaged during operations and that good logging practices are employed.

40 43

I believe logging is too important to tamper with and logging permits should not be required.

6

13. Should the Town establish or improve local controls with respect to the following:

	YES	NO
a. Protecting the right to timber?	36 32	8 9
b. Protecting the right to mine?	28 30	9 10
c. Regulating junk vehicle storage?	37 39	6 7
d. Regulating mobile home parks?	37 39	5 6
e. Snow removal?	20	12 14
f. SEE ATTACHED		

- | | | |
|-----|--|---|
| 10. | Sewer | 3 |
| | Code enforcement | 1 |
| | Building enforcement | 1 |
| | Independently owner small businesses on Main Street | 1 |
| | Properties kept up | 1 |
| | Limiting of mobile home parks | 1 |
| | Services – i.e. quality stored, create jobs | 1 |
| | Junk on properties | 1 |
| | i. Tall signs <u>ruin</u> the views | |
| | l. There are stone walls? | |
| | Don't need dirt roads! | |
| 11. | Development should be kept off the flood plain | |
| | Fields that have farm value | |
| | I would like the Town to be cautious of new fast food establishments – all I see between Windsor & West Windsor is McDonalds trash | |
| | Preserve abandoned D&H railroad for biking/hiking (2) | |
| | Preserve old D&H station (2) | |
| | Leave Ag land alone except for commercial (2) | |
| | Development should be limited to specific areas – I.e. Village, Rt. 17, at exit/on ramps (2) | |
| | I think it is important, but have only lived here 2 years & don't know of specific areas | |
| | I believe it should be left to the property owners | |
| | All | |
| | Dunbar Road | |
| | Protection of creeks & streams | |
| | How about no billboards? It would be a nice change | |
| | Zoning should be enforced | |
| | Hills should not be destroyed by quarries | |
| | GAF Lake – Fox Farm Road intersection area – wetlands | |
| | Springbrook Lake Area – Stop any more building here until pollution of creek at GAF Rd. & Fox Farm Rd. intersection is eliminated | |
| | Protect Indian Historical sites along river & creeks | |
| | Hawkins Pond & surrounding area | |
| | Would love to see rails to trails built up & commercial development along interstate – I think there are plenty of wide-open spaces in Town of Windsor that would remain undeveloped | |
| 13. | Code enforcement (2) | |
| | Building enforcement | |
| | Can we do anything to prevent large chain retail stores | |
| | Sign & light height – re. Mobile/McDonalds | |
| | Better police protection | |
| | All junk removed | |
| | Dog control | |
| | I'm not sure what these mean (what does "yes" mean?) There should be strict controls, but not prohibitions | |
| | Sidewalk maintenance | |
| | Fines for dumping tires & garbage on roadsides | |
| | More regulation of logging trucks – <u>NO CLEARCUTTING</u> – tough laws on regulation of mined areas within a reasonable period of time | |
| | a & b – with zoning regulations as stated in #12 | |

4. How compatible do you feel each of the following forms of NEW residential/commercial development would be for the town?

	Compatible Everywhere	Compatible Some Places	Incompatible Everywhere
a. Single family residences on large lots	25-28	18	0
b. Mobile home park	2	21-23	17-18
c. Townhouses/apartments	8	31-33	4-5
d. Conservation subdivisions	6	32-33	3-4
e. Retail specialty shops (crafts, antiques, arts, etc.)	12-14	30	1
f. Professional office space	9	29-31	5
g. Motel/hotel	5	30-33	7
h. Wood products (crafts, furniture)	10-12	33	0
i. Wood Processing (i.e. Sawmill)	2-3	37	2-3
j. Metal fabrication (e.g. tool & die shops)	4	33-35	5
k. Other light manufacturing	4	34-37	4
l. Mini-storage warehousing	4	29-30	9-10
m. Trucking/bus terminals	3	28-27	14
n. Auto repairs	3	36-38	3
o. Commercial kennels	3	30-32	8
p. Beauty salon/barber shop	9-10	22-23	12
q. Stone processing	4-5	34-36	4
r. Major retail/wholesale stores	9	22-23	12-14
s. SEE ATTACHED			

If you feel any of the above are compatible only in some areas within the Town, please indicate where below or use additional paper:

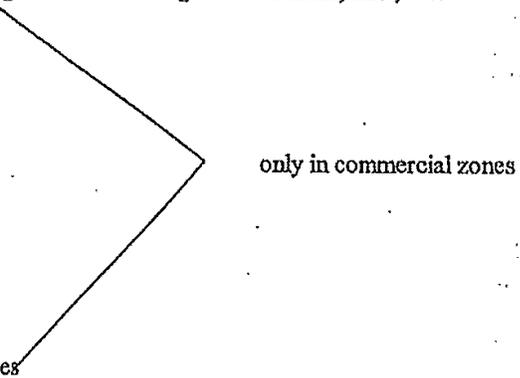
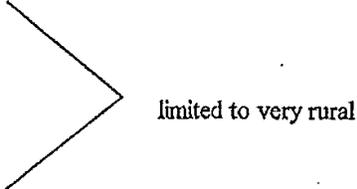
SEE ATTACHED

15. How much additional NEED is there in the Town for the following types of consumer establishments?

	Strong Need	Slight Need	No Need
a. Convenience store	8-9	13-14	21-22
b. Supermarket	18-20	19	5-6
c. Department store	18	11	14-16
d. Home improvement center	15	9	18-20
e. Clothing store	12	14	16-18
f. Appliance store	10	11	20-22
g. Fast food restaurant	8	15-16	17-18
h. Other restaurant	22-23	17-19	5
i. Auto repair shop	7	21-22	13-15
j. SEE ATTACHED			

15. Forestry Parks
 Banks
 Broadband internet
 Dry cleaners
 Car wash
 Supermarket (Big-M)
 Home improvement center (Colwells)
 Convenience store – We have one
 Other restaurant – more would be ok, but not chains – video/cafe serves great food now
- Strong need
- No Need
- Need most of these
- Convenience store
 Supermarket
 Department store
 Home improvement center
 Clothing store
 Appliance store
 Fast food restaurant
 Other restaurant
 Auto repair shop
- There might be a need for these things, but people have to support them

14. Depends on the business -- noise, size, potential traffic need to be considered
 Retail business -- confined to commercial areas of Village -- Main Street (2)
 Manufacturing, etc. -- not to close to residential areas - if we get any manufacturing, probably better to cluster businesses together rather than having them spread all over the place
 Town houses/apartments -- in the Village
 I don't know if we can do this but we should have a strong preference for locally owned businesses -- not chains
 Commercial -- North Road area
 Retail -- along Rt. 17 or in the Village but with smaller, lower signs & less lighting
 All -- get over 60% of people within 1/2 mile to agree! They are the ones affected. They should make the decision -- Not the Town government
 Need stores of kinds
 Zoning to proper locations -- enforced
 Mobile home parks -- 1 mile from Rt. 17
 Business (except sawmill & quarry) -- at exit ramps & in the Village
 Retail shops, offices & motels -- on main thoroughfares -- all others on secondary roads -- old RT. 17
 Mobile home parks -- no more than 2 per acre
 Retail shops, offices & motels -- limited to Village
 Retail shops, hotels & apartment houses -- Rt. 17, North Rd., Fox Farm Rd., Windsor (2)
 Motel/hotel -- Village, West Windsor & Rt. 17
 Stone Processing -- with proper permits
 Wood products
 Wood processing
 Metal fabrication
 Other light manufacturing
 Mini-storage warehousing
 Trucking/bus terminals
 Commercial kennels
 Stone processing
 Conservation subdivisions -- this is the best way to go for new development & a good way to attract responsible residents looking for a place to settle long term
 Stone processing -- with regulations including issues of noise, dust, etc.
 Town houses/apartments
 Conservation subdivisions
 Professional office space
 Motel/hotel
 Wood processing
 Metal fabrication
 Other light manufacturing
 Mini-storage warehousing
 Trucking/bus terminals
 Auto repairs
 Commercial kennels
 Stone processing
 Major retail/wholesale stores
 Wood processing -- i.e. sawmill -- East Windsor, South Windsor near routes 17 & 79
 Metal fabrication -- in the Village
 Light manufacturing -- in the Village
 Mini-storage warehousing -- along route 17
 Trucking/bus terminals -- in the Village, Damascus, West Windsor along route 17
 Auto repair -- along route 17



Commercial kennels
 Single residences on large lots
 Conservation subdivisions

as compatible with other new development and preservation of natural space

Also consideration should be made for sewage and non-point source pollution
 I.e. The kennel should not allow run off into a stream
 Many soils are not compatible for individual septic systems
 Large lots should have at least 150' frontage and room for an initial septic system plus a replacement

Tops of hills, due to rock close to the surface should not be developed, only good logging practices should be allowed.
 We have beautiful green hills in Windsor

Beauty salon/barber shop – in Windsor along route 17
 If this includes nail salons, care should be taken to regulate air pollution

Stone processing – East Windsor, South Windsor

Retail & specialty shops
 Professional office space
 Motel/hotel
 Wood products
 Wood processing
 Metal fabrication
 Other light manufacturing
 Mini-storage warehousing
 Trucking/bus terminals
 Auto repairs
 Commercial kennels
 Beauty salon/barber shops
 Major retail/wholesale stores

Village, Rt. 17 corridor

	Compatible Everywhere	Compatible Some places	Incompatible Everywhere
Restaurants	1	1	
Giant Market	1		
College	1		
K-Mart/Wal-Mart			1
Mini-Mart		1 (very few)	
Single mobile homes	1		

Please no K-Mart, No Wal-Mart – I fear they would put little stores like the Big-M & English's Pharmacy out of business. These two small stores make life in the Village enjoyable and maintains a small town feeling rather than a bedroom community with too much commuter & retail traffic with its air pollution.

16. How would you rate the quality of the following public and semi-public services?

	High Quality	Fair Quality	Poor Quality
a. Health care	14	21-24	6
b. Utilities (e.g. electric, phone, gas, internet, etc)	9-10	25-27	8
c. Highway maintenance	21-24	21	1
d. Overall code enforcement by local officials	4	18-21	19
e. Windsor Central School	23-26	17	3
f. Emergency services	14-16	23-24	5
g. Town government	8-10	28-29	5
h. SEE ATTACHED			

17. To what extent would you generally favor spending your tax money ADDING, EXPANDING or IMPROVING each of the following public services and facilities in the Town?

	Support	Oppose
a. Municipal roadways	34-36	8-9
b. Trails and bicycle paths	24-24	16-17
c. Fire protection	38-41	3
d. Ambulance service	38-41	3
e. Health care services	29-32	11
f. Police protection	33-35	9-10
g. Library services	27-29	12-13
h. Historic Preservation	24-27	13
i. Community parks	33-36	7
j. Windsor Central School	33-36	6
k. Sewer/water districts	27-28	12-14
l. SEE ATTACHED		

18. Should the Town develop recreational facilities for:

	Strong Need	Slight Need	No Need
a. Young children	19	14-16	8
b. Teenagers	25-27	13	6
c. Adults	14	19-21	9
d. Seniors	15-16	19-20	7

SEE ATTACHED COMMENTS

19. Should the Town encourage job opportunities for:

	Strong Need	Slight Need	No Need
a. Teenagers	25-27	12	3
b. Adults	20-21	15-16	4
c. Seniors	13	16-18	9

SEE ATTACHED COMMENTS

20. The Town of Windsor adopted a Zoning Ordinance in 1965. The Ordinance regulates land uses with agricultural, residential, commercial and Planned Unit Development districts. Do you feel the Town should deal with density issues by creating residential zones based on different minimum acreage?

Yes 27/19 No 11

21. Check which issues should be guided and/or regulated by zoning in the Town.

a. Minimum lot size	25 27	
b. Road frontage	18 17	
c. Minimum dwelling size	10	
d. Neighbors use of land	15 16	
e. Scenic views	11	
f. Mobile homes	30 31	
g. Parking	18 17	
h. Signs	21 22	
i. Junkyards	40 42	<u>specified areas</u>
j. Building setbacks	11 12	
k. SEE ATTACHED		

22. Are you in favor of pursuing projects and/or services with neighboring towns or villages?

Yes 30 31 No 56
SEE ATTACHED COMMENTS

23. Do any members of your family volunteer and participate in Town, Village or other Community activities, such as: church, fire company, town or village communities, civic clubs, scouting, other?

Yes 24 26 No 13
SEE ATTACHED COMMENTS

24. Would you be interested in volunteering to help the communities achieve their goals?

Yes 26 28 No 11

If yes, you would:

a. join a civic or interest group	5 7	
b. have business skills and work experience to offer the community	8	
c. volunteering with the elderly	7 8	
d. volunteering with children	6 7	
e. help promote arts and culture in the community	8 9	
f. Participate in natural resource protection and promotion		11 12
g. Organize recreational opportunities for the community	8 9	
h. volunteer for emergency services (ambulance or fire)	3	
i. SEE ATTACHED		

25. What do you think are the important assets of the Town?

SEE ATTACHED

20. We should address density issues, but clustering development is much better than requiring large lots
 Yes, if it is enforced for everyone
 Give Town control of development
 ...but I think in general, larger lots are better
 Don't understand question
21. Cluster subdivisions (2)
 Lighting -- re: Mobile & McDonalds
 Junk cars on residential property
 Burning pits for junk, garbage, etc.
 Parking -- have none
22. Mass transportation to & from Binghamton daily
 Code enforcement on nearby land
 Any projected ideas
 Our Village of Windsor
 Road maintenance (3)
 Police, fire & ambulance protection (3)
 Sewer/water service (6)
 Parks (2)
 River protection
 D & H rail-trail (4)
 Any appropriate
 All municipal services
 Colesville/Kirkwood/Sanford (2)
 Retail stores
 Restaurants
 High speed internet
 Fix Ouaquaga Bridge
 Schools
 Senior housing -- local seniors should be able to stay in the local area. Sliding scale for rent -- is you need to be in a senior complex you should be welcome. If you can pay full rent, fine; if you need help with rent, fine. Some seniors make "too much" to take advantage of local housing -- they are forced to leave their community.

23. Church - 13
Scouting
Youth soccer club - 2
Fire Company - 3
Football
Civic club
Communities - 2
School
Not at this time
UCASA - 3
Town
Human development
Legion
T-Ball
Lions club
Medical center
Dollars for Scholars
Library on Saturday
Snowplowing
Care of neighbors
Town band - when we had a director
Used to - not enough time now - looking for work &/or working
24. I'm busy with my family & work for a not-for-profit agency
We already do a lot of volunteerism with Lion's Club & Church & we still work full time
Historic Preservation & Awareness
Too old to be of use
Depends on what you do
Abusing

25. Wildlife
- Close proximity to Binghamton – we are the next bedroom community to be developed
 - Under/undeveloped areas
 - Rt. 86 access
 - Rivers/lakes (3)
 - Open spaces (2)
 - Rural Character (14) 16
 - Historic Buildings/sights (3)
 - Scenic views (2) 3
 - Friendly atmosphere (2)
 - Natural beauty/landscape (2)
 - Spaciousness (2)
 - Low-key lifestyle
 - Quiet residential community (2)
 - Large land plots available
 - Everything we already have. I love Windsor. Beautiful place to live & raise a family. Schools, pools, video store, ice cream parlor, stores, etc.
 - Windsor has always been very hospitable & family & community activities and in the past my family was involved. Now that they have grown & moved on but would move back if there was more skilled jobs. I believe our young are moving for this reason. We need to get tech. Jobs back – County Government problem.
 - Protecting the rights of long-time families that live here for its quiet country living
 - Safety/low crime (3)
 - Small community where you know your neighbors & look out for each other
 - Bring in industry to help with taxes and more jobs
 - Put in sewer systems to attract more industry. The new highway put many out of business that we needed
 - The people (2)
 - Roads
 - We have a good Town Board & Highway Department. Good schools, health care & fire department
 - Not many to think about
 - Schools (3)
 - Klump Park
 - Youth programs
 - Low taxes
 - Lack of commercial/retail development
 - Go get grants, etc. & spruce this place up
 - You have a beautiful area & lots of advantages & advancements available
 - Quality of life – Good
 - The land with so many people involved in the various income & recreation uses of it
 - The opportunity to reside in a rural setting
 - The close proximity to good roads, shipping & cultural areas of the Triple Cities
 - Currently – the only assets I see are the people & the scenery – such a huge geographic area – rural nature could still be preserved but more businesses could be brought here to increase our convenience & tax base
 - Possible Wal-Mart at West Windsor – not to become like Vestal with new businesses
 - Rts. 17 & 79

Water quality

26. What about the Town would you like to see improved?

SEE ATTACHED

27. What projects and/or community events should the Town pursue?

SEE ATTACHED

28. Where would you like to see the Town in the next 10-20 years?

	Very Important to Future	Important to Future	Not that Important to Future
a. Preserve historical heritage	12 17	25 26	3
b. Economic development (better jobs & income)	13 14	21	7 8
c. Profitable farms and farmland preservation	12 14	23	6
d. Improved recreational facilities and trails (i.e. Snowmobile trails, rail to trails, horseback trails, etc.)	16	15 15	12
e. Develop its tourism industry	8	17 18	14 15
f. Higher quality residential development	16 17	16 17	10
g. Higher quality commercial development	13	21 22	8 9
h. A "clean and green" environment	29 31	12	1
i. A thriving timber industry	3	18 20	17
j. More second home development	0	14	21 23
k. New agricultural industries	4 6	19	15
l. More small-scale industrial jobs	10 11	19 20	9
m. More business and industry	11	11 12	17
n. More local shopping opportunities	15 16	14	12 13
o. Preserve existing rural character	28 30	6	5
p. SEE ATTACHED			

29. The Town Planning Board makes recommendations on commercial/large scale housing development to the Town Board, which makes the final decision. Traditionally Planning Boards in Broome County have sole local decision-making responsibility, as recommended by New York State. Should the Town Planning Board have sole decision-making responsibility?

Yes 20 21 No 21 23
SEE ATTACHED COMMENTS

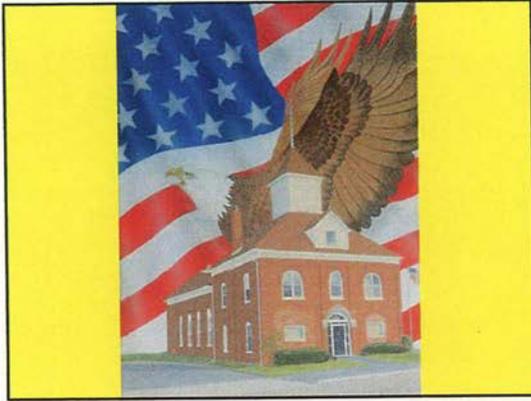
30. Feel free to add any additional comments you may wish in the space provided below.
SEE ATTACHED COMMENTS

26. A place to eat that is not a bar
 A little clean-up of one house & one business on old 17 on your way into Windsor from Binghamton. Not a great introduction to the Town & Village
 I want code enforcement. I often drive all around our roads. I am very disturbed & offended at the dumping & unregulated trailers & shacks (4)
 Code enforcement (7)
 Building inspection
 Quicker ambulance service
 More attention should be paid to preserving & enhancing assets listed in #25
 More restaurants open after 2 pm
 Sewage system & water – necessary yesterday (3)
 Highway speed limits
 Some retail businesses – just enough so we don't have to waste time traveling to bigger areas (2)
 Get High Speed Internet Access!
 A motel or 2 to encourage tourists to take advantage of the towns scenic & historic value
 Try to attract people to move here
 Government
 Dirt roads into Macadam
 No more tar & stone road repair
 Junk cars (3)
 Improve business opportunities
 Bring in commerce – Wal-Mart, etc. (2)
 Clean up Main Street
 Not allowing businesses to have huge tall signs & too much lighting – West Windsor Mobil/McDonalds – they are fine businesses in an appropriate location, but signs & lighting are too much & out of scale
 Very limited development
 Main Street in the Village
 Stone quarries regulated & controlled
 Police protection & enforcement – re. jack lighting deer – motorcycles & snowmobile activity on roads & fields after 10pm
 Biking – how about a bike lane along Rt. 79
 A few small industrial places for employment
 Enforce the law about junk collection
 Real property assessments – not friend/friend property assessments
 Ground water protection
 Let's get out of the box & start moving
 Springbrook Lake project continues to pollute Occanum Creek – creek at GAR & Fox Farm intersection
 Traffic enforcement on secondary roads, especially speeding & tailgating
 Town should have more control over preserving environment – development, logging, and mining
 Enhance recreational use of Susquehanna River – there isn't a single (official) access site in the Town
 Protection of people's investment in their homes & land by elimination of junk & other practices that hurt their neighbors such as burning insulation from wires, dumping of tires along roadways & disposing of petroleum products incorrectly at these junk yards
 I would love to be able to have more convenience in our Town in regards to shopping, dining out (not just fast food), etc. We work in Binghamton and end up going there sometimes 2-3 times per day for things
 Mass transportation

27. Youth Parade for sports each spring
 Bike lanes
 Mass Transportation
 Annual events like the Marathon Maple Festival & the LaFayette Apple Festival
 Things for teens -- supervised -- UCASA (3)
 More interaction with Village -- Town Fair, river/water activities
 Rail-trail (2)
 Preservation of historic buildings (3)
 Outdoor concerts (2)
 More participation in the summer "concerts on the green"
 More participation at the Farmer's Market
 Larger community library
 Need to spruce up
 Park similar to the one in Kirkwood for West Windsor (2)
 Nuisance Bear control
 Sewer district in West Windsor & Village ✓
 I like the small Town atmosphere but Town should be looking to future. Our young people are moving away to where jobs are. Town should be working with County government & NYS to attract business
 If zoning changes are made, keep all people in mind not to change the outskirts at all
 A Memorial Day Parade with Baseball Town League participation would attract more people -- could they be contacted to change their parade with the kids?
 Meeting places for local organizations
 Getting more businesses, creating local jobs, getting good restaurants to attract people from outside of Windsor
 Clean up/trash day
 Improvement of recently created wetlands at GAF & Fox Farm Road intersection. It was poorly done & should be redone properly. Wetland by Sechrist & Fox Farm was done well
 Get a sewer system in our Village if that is what is limiting business to our area. Then attracting some businesses to our area. I.e. department store, restaurants, dry cleaners, etc. Look at other small towns - i.e. Greene - that preserve small town look but still have businesses
28. Code enforcement
 Zoning enforcement (2)
 Managing growth
 Limiting junk yards
 Preservation of agricultural zoning
 Low taxes
 We need some of everything you list
 Paid ambulance
 Local shopping -- Small businesses -- NOT chains
 - Village
 - Little locally owned shops
29. Less political than a Town Board & standard practice
 What about the residents affected?
 The Town/people should work together
 Should be voted on or Planning Board should be an elected position

30. It often seems that the Town governments attitude towards a project (park in West Windsor, for example) is: that's great if we can do it without spending any tax dollars. There are times when we should be willing to raise taxes to enhance the quality of life
- The Town of Windsor is for the most part a lovely residential area & we'd like to see it remain a residential area
- Keep taxes down
- Some areas of the Town are very unsightly due to junk cars, garbage dumps. This is not encouraging to new residential development or any other development, tourism, commercial, etc.
- What differentiates Windsor from many other nearby communities are its rural character, Village Green, scenic views, etc. If people want chain stores & strip malls, they'll go to Vestal – our best shot at attracting shoppers/new residents is to enhance the assets we already have.
- We believe Windsor could have some commercial development and still be able to maintain its historical, rural atmosphere.
- The meetings & this survey are excellent. Good job!
- Thanks for the input. (2)
- The future of Windsor should be quality residential development. The key to this is aggressive code enforcement and very limited commercial development.
- Publish results in the Windsor Standard. (2)
- I feel the most important thing is to preserve quality of life & rural, residential character. Thank you for this opportunity.
- To expand to industries & stores to help pay taxes, as highway destroyed tax properties.
- Can't buy a spool of thread in Windsor.
- Consider a paid ambulance crew with volunteer back up during the daytime hours. Very few volunteers & most of them work during the day.
- Ground floor library most important.
- We have elected officers for that. Run for office if you want to rule. We should just do away with the Planning Board anyway.
- The sidewalks in the Village are a disgrace – 1/3 are stone and impassible with a stroller or bike, 1/3 are blacktop and 1/3 are concrete – this is now rustic, it's shabby. (2)
- We need something to identify with Windsor – i.e. Marathon has Maple Syrup Festival. There are apple fests, fishing tournaments, regattas, horse shows, etc. Lets at least get more involved in our Town Fair
- The people affected, not just abutting property owners, should have a say (vote) on zoning/planning. these are the people affected, not the Town politicians.
- Being a bedroom community we should strive for a quiet rural environment. We are close enough to the larger centers for work & services.
- My family responsibilities have limited my participation in Village politics and responsibilities, but I have always been very appreciative of Windsor's part in my life.
- Preserve the Indian Heritage here in Town of Windsor.
- It's time to grow with dignity & show how great the people of Windsor & it's community can & should be!
- Prohibit trapping in GAF-Fox Farm Road wetlands. One trapper wiped out all the beaver/muskrats, etc. this winter.
- Improve & pave more Town roads – improve snow removal by Town
- Thank you for this opportunity to express my views! I was unable to attend the meetings. Town of Windsor is a wonderful place to live.

PRESENTATIONS



Town of Windsor

Comprehensive Plan
2003-2023

Our heritage

Our Town Hall is 100 years old this year



What is a Comprehensive Plan?

A Comprehensive Plan is a long-term plan to:

- protect the town's heritage
- promote the town's assets
- project the town's future and issues facing the town
- prepare goals and objectives for the town
- provide a guide on how to achieve them

'but I don't want more laws...'



What isn't a Comprehensive Plan

- It isn't a set of laws or rules town residents must adhere to
- It isn't a mandate to require a set of laws or rules
- It isn't any more than a guide for the town to consider as it moves into the future

Where does this road take us?



Inventory

- This is an overview of town assets including:
 - Heritage
 - Utilities
 - Town properties & buildings
 - Natural resources
 - Roads
 - Population
 - School system

Our Indian and farm heritage



Miller's Flats with
Ouaquaga
Mountain, site
of "summit
conferences"
for Iroquois
Confederation

Our forgotten heritage

Deposit-to-
Binghamton
stagecoach
barns off
Route 79 in
South
Windsor
opposite
Edson Road



Town Issues

- Maintaining rural atmosphere
- Decline in farming as a business
- Increase in second-home ownership
- Slowing regional economy
- Increase in aging population
- Conversion of Route 17 to I-86
- Lack of water/sewer for commercial
- Lack of jobs in town

Only 5 farm businesses remain

Windsor is
trying to
maintain its
rural
atmosphere
while farms
are fileted
by highway
expansion



Goals

- Maintain our overall appearance
- Strengthen our local economy
- Address needs of our population
- Protect the Susquehanna River corridor
- Promote our recreational facilities
- Work for governmental cooperation
- Protect our natural resources
- Develop the I-86 corridor
- Improve our town roads
- Develop rural land-use regulations

Options to improve overall appearance

- Maintain our rural atmosphere
- Keep properties & structures maintained
- Have new development appropriate for area
- Protect our natural resources
- Promote and maintain our historical assets

How to improve local economy

- Identify ideal businesses & industries
- Promote commercial & light industry
- Maintain our agricultural economy
- Encourage alternative agriculture
- Promote home-based businesses
- Encourage tourism for our historical and recreational base

A boost to our local economy

Certain home businesses can complement our agricultural base



Another asset to our economy



Other businesses provide alternative agriculture and appeal to a recreational base

Meeting our population's needs

- Strengthen communities' spirit within town
- Promote youth opportunities to enhance town identity
- Address needs of senior citizens
- Promote development of affordable living
- Promote small business to encourage *full- and* part-time jobs

How to protect our natural resources

- Encourage best practices in mining and timber harvesting
- Promote mining and timber operations where impact on residential areas is minimal
- Reduce pollution, sedimentation and erosion in town waterways
- Protect drinking-water quality from septic pollution

Protecting our river

Over 95 percent of Windsor is in the Susquehanna River drainage basin



How to protect our river

- Redefine floodplain & floodway areas
- Discourage development that would impair river and its tributaries
- Work to protect all stream banks in town
- Promote protection of our waterways

Building on our recreational base

Capitalize on the recreational base which also brings people to Windsor to eat and to enjoy our natural beauty



How to enhance recreation

- Promote existing facilities
- Encourage county or state to obtain public access to river
- Let county create Rails to Trails project
- Encourage county to improve use of Hawkins Pond
- Help private lake associations protect their recreational watershed
- Continue to work with school district to encourage residents' use of school amenities

We're wedded with other governments

The Windsor School District is the largest employer in our town



How to work with other governments

- Enhance cooperation with village and school boards
- Encourage local legislators to support county sewer district by promoting a sewage treatment plant in east Broome
- Support consolidation to remove redundant services and double taxation
- Encourage shared services with village and neighboring towns
- Improve use of county government services (Office for Aging, Parks & Recreation, etc.)

The potential of I-86

The third major highway in the area makes us a transportation hub and ideal for businesses locating near interchanges



I-86 brought us...



Convenience stores, gas stations and fast-food restaurants lure travelers off the interstate

How to develop I-86

- Concentrate commercial development around ramps
- Work with state DOT to ensure continued use and maintenance of all 5 ramps in town
- Create welcome center and informational booths at West Windsor & village ramps
- Encourage state DOT to place tourism signs before exit ramps

The challenge to town transportation

Our rural roads are getting a greater and heavier traffic load each year



How to improve town transportation

- Review rural-road standards
- Adopt a 5-year road-repair plan
- Assess driveway and private-road standards
- Amend Zoning Law to address other types of transportation, such as aircraft and rails
- Encourage county to expand Broome Transit into the town

Blend residential and agricultural

Home farmettes blend well in our rural area



Blending residential and rural

Large lots surrounding larger rural homes are becoming more the norm



How to improve land use

- Enact hamlet-area zoning
- Develop large-lot zoning for rural areas
- Enact subdivision regulations
- Protect agricultural lands and uses
- Encourage commercial and industrial development along I-86 ramps

Town of Windsor

Comprehensive Plan
2005 - 2025

Purpose Of This Meeting

- This is an informational meeting to present the Planning Boards final draft of the Comprehensive Plan
- Town Board will hold additional public hearings before this plan is adopted
- Please hold questions until the designated time at end of the presentation

What is a Comprehensive Plan?

A Comprehensive Plan is a long-term plan to:

- protect the town's heritage
- promote the town's assets
- project the town's future and issues facing the town
- prepare goals and objectives for the town
- provide a guide on how to achieve them

What a Comprehensive Plan isn't

- It isn't a set of laws or rules town residents must adhere to
- It isn't a mandate to require a set of laws or rules
- It isn't any more than a guide for the town to consider as it moves into the future

Introduction

- The information and recommendations provided in the Town of Windsor Comprehensive Plan has been developed based on public opinion, statistical analysis and requirements of the New York State General Municipal Law.
- The Town of Windsor Comprehensive Plan is intended to be a tool for the Town as it progresses into the future.
- The plan is not a regulatory document and once adopted it will be used as a guide and checklist for future projects and issues that the Town may face.

Purpose

- The primary purpose of this Comprehensive Plan is to affirm the on-going nature of the planning process.
- This document is a foundation upon which the Planning Board, in its advisory capacity to the Town of Windsor Board, may prioritize the development objectives of the community for many years to come.

Plan Development

Comprehensive Plan is based on:

- 1985 Comprehensive Plan
- Two public Workshops In held January 2002
- Distributed Surveys and letters received
- Two public Informational Meetings held in May 2003

Next Steps:

- Planning Board will complete Generic Impact Statement
- Town Board will hold a public hearing
- Complete environmental assessment
- Adoption of the plan

Comprehensive Plan Contents

- A brief inventory and analysis of existing conditions;
- A listing of current and potential future issues to be addressed by the Town of Windsor;
- A list of Goal and Objectives to be prioritized by the Town of Windsor;
- Implementation measures that can be used to meet Towns Goals and Objectives and to mitigate any potential threats to the community;
- An Action plan to prioritize

Goals and Recommendations

Overall Appearance

- Maintain a rural atmosphere
- Ensure residential properties and structures are well maintained
- Continue to provide for the appropriate development of new non-residential structures and projects
- Protect natural resources, specifically the Susquehanna River and forest lands

Goals and Recommendations

Local Economy

- Identify businesses/industries that are appropriate candidates for the Town of Windsor
- Promote the Town of Windsor as a location for commercial and light industrial development
- Maintain the remaining agricultural endeavors
- Encourage new alternative agricultural endeavors
- Encourage home-based businesses
- Encourage tourism and recreational enterprises
- Promote Windsor as a recreational and tourist area

Goals and Recommendations

The Population

- Strengthen the sense of community among the Town residents
- Encourage youth activities creating opportunities for youth as members of the community
- Address needs of the seniors and the Town's aging population

Goals and Recommendations

The Susquehanna River Corridor

- Promote protection of the Susquehanna River Corridor and its tributaries
- Re-define floodplain and floodway areas throughout the Town
- Discourage development adjacent to the river that would compromise the integrity of the water quality
- Work to protect all stream banks in the Town



Goals and Recommendations

Recreational Facilities

- Promote existing recreational facilities including parks, trails and school facilities
- Protection of recreational opportunities along the Susquehanna River
- Support development of rails to trails programming along the abandoned railroad corridor
- Work with Broome County Parks and Recreation to promote the use of the underused facilities at Hawkins Pond
- Work with the private lake associations to protect the integrity lakes for recreational use by lake residents
- Continue to work with the Windsor School District to encourage use of the recreational facilities available on the school properties
- Continue to work with the Village of Windsor to promote community use and support of activities at Klumpp Park

Goals and Recommendations

Local and Regional Government

- Continue to cooperate with the Village and School Boards
- Amend Zoning laws to encourage desired development
- Provide consistent and fair implementation of local planning and zoning regulations
- Encourage shared services with neighboring towns and villages
- Use services provided by Broome County Offices



Goals and Recommendations

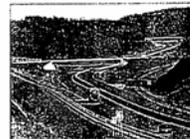
Natural resources

- Protect the integrity of all natural resources in the Town
- Encourage Best Management Practices for timber harvesting and mining
- Encourage timber and mining operations in area consistent with surrounding land uses
- Protect all waterways including rivers, streams, lakes and ponds

Goals and Recommendations

New York State Route 17 (Future I-49)

- Encourage commercial and industrial development along the corridor, concentrating on interchanges
- Work with the New York State Department of Transportation to ensure continued use and maintenance of all five interchanges in the Town



Goals and Recommendations

Town of Windsor Transportation Network

- Update rural road standards
- Support highway department assessment of needed repairs and maintenance
- Develop driveway and private road standards
- Amend Zoning to incorporate all forms of transportation



Goals and Recommendations

Land Use

- Develop hamlet area zoning
- Develop subdivision regulations supporting large lot zoning
- Protect agricultural lands and uses in the Town
- Encourage commercial and industrial development along highway corridors

Action Plan

Project	Who's Responsible	Timeframe	Potential Funding
Develop Town Subdivision regulations	Town Planning Board and adopted by the Town Board	To be completed by 2009	Not Applicable
Revise Town Zoning Ordinance to reflect different zoning districts including hotel areas and industrial zones as well as protecting natural resources along the Susquehanna River and tributary streams.	Town Planning Board, Code Enforcement Officer, and adopted by the Town Board	To be completed by 2007	Not Applicable
Develop a wind turbine local law requiring site plan review for any wind farms proposed in the Town.	Town Planning Board, Code Enforcement Officer, and adopted by the Town Board	To be completed by 2007	Not Applicable
Revise timber and mining local laws to protect landowners and encourage best management practices for both timber and stone harvesting. The local law should discourage clear cutting and require reclamation plans.	Town Board	To be completed by 2009	Not Applicable

Action Plan

Project	Who's Responsible	Timeframe	Potential Funding
Review and revise Town road standards and construction requirements	Town Highway Supervisor and Town Board	To be completed by 2010	Not Applicable
Develop Right of Farm, Right to Timber and Right to Mine Laws to protect and encourage environmentally conscientious Farming and Mining practices	Town Planning Board and the Town Board	To be completed by 2010	Not Applicable
Develop driveway and Private Road Standards similar to the current road standards.	Town Highway Supervisor and Town Board	To be completed by 2010	Not Applicable
Develop municipal zoning in the West Windsor area.	West Windsor residents and the Town Board	To be completed by 2010	Safe Drinking Water Funds, Clean Water Act, Air Funds, Hazardous Waste, Forest Stewardship and Town Bonds.

Action Plan

Project	Who's Responsible	Timeframe	Potential Funding
Develop a 5-year Capital Improvement Plan for the town including infrastructure and new all new town facilities.	Town Board, Town Planning Board, Town Highway Supervisor and Town Code Enforcement Officer	To be completed by 2010	Not Applicable
Map all existing public infrastructure including village water lines, public springs, lines and shafts for public water systems.	Town Planning Board and the Town Board	To be completed by 2010	New York State Department of State
Create an Economic Development Feasibility Study.	Town Planning Board and Town Board with the assistance of Broome County Planning and Economic Development.	To be completed by 2009	New York State Department of State

- Questions And Comments**
- Each Speaker Will Be Given Three Minutes
 - Please Speak Only Once Until Everyone Is Heard
 - Please Do Not Repeat Subjects
 - Thank You For Participating



**TOWN OF WINDSOR
APPENDIX FOR 2015
AMENDMENTS TO
SEPTEMBER 2006
COMPREHENSIVE
PLAN**

MINUTES

**Work Session of the Town Board
Town of Windsor, New York
February 4, 2015 7:00pm
Town of Windsor, Town Hall
124 Main Street, Windsor, NY 13865**

MEETING CALLED TO ORDER by Supervisor Carolyn Price, at 7:00pm.

PLEDGE OF ALLEGIANCE was recited.

ROLL CALL by Clerk:

Supervisor Carolyn Price: Present
Deputy Supervisor: William J. McIntyre: Present
Councilman: Gary M. Hupman: Present
Councilman: Timothy J. Bates: Present
Councilwoman: Lesa Hawk-Shuler: Present
Highway: Superintendent Rocky Kohlbach: Absent
Attorney: Cheryl Sacco: Present
Engineer: Ron Lake: Absent
Town Clerk: Barbara Rajner Miller: Present

Also present were: Code Enforcement Officer: Dave Brown, Jerry Henehan, Scott B. Clarke, Stan Scobie, Gail Kumpan, Tom Eveges and Daniel R. Price.

Supervisor Price mentioned that the item on the agenda is the 2006 Comprehensive Plan. She also mentioned that during a Work Session there is no interaction with public comments. However, there will be two public hearings during this process.

Supervisor Price's recommendation to the Board is to include solar and hydro with the discussion of natural gas and oil.

Supervisor Price gave a synopsis along with the results of the survey which was administered in 2014, regarding natural gas and oil.

Supervisor Price had previously assigned the following sections to be critiqued by each corresponding person:

- Introduction - Supervisor Price;
- History - Councilwoman Hawk-Shuler;
- Demographics-Deputy Supervisor McIntyre;
- Institutions – Councilman Bates;

- Land Use – Attorney Sacco;
- Environment – Deputy Supervisor McIntyre;
- Ordinances/Local Laws – Councilman Hupman;
- Goals/Recommendations – Supervisor Price;
- Action Plan - Councilwoman Hawk-Shuler;
- Maps/Appendix – Councilman Hupman.

Introduction-

Note that: The 2006 Plan was developed based on public opinion, statistical analysis and requirements of the NYS general municipal law. The 2014 survey regarding natural gas and oil had public opinion of 3,014 people, which is over six times the amount of people which were referred to in the Introduction of the 2006 Plan.

The references to change were pointed out as well as the authors of the plan envisioning there would be a need to amend the plan.

Should there be another goal of: Encourage Energy Development? Something to think about. Energy is so important, and it isn't mentioned.

We should make reference to the public hearings, as well as the 2014 survey, in this section or in the Appendix.

History-

No changes.

Demographics-

A lot of opinions versus fact.

No changes.

Institutions-

Changes can be made, but not related to energy.

Land Use-

Zoning Districts & Land Use need to be fleshed out. Need explanation of current zoning uses (on pg 29).

When using the maps, colored version is a must.

Page 33 and Page 70 need to go together. Seems to be different terms for zoning and labels on the maps are not consistent with other sections of the Plan & Zoning Code (Chapter #93).

Examine Flood Zoning District.

Environment-

Should mention hydro in the Water Resources section, or in the new Energy section.

Ordinances/Local Laws-

Need to clarify pages 41, 42, and 43.

Need current zoning map.

Goals/Recommendations-

Need clarification of: Industrial vs. Light Industrial.

Add goals for natural gas, solar, and hydro under Natural Resources.

Throughout the whole Plan, there is an inconsistency with "whole community" vs. "hamlet".

Page 48/Objective 3: Add Energy/Solar

Page 49/Objective 1: Add Energy under Goal 3, or add a new Goal.

Perhaps add new Objectives.

Page 57: Ask Planning Board for clarification on Bullet #1.

Action Plan-

Needs to be much more extensive.

Review and adopt zoning/local laws to adequately address location and use of potential energy sources.

Identify which groups/Boards will be working on given sections, and proposed completion dates identified.

Maps/Appendix-

Is page 71 our current zoning map?

Conflicting/Inconsistent Terminology – Ex. Residential vs. R-14

Additional Questions for the Planning Board:

Descriptions of commercial and industrial zoning.

Land use and zoning for energy use.

Any changes since the 2006 Plan was written that Planning Board is aware of?

SETTING DATE, TIME AND PLACE FOR NEXT MEETING:

- Work Session with Planning Board and Code Enforcement Officer: 2-19-2015 at 7:00pm, in the Town Hall.

ADJOURNMENT:

Motion By: Deputy Supervisor McIntyre

Sec. By: Councilman Bates

To adjourn the meeting at 8:42pm.

Vote of the Board:

Supervisor Price – AYE

Deputy Supervisor McIntyre - AYE

Councilman Hupman - AYE

Councilman Bates - AYE

Councilwoman Hawk-Shuler - AYE

Motion Approved.

Respectfully Submitted,

Barbara Rajner Miller, Windsor Town Clerk

**Work Session of the Town Board
Town of Windsor, New York
February 19, 2015 7:00pm
Town of Windsor, Town Hall
124 Main Street, Windsor, NY 13865**

MEETING CALLED TO ORDER by Supervisor Carolyn Price, at 7:00pm.

PLEDGE OF ALLEGIANCE was recited.

ROLL CALL by Clerk:

Supervisor Carolyn Price: Present
Deputy Supervisor William J. McIntyre: Present
Councilman Gary M. Hupman: Present
Councilman Timothy J. Bates: Present
Councilwoman Lesa Hawk-Shuler: Present
Attorney Cheryl Sacco: Present
Code Enforcement Officer Dave Brown: Present
Town Clerk Barbara Rajner Miller: Present
Planning Board Members:
Shelly Johnson-Bennett: Present
Bruce Cameron: Present
Eve Neureuter: Present
Doug Saunders: Present
Bridgett VanNorman: Present
Carleton Gordon: Present
Fran Stone: Absent

Also present were: Stan Scobie, Gail Kumpan and Scott B. Clarke.

Round table introductions – name and title.

Supervisor Price mentioned the items that will be referenced at this meeting: 2006 version of the Comprehensive Plan, Chapter 93 of the Town Code (Zoning), a list of questions coming out of the prior meeting regarding amendment of the Comprehensive Plan, minutes from the 2-4-15 Work Session.

Supervisor Price mentioned that the purpose of this meeting is to amend the 2006 Comprehensive Plan, with regard to energy.

QUESTIONS FROM FEBRUARY 4, 2015 WORK SESSION:

1. **Q.** Have any changes or amendments been made to the Comprehensive Plan since adopted in 9/6/06?
A. No.
2. **Q.** Compare terminology for six categories of land use on page 33 with Land Use Map on page 70.
A. Page 33 was worded with the thought that the zoning chapter 93 at one point would incorporate these uses in either existing zoning or other zoning designations. Page 33 is like vision for future zoning.
3. **Q.** What was the intent of commercial, industrial, light industrial? Compare to Chapter 93 Zoning.
A. Our current zoning defines and has industrial zones in it, yet we don't actually have any industrial zones on our zoning map. Tried to address that through the Comprehensive Plan.
4. **Q.** Is Zoning Districts Map on page 71 current?
A. Page 71 is current zoning, and page 70 is current land use. (Current as of 2006). Not current; Windsor does not have any PUD's.
5. **Q.** What was the intent of hamlets?
A. Wanted to establish a way for the Town to easily and quickly accommodate future infrastructure needs for areas with smaller lot sizes that were closer together and couldn't accommodate certain requirements (septic, stormwater requirements, etc).
6. **Q.** Have any conservation areas been designated? Reference: page 57.
A. The Town has no CEA's. The thought was to recognize, in the plan, that we do have some sensitive environmental areas that the Town should actively protect, while opening up the rest of the Town areas (that aren't as sensitive) to other development.
7. **Q.** What projects have been completed in the Action Plan? Reference: pages 62-64.
A. Refer to the following:
 - Develop Town Subdivision regulations: Yes.
 - Revise timber and mining local laws to protect landowners and encourage best management practices for both timber and stone harvesting. The local law should discourage clear cutting and

require reclamation plans: Yes, DEC/state.

- Develop a wind turbine local law requiring site plan review for any wind farms proposed in the Town: No.
- Revise Town Zoning Ordinance to reflect different zoning districts including hamlet areas and industrial zones as well as protecting natural resources along the Susquehanna River and tributary streams: ?
- Review and revise Town road standards and construction requirements: Yes.
- Develop Right to Farm, Right to Timber and Right to Mine Laws to protect and encourage environmentally conscientious Farming Timbering and Mining practices: No.
- Develop driveway and Private Road Standards similar to the current road standards: Yes.
- Develop municipal sewer in the West Windsor area: Yes.
- Develop a 5-year Capital Improvement Plan for the Town including infrastructure and new all new Town facilities: No.
- Map all existing public infrastructure including Village water lines, public springs, lines and shutoffs for public septic systems:
- Create an Economic Development Feasibility Study: No.

AMENDMENTS TO THE 2006 COMPREHENSIVE PLAN:

- Page 2 - adding a paragraph that would encourage energy development.
- Page 3 - adding the process that was used to amend the plan (adding supporting documentation of the meetings, the community outreach, the survey, the minutes, etc.)
- Page 29 - question of predominant land uses. Should it match the zoning? It got edited, in part, after the prior Town Attorney went through it.
- Page 33 & 70 - Is energy added in land use? Or is a new section on energy added? After discussion, the choice of energy having its own section seemed to be the consensus.
- Pages 41-43 - Some language/more explanation added regarding land use and local laws.
- Page 48 - Under Objective 3, adding language that natural gas and oil

extraction will be regulated by the State Language developing local law for solar and hydro.

- Page 49 - potential of creating a new goal for energy and objectives with it.
- Page 64 Regarding Action Plan, to have Review and adopt zoning laws for energy sources.

NEXT STEP:

Options were considered for the doing the updates. Anyone in the group can go through and make an attempt at the amendments. The Planning Board will be working on the amendments, then the big group will meet to review/update.

SETTING DATE, TIME AND PLACE FOR NEXT MEETING:

The big group will meet on Thursday, March 26, 2015 at 7:00pm.

ADJOURNMENT:

Motion By: Deputy Supervisor McIntyre

Sec. By: Councilman Bates

To adjourn the meeting at 8:10pm.

Vote of the Board:

- Supervisor Price - AYE
- Deputy Supervisor McIntyre - AYE
- Councilman Hupman - AYE
- Councilman Bates - AYE
- Councilwoman Hawk-Shuler - AYE

Motion Approved.

Respectfully Submitted,

Barbara Rajner Miller, Windsor Town Clerk

Town of Windsor Planning Board Meeting of February 25, 2015

The February meeting of the Town of Windsor Planning Board was called to order at 7:36 PM by Chair Shelly Johnson Bennett. Also present from the Board were Carl Gordon, Eve Neureuter, Doug Saunders and Bridgette Elliott VanNorman as acting Secretary. Secretary Bruce Cameron was out of town. Also in attendance were Code Enforcement Officer Dave Brown, Jerry Henehan of 350 Dunbar Road and Town of Windsor Councilman William McIntyre.

On the motion of Eve Neureuter, seconded by Doug Saunders, the Planning Board unanimously approved the minutes of its January 28, 2015 meeting as presented.

Mr. Brown discussed having legislation for setting time frames for demolition of unsafe buildings from due to snow collapse, fire, etc. Mr. Saunders stated that the Towns of Kirkwood and Colesville have laws that order if the building is unsafe and needs to be demolished, it must start within 30 days and finish by 60 days of said determination. After discussing several possibilities, Mr. Brown and the Planning Board decided to wait for the NY State Law that is currently being drafted that will address this issue.

The Planning Board then turned to the Comprehensive Plan to discuss any further suggestions it has following the joint working meeting with the Town of Windsor Board. The first recommendation is on Page 2, Paragraph 5 to read as follows:

"The Town of Windsor will encourage and assist development of the basic utilities such as water, sewer, communications, natural gas and other energy sources within its borders as a way to aid general development..."

Next suggestion is to the new proposed Paragraph 6:

"The Town of Windsor is very rich in natural resources including natural, gas, oil, wind, sun and water. These are energy sources that can fuel residences, government buildings, businesses and industry. With energy being a driver of the economy, the Town will allow for the development of natural gas, oil and water and will allow the capture of wind and sun."

Mr. Henehan asked about the necessity for these changes. Chair Bennett explained it is necessary to include language in the Comprehensive Plan in order to put in place further regulations or enact ordinances.

The Board then focused on Page 41. The NYS General Municipal Law has been reorganized so the number has to be verified according to Chair Bennett.

In the first paragraph of Zoning Ordinance, add the words 'of zoning' following

'variance requests and interpretations.'

Chair Bennett stated the Town lacks the ability to carry over from district to district. She suggests we find out from the ZBA the number of variances and are they use or area variances.

In the next paragraph, second sentence, change 'was' to 'were.'

Add a paragraph on Page 43 under Conclusions to read as follows:

"The restrictive nature of the Town Zoning Ordinance limits the development of energy driving technology. The wealth of natural resources in the Town of Windsor lends itself to the development of solar, wind, natural gas, water and biomass energy. The changing technology will allow these resources to develop cleaner and safer for the preservation of the rural nature of the Town. Therefore, energy development is encouraged with sound best management practices."

On Page 49, add a new Goal 5, Objective 1 to read:

- "Encourage solar and wind power application through both residential and commercial application.
- Encourage the re-use of overburden and by-products of the timber industry through bio-mass development.
- Encourage the study and development of natural gas and oil extraction.
- Encourage, where practical, the development of hydro-electric power.
- Develop local laws to regulate energy driving practices in a manner that is safe and in concert with current technological advances."

The Planning Board then turned its attention to the Action Plans beginning on Page 61. Under 'Revise timber and mining local laws...,' the DEC is responsible for anything over one (1) acre.

Under 'Develop a wind turbine local law...,' the timeframe is now covered under NYS Article 10 of PFC.

On Page 64, add two new Projects:

- Review and adopt a plan for energy sources
- Develop local laws to address energy driving technology.

Mr. Henahan asked what is the rush to change these sections only instead of doing a whole revision of the Comprehensive Plan.

Chair Bennett explained there is no rush for gas and oil, but there is for solar and wind and added that a quick update usually occurs every 5-10 years but a whole rewriting of a Comprehensive Plan is only every 20 years. Our current

Comprehensive Plan was revised in 2006.

Mr. Henehan then voiced his opposition for natural gas development in the Town and included that beta sites are a big mistake. He also shared there is a strong smell of mercaptan around the compressor station. Mr. Brown stated Broome County is investigating the smell.

Chair Bennett gave a thorough explanation as to why use laws benefit the Town and its residents.

On the motion of Mr. Gordon, seconded by Mr. Saunders, the Board adjourned at 9:30 PM. Its next meeting will be Wednesday, March 25 at 7:30pm in the Town Hall.

Respectfully submitted,

Bridgette VanNorman, acting secretary

**Work Session
of the
Windsor Town Board, Planning Board, and Code Enforcement Officer
Town of Windsor, New York
March 26, 2015 7:00pm
Town of Windsor, Town Hall
124 Main Street, Windsor, NY 13865**

MEETING CALLED TO ORDER by Supervisor Carolyn Price, at 7:00pm.

PLEDGE OF ALLEGIANCE was recited.

ROLL CALL by Clerk:

Supervisor Carolyn Price: Present
Deputy Supervisor William J. McIntyre: Present
Councilman Gary M. Hupman: Present
Councilman Timothy J. Bates: Present
Councilwoman Lesa Hawk-Shuler: Present
Attorney Cheryl Sacco: Present
Code Enforcement Officer Dave Brown: Present
Town Clerk Barbara Rajner Miller: Present
Planning Board Members:
Shelly Johnson-Bennett: Present
Bruce Cameron: Present
Eve Neureuter: Present
Doug Saunders: Absent
Bridgett VanNorman: Absent
Carleton Gordon: Present
Fran Stone: Absent

Also present were: Jerry Henehan, Scott B. Clarke, Stan Scobie, Gail Kumpan and Hal Smith.

Supervisor Price mentioned that tonight's meeting is a follow-up to the February 19, 2015 Work Session. She handed out colored maps of pages 67-74 (of the 2006 Comprehensive Plan) to everyone who has not yet received them.

Shelly Johnson-Bennett reviewed the definition of a PUD, and the reasoning behind having hamlets in the Comprehensive Plan.

The group went through the minutes from the 2-25-15 Planning Board Meeting, discussing changes that would need to be made.

NEXT STEP:

- The map on page 71 should be updated.
- Shelly Johnson-Bennett will go through and make the changes as discussed at this meeting, and have them ready for the joint meeting on May 14, 2015.

SETTING DATE, TIME AND PLACE FOR NEXT MEETING:

- The Regular Town Board Meeting will be on Wednesday, May 13, 2015.
- This big group will meet again on Thursday, May 14, 2015 at 7:00pm.

ADJOURNMENT:

Motion By: Councilman Bates **Sec. By:** Deputy Supervisor McIntyre

To adjourn the meeting at 8:20pm.

Vote of the Board:

- Supervisor Price – AYE
- Deputy Supervisor McIntyre - AYE
- Councilman Hupman - AYE
- Councilman Bates - AYE
- Councilwoman Hawk-Shuler - AYE

Motion Approved.

Respectfully Submitted,

Barbara Rajner Miller, Windsor Town Clerk

Work Session of the Town Board, Planning Board & Code Enforcement Officer

Town of Windsor, New York

May 14, 2015 7:00pm

Town of Windsor, Town Hall

124 Main Street, Windsor, NY 13865

Supervisor Price pointed out the exits in the room.

MEETING CALLED TO ORDER by Supervisor Carolyn Price, at 7:00pm.

PLEDGE OF ALLEGIANCE was recited.

ROLL CALL by Clerk:

Supervisor Carolyn Price: Present
Deputy Supervisor William J. McIntyre: Present
Councilman Gary M. Hupman: Present
Councilman Timothy J. Bates: Present
Councilwoman Lesa Hawk-Shuler: Present
Attorney Cheryl Sacco: Present
Code Enforcement Officer Dave Brown: Present
Town Clerk Barbara Rajner Miller: Present
Planning Board Members:
Shelly Johnson-Bennett: Present
Bruce Cameron: Present
Eve Neureuter: Absent
Doug Saunders: Absent
Bridgett VanNorman: Absent
Carleton Gordon: Absent
Fran Stone: Absent

Also present were: Jerry Henehan, Stan Scobie and Scott B. Clarke.

Supervisor Price stated that this meeting is a follow-up to the March 26, 2015 Work Session, and that the big group is going to go through the Draft Amendments to the 2006 Comprehensive Plan, which involved pages 6, 7, 47, 49, 50, 54, 66, and 70.

Some changes were made to these pages. At that time, the Town Clerk left the meeting to incorporate the changes, and brought the affected pages back to the group. There were an additional two changes at that time.

NEXT STEPS:

When the proposed document is complete, it will be put on the website, and a hearing will be held. Public comments will be heard. Comments will be reviewed.

Attorney Sacco mentioned that she will be doing a 239 with the County. This is a Type 1 under SEQRA, so a long form, Full Environmental Assessment Form, is required. Chair of the Planning Board will draft this long form.

Attorney Sacco stated that the preliminary SEQRA will be sent with the first public hearing. If there are changes, an updated one will then be sent to the County.

ADJOURNMENT:

Motion By: Councilman Hupman

Sec. By: Deputy Supervisor McIntyre

To adjourn the meeting at 8:42pm.

Vote of the Board:

- Supervisor Price – AYE
- Deputy Supervisor McIntyre - AYE
- Councilman Hupman - AYE
- Councilman Bates - AYE
- Councilwoman Hawk-Shuler - AYE

Motion Approved.

Respectfully Submitted,

Barbara Rajner Miller, Windsor Town Clerk

Informational Session (6:45pm) & Public Hearing (7:00pm)

Meeting of the Windsor Town Board

Town of Windsor, New York

November 17, 2015 7:00pm

Windsor High School

1191 NYS Route 79

Windsor, NY 13865

Deputy Supervisor McIntyre pointed out the exits in the room.

MEETING CALLED TO ORDER by Deputy Supervisor William J. McIntyre, at 6:45pm.

PLEDGE OF ALLEGIANCE was recited.

ROLL CALL by Clerk:

Supervisor Carolyn Price: Present
Deputy Supervisor William J. McIntyre: Present
Councilman Timothy J. Bates: Present
Councilwoman Lesa Hawk-Shuler: Present
Councilman Gary M. Hupman: Present
Attorney Cheryl Sacco: Present
Planning Board Chair Shelly Johnson Bennett: Present
Deputy Town Clerk Lucille Swartz: Present
Town Clerk Barbara Rajner Miller: Present

Also present were: Code Enforcement Officer David Brown, Town Bookkeeper Ruth Rusiloski, Floyd Bronson, Cheryl Bronson, Robert Kutalek, Jerry Henehan, Mark Lippolis, Betty Hawk, Hazel Brandt, Neil Auzbbach, Thomas Eveges, Brad Chubb, Betsy Majors, S. Warren, Cathy Hupman, John M. Troup, Floyd Bronson II, Daniel R. Price, Loretta N. Shaw, Douglas Saunders, North Leppert, Millie Hawk, Elmer Hawk, Michael Egan, Gertrude Colwell, Rose Auld, Paul Wayman, Deb Wayman, Bruce Cameron, Jill Hardy-Hettig, Thomas Hettig, Laurie Wightman, Evan Romer, Paul Dillingham, Don Colpitts, Cheryl Brink, Robert Brink, Lois Oswald, V. Phillips, Sandra Pinney, Dave Ballard, Bob Joyner, Walt Zevotek, Robert Williams, Theresa Benjamin, Steve Herz, Sue Rambo, Elaine Card, Michelle Bronson, Rebecca Reed, Pat Matloub, Preston Baisley, Dave Kohlbach, Hal Smith, Mike Atchie, Eileen Ruggieri, Peter Ruggieri, Lawrence Snyder, Scott B. Clark and one other.

AT 6:45PM:

INFORMATIONAL PRESENTATION ON PROPOSED AMENDMENTS TO THE TOWN OF WINDSOR'S 2006 COMPREHENSIVE PLAN

- Planning Board Chair Bennett explained what the Comprehensive Plan is, and what it is not.
- Supervisor Price talked about the process that was taken for the changes.
- Supervisor Price explained that the Town Board is holding a Public Hearing tonight to give the public an opportunity to speak on the Draft Amendments to the 2006 Comprehensive Plan and explained that the Town Board will review the Public Comments and the Comments from the 239 Review at the November 23, 2015 meeting.
- Supervisor Price mentioned that a second Public Hearing will be scheduled.
- Attorney Sacco and Planning Board Chair Bennett spoke regarding Land Use and Local Law.
- Supervisor Price spoke regarding the Action Plan Items.
- Supervisor Price mentioned that the 2006 Comprehensive Plan and the Proposed Amendments are on the Town's website, and that there is a complete copy of the Plan, with Amendments, in the Town Clerk's Office.

AT 7:09PM:

PUBLIC HEARING – PROPOSED AMENDMENTS TO THE TOWN OF WINDSOR'S 2006 COMPREHENSIVE PLAN

Deputy Supervisor McIntyre reviewed the guidelines for Public Comments:

- A. Speakers will register to speak and speak by registered number.
- B. Speakers will be limited to a maximum of four (4) minutes.
- C. Speakers will not be allowed to personally attack any person or persons.

Deputy Supervisor called each registered speaker by number:

1. **Lawrence Snyder, Swift Rd, Voorheesville, NY & Bryee Rd, Sanford, NY** – Since the 2006 Comprehensive Plan was made, climate change and the dangers related to climate change have become a major concern. Dealing with climate change is going to require that we change the way we generate and use energy. Very pleased that this

problem is being addressed with the proposed changes in the Comprehensive Plan. Next time he attends the Planning Board meeting in Sanford, he will recommend that Sanford undertake a similar process.

2. **Scott B. Clarke, Dodd Rd, Windsor, NY** – This Comprehensive Plan process has a major flaw because active public participation has not been the focal point of the proposed changes. He recommends that the Town conduct a major comprehensive survey, keeping the original question, and add a few others offering a range of options. Did not like that, at the first Work Session Meeting to revise the Comprehensive Plan, no public input was allowed, as it was a Work Session. He gave the Town Board two debate DVD's in hopes that the Town Board would facilitate the debate, encourage discussion and help tamp down contentiousness that still exists, which has not occurred. Referenced Resolution #24-2012 and offered two documents for review prior to Comprehensive Plan approval.
3. **Jerry Henehan, Dunbar Rd, Windsor, NY** – Asked the Board not to accept the changes to the Comprehensive Plan. Gave the definition of comprehensive. Claimed that neither the review of the plan, nor the process, has been comprehensive. Conducting town meetings without public comments is not comprehensive. Does not believe that the energy development, as proposed, is compatible with the primary objective of preserving the character of Windsor as a rural residential community. His piece of heaven on Dunbar Rd was shattered in 2010 when the compressor station was built. Every day they are subject to the intrusions of that facility. It is not compatible with a rural residential neighborhood. Believes the Comprehensive Plan should include what the Town is able to, and willing, to regulate. Recommends that the Town Board delay the acceptance of the proposed changes, continue the process of reviewing the complete Comprehensive Plan to include participation of the residents, and answering all the questions in the process.
4. **Mark Lippolis, Dunbar Rd, Windsor, NY** – When the 2006 Comprehensive Plan was made and did not allow any energy development, how was the compressor station even allowed to be built in his rural residential area? He knows a lot of people want natural gas, but they will not be happy when it's on your property or your neighbor's property. Up to the Zoning Board to do the right thing, in keeping it a beautiful, residential area. They're making strides at the compressor station trying to correct all of the problems, but it was brought into the community when the current zoning law says it does

not allow energy development. However, it still came.

5. **Brad Chubb, Trim St, Windsor, NY** – Thanked the Town Board and the Planning Board for the work that they’ve done on the Comprehensive Plan. Wants to encourage them to work on the corresponding zoning updates that would put this into effect. Offered constructive criticism: On page 44, make a mention of energy sources (natural gas, solar, wind) in that section. On page 45 and page 59, add a phrase such as: current technologies and future technologies to allow for types of technologies that we have not yet envisioned (for example, propane fracturing).
6. **Bruce Cameron, White Birch Lake Rd, Windsor, NY** – Mentioned that he was involved in creating the 2006 Comprehensive Plan, and also worked on the proposed amendments, as a member of the Planning Board. “We never had even a majority of Town Planning Board members at the Town Board meetings on this.” “Fracking has repeatedly proved in Pennsylvania that it is immiscible to a rural residential community to the regret of many of its citizens. The Town Board, by initiating these proposed changes into the Comprehensive Plan despite NYS’s ban on fracking, has proven it is immutable to these realities.” Even though he has enjoyed 27 years as a member of Windsor’s Planning Board, he “can no longer be associated with a Town Board that represents energy corporations and large landowners, instead of all our citizens”, and reluctantly resigns from his position on the Planning Board, effective immediately. Handed a copy of resignation letter to the Town Clerk.
7. **Evan Romer, Chestnut St, Windsor, NY** – Questions who actually received the surveys that were sent out? “My guess is that if you did a fair survey of all Town residents, it would still come out with a majority in favor of drilling.” Wonders if the survey was deliberately slanted, in favor of drilling. Does not think the survey was valid. The Board continues to struggle with the impacts of one compressor station. Can’t imagine how the Board would deal with all of the wells. If drilling is allowed, the future of our Town would be decided by NYS, the PSC, DEC and the gas drilling companies. The Board will lose control of our Town.
8. **Susan M. Rambo, Old Rte 17, Windsor, NY** – Thank you for all of your work.
9. **Pat Matloub, 19th St, Astoria, NY** – Her comments have already been addressed.

10. **Peter Ruggieri, Dire Rd, Windsor, NY** – Urges the Town Board not to include the energy development statements in the Comprehensive Plan. He thinks the amendments suggested appear to have two conflicting premises: Changes that allow the extraction of natural gas and oil will mean the introduction of “heavy industry” to Windsor. He doesn’t know if there’s any discussion about whether that’s true or not. Natural gas and oil development is mutually exclusive to the retention of the rural nature of this area. Specific question regarding Goals on page 59: “Develop standards that will allow development of natural gas and oil extraction and associated infrastructure.” Is this regarding zoning ordinances, or something different? Will zoning ordinances allow energy development anywhere in the Town? If not, what is the exclusion zone? “Regarding local laws, the ability to regulate these industries lies only with NYS. Any local law will become impossible to enforce when you’re faced with a lawsuit from an energy corporation that could bankrupt the Town. Once you allow their practice to begin, anything goes.”
11. **Betsy Majors, Atwell Hill Rd, Windsor, NY** – Thinks the Board is doing a tremendous job. The stone business by her has been grandfathered in. “It’s a factory, not a quarry. The trucks are loud and tear up the roads. I have learned to deal with it. If this is what natural gas is going to mean, I’m all for it, too.”
12. **Hazel Brandt, Cascade Valley Rd, Windsor, NY** – Lived here 50 years. Feels that we have a right to do with our property what we want. Go ahead with your plans.
13. **Mildred Hawk, Anne Rd, Windsor, NY** – Resident of Windsor for 52 years. She lives a half-mile from the Pennsylvania line. Driving by there now, everything is back to the way it used to be. She can’t wait until the Governor says that NY can drill. She applauds the Board for what they are doing.
14. **Paul Wayman, Mt. Carmel Rd, Windsor, NY** – Lifelong resident of the Town of Windsor. “We have to learn to live together, and learn to adapt.” We need to be willing to develop safe, reliable sources. “Regarding Pennsylvania, apparently the majority, up to this point, don’t see it to be that big of a problem.” “Our kids need jobs. In order to have jobs, you need to have an economy that’s thriving. A lot of our young people have left this area. He lives a half-mile from a compressor station that’s in the Town of Sanford. After construction, you wouldn’t even know it’s there.”

AT 7:41PM:

ADJOURNMENT

Motion By: Councilman Bates Sec. By: Councilwoman Hawk-Shuler

To adjourn the meeting.

Vote of the Board:

- Supervisor Price - AYE
- Deputy Supervisor McIntyre - AYE
- Councilman Hupman - AYE
- Councilman Bates - AYE
- Councilwoman Hawk-Shuler - AYE

Motion Approved.

Respectfully Submitted,
Barbara Rajner Miller, Windsor Town Clerk

SURVEY



John Doe
123 Street Name
Windsor, New York 13865

Survey Regarding Natural Gas and Oil

Why should you complete this survey? The Town of Windsor may update its Comprehensive Plan on the issue of natural gas and oil. You should complete the survey to give your input on natural gas and oil.

Natural gas and oil are minerals. They can be extracted from lands located in the Town. Extraction can be done by different methods like direct drilling, horizontal drilling, vertical drilling, hydraulic fracturing, high volume drilling, fracking, hydrofracking, etc. New York State rules, regulations, laws, and policies would govern natural gas and oil actions within the Town.

Who should complete this survey? The Town welcomes every registered voter in the Town of Windsor and every owner of non-government property in the Town of Windsor to complete the survey. The Town cannot affect land uses in the Village of Windsor and therefore the Town is not including Village registered voters or owners of Village property. However, there are residents of the Village who own property in the Town and these Village residents are being sent the survey.

Who is Thoma Development Consultants? We are a private company located in Cortland, New York that has been hired by the Town of Windsor to administer this survey and tabulate the results. We are independent and will be handling this survey and the results with objectivity and will be unbiased in reporting the results. You can be certain that we will not change your answer and your response is confidential. If you have any questions, please contact our office at 607-753-1433.

How and where do you send your Survey answer? Please answer the question below, tear it off at the perforated edge, and return it in the enclosed, self-addressed, stamped envelope. If you do not return the original, your survey will not be counted. Attempts to submit copies of the survey question will be rejected.

Education: It has been suggested that the Town should educate you prior to asking you to complete this survey. Education implies a right answer, and the Town is striving to remain objective. However, if you feel that you are unable to answer this question due to lack of knowledge, it is your obligation to educate yourself. Please seek out a valid source of education on this topic and then please complete this survey.

Question:

Should the Town of Windsor allow natural gas and oil extraction using different methods like hydraulic fracturing (fracking) in the Town?

Yes No

Your survey must be received by 4:00 pm on **October 24, 2014** to be counted.

0001

**TOWN OF WINDSOR
2014 SURVEY REGARDING NATURAL GAS AND OIL**

Type – Anonymous mailing via USPS pre-sorted standard mail with pre-stamped, first class return envelopes. Control/security measures included color, perforations, and control numbers.

Survey Universe – 5,602 including all registered voters and property owners in the Town of Windsor (excluding governmental). This includes 510 registered voters in the Village of Windsor. All addresses were provided by the Board of Elections and Real Property Tax Service. Approximately 80 people (1.4%) were mistakenly mailed 2 surveys. Two were mailed 3 surveys.

Timeline – Survey mailed 10/14/14. Original 10/24/14 deadline extended to 11/7/14.

Returned Surveys – 40 (.7%) returned as “undeliverable”.

Response Rate – 3014/ 5602 (53.8%). This includes 36 “invalid” survey responses.

Invalid Responses – Of the 36 invalid surveys:

- 17 did not check any box
- 1 checked both boxes
- 8 cut off/blacked out the control number (1 Yes, 6 No, 1 unmarked)
- 3 were photocopies (3 Yes)
- 2 were faxed (2 Yes)
- 4 were returns of duplicates
- 1 Non-perforated survey (1 Yes)

*Not included in the above numbers are two surveys mailed after the deadline

Survey Results – YES: 1,997 (66.3%)

NO: 981 (32.5%)

INVALID: (1.2%)

Note – two surveys postmarked after 11/7/14 were received and are not included in the above results. Both were marked “yes”.

DATE	YES	%	NO	%	INVALID	%	TOTAL
17-Oct	36	94.7*	1	2.6	1	2.6	38
20-Oct	680	64.8	366	34.9	4	0.4	1,050
21-Oct	373	62	223	37	6	1	602
22-Oct	202	62.9	119	37.1	0	0	321
23-Oct	105	67.3	48	30.8	3	1.9	156
24-Oct	70	57.4	47	38.5	5	4.1	122
25-Oct	77	72.6	27	25.5	2	1.9	106
27-Oct	62	73.8	19	22.6	3	3.5	84
28-Oct	45	70.3	15	23.4	4	6.3	64
29-Oct	51	70.8	20	27.7	1	1.3	72
30-Oct	56	72.7	20	25.9	1	1.3	77
31-Oct	57	67	27	31.7	1	1.1	85
1-Nov	34	80.8	6	14.2	2	4.7	42
3-Nov	21	80.7	4	15.4	1	3.8	26
4-Nov	30	62.5	16	33.3	2	4.2	48
5-Nov	32	80	8	20	0	0	40
6-Nov	11	73.3	4	26.6	0	0	15
7-Nov	18	81.8	4	18.1	0	0	22
8-Nov	27	81.8	6	18.1	0	0	33
10-Nov	10	90.9	1	9.1	0	0	11
TOTALS	1997	66.3	981	32.6	36	1.1	3014

*Averages may not total 100% due to rounding

Response Rate: 3014/5602 = 53.8%