

TOWN OF DEPOSIT COMPREHENSIVE PLAN AND ACTION PLAN

AUGUST 2003

**Prepared for:
The Town of Deposit**

**Prepared by:
Delaware County Planning Department
And Crawford & Associates
in conjunction with
The Town of Deposit Comprehensive Plan Committee**

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EXECUTIVE SUMMARY

Change has proven to be an inevitable part of a community's evolution. As the Town of Deposit enters the twenty first century it has become evident that the community will be faced with additional changes both in physical landscape and community character. In response to the inevitable changes the Town has developed this Comprehensive Plan to provide a path for future growth and provide options for the community as it evolves.

The plan was developed using public input provided through a community wide survey and a series of public information meetings. The information and recommendations provided in the following text has been based on public opinion, statistical analysis and requirements of the New York State General Municipal Law. The plan is not a regulatory document and once adopted should be used as a guide for the future of the community.

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;
- A list of goals and objectives to be prioritized by the Town;
- Implementation measures that can be utilized to meet goals and mitigate any potential threats to the community;
- An action plan to prioritize the proposed implementation measures.

The inventory provides a brief discussion of existing conditions and opportunities in the Town of Deposit. The analysis of these conditions were utilized to develop the goals and objectives. The issues portion of the plan addresses potential threats that could jeopardize the Town's ability to meet their goals and the needs of the public. The implementation measures, or recommendations, are provided as a list of options that can be utilized by the Town to mitigate any potential threats. 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.

The issues and the goals outlined in the plan were developed from public comment as well as input from local government officials. One example of a major community impact addressed in the plan is the upgrade of New York State Route 17 to Interstate 86. The project, currently being studied by the New York State Department of Transportation (NYS DOT), will eliminate at-grade intersections with the existing highway and provide two additional interchanges in the Town. As a result of this change the Town could lose some residential and commercial land uses and access to some existing agricultural lands may be eliminated. The portion of the Comprehensive Plan that addresses this issue evaluates the potential impacts to the community and provides a series of options to provide some form of mitigation.

The plan focuses on several topics of interest or concern to the community therefore the text has been divided into the following six broad categories as a way to organize and categorize each point. There are some areas of interest or concern that may be addressed in more than one category; however, the recommendations addressing each topic are specific to the issue regardless of the category. The six categories included are:

- Physical and Environmental Features
- Public Resources, Services and Facilities
- Cultural, Educational and Recreational Resources
- Land Use and Development
- Economic Development and
- Regional Context.

Purpose and Mission of the Comprehensive Plan

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 a Planning Board, in its advisory capacity to the Town of Deposit Board, may prioritize the development objectives of the community for many years to come.

The Plan will provide the tools to accomplish the following:

1. To maintain the rural residential community with an emphasis on agricultural quality. Agriculture, forestlands and mining properties are primary assets in terms of both economy and the resident lifestyles.
2. To foster continued residential growth in the community. The Village of Deposit, Hale Eddy, Roods Creek and a number of small 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. To continue to make Deposit a destination for visitors and seasonal residents. The Town of Deposit, and especially the Delaware River and private lakes, attract many people. Waterfront development of second/seasonal homes is a continuing trend, complimenting the general recreational development in the community. Therefore, the Town of Deposit can best serve these interests by fostering sensitive development that will preserve the quality of the natural features that attract people.
4. To market the community for economic development purposes. Commercial/industrial development opportunity is primarily found along New York State Route 17 (Future I-86) and in the vicinity of the Village of Deposit, Hale Eddy and Roods Creek due to accessibility to the future Interstate and the presence of an active rail line. The Village of Deposit also has available a municipal water system and a municipal sewer system. Thus, it is Town policy to encourage development adjacent to the village as a way to broaden the tax base, provide employment, and provide goods and services to the region and local residents.
5. To provide municipal services to the residents. The Town of Deposit will encourage and assist in the development of basic utilities such as water and sewer 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.
6. To maintain a reasonable cost of living. The high quality of life enjoyed by Deposit 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 otherwise 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.

To accomplish the goals as presented in this plan the Town of Deposit adopts the following mission statement:

"The Town of Deposit is committed to the responsible growth of our community by providing a comprehensive guide to address the needs of the public through the protection of natural resources, encouraging appropriate economic development, providing a high standard and quality of public services while listening to and addressing the issues presented by the community to the best of our ability."

INTRODUCTION

The Town of Deposit is at the threshold to a new era of economic growth. The town is faced with New York State Department of Transportation (DOT) plans to upgrade NYS Route 17 to meet Federal Highway Standards as Interstate 86 (I-86). In addition, about 14% of the Town is within the New York City (NYC) Watershed for the Cannonsville Reservoir, while the rest of the Town is one of the few areas in Delaware County that is not regulated by the NYC Watershed Rules and Regulations. Thus the community is poised for future growth potential.

In order to be ready for the expected opportunities and challenges that the anticipated growth will bring, the Town Board appointed citizens to serve on a committee to develop the Town's first Comprehensive Plan. The Committee was charged with leading a public planning process that would result in a shared vision. The following plan is a document summarizing the public planning process and is reflective of public participation through surveys and public meetings. Ultimately the plan will be used as a tool to develop land use protection regulations that will promote the health, safety and the general welfare of the public throughout the Town of Deposit.

Comprehensive Plan Committee Members

- Daniel Axtell, Town Supervisor
- Mary Cable, Town Historian
- Rick Golding, Deposit Chamber of Commerce
- Gerard Kamp, Deposit Businessman
- Larry Schafer, Deposit Businessman
- Rebecca Walley, Interested Citizen

Planning Timeline of Events

- April 2000 - Committee Formation
- May 17, 2000 - October, 2000 - Bimonthly meetings
- July 2000 - Visitor Survey developed
- August 2000 - Community Survey
- September 2000 - Draft Land Use Map prepared by County Planning
- October 16, 2000 - Results of Community Survey presented at Public Meeting
- February 2001 - Phase 1 Status Report Prepared
- July 2001 - Status Report submitted to Department of State
- August 2001 - Bimonthly meetings resume
- July 2002 - First Draft Plan Presented to Committee for review
- December 2002 - Draft Plan and Status Report submitted to Department of State
- January - September 2003 - Edit and Review of Draft Plan
- November 2003 - Anticipated Adoption

SECTION I: CHARACTERISTICS AND ASSETS

History of the Town

Deposit is located in the Delaware River Valley, nearly 60 miles from the river's source in the Town of Stamford, surrounded by mountains on all sides, with their summits nearly a thousand feet above the bed of the river.

Before European settlement, this area of the Delaware River Valley was home to several Indian tribes. The Lenni Lenapes also known as the Delawares, the Mohawks, the Oneidas, and the Tuscaroras all were associated with Deposit and the Delaware River Valley. To many of the Indian tribes, the area was known as Koo Koose (Cookose, Cookhurse, Cook-house) - the place of owls. As a way to preserve this historic designation the local chapter of the Daughters of the American Revolution (D.A.R.) has adopted the name Koo Koose and the Deposit Historical Society has adopted the owl for a logo.

Indian heritage is prevalent through out the town, especially along the rich river valley. An area, currently being used as residential, agricultural and industrial properties, located south of the Revolutionary War Cemetery on Laurel Bank Avenue, was once an important tribal council ground, where public meetings and ceremonial dances were held. On the flats adjacent to the river, the tribes had cleared land to raise corn and grow apple trees.

The first European settler known to the area was John Hulce, who came from Orange County in the spring of 1789 and settled on the west side of the river north of the village. Mr. Hulce and his family became prominent members of the community and one of the founding families of the Town. In 1791, Philip Pine came from Fishkill on the Hudson with his wife and six children. He purchased four hundred acres of land including the "Cook-house" flats. The Indians had cleared approximately forty acres of land along the river for their council grounds. It was this location that the Pine family built their farm buildings and homesteaded out buildings.

Peter Pine inherited the property from his father upon his death and sold it to N.K. Wheeler, a local judge, after the Erie railroad was built. Peter went on to become supervisor for the Town of Tompkins and was a member of the Delaware County Legislature as well as an associate county judge. The original Pine farm, most especially the Cook-house flats, has become a significant link to the pre-historic past of the community and the region.

The area that now comprises the Town of Deposit had formerly been part of the Town of Tompkins. The Village of Deposit was incorporated in 1811 and at that time only consisted of twelve dwellings on one hundred and fifty-six acres. In 1851



the charter for incorporation was amended to include six hundred and twenty-six acres (four hundred in the Town of Sanford and two-hundred and twenty six in the Town of Tompkins). The amendment included a provision that the village, except for elections and schools should be regarded as belonging to either and both counties (Delaware and Broome). The content of that charter remains today providing for special elections and public services to accommodate the existence of the Village in two separate counties. By 1873 the population of the village grew to nearly 2,000, making this a rather large village for the time period. The Town of Deposit, including the village portion, annexed from the Town of Tompkins and became incorporated in 1880.

The name Deposit stems from the use of the river for transportation of lumber; the town and village were the depository for lumber after the harvest and prior to being sent to market. Logging was the Towns first industry as settlers cleared the land to build residences and farms.

During the winter, vast quantities of pine lumber was drawn on sleighs from as far away as Susquehanna, and deposited on the banks of the river to await the spring high waters. In spring the logs were fashioned into rafts sometimes as large as 200 feet in length and flowed down the river to the market at Philadelphia, P.A.. In many cases, the sale of the logs was the only cash income for the early settlers who did business the rest of the year by bartering and issuing promissory notes. The remainder of their time was spent farming their individual homesteads.

In 1956 the Town of Deposit along with the Town of Tompkins changed forever. The construction of the Cannonsville Reservoir and dam displaced many residents, destroyed thousands of acres of farm and forestlands and demolished communities in the towns of Deposit and Tompkins. Cannonsville was the largest of the communities and at one time was the center of the Town of Tompkins. The Towns have continued to embrace the memory of the lost communities and the impact these losses had on each town. There have been a few publications about the "lost communities" and the families that resided there, memorializing them forever. In addition many older residents in Delaware County remember the communities lost to the reservoir and provide a living legacy of the historic events of the time including the construction of the world's largest unfiltered municipal water supply system.

In the year 2000 the Delaware County Industrial Development Agency (IDA) began a project to extend sewer and water service from the Village of Deposit to Indian Country, Inc. and a proposed Industrial Park along Airport Road in the Town. As part of the project the IDA was required to complete an archeological review of the area. While completing that review it was discovered that this area had once been the location of an Indian settlement. The artifacts uncovered included the postholes of a long house, fire pits, tools and some food remnants, all of which dated as far back as 800 AD. The

discovery indicates the presence of Native Americans well before traditionally believed and it has given an indication to archeologists as to the way of life at that time. Much of the research is still being completed on this site. It is anticipated that the completed findings will be released in late 2002.

People of the Town of Deposit

Information collected from the 2000 Census is a quantifiable and objective way to look at the Town of Deposit, and see how it compares to other communities in the region as well as Delaware County and New York State. It also provides a snapshot of demographic trends that may influence current and future needs for services.

Population Trends

The 2000 Census shows the population of the Town of Deposit to be 1,687 people. The total population of the Village of Deposit is 1,699 people. This number includes residents of the Town of Deposit and the Town of Sanford, living in the Village of Deposit. The majority of the population is Anglo-Saxon with only 3.7% being of Black, Hispanic or of other origins. Table 1 illustrates the changes in population for the past 30 years.

TABLE 1 - POPULATION CHANGES 1970 - 2000		
YEAR	TOTAL POPULATION	PERCENT CHANGE
1970	1,656	N/A
1980	1,810	+ 8.5 %
1990	1,824	+ .8 %
2000	1,687	- 7.5 %

Population in the Town of Deposit decreased by 7.5% between 1990 and 2000 following 20 years of population increase. At the same time, the number of households has increased by a fraction of a percent. Table 2 illustrates the changes in households for the past 30 years. This change in population dynamics reflects nationwide trends toward smaller households as the population ages and the fact that people are waiting longer before getting married and starting families.

TABLE 2 - NUMBER OF HOUSEHOLDS CHANGES 1970 - 2000

YEAR	# OF HOUSEHOLDS	PERCENT CHANGE
1970	628	N/A
1980	637	+ 1.4 %
1990	696	+ 8.5 %
2000	700	+ .6 %

The Town of Deposit 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 (99.5%) and mostly white (97.3%). The typical household type is classified as family occupied with 63.7% of all households. In addition, married couples occupy 47.6% of the family households and the average family household in the town consists of 2.99 people. This is consistent with New York State averages for households in upstate New York.

Employment

Approximately 4.3% of the Town of Deposit population is unemployed. This is higher than the Delaware County average of 3.6% and equal to the New York State average of 4.3%. Of the remaining population 59.1% of the residents are employed and earn an average income of \$27,434.00 per year for males and \$20,602.00 per year for females. These salaries are slightly less than the Delaware County average of \$27,732.00 per year for males and \$22,262.00 per year for females. Residents of Deposit and Delaware County earn significantly less than the New York State average salaries of \$40,236.00 per year for males and \$31,099.00 per year for females.

Table 3 indicates categories for professional employment as listed by the 2000 U.S. Census for the Town of Deposit, the Village of Deposit, Delaware County and New York State. In comparison the employment characteristics of the Town of Deposit are consistent with the rural character of the community. The largest number of respondents in the 2000 census from the Town of Deposit indicated they were employed in the production, transportation and material moving occupations (26.5%) followed closely by those residents employed in the sales and office occupations (26.4%). It is important to note that Deposit has a higher percent of residents involved in agriculture, forestry, fishing, hunting and mining with 7.1% than the Delaware County average of 6.2% or the New York State average of 0.6%. The same is true for those working in construction (9.3% of the population) and information related jobs (7.2% of the population).

Approximately 9.6% of the residents in the Town of Deposit indicated they were self-employed. This is less than the Delaware County average of 12.8% and higher than the New York State average of 6.0%. These numbers include family run businesses and family owned farming operations.

Residents in Deposit reported the primary source of travel to work is by automobile; traveling alone accounting for approximately 76% of the workforce. In addition, approximately 15% of the work force stated they car pool while 6% walked to work and 1% stated they used some mode of public transit. The remaining 2% indicated they worked at home. The mean travel time for commuters to work according to the 2000 census is approximately 26 minutes or around half an hour each way.

TABLE 3 – PERCENT OF WORKERS BY PROFESSION – 2000 CENSUS

Occupation	Town of Deposit	Village of Deposit	Delaware County	New York State
Management, professional and related occupations	21.0	22.0	31.6	36.7
Service occupations	12.7	15.8	16.9	16.6
Sales & office occupations	26.4	23.4	20.4	27.1
Farming, fishing & forestry	1.7	1.4	2.4	0.3
Construction, extraction and maintenance	11.7	12.1	10.9	7.6
Production, transportation & material moving	26.5	25.3	17.9	11.7
Industry				
Agriculture, forestry, fishing & hunting, and mining	7.1	5.0	6.2	0.6
Construction	9.3	7.5	7.7	5.2
Manufacturing	20.7	24.9	14.5	10.0
Wholesale trade	3.2	3.2	2.4	3.4
Retail trade	7.9	7.8	10.3	10.5
Transportation and warehousing and utilities	5.1	5.7	3.7	5.5
Information	7.2	7.2	2.6	4.1
Finance, insurance, real estate, and rental & leasing	1.6	1.5	3.6	8.8
Professional, scientific, management, administrative, & waste management services	5.9	4.2	5.0	10.1
Educational, health and social services	19.7	16.4	26.0	24.3

TABLE 3 – PERCENT OF WORKERS BY PROFESSION – 2000 CENSUS (continued)

Occupation	Occupation	Occupation	Occupation	Occupation
Arts, entertainment, recreation, accommodation and food service	6.1	9.8	7.0	7.3
Other services (except public administration)	3.1	3.2	5.1	5.1
Public administration	3.1	3.5	5.9	5.2

Income

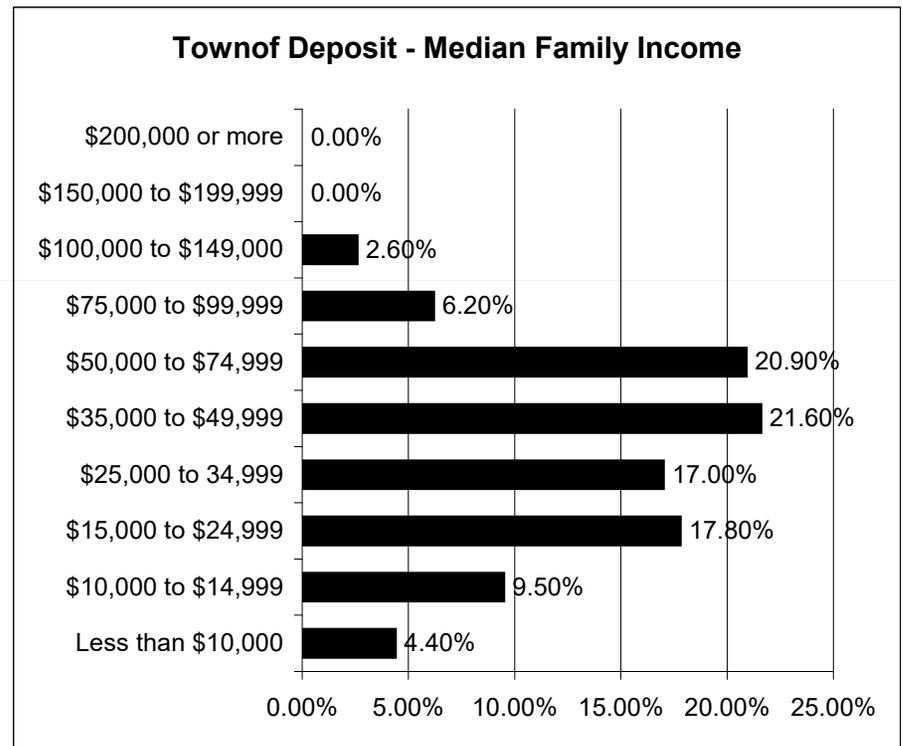
The 2000 census states the median family income in the Town of Deposit was \$35,536.00 per year. For the Village of Deposit that number decreased to \$32,016.00 per year. This is less than the average Delaware County family income of \$39,695.00 per year and significantly less than the New York State average of \$51,691.00 per year. These averages are supported by the lower salaries for individual employees working in Deposit and Delaware County as indicated previously in this section.

In the Town of Deposit approximately 11.5% of the families are considered below state and federal poverty levels. This is higher than the Delaware County average of 9.3% of families and the same as the New York State average of 11.5% of all families being listed as below poverty level.

Educational attainment

At the time of the 2000 Census there were approximately 405 students living in the Town of Deposit ages 3 and up. Of these students 56% of them were in elementary school and 25% were in high school. Nearly 10% of the students were enrolled in college or graduate school while the remaining 9% were enrolled in pre-school or kindergarten programs.

The population over the age of 25 in the Town of Deposit indicated 4% had attained less than a 9th grade education, while 18% of the population had an associate’s degree or higher. Of the remaining 78% an average of 12% had some high



school education but never graduated and 66% had a high school or equivalency diploma. The Town averages are almost consistent with the Delaware County averages, which indicate 6% of the population over 25 had less than a 9th grade education and 14% of the population completed some high school without graduating. Of the remaining 80% of the population, 26% had achieved an associate's degree or higher, while 54% had a high school or equivalency diploma.

Public Opinion

Town of Deposit residents have responded to several surveys in recent years. In the summer of 2000, a survey was developed by the Comprehensive Planning Committee to ascertain what concerns and goals, desires and needs the residents of Deposit have for themselves and their community. Prior to that, in the late 1990's, the Deposit 2000 Committee and the Village of Deposit Board of Trustees circulated a survey to community members asking questions regarding the quality of life and the adequacy of public services. In December 1999, employees at local businesses responded to a Child Care Survey. The information gathered in each of these surveys provides a look at residents' needs and perceptions. The results of all of three surveys resulted in the same outcomes and are located in **Appendix A**. The following section highlights the findings of the local surveys as part of the local community planning process.

Town of Deposit Resident Survey

The survey developed by the Comprehensive Plan Committee was distributed to residents of the Town of Deposit through a bulk mailing. The mailing, completed by the Delaware County Planning Department, was sent to all of the Town of Deposit property owners as listed on the Delaware County tax roles and all registered voters from the Town of Deposit as listed on the Delaware County voter registration. In addition, surveys were available at the Town Hall for any person wishing to respond that did not receive one in the mail. The Town worked with the Delaware County Chamber of Commerce to provide fishing maps to anyone that completed the survey. These maps were a Thank You to residents from the Town for participating in the planning process. The surveys were written to identify the most important challenges facing the Town. The responses indicated these challenges included promoting development and growth, encouraging job creation in the town in addition to the preservation of the Town's rural character.

The majority of the respondents were lifetime residents or those who have lived in Deposit for more than 15 years. They lived in Deposit year round, and own single family residences. At the time the survey was distributed, respondents were primarily between the ages of 45 and 61. The Comprehensive Plan Phase 1 Report is included as **Appendix A** to illustrate the actual responses to each survey question. This report shows includes a calculation of all survey results and formulates the results as they pertain to the development of the plan. Following is a brief summary of the report findings:

Issues of greatest concern to the Town:

- ✓ promoting development & growth
- ✓ encouraging job creation
- ✓ encourage growth in business to expand tax base
- ✓ clean up unsightly areas of the town
- ✓ a need for affordable housing

Issues regarding development impact

- ✓ open space should be preserved
- ✓ new construction should be compatible with surrounding land uses and historic buildings
- ✓ an historic review committee should be established to review plans for major projects that may have an adverse impact on local historic landmarks.

Business Development - What do people most want to see added to Deposit?

- ✓ There is an expressed need for more affordable grocery prices. Another grocery store in the area would offer competition, thus keeping prices reasonable.
- ✓ sporting goods/outdoor stores.
- ✓ retail stores/specialty stores
- ✓ banks/financial services

Where do you go for your needs?

- ✓ Deposit is the first choice for work and groceries; however, Binghamton is a destination for groceries, major shopping, medical services and recreation. Sidney also gets a lot of Deposit area business.

What are the most valuable, positive attributes about living in Deposit?

- ✓ family & friends, close-knit community
- ✓ forests & streams

Agriculture

- ✓ Many people want to see farms stay in the Town of Deposit. Also, protecting farmland to help farmers was cited as a "Very Important" task for the Town. When respondents were asked to jot down what they thought were the primary assets of the town, the most popular comments identified, "scenic farms, rural setting, natural beauty, history and natural assets, peaceful and quiet" all which include farming and farmland to some degree.
- ✓ Responses included a need for the Town to help protect the timber production, forestry and bluestone industries in the Town.

- ✓ Several respondents indicated a need to balance the value of the scenic views with the value of the quarrying and timbering endeavors.

Tourism

- ✓ Respondents were in favor of developing tourism as an economic presence in the Town. Few respondents claim to work in occupations that would benefit by increased tourism, however, such jobs would increase as tourism grows.

Youth

- ✓ Numerous responses identified the need for activities for children.
- ✓ A year-round recreation center was cited as very important

Municipal Services

- ✓ Road and Highway maintenance was identified as a service that most needs improvement or expansion.

Physical and Environmental Features

The Town of Deposit is fortunate to have within its limits a variety of natural assets, including lowlands with rich soils, forested hillsides, lakes and streams. See the Natural Features Map located in **Appendix B**. These features contribute to the Town's economic survival - agriculture, forestry and quarries - as much as they do its current rural tourism appeal.

Geology/Topography

The Town of Deposit is located at the edge of the Western Catskill region. The West Branch of the Delaware River forms the western border of the southern half of the Town. See the Location Map located in **Appendix B**. In this area, the Valley is marked by dramatic slopes that seem to plunge into the Delaware River near the hamlet of Hale Eddy. The river valley here is narrow, flanked on either side by hills that rise rapidly to elevations of 1600 - 1800 feet above sea level. The eastern portion of the Town is marked by steep hills. As the Delaware descends from the east, it flows through the Cannonsville Reservoir to a broad tail water area in the center of Town. In the western part of the town, the topography is still quite hilly, but the slopes are generally gentler than those found in the east. See the Slope Map located in **Appendix B**.

Geologically speaking, Deposit is located within the Allegheny Plateau, which is the upper reach of the physiographic province known as the Appalachian Plateaus. Dominated by rugged hills with plateaus and broad ridges, the Appalachian Plateaus give way to glaciated valleys underlain by stratified drift and till. (Jeffery M. Fischer, "National Water Quality Assessment Program - Delaware River Basin" USGS, 1999.) The bedrock underlying the town was deposited in the Upper

Devonian period. Shale, sandstone and conglomerate rocks are typical of these formations, and all can be found within the town.

Bluestone, which is a type of sandstone, is found within the Town of Deposit. This is a fine-grained blue-gray stone (the color can actually vary from olive to lavender) that is a highly desired building and landscape material. Good-quality bluestone that is used all over the world is quarried in a very limited geographic region that includes part of the Delaware Valley and the Catskill Mountains. Bluestone quarries are typically small (average size is about 1.25 acres) and may be scattered throughout a given region.

Soils

According to the United States Department of Agriculture Natural Resource Conservation Service (USDA NRCS), prime agricultural soils are located in near-level river bottom areas and along the banks of some of the smaller streams in Deposit. These soils are well drained and deep, and are well suited to cultivation, pasture or hay. Some prime agricultural soils are associated with wet areas and therefore may require drainage to be productive. Some of the prime agricultural soils found in the town include Barbour Loam, Chenango gravelly silt loam, Deposit gravelly silt loam, Riverhead loam, Tunkahannock gravelly loam and Unadilla silt loam. See the Soils Map located in **Appendix B**.

The qualities that make a soil ideal for agricultural uses also make it useful for building. Most of the settled areas in Deposit are located in just such soils.

Quarries and quarrying activity are located on moderately steep slopes in the Halcott, Mongaup, Vly soil group and the Oquaga, Lordstown and Arnot soil group. These soils are typically rocky having exposed bedrock with little or no topsoil coverage, and they are often found at higher elevations. The soil types are conducive to the formation of a unique area commodity, bluestone. Bluestone is a hard argillaceous metamorphic sandstone of characteristic colors ranging in color from the rare lilac, blue-gray and blue-green to buff, steel gray and rust colors. The color of the stone is indicative of the minerals that are present. For instance bluer stones indicate a high copper content and the lilac stones indicate more iron and finer silts.

Bluestone quarries have traditionally been small, most being just over an acre in size, and often quarried by farmers for use on their lands and in constructing their homes and out buildings. Bluestone has become a major industry in the Town of Deposit and has supplemented the timber and agricultural industries for more than two centuries. Today it remains a vital part of the town's economy. Bluestone deposits are found in the Hudson, Delaware, Susquehanna and Chenango River valleys and these areas of New York and Pennsylvania are the only places in the world where this stone is found. Bluestone is sold all over the world and many of the town's stone exports can be found in private homes and landscaping, in public buildings, on college campuses and in streets throughout the United States and in Europe.

In the earliest days of the industry bluestone was shipped, primarily to New York City, from quarries on or near the Hudson. Early in the 19th century, the Delaware and Hudson Canal Company opened a canal through an area known as the "quarry belt" from the Hudson River at Rondout to Honesdale, Pennsylvania. Although the canal was built to handle coal, it readily accepted bluestone payloads. With the development of the canal, the bluestone industry now had a convenient way to transport the heavy stone.

Henry Delaney Mills was a pioneer of the quarry industry in the Hancock area. There were many stone buyers in the area by the late 1890's and early 1900's. John, Charles and Sam Kirkpatrick, from Kingston, opened a few docks in this area under the firm name of Kirkpatrick Brothers. John Rhodes also started a bluestone firm that continues as one of the largest in business today. Rhodes later formed a partnership with Thomas Johnston, a son of Colonel Johnston of Horton, a wealthy lumberman. Today, the business is known as Johnston and Rhodes Bluestone Co. of East Branch.

Traditionally, the stone was cut with hand tools while horses provided power to take the stone to the docks where it was shipped by boat or train. Handmade stationary derricks, along with ropes and pulleys, helped move the heavy bluestone and provide excavation assistance when opening a quarry. Bulldozers and excavators eventually replaced this system and today, saws do much of the cutting.

Surface Hydrology

Lakes, streams and rivers in the Town of Deposit are among the Town's most prized natural assets. Excellent fishing resources are found along the banks of the Delaware and in smaller streams and their tributaries. Bald eagles inhabit the lands around the Delaware and the Cannonsville Reservoir, and osprey sightings have been reported. The floodplain and floodway of the Delaware River does prove to be a constraint to development, but they provide wildlife habitat and recreational access to the River, within a buffer protected from the unwanted impacts of development.



Streams and Rivers

The West Branch of the Delaware River flows from the Cannonsville Reservoir along NYS Route 10 to the west, and then bears south through the Village of Deposit. At the Village limits, the West Branch continues south to form the southwestern border of the Town of Deposit. About 14% of the Town of Deposit lies within the Cannonsville Reservoir watershed and is subject to the Rules and Regulations of the

New York City water quality protection program. See the watershed boundary on the Natural Resources Map in **Appendix B**. A significant portion of the remaining part of the town lies within the watershed of the West Branch of the Delaware River. Therefore, activities that may impact water quality or quantity are subject to oversight by the Delaware River Basin Commission as well as the New York City Department of Environmental Protection.

About five miles south of the Town border, in the Town of Hancock, the West Branch of the Delaware River meets the East branch of the Delaware River. A 73.4-mile stretch of the Upper Delaware River is part of the National Wild and Scenic River System; this section of the river begins at the confluence of the East and West Branches of the Delaware, and continues south through Pennsylvania. The Delaware River is the longest free-flowing river in the Northeast, and it includes riffles and Class I and II rapids between placid pools and eddies. Public fishing and boating access is provided along the Delaware, although most of the land along the river is privately owned. The Delaware River is nationally known for its abundant trout supply which flourishes in the cold waters released from the dam impounding the Cannonsville Reservoir.

While the Delaware is the largest watercourse in the Town of Deposit, there are many smaller creeks and streams that provide habitat for a variety of animals and recreational opportunities in the form of fishing, hunting, bird watching and wildlife observation. Most of these streams are tributary to the Delaware River and possess the same quality waters for fishing and recreational uses. However, much like the river, most of the lands adjacent to the streams are privately owned and not accessible to the public. The named streams and creeks include:

- * Butler Brook
- * Cold Spring Creek
- * Cabin Brook
- * Steam Mill Branch
- * Michigan Hollow
- * Whitaker Brook
- * Hungry Hollow
- * Laurel Creek
- * Roods Creek
- * Travis Brook

Lakes and Reservoirs

Crystal Lake, Columbia Lake and Silver Lake are private lakes located in the Town. Each lake is ranges from 10 to 15 acres in size and each is surrounded by small residential lots. Lakeside residential communities have sprung up around the lakes limiting public access, although State Forest and McCabe Hollow abut part of the shoreline of Columbia Lake and Crystal Lake, providing limited public access for fishing and recreation.

The Cannonsville Reservoir is approximately a sixteen-mile long impoundment of the West Branch of the Delaware River and it is part of the New York City drinking water system. A portion of the Reservoir and the dam that impounds it are located in the Town of Deposit. The Cannonsville watershed is subject to strict protection by the NYC DEP. In the past the

waters in the Cannonsville Reservoir have phosphorus restricted by the Environmental Protection Agency (EPA) and therefore do not meet the minimum standards established by the EPA for human consumption. This restriction has prompted the Delaware County Action Plan for Phosphorus Reduction in the Cannonsville Basin. This plan calls for measures to be taken by the local Delaware County communities to reduce phosphorus loadings in the basin through improved Stormwater programs and water quality protection measures when building in the basin.

Permits issued by the NYC DEP have traditionally allowed access to the reservoir waters and surrounding lands for recreational boating, hunting and fishing purposes. The reservoir and surrounding lands can be closed to all public use when there are public safety and security concerns. The protection order requiring the closure of these lands to the public has been done on a temporary basis in the past and the lands are reopened once the potential threat to the public has been resolved.



Wetlands

There are four New York State-regulated wetlands in the Town of Deposit. The wetlands are illustrated on the Natural Features Map in **Appendix B**. These wetlands contain specific kinds of vegetation and display specific hydrological characteristics in patches of 12.4 or more contiguous acres. The NYS DEC documents the location of wetlands throughout the state, and assigns identification numbers to each. Wetlands have been identified along the East Branch of Cold Spring Creek in the northern part of the Town, and in the southern part of the town near Hungry Hollow Road. Building, dredging, filling or other disruption in a state regulated wetland requires a permit from the NYS DEC.

Wetlands, including NYS DEC-regulated wetlands and some of those that are smaller and not regulated by the state are regulated by the United States Army Corps of Engineers (ACOE). All of these wetlands are not mapped, and must be located in the field. Soils maps and topographic maps of the area suggest that these wetlands may be found in all parts of the town, making such field survey necessary. Disruptions to federally regulated wetlands that exceed specific thresholds require permits administered by the ACOE. Landowners and developers are encouraged to consult with a qualified professional before undertaking any construction projects.

Open Space

State Forest Land

State forestland is found in several locations in the Town of Deposit, not all of it is contiguous. See the Land Use Map in **Appendix B**. In the past, most of this land was collectively named the Delaware State Forest, and it was originally a state reforestation area. The lands now known as, the Steam Mill State Forest is found in the northeast corner of the

Town, the Arctic China State Forest (partially on the Town of Masonville) is located on Cold Spring Creek in the northeast corner of town. Michigan Hill State Forest is south of Steam Mill and Arctic China Forests. McCabe Hollow State Forest is located immediately southeast of the Village of Deposit. Oquaga Creek State Park is located on the northwestern border of the Town of Deposit and is located in the neighboring towns of Sanford in Broome County and Masonville in Delaware County. The State Park provides public access to swimming, fishing, hiking, camping, and winter recreation such as ice-fishing, snow shoeing and cross country skiing. The NYS DEC manages state forestland and state parks that may be used for recreational environmental and/or forestry, depending on the management plan.

Cannonsville Reservoir Watershed

The Cannonsville Reservoir Watershed is a 454 square mile area, the largest of the Catskill reservoirs, and provides thousands of acres of undisturbed woodland and habitat. The NYC owned lands serve as a buffer to protect the quality of water collected in the reservoir. The NYC DEP manages the land, guaranteeing that it will remain undeveloped forever. The NYC DEP controls access to the land by providing limited public access permits and patrolling the watershed daily for trespassers.

Scenic Resources

Views into and within the Town

The Town of Deposit is located at the southwestern edge of the Catskill Mountain Range and the eastern most edge of Tuscarora Mountain. The Town boasts of rolling hills and river valleys that have been kept well preserved with limited growth and development pressures that could threaten the natural beauty of these areas. From the many mountaintops views of the valley, the Delaware River and the quaint community below can be seen.

Gateways to the Town

NYS Route 10

From the East along the Cannonsville Reservoir Dam visitors have a tremendous view of the reservoir waters, which cover approximately 430-acres of land and the remains of six small villages. The New York State Department of Transportation (NYS DOT) has provided several pull-off and observation areas along NYS Route 10 for people to stop and view the expansive water supply and the many animals species that have made the area their home. The dam and spillway, which is located, near the intersection of NYS Route 10 and NYS Route 8 in the hamlet of Stilesville can be seen from NYS Route 10 as well.

Visitors to the area may have the opportunity to observe the many types of wildlife that live around the reservoir. Travels along the road often report seeing white tailed deer, flocks of wild turkeys, porcupine, woodchucks, possum, skunks, and an occasional black bear, wolf or wild cat. There is a bald eagles nest located in Deposit not far from the reservoir and people traveling through the area have had the pleasure of seeing them soaring above the reservoir waters. The protected birds are easily spotted and many travelers will stop to take pictures or watch them soar for a while.

NYS Route 8

From the north along NYS Route 8 travelers can view the many forested areas of the Town. While traveling along NYS Route 8 into the town travelers pass through the New York State Steam Mill Forest area. As travelers approach the intersection with NYS Route 10 they can view the Delaware River and the rapids that are at the base of the weir dam below the Cannonsville Reservoir Dam.

The state highway passes through several of the remaining active farms in the Town of Deposit. Travelers can view open hay fields, corn fields, grazing lands and the historic farmsteads as part of the remaining agricultural economy of the town. Mixed among the agricultural lands NYS Route 8 is a residential roadway with limited commercial or industrial businesses. However, NYS Route 8 is a heavily traveled truck route because it serves as a cross road between Interstate 88 in Sidney and NYS Route 17 (Future I-86) in Deposit.

NYS Route 17 (Future I-86)- Exit 84

NYS Route 17 is located on the Southern edge of the town. From the highway Exit 84 travelers can view the village and the Delaware River as it winds through the community under the raised state highway. Exit 84 is the primary gateway to the community and is considered by town as the "Gateway to the Catskills". Exit 84 provides access to NYS Route 10, which ultimately takes the traveler through Delaware County into the Catskill region and NYS Route 8, which connects with I-88 in Sidney before continuing on to its terminus at Johnsbury in the Adirondack Park.

NYS Route 17(Future I-86)

From the West and East NYS Route 17 through the Town of Deposit has been considered one of the most scenic routes in the State. In 1969 NYS Route 17 was voted to be the most scenic highway in the country. This is attributed to the many views of the Delaware River and the rural communities that have thrived along its shores for centuries. From the highway the traveler can view the agricultural flats next to the river and the forested mountainsides going up around the river valley.

Currently there is one official exit from New York State Route 17 into the Town of Deposit at Exit 84. However, there are several nonstandard ingress and egress areas along the highway including locations at Hale Eddy, Lower Hale Eddy Road, Roods Creek Road, and Hungry Hollow Road. All of the current intersections provide important access to communities in Hale Eddy, Roods Creek, the Delaware River and the private lake communities. Each nonstandard highway entrance is to be eliminated as they highway is converted to a limited access interstate. As a result of these access closures there are some areas along the Delaware River that may not be accessible and would therefore become undevelopable lands. As a result of this issue the town has supported NYS DOT alternatives which provide two interchanges in the Hale Eddy and Roods Creek areas.

Public Resources, Services and Facilities

As a result of the Town of Deposit's size, rural character and low density, public facilities in the Town of Deposit are limited, as is common in similarly sized towns. Delivery of municipal services is more efficiently maintained in compactly developed areas.

Town Government

Supervisor	Daniel Axtell	Superintendent of Highways	Alden Briggs
Town Council	William Morley Carl Clark David Gould Stan Woodford	Health Officer	Martin Freyer
Town Clerk/Registrar	Cheryl Curtis	Constable	Robert Clemons
Tax Collector	Cheryl Curtis	Historian	Mary Cable
Town Justices	Douglas Card Wayne Aldridge	Dog Control Officer	Michael Zandt
Board of Assessors	Walter Ottens	Bookkeeper	Rebecca Walley
Code Enforcement Officer	Martin Freyer		

Municipal Buildings

The Town of Deposit owns the Town Hall and Highway Garage located at 3 Elm Street in the Village of Deposit. This building contains the Town Clerk's office and is shared with a field office of the New York State Department of Motor Vehicles. In addition, the Town Court, the Department of Public Works Superintendent's office, and the Highway Garage are located at the shared facility. Currently there is not an office for the Town Supervisor and there is not a sufficient meeting room available for public forums, including the regular Town Board Meetings. The size of the facility is no longer sufficient for housing all of these uses.

The Town has recently purchased a parcel of land that may be developed in the future as a Town Hall and Highway garage. It is located in the Village of Deposit, on Laurel Bank Avenue adjacent to the River, just north of the boundary shared by the Town and the Village. Currently, the town supervisor and the town bookkeeper share office space at the Laurel bank Avenue site.

Water Supply

With few exceptions, residences and businesses in the Town of Deposit are generally served by private wells for drinking water supply. The areas along NYS Route 8 off of Exit 84 of NYS Route 17 are serviced by Village water supply as out of district users. The owners of the businesses in this area have made individual agreements with the Village for water service and maintenance of that service.

One other exception includes municipal water service to Indian Country, Inc. at the end of Airport Road in the Town of Deposit. The Delaware County Industrial Development Agency (DC IDA) received federal and state funding for the construction of a water line extension from the Village of Deposit to the Town of Deposit to serve the two industrial uses along Airport Road in the Town of Deposit, Indian Country, Inc. and Norbord Industries. The Village installed a well and pump house on the east side of the Delaware River in the Village of Deposit as part of an expansion of the Village's water system. This expansion made the DC IDA extension project possible and the new wells provide more than enough water for future growth in the Airport Road area.

As a result of the anticipated future use of Village water the Village and the Town have recently signed a temporary agreement for water service to the sole user of the DC IDA lines, Indian Country, Inc. This one-year agreement allows the Town time to form a water district and develop a plan to provide services to the existing and future users along the DC IDA line. The Village at this time has agreed to provide water to the users until such time as the Water District can be formed.

Sewers

The Town of Deposit currently has no sanitary or storm sewer systems. Individual properties make use of on-site septic systems that are designed and regulated by the State Department of Health. Storm runoff collects in and drains from roadside ditches. These traditional methods of wastewater management have proved to be generally effective in the town, although resident complaints about the condition of the Town's roads hint at some underlying drainage problems.

As part of the DC IDA expansion project a sewer force main and pump station were built to the Indian Country, Inc, plant at the end of Airport Road. The lines connect the facility to the Village Municipal Treatment Plant, which has been sized to allow for future growth in that area. The Village is not providing services for septic to any out of district users and is waiting for a long term district agreement in the town before they will provide septic service to Indian Country, Inc. The Village Municipal Treatment Plant has experienced some problems do to the out dated equipment. The Village is currently

looking for funding to address the existing concerns and to upgrade the capacity at the plant for additional hook-ups. This would make economic development on the Airport Road site more feasible.

Emergency Services

- **Fire**
The Town of Deposit helps to support the Deposit Volunteer Fire Department. The fire station is located on 2nd Street in the Village of Deposit, and serves the Town and Village of Deposit, as well as the Town of Sanford in Broome County and Scott Township in Pennsylvania. Currently the Village of Deposit maintains the fire department. The Towns of Deposit, Sanford and Scott have service contracts with the Village for fire protection. These fees are to help cover the cost of the fire hall and the needs of the fire squad.

- **Police**
The Town of Deposit does not have a police department of its own, and relies on the State Police and the County Sheriff for protection. A New York State Police Substation, located in the Village of Deposit, serves the town and village of Deposit as well as the Town of Sanford and NYS Route 17. A new substation is currently being built on Leonard Way, closer to NYS Route 17. The Delaware County Sheriff's Department also has jurisdiction within the Town and the Delaware County side of the Village. The Village of Deposit has a part-time police force, which can assist state and county law enforcement efforts. The New York City Department of Environmental Protection (DEP) has its own police, who patrol the reservoir and watershed areas. The DEP Police has very limited law enforcement responsibilities within the Town and they are not called to respond to emergencies that are not within the watershed areas.

- **Ambulance**
Ambulance service is provided by, the Deposit Fire Department and Superior Ambulance Service. The Deposit Fire Department has a volunteer squad and has a limited number of EMT's available to respond to emergencies. Superior Ambulance Service is a paid professional squad that is called upon to respond in place of the Fire Department. Other medical transport is available through Guthrie for air transport to nearby hospitals. Guthrie is called in for serious accidents and emergencies.

- **Hospital**
Nearby hospitals include Binghamton General Hospital, Wilson Memorial Hospital, Lourdes Hospital, all located in Binghamton. Other nearby hospitals includes Delaware Valley Hospital in Walton, The Hospital in Sidney and Barnes Kasson Hospital in Susquehanna, PA.

For minor medical care there is the Deposit Family Care Center located on Pine Street in the Village of Deposit. The Family Care Center is associated with United Health Services Hospitals in Binghamton. The center has doctors and nurse practitioners on staff for office visits, check-ups, radiology services and minor emergencies.

Refuse/Solid Waste Disposal

The town does not provide a regular solid waste disposal site. Individuals may contract with private haulers or take trash and recyclables to the Delaware County Landfill in Walton. The town sponsors a twice-annual collection of large items, including tires, appliances and other items that may be difficult to dispose of. Town residents have identified dumping and junk-filled lots as a problem that requires immediate attention.

Street Lights

Currently the Town does not maintain street lighting districts. One streetlight owned by the Town is installed at the intersection of NYS Route 8 and NYS Route 10.

Dams

The largest dam in Town is the Cannonsville Dam, which impounds the reservoir owned and maintained by the City of New York as a part of its drinking water supply system. About 14% of the land in the Town is part of the New York City Watershed (See the Natural Features Map in **Appendix B**). The NYC DEP operates and maintains the dam and manages the reservoir and the land that makes up its watershed. The Delaware River Basin Commission works with NYC DEP to control release of water from the reservoir into the Delaware River below it.

Streets, Roads and Highways

- Local Roads

The Town owns and maintains about 35 miles of road. Materials and condition of the roads is variable. The Town maintains the following roads:

- * Schofield Road
- * Secrest Road
- * Michigan Hollow Road
- * Nettie Axtell Road
- * Warner Road
- * Ryan Road
- * Dug Road
- * Mills Road
- * Steam Mill Road
- * Town Shed Road
- * Bush Hill Road
- * Columbia Lake Road
- * McCabe Hollow Road
- * Hungry Hollow Road
- * Airport Road
- * Hale Eddy Road
- * Lower Hale Eddy Road
- * Church Street
- * Cheese Factory Road
- * Kellet Road

- * Neale Road
- * Roods Creek Road
- * Crystal Lake Road

- * Hungry Hollow Road Spur
- * Silver Lake Road
- * Old Route 10

- County Roads

Delaware County Route 20 (China Road), Delaware County Route 19 (Butler Brook Road or Beebe Hill Road) and Delaware County Route 48 are all two-lane paved rural roads that are owned and maintained by the Delaware County Department of Public Works. The nearest county highway garage is located in the Town of Deposit on NYS Route 10. The Town Highway Department has access to the County DPW fuel pumps and salt and sand storage shed at that location.

- State Roads

New York State maintains three roads in the Town of Deposit. New York State Route 8 runs due north from Deposit. It passes through the Town of Masonville before meeting Interstate 88 near Sidney. NYS Route 8 continues for about 75 miles north to Utica.

New York State Route 10 runs from Deposit in a northeasterly direction, until it meets Interstate 88 in Richmondville, Schoharie County. It traverses the Towns and Villages of Tompkins, Walton, Delhi and Stamford. The road is a well-maintained two-lane highway.

New York State Route 17 is located along the southwestern border of town, following the curve of the Delaware River. Exit 84 is the only formal ingress and egress onto NYS Route 17 in the Town of Deposit. In addition there are three at-grade intersections along Route 17 at Roods Creek, Hale Eddy, and Hungry Hollow Road. The State has proposed upgrades to NYS Route 17 to bring it up to Federal Interstate Standards; this will result in the conversion of the road to Interstate 86. To meet the federal standards the at-grade intersections have to be removed or made to be full interchanges to control traffic flow along the highway. Proposals include one new intersection to be located at either Roods Creek or Hale Eddy or two new intersections; one at each location. The town is in support of the project and has expressed support for two new intersections as part of the highway upgrades.

- Federal

As mentioned above, upgrades to NYS 17 will result in the creation of Interstate 86, a new road connecting the lower Hudson Valley and New York Metropolitan area to the Southern Tier of New York State and points west. The Town of Deposit will feel effects of this upgrade. At-grade road entrances will be closed as part of the meeting of new standards, and portions of the road may be significantly realigned to accommodate high-speed safety standards required by the Federal Highway Administration.

The Town is about a 20-minute drive to Interstate 88, located north of the Town line in the Town of Sidney. The primary access to Interstate 88 is North NYS Route 8, however, local residents often use local roads traveling north south to Sidney. These roads experience additional traffic and may require additional maintenance.

- **Bridges**
All bridges in the Town of Deposit are maintained by the Delaware County Department of Public Works or the New York State Department of Transportation.

Sidewalks

The Town maintains no sidewalks.

Parking Facilities

The Town maintains one parking lot at the Town Hall on Elm Street in the Village of Deposit. It has five marked parking spaces and one handicap-accessible space, and additional room for overflow.

According to residents, informal parking along Town roads has at times created a problem. Cars are sometimes parked hazardously and left overnight. This problem is especially an issue along Crystal Lake, Silver Lake, and Columbia Lake Roads, where residences are located on small lots and houses are close together. Some residents have expressed interest in off street parking laws or limited parking along Town roads. As a result the Town board has drafted and is reviewing a local law, eliminating parking on town roads.

Rail

Norfolk Southern tracks parallel NYS Route 17 and the Delaware River, traversing the Town's industrial area. There is one dock at the Norbord plant that is currently used for freight and there are other available areas at the proposed industrial park site for additional docks if necessary. There is no passenger rail service in the Town of Deposit; the nearest Amtrak station is in Utica.

Airports

The nearest commercial passenger airport is in Binghamton, approximately 35 miles away. Small airports are located in Sidney, Oneonta, and Endicott. Airports in Syracuse, Albany, Wilkes-Barre, PA and New York City provide access to a wider number of carriers and international flights. White Birch Field, a small privately owned, public use airport located in the Town of Tompkins on Sands Creek Road provides general aviation and light aircraft facilities on a turf airstrip.

Public Docks/Waterfront Facilities

The NYC DEC administers the use of state lands and property easements, which provide access to fishing streams throughout the state. There are five park and walk river access areas along the West Branch of the Delaware River in the Town of Deposit. No hardscape public docks are available.

Cultural, Educational and Recreational Resources



Schools

The Deposit Central School District serves about 4,000 residents, with about 750 school-age children from the Village and Town of Deposit, the Town of Sanford and a limited number of Scott Township students in attendance. The District is comprised of an elementary school with grades K-6, and a Jr./Sr. High School with grades 7-12. The Deposit Central School District boasts of small class sizes for all grades and attendance, graduation and college enrollment rates that compare favorably to similarly sized rural school districts.

The Deposit School District also supports the curriculum at the muslim community school located on Roods Creek in the town. The school serves the specific religious and curriculum needs of the Muslim community and is partially supported through Deposit school taxes.

Broome-Tioga BOCES, located in Binghamton, offers training in vocational skills, food service and business. Adult education, special education, and programs for at-risk students are also offered through BOCES.

Colleges and Universities in the area include SUNY Delhi, SUNY Oneonta, Hartwick College, Cornell University, Broome Community College and SUNY Binghamton.

Library

The Deposit Free Library Association is supported by the Town and Village of Deposit and is located at 159 Front Street in the Village. It was chartered by the New York State Department of Education in 1927. At the end of 1997, the library had 13,594 holdings, but as a member of the Four-County Library System, it has access to many thousands of volumes through interlibrary loan. In 1999, the library received a Bill and Melinda Gates Foundation Library Grant.

Historical Society

The Town supports the activities of the Deposit Historical Society with annual funding assistance. The Deposit Historical Museum has been housed at 44 Pine Street in the former Knapp Bank Building since 1989 and they have approximately 200 members. The Historical Society acquired the building in 1977, and since that time, substantial repairs have been made to the structure and an addition has been built. The Historical Society's collection includes educational and historical materials relating to the Town and Village of Deposit. The industrial history of the area is well represented in the museum's holdings.

The Historical Society has become one of the most active community groups in the town over the past several years. They hold quarterly meetings and sponsor special events and they have published at least three books about the history of the community.



Community Activities

The Annual Deposit Lumberjack Festival held at the Fireman's Park in the village each July brings visitors from all over to celebrate the historic lumberjacking economy of the town. Begun in 1976 as Deposit's Bicentennial Celebration, the Lumberjack festival features competitive events and logging exhibitions such as the ax throw, the firewood split, the Jack and Jill Crosscut, the Log Roll and a professional lumberjack competition. The festival has become the regional competition for logging games and professional loggers.

Food and craft vendors, carnival rides, a parade, a garden tractor pull and a horseshoe tournament round out the attractions. The library holds a book sale concurrent with the Lumberjack Festival and local merchants hold sidewalk sales along Front Street.

A seasonal Farmer's Market is held from May to October on Saturday mornings in the Village of Deposit. The Farmer's Market is well attended, and provides local and regional farmers an opportunity to sell their goods. At the end of the Farmer's Market season the community celebrates the arrival of autumn with the annual Oktoberfest.

The town and village are host to many local churches and church groups that sponsor community garage sales, bazaars, dinners and support for local residents in need of community assistance. There is a diverse religious community in the town and surrounding communities including the community churches listed below:



- * Maple Lane Assembly of God Church
- * First Baptist Church
- * St. Joseph's Catholic Church
- * Christian Missionary Alliance Parsonage
- * Christ Episcopal Church
- * Jehovah's Witnesses – Deposit Congregation
- * McClure United Methodist Church
- * Methodist First United
- * Deposit Community Church
- * Presbyterian Church
- * Muslim Temple

The Village of Deposit

The Village of Deposit is unique in that it is located in two towns and two counties. The Town of Sanford/Deposit line and the Delaware/Broome County line is in the middle of the village. The Village shares many services with both towns such as fire and emergency services and they have a common school district. Both Town halls are located within the Village limits and both towns consider the Village their community center.



Attractions found in the Village are an asset to both Towns. Front Street in the Village of Deposit is an intact late 19th/early 20th century downtown, with thriving businesses, restaurants and an historic theater. However, the majority of the downtown business district of the Village of Deposit is located in the Town of Sanford, Broome County. Despite having a separate government from the Towns, the three municipalities share a common history and inhabit a common space.

Recreational Facilities

- Public Parks and Playgrounds

The Town maintains no parks or playgrounds. The Fireman's Park in the Village of Deposit is used for community events, such as the annual Lumberjack Festival. The state forests in the Town are available for passive recreational activities, and Oquaga Creek State Park, located in the Town of Masonville, has swimming, boating, picnicking and other recreational activities. The Arctic State Forest adjacent to Oquaga Creek State Park is a popular hiking site.

The school provides a playground for children to play at. There are ball fields and a midget league ball field available for public use at the school as well. A private landowner has recently proposed a running track and some ball fields in the Village in the Town of Deposit. These facilities are being developed with the support of the school and the community.

- **Private Recreational Opportunities**

There are several private sportsmen and hunting clubs located in the Town. A private developer has expressed interest in developing a multi-use, indoor recreation facility that would provide activities for a number of groups.

In the Town of Sanford there are several opportunities for visitors to indulge in recreational activities around the area. Oquaga Lake offers a Bed and Breakfast, a seasonal hotel, a year-round hotel, and resorts as well as private seasonal and non-seasonal homes. The Chestnut Inn and Scott's Oquaga Lake House are two private resorts located on Oquaga Lake in the Town of Sanford. The resorts and Bed and Breakfasts offer golf, cross-country skiing, lodging and fine dining to area residents and visitors.

In addition to the private resort and lodging opportunities in the Town of Sanford, the Town of Deposit is home to three lake communities. Crystal Lake, Columbia Lake and Silver Lake all provide the area with seasonal and full-time residences along the shores. These lakes are used privately for fishing, swimming, and boating.

- **Fishing Resources**

The western Catskills region is renowned for its trout, bass and shad fishing. The Delaware County Chamber of Commerce has produced an informative fishing map of the County indicating access points, species of fish, season dates and licensing information, parking locations and other information.

The Cannonsville Reservoir provides still water fishing in Deposit. Anglers are required to obtain a reservoir fishing permit from the New York City Department of Environmental Protection (NYC DEP).

The stretch of the West Branch of the Delaware River that runs along the west side of the Town of Deposit, below the Cannonsville Reservoir Dam, is known as a famous tail water area. The New York State Department of Environmental Conservation (NYS DEC) makes available five access locations to fishing areas along the river for world-class fly-fishing in the Delaware River. Parking areas and walking access are provided at these locations. The NYS DEC fishing access area off of Airport Road in the Town of Deposit has proven to be a very popular spot for fly-fishing. Travelers along NYS Route 17 can see the fisherman in the river throughout the season. This popular area has boasted of large trout and bass and the area is a "No-Kill Zone", requiring all fish that are caught to be released back into the river. This area has become so popular that the Town has had complaints from the residents along that road complaining about cars

parking on the road in front of their houses. This is a Town issue that will hopefully be alleviated by the NYS DEC designated parking area now located adjacent to the river.

In addition to stillwater fishing and tail water fishing, the Town of Deposit has an abundance of freestone streams. Most of these are located on private property, so fishing access may be gained by permission only.

Crystal, Columbia and Silver Lakes also provide fishing opportunities to many people in the Deposit area. These are private lakes and permission to fish there requires permission of the property owners, however, these are good fishing holes in all seasons. They provide lake bass, sunny's and pike among the many types of fish in the lakes. All three still water lakes make good ice fishing holes for the residents along the lake properties.

The NYS DEC administers the use of state lands and property easements to provide access to fishing streams throughout the state.

Land Use and Development

The Town of Deposit is located at the edge of the Western Catskill region. The town is predominately hilly to the north, south and east, while the West Branch of the Delaware River wanders along the western and central sections of the town to create a flat river valley. The geologic and geographic conditions have influenced the Town's development through its history and continue to do so today. The Town of Deposit has no land use regulations such as zoning, subdivision regulations or site plan review to direct land use and development, but land uses in the Town tend to follow from existing conditions in a logical way.

The Upper Delaware River permitted settlement in this fairly remote area, and its use as a transportation route encouraged the growth of logging and forestry, an industry that is still of critical importance to the Town. The river valley provided level ground with rich soils, suitable for agriculture. The river valley also made access by land, via roads and rail feasible. The Village of Deposit grew up in the valley, at a place where the valley floor was broad enough to accommodate a large settlement and where the ground was elevated enough to avoid serious flooding problems. Historically, the Village of Deposit has been a focal point for commercial, industrial and community activity for its residents and for those to the east in the Town of Deposit and to the west in the Town of Sanford.

Residential

Residential uses are found throughout the Town. Large residential lots are interspersed with agricultural lots. Concentrated settlements, characterized by small lots, include hamlets known as China, Stilesville, Hambleville, Barbourville, Upper Barbourville, Roods Creek and Hale Eddy. These hamlets have, for the most part, been formed at the

confluence of creeks and brooks, where terrain is fairly level and amenable to development of residential lots. More recently, the steep slopes of Crystal, Columbia and Silver Lake have been developed with full-time and vacation homes. Houses surrounding the perimeter of the lakes on small lots are known to have individual septic systems, which may contribute to potential water quality problems.

Tax maps show a number of large lots having a residential land use, some of these may also have agricultural or forest cover on them as well. See the Land Use Map in **Appendix B**.

Agriculture

Farmland is found in the broad lowlands of the Delaware Valley and in smaller flat areas in the hills, generally near creeks. According to recent tax maps and land assessment categories, farmland makes up just over 20% of the Town's land cover. Most of the agricultural lots are found in the northern half of the Town. Upkeep and maintenance of agricultural properties, including fields and pastures, helps to preserve the long views and open vistas that are found throughout the town. Dairy farming and field crop are the most common types of agriculture practiced in the Town.

According to the Delaware County Agricultural and Farmland Protection Plan, adopted in December 2000, the Town of Deposit has 7 dairy farms and several small family farms remaining. The County Plan indicates there has been a countywide trend since 1982 that shows there are fewer full-time dairy farms and more part-time family farms and the size of the farms has decreased by approximately 4%. Agricultural trends in Deposit are consistent with the trends that have been demonstrated throughout the county.

The agricultural lands in the Town of Deposit are located within Agricultural District #12. The district also includes lands in the Towns of Franklin, Masonville, Sidney, Tompkins and Walton and consists of a total of 33,630 acres of land. The properties that have opted to be in the Agricultural District are shown on the Agricultural District Map in **Appendix B**. Although these lands are provided some benefits and protection under the New York State Agricultural and Markets Law, there are many lands that are used for agricultural purposes in the Town of Deposit that are not in the district. The Town of Deposit at this time does not have a Right to Farm Law to provide any additional protections under local authority.



The impact on farming in the Town of Deposit as a result of the construction of the Cannonsville Reservoir is profound. Many of the farmers that lived in Cannonsville brought their goods to Deposit for sale, they purchased feed and other supplies in Deposit and many of them did their household shopping in the Village of Deposit. The reservoir also flooded many acres of prime agricultural lands in this area of the County. The Town has had to accommodate this change by supplementing their economy with other forms of income including expansion of the traditional quarry and timber industries.

Forest

Forest, both privately and publicly owned, is found on the steeper, rockier slopes of the town as well as in more gently rolling areas. According to recent property tax maps, more than 80% of the town is forested. Timber harvesting is a mainstay of the local economy and local timber companies and foresters facilitate proper woodlot management and timber harvesting practices. Fragmentation of large woodlot parcels for residential development makes responsible forestry difficult in addition to decreasing the wildlife habitat available.

Much of the forested lots in the Town of Deposit are owned privately and can be harvested through contract with the individual property owner. However, the Town of Deposit is also host to approximately 2,600 acres of state owned forestlands. The majority of these lands are used for habitat management, hunting and timber harvesting. However, almost all of these state lands have been timbered and are in the process of naturally re-growing with a small portion of state owned forests being part of a reforestation program.

Commercial

Commercial activity in the Town of Deposit is mainly found along the Town's primary roads, New York State Route 8 and New York State Route 10, with the heaviest concentration of commercial lots found at the intersection of New York State Route 17 and New York State Route 8 off of New York State Route 17 Exit 84. There are fewer than 20 parcels devoted to commercial use in the Town, and most of them serve what are generally considered highway uses, such as convenience stores and fast food restaurants. According to resident surveys, commercial development would be welcomed to fill gaps in the local availability of goods and services. Commercial growth is likely to take place at areas convenient to New York State Route 17 as a result of the conversion of New York State Route 17 to Interstate 86.

Uses in the commercial district along New York State Route 8 are aimed at the traveling public, comprised of a gas station, convenience store, a fast-food restaurant, two diners, 2 motels, a car wash and a car dealership. However, Front Street in the Village of Deposit is more of a local downtown business commercial area. Front Street provides a grocery store, a pharmacy, a hardware store, an appliance store, several restaurants, a soda fountain and café, a theater, gift and craft shops, a bank, the telephone and gas companies, the local newspaper office, and numerous other small businesses. This downtown area provides a shopping and service center for the local residents of the Town and Village of Deposit and the Town of Sanford as well as tourists and people passing through.

Quarrying

Quarries are found in the forested hills of the Town. According to USGS and Soil Survey maps, most quarries have historically been located in the Halcott, Mongaup, Vly and the Oquaga, Lordstown and Arnot soil groups, which are typically found in the rocky middle and upper reaches of Deposit's hills. Bluestone quarrying has been a prominent industry in the Town of Deposit, but its continued viability is made difficult by state environmental regulations, which increase costs to the producer, making it difficult to be competitive in the national and international market.

Responsible quarrying in Deposit has yielded a large amount of product and historically provided many jobs in the area. New York State regulations require a Department of Environmental Conservation permit be issued and a reclamation plan for the mine be prepared prior to work being done. These regulations have increased the overhead costs to many local miners, making it less feasible to operate small family mines and businesses. The balance between the environment regulations and the economy has come to an impasse for many local miners.

Industry

Industrial uses in the Town are concentrated just south of the Village line, between the New York State Route 17 corridor and the River's edge. Indian Country, Inc. and Norbord Industries have facilities located in this area. Both of these companies are in the wood products industry, using forestry by-products to make composite materials for construction.

The Delaware County Industrial Development Agency (IDA) has encouraged industrial growth in this area. The IDA helped Indian Country, Inc. expand by bonding the construction of their new facility and by extending sewer and water lines from the Village to the industrial site. They have worked with the Town to accomplish the extension of the sewer and waterlines and the Town is now in the process of establishing a sewer and water district to service that area. In addition, the IDA has been working with the Delaware County Board of Supervisors on the potential development of an Industrial Park adjacent to the two existing businesses. The proposed industrial park will encourage future industrial development to take place in this area.

Other industrial sites in the Town include the Beaver Mountain Log Homes manufacturing plant at the corner of New York State Routes 10 and 8 in Stilesville and Cannonsville Lumber located adjacent to the river in Stilesville. There is also potential for some industrial and commercial growth in the Roods Creek area near the Beaver Mountain Log Homes showroom and offices. The potential for this area will be determined as the Interstate 86 project progresses. If New York



State provides an intersection to this area and access to the river flats on the opposite side of the highway, growth in the area would be encouraged.

Vacant

Recent Tax maps and land assessments indicate a large number of vacant lots in the Town. Lots to the north of Crystal Lake and along Columbia Lake Road appear to be subdivided parcels intended for future residential development. Larger lots found throughout the town may currently be used for agriculture or forestry, however these lands could potentially be subdivided in the future as residential lots or for commercial or industrial uses. According to the current floodplain maps other vacant land is located within the floodplain of the West Branch of the Delaware River making these parcels difficult to develop. These lands would require excavation and fill before building and they are more prone to having wetlands present, requiring special permitting from the New York State Department of Environmental Conservation and the Army Corps of Engineers.

Existing land use controls by town

The Town of Deposit has few land use regulations. Two local laws have been enacted that address land use issues: Local Law #1 (1978) - Mobile Home and Trailer Law; and Local Law #2 (1987) - Junk Vehicle Law of the Town of Deposit, that regulates the location of junk vehicles on property within the Town.

Traditionally the Town has not had a need for many Land Use controls. However, as the population increases and more tourist or seasonal residents begin to live in the area these controls may become necessary. In recent years the Town Board has had to answer to several complaints from property owners about junk in neighbor's yards, mobile homes not properly installed and disrespect from neighbors when dealing with noise and mass gathering.

Economic Development

Resident surveys indicate a need in the Town of Deposit for an economic boost. Concern has been raised that there are not enough good-paying jobs to encourage younger residents to stay in (or return to) Deposit after high school or college. Residents also cited the need for more commercial activity, including a supermarket and a department store, as well as smaller specialty shops, to keep business local and thereby help the Town's economy. Per capita income is fairly low in Delaware County, and under employment levels are high. As in many northeastern towns and cities, lower-cost overseas producers and large corporate entities have challenged the success of Deposit's local industry and agriculture. Fortunately, Deposit's economic future holds promise in the form of a proposed industrial park and improved highway access.

Industry

The Delaware County Industrial Development Agency (IDA) has been working with the local industries to expand their businesses. Recently the IDA completed a project to extend sewer and water service to the industries currently located on Airport Road. The new service was critical in helping Indian Country, Inc. build a new facility and expanding their business, creating new jobs in the area. In addition, the IDA and the Delaware County Board of Supervisors has been working with the Town and Village to make expansion of Norbord Industries more feasible.



Delaware County has few locations that can support industrial growth due to terrain, access and the New York City Watershed Rules and Regulations. Based on this the IDA had been attempting to site industrial development in those areas of the county that can support future growth. Adjacent to Indian Country, Inc. is approximately 73-acres of developable land that meets the criteria for industrial development. The parcel has access from New York State Route 17 (Future I-86) and Norfolk Southern Railroad borders the property to the east. With the recently completed sewer and water lines the parcel has access to municipal utilities. Delaware County through their IDA currently has an option to buy the property with the anticipation that an industrial park could be developed there. To complete the project, funding and support will be needed from all involved state, federal, county and local agencies.

Another concentration of industrial development within the Town are the businesses along the New York State Route 8 corridor in Stilesville at the intersection of New York State Routes 10 and 8. Beaver Mountain Homes Manufacturing plant and the Cannonsville Lumber Company are both located in this area. Future Interstate 86 may bring opportunity for light industry along the corridor in the Roods Creek area. The Town has had some development, mostly commercial, in the area that may benefit from the new Interstate status.

Agriculture

Agricultural viability is a serious economic development issue. While much can be said about the value of farmland as an open space commodity and scenic asset, these opportunities become meaningless if agriculture ceases to be profitable. Agriculture is important to Deposit's overall Economic Development mosaic because it makes good use of existing land and infrastructure resources and produces raw materials that can be processed in Town.



The Town of Deposit has dairy farms, beef farms, crop farms, horse farms and alternative farming endeavors such as tree farms. All forms of agriculture in the Town are important to the economic vitality of agribusinesses in the Town. The Delaware County Agricultural and Farmland Protection Plan discusses the economic viability of agriculture through out Delaware County. The goals established by the County through the plan are consistent with the needs of the Town. A direct result of the Agricultural Farmland Protection Plan was the creation of an Agri-business Micro-enterprise Program to address the economic challenges faced by the county's agricultural community. A copy of the County Agricultural Farmland Protection Plan can be obtained through the Cornell Co-operative Extension Office.

Commercial and Retail Development

At the junction of Exit 84 off of New York State Route 17, businesses such as Wendy's have developed to serve highway users and Deposit residents alike. With improvements planned to NYS Route 17 in its upgrade to I-86, highway oriented businesses are increasingly likely to locate and in this area. The current owners of the properties have anticipated the possibility of this development and have prepared the area for growth by providing municipal water to the parcels outside the Village in the Town.

The primary commercial area of the Town is Front Street in the Village of Deposit. Front Street is a traditional "Main Street" with shops, restaurants and local businesses. There is an old fashioned community theater, a bank, the telephone company, Hartz Gas and Appliances, office space, the public library, and Village Hall in addition to a small local pharmacy, an old fashioned soda fountain, a café, restaurants, a hardware store, an insurance office and a grocery store. In addition, Deposit's residents have expressed a need for a greater variety of retail and service enterprises, including a competitive-priced supermarket, a sporting goods store, a variety of different restaurants and another bank.

The local Chamber of Commerce and the Catskill Center for Conservation and Development worked with the Town and Village to prepare a Downtown Assessment in the year 2001. This assessment was intended to promote downtown revitalization and establish a set of objectives for the business owners. The downtown area has some empty storefronts and underutilized buildings that could potentially be used for commercial expansion in the community.

Tourism

Village business owners have indicated that the downtown business district is patronized not only by local residents, but also by a significant flow of tourists to the area. The Oquaga Lake Resorts in the Town of Sanford have traditionally brought a large number of people into the Village to shop during the summer months. Scott's Family Lodge has a weekly bus to take visitors into the Village for shopping and entertainment during the summer months. The visitors often eat in the restaurants while they are in the Village and they purchase mementos of their trip. The tourists have provided a secondary income to the businesses for many years. However, the local residents have been the primary source of economic stability for the Village businesses.

As the community has changed a new form of tourism has begun to take place. The release of water from the Cannonsville Reservoir into the Delaware River has allowed for colder waters in the river. The waters, that have been traditionally well suited for fishing, have become a great habitat for trout. As fly-fishing has become more popular in the upstate New York area the Town of Deposit has benefited. The areas along Airport Road and at the tail waters of the reservoir have become popular fishing spots. The fishermen come from all over and they are willing to stay in the area for extended fishing trips. The Town has recognized the potential for this type of tourism and is actively working to promote the area as a fishing community.

Bluestone Quarries

High quality bluestone has been quarried in the Town of Deposit for many generations. This material is found in only a few locations in New York and Pennsylvania, but it is a valued commodity the world over. Historically, bluestone and other mineral reserves in the Town have been quarried for local use and for export. Bluestone, like timber, is a natural resource and commodity that has traditionally been of prime importance to the economy of the Town of Deposit and the surrounding communities. However, new state standards for operating quarries have made it difficult for small family-owned mine operations to stay in business. Expensive permits and the need for detailed reclamation plans and procedures have increased the overhead costs to stonecutters, taking away from the profits. Most bluestone quarries in Deposit are small and they are mined at a slow rate by family-owned companies. These quarries have become less profitable and fewer people can afford to work them. The economic problems faced by the industry could have a profound impact on the economy of the Town of Deposit.

Forestry

Forestry and its associated industries have historically been the backbone of Deposit's economy, and the wood products industry is the major manufacturing resource in the Town. Logging takes place in many of the forested areas in the town. Trees are a renewable



resource, though, and the incentive to reforest an area is high. When properly managed, forestry can promote forest health and wildlife habitat.

Forestry, much like quarrying, has been an alternative source of income for the declining dairy farm industry throughout Delaware County. Many dairy farmers own large tracts of land, some of which is not usable for crops or grazing, therefore farmers have traditionally allowed loggers to forest these lands for a fee. The monies have been helpful to the farm by providing another income to pay the taxes on the larger tracts of land. In this capacity logging has played much larger role to the local economy than can actually be measured monetarily. Properly forested wood lots can be renewed and reforested on a regular basis allowing this practice to continue as a resource to the property owner. However, these areas can naturally regenerate themselves if left alone and not replanted.

Regional Context

Local

The Village of Deposit is in a somewhat unique situation in that it is located at the border of two towns, the Town of Deposit and the Town of Sanford. However the situation is even more complicated by the fact that the Town of Deposit is located in Delaware County and the Town of Sanford is located in Broome County.

This unique situation can be both a burden and blessing to the community. The Village has some added burden logistically when they are pursuing projects based on the location in the Village. For instance, social services that are located in the Village of Deposit are technically in Broome County, and therefore, administered by that county's government. However, the Village of Deposit can rely on both counties for support of regional projects. For instance if a grant was warranted for a local project, both counties can participate by promoting the project.

Delaware County

Delaware County is a large, rural county. Its county seat is in the Village of Delhi, located at the center of the county. Despite its size, county agencies work hard to make sure that outreach is extended to all 19 towns and 11 villages. In particular, The Delaware County Industrial Development Agency (IDA), with the assistance of the Delaware County Planning Department and the Delaware County Department of Economic Development, has been active in promoting Deposit's development potential. In addition, the Delaware County Planning Department has been actively participating in the future planning of the Town through the Town of Deposit's participation in the Town Planning Advisory Service (TPAS). The TPAS program, a long-term county program to provide technical assistance to local communities, is funded through municipal contributions and a matching grant contribution from the A. Lindsay and Olive B. O'Connor Foundation.

Another County agency that has played an active role in the Town of Deposit is the Delaware County Department of Public Works (DPW). DPW has a satellite depot in the Town at the corner of New York State Routes 10 and 8. In addition, DPW has worked with the Town to provide metered gas services for the Town vehicles. DPW has also taken an active role in helping the County Planning Department in providing technical review for the proposed changes to New York State Route 17.

New York City Department of Environmental Protection Catskill Watershed

The Town of Deposit is partially located within the Cannonsville Reservoir Basin of the New York City Watershed. The most prominent feature of the reservoir is the dam, which is located in the Hamlet of Stilesville on NYS Route 8. The New York City Watershed designation requires the Town to comply with the rules and regulations that are detailed in the Memorandum of Agreement between New York City and the Catskill Watershed communities. These regulations limit the amount and type of development that can occur within the designated watershed. Deposit is fortunate that the majority of the Town is not within the confines of the watershed boundaries.

Since the majority of the lands located in the watershed are the dam, the reservoir and surrounding properties controlled by NYC DEP, most of the development constraints are not a problem. However, the private properties affected have an added constraint based on the phosphorus restriction placed on the Cannonsville Reservoir by the National Environmental Protection Agency. The properties located within the Cannonsville basin have to restrict phosphorus and other potential contaminate loadings into the waters. Therefore, these properties cannot be easily developed.

In response to the water quality issues faced in the Cannonsville basin Delaware County began taking a look at the source of the phosphorus in the basin. In response to the findings the Delaware County Board of Supervisors adopted the Delaware County Action Plan for Phosphorus Reduction (DCAP). DCAP addresses Stormwater Management, Highway Runoff, On-Site Septic Systems, Precision Feed Management, Monitoring and Modeling, and Stream Corridor Management. **Appendix C** provides a brief summary of DCAP and information about non-complying regulated activities. The comprehensive strategy for phosphorus reduction as it is outlined in DCAP has become a joint project with the participation of the Delaware County Watershed Affairs Department, the Delaware County Planning Department, the Delaware County Department of Public Works, the Delaware County Department of Economic Development, the Delaware County Soil and Water Conservation District and the Cornell Cooperative Extension. In addition, DCAP has been a successful program because of the continued efforts of the Delaware County Board of Supervisors and the watershed communities to provide the needed assistance to the assigned county departments.

Although Deposit has little property impacted by the NYC regulations the Town as a whole is impacted by the presence of the Cannonsville Reservoir and the dam. Therefore, the Town as part of the watershed has a heightened awareness of water quality issues and the impacts of the Memorandum of Agreement in the watershed communities. Water quality is a regional issue and should be addressed as such through programs such as DCAP.

Catskill Mountains and Park

The Town is at the western edge gateway to the more than 700,000 acres of parkland contained in the State-designated Catskill Park that includes over a quarter of a million acres which are designated as "forever wild forest." The Town of Deposit is located just west of the designated park boundaries. New York State Routes 10 and 17 accesses the park through Delaware County and the Town of Deposit has become a "gateway" to the Catskills from these routes.

The Catskills have been a popular vacation destination since the late 19th century and Deposit has traditionally benefited from that popularity. Resorts, hotels and campground in and around the Town have housed visitors from all over the world throughout the spring, summer and fall months. In recent years these same locations have become popular destinations for cross-country skiers, ice fisherman, and snow-shoers. The Town anticipates the area will continue to be a popular tourist destination to Catskill vacationers looking for camping, fishing, hiking and the peace and quite of the rural area.

Southern Tier

Deposit is at the eastern end of the Southern Tier of New York State. The Southern Tier is a regional appellation applied to the counties adjacent to the New York/Pennsylvania border. The majority of the southern tier is located within one of two Metropolitan Statistical Areas (MSA), Binghamton and Elmira. Deposit is located within the Binghamton MSA. The region is characterized by rolling farmland, several aging rust-belt towns, numerous state and private colleges, flourishing cultural activities and access to outdoor activities of all kinds. The southern tier encompasses the southern fringe of the Finger Lakes region and the northern limits of the Appalachian Mountains.

Route 17

New York State Route 17, also known as the Southern Tier Expressway, connects the New York metropolitan area and the Mid-Hudson Valley to western New York and Canada. The route is considered an international trade corridor route of primary importance and is therefore, being considered for Interstate designation. The road has one exit in the Town of Deposit. Exit 84 in the Town accesses the industrial areas on Airport Road, the Town commercial district and the Village of Deposit. In addition, Exit 84 provides access to New York State Route 8 through Sidney and on into the Utica/Syracuse areas and New York State Route 10 through Walton, Delhi and on into the Albany area.

The New York State Department of Transportation (NYS DOT) has recently began to develop plans to eliminate at-grade crossings and upgrade the road to Interstate standards. The proposals being studied by NYS DOT include potentially two new intersections in the Town of Deposit. Currently NYS DOT has presented several proposals, including a design that will allow for an interchange in Hamlet of Hale Eddy and another interchange near Beaver Mountain Homes on Roods Creek Road. NYS DOT has formed a steering committee to guide this project and several representatives from the community

have been appointed, including Town and County officials. The Town representatives have gone on record in support of two new intersections, one at Hale Eddy and one at Roods Creek Road.

It is anticipated that with the Interstate designation of NYS Route 17, Deposit will receive more traffic and potentially more tourists.



Delaware River Valley

The Town of Deposit is located within the Delaware River Valley and is subject to controls mandated by the Delaware River Basin Commission (DRBC). The policies imposed by the DRBC are for the sole purpose of protecting water quality. They also play a critical role in the release of waters from the Cannonsville Reservoir into the Delaware River. This control has an immediate impact on the trout population in the tail waters. In the event the DRBC allows large daily release of water, the trout population in these popular fishing areas is increased. However, in the event the DRBC does not call for frequent releases the trout population can dwindle because the river conditions are not as conducive to the trout as the colder reservoir waters. These conditions have a negative impact on the fishing in the river, and in return the local economy reliant on the fisherman coming to the community on a regular basis.

The DRBC has some permitting authority over the expansion of the Village of Deposit sewer and water systems. The Village must apply to the DRBC to allow additional use of the municipal sewer and water systems prior to allowing the service to be provided.

NYC - Metropolitan Area

The Town of Deposit is approximately 150 miles northwest of New York City and only a two and a half to three hour drive from the New York metropolitan area. In recent years the Town has noticed many part-time residents from the New York area becoming full-time residents. This has been attributed in large by the latest technological advances allowing more people to work from home. Many families have moved to the area to escape the demands of the urban life and raise their children in "Rural America". This has become possible because the parents have been able to work from home with one or two trips to New York a week. It is anticipated that more "commuters" will become full-time residents in the community. This will create more need from community services, such as the schools, fire protection, police, utilities, town road maintenance and stores.

SECTION II: OPPORTUNITIES, ISSUES, GOALS AND RECOMMENDATIONS

The resident survey suggested that the important issues facing the Town of Deposit are economic development and protection of the town's rural character. Residents identified job creation, development and growth, and protection of farmland and natural character as critical to the Town's future.

Often faced with complex problems with many variables, the impulse is to sort what is known into binary categories to get lists that look something like this:

- Open Space vs. economic Development.
- New residential areas vs. farmland protection.
- Natural resource extraction vs. aesthetics
- Industrial development vs. recreational uses

Of Course, complex problems call for complex solutions, and binary categorization can polarize rather than reconcile.

The following six broad categories are important to a communities future growth and development. Each of these categories will be utilized through the remainder of the document as a way to categorize goals and objective.

- Physical and Environmental Features
- Public Resources, Services and Facilities
- Cultural, Educational and Recreational Resources
- Land Use and Development
- Economic Development and
- Regional Context.

There is considerable overlap among these categories. For instance, land use is strongly influenced by physical attributes; recreational opportunities may rely on environmental conditions and economic development depends on land use decisions.

In the pages that follow, the Opportunities and Issues have been drawn from survey responses and Comprehensive Plan Committee meetings and discussions. The goals seek to reconcile the Opportunities and Issues with the intent to promote economic development while seeking to preserve Deposit's rural character. Recommendations are provided as a way to implement actions that will serve to meet the Town of Deposit's

goals. The goals and recommendations should be used as a guide for future decision-making as the Town proceeds with growth and development in the coming years. This is only a guide, though, and the Town should regularly reassess its situation with regards to opportunities and goals as development takes place.

Physical and Environmental Features

Much of the Town of Deposit's appeal lies in its rural character and access to outdoor recreation. Development initiatives may diminish this appeal if they are allowed to take place without local review procedures. The Town needs to take stock of its specific natural and environmental assets, and develop a process by which the most prized and sensitive areas can be preserved.

Opportunity 1:

The Town of Deposit has an array of resources, including fishing and hunting, historic sites, scenic views, quiet farms, and viable forestry and quarrying operations. The presence of these resources demonstrates the community's understanding and respect for the interactions between man and environment.

✓ Issue 1:

Preservation of rural character is often seen to be at odds with development and development initiatives. The Route 17 upgrade, the proposed industrial park, and commercial and residential development that may occur as a result of these projects, may raise some concern in the community.

Goal 1:

Establish means of open space protection, including protection of farmland, forests, water sources and river corridors.

Goal 2:

Assist developers to select sites that are conducive to their businesses and not in conflict with other surrounding land uses.

❖ **Recommendation 1:**

Develop site plan and subdivision review processes that will actively protect valuable environmental resources. All new development should be subject to local review and the appropriate SEQRA documentation to ensure that environmentally sound practices are used. Standards for setbacks from lot lines, water courses, environmentally sensitive areas, or incompatible uses; requirements for visual and noise buffers, street specifications, curbing; requirements for visual and noise buffers, street specifications, curbing of light pollution, and limitations on clearing of existing healthy forests are among the controls that might be considered.

Opportunity 2.

Deposit's abundant forests - both public and private - provide environmental benefits such as slope protection and wildlife habitat in addition to recreational and economic opportunities.

✓ **Issue 1:**

The timber industry has traditionally been a primary source of income in the Town. However strict state regulations have made timbering expensive and less lucrative.

Goal 1:

To educate the community about timbering and how the industry can benefit the economy as well as the environment.

✓ **Issue 2:**

An increase in tourism in the Town may require that locally identified places of importance including views and other aesthetic resources may come into conflict with the traditional uses of the lands as wood lots.

Goal 1:

Protection of places of local importance, therefore preserving the scenic vistas for tourism purposes.

❖ **Recommendation 1:**

The timber industry can use best management practices to protect existing assets and ensure the continued viability of forestry in the Town. Proper management techniques can improve the health of the forest and promote a variety of wildlife habitats.

❖ **Recommendation 2:**

The town should assist the timber industry in educating the community about timbering and how the industry can benefit the economy as well as the environment

❖ **Recommendation 3:**

The Town and the industry should come to a mutual agreement about protecting places of local importance, therefore preserving the scenic vistas for tourism purposes

❖ **Recommendation 4:**

The town should help support the industry by working with county and state legislators to promote regulations that are fair to the industry.

Opportunity 3:

Deposit has worked to maintain an agricultural economy. The Town has the benefits of large tracts of land that are being used for agricultural purposes.

✓ **Issue 1:**

Agriculture is less lucrative than some of its alternatives. Land may be sold to developers, or simply left abandoned as a former farmer takes a job away from the farm. Each of these actions can result in an imbalance of environmental resources.

Goal 1:

Encourage active farmlands to be placed in the Agricultural Districts while non-agricultural lands currently in the agricultural districts are removed.

Goal 2:

Promote Deposit as an active agricultural destination.

Goal 3:

Support new alternative farming practices to keep farmlands from becoming inactive or vacant.

❖ **Recommendation 1:**

Work with the local farmers to place all actively farmed agricultural lands in the Agricultural Districts. In addition the town should work with Delaware County to remove some of the lands not in active agriculture from the Agricultural Districts.

❖ **Recommendation 2:**

Work with county and state legislatures to encourage tax relief incentives to large landowners, especially if in active agriculture.

❖ **Recommendation 3:**

Support the agricultural easements and farmland preservation legislation.

❖ **Recommendation 4:**

Encourage alternative farming practices to allow more agricultural lands to be used, keeping the lands from growing-up into brush lands.

❖ **Recommendation 5:**

Work with the Delaware County Agricultural Farmland Protection Board (AFPB) to find new forms of funding and loan resources for development and expansion of existing farms. A representative from the Town of Deposit should sit on the AFPB.

Opportunity 4:

The Delaware River supports superior fishing and bird watching opportunities.

- ✓ Issue 1:
There is no municipally owned park or fishing access area that makes use of the River.

Goal 1:

Create Town owned/maintained river access or park areas for fishing and other forms of recreation.

Goal 2:

Promote the Delaware River as an attraction encouraging fisherman, birdwatchers and environmental enthusiasts to come to Deposit.

❖ **Recommendation 1:**

Purchase small parcels of land that could support a few parking spaces and provide access to the Delaware River or other small tributaries. Develop pull off areas along the river corridor for bird watchers and other travelers.

❖ **Recommendation 2:**

Work with the Chamber of Commerce to develop a Town of Deposit information packet, providing a map with fishing access points and or other recreation areas in the Town and surrounding areas.

Opportunity 5:

Bluestone quarries are an ongoing, traditional part of Deposit's economy that continues to provide jobs and revenue to the community.

- ✓ Issue 1:
Natural resources extraction, including forestry and quarrying activities, have been perceived as contrary to environmental efforts.

Goal 1:

Create an atmosphere where forestry, quarrying and agriculture can take place in harmony with the built and natural environment.

- ✓ Issue 2:

State mandated permits and reclamation regulations have caused the cost of quarrying to rise. These regulations do not allow for small family operated mines to function because the costs of permits and reclamation plans are cost prohibitive.

Goal 1:

Work to alleviate some of the restrictions creating hardships to small family-operated mining operations.

❖ **Recommendation 1:**

Identify and map existing and historic bluestone and other quarries in the town. Based on soil maps and land cover, determine where quarries are most likely to be located.

❖ **Recommendation 2:**

Under the Home Rule Laws, Deposit may be able to consider town-wide "right-to-"legislation for quarrying activities that have obtained DEC mining permit and are in compliance with the terms of that permit. This will encourage good practices by providing an incentive (in the form of limiting the land-owner's exposure to nuisance lawsuits) for quarries to seek and comply with permits.

Opportunity 6:

Outdoor opportunities appeal to potential new residents, new businesses, and tourists.

✓ Issue 1:

The downtown Deposit area has suffered through the loss of businesses and leaving buildings that are in need of repairs. This has created a poor atmosphere for people that would like to come to the area to eat, shop or find entertainment.

Goal 1:

Maintain Town's appeal as a destination for recreational users, new business and new people.

Goal 2:

Create a viable downtown for business, residents and tourists.

❖ **Recommendation 1:**

Promote Deposit as a tourist destination, highlighting fishing, hiking, canoeing and other recreational activities.

❖ **Recommendation 2:**

Participate in and support "Main Street Revitalization" efforts to encourage small businesses to open up on Front Street.

Opportunity 7:

Striking views and scenery are found throughout the town.

✓ Issue 1:

In some parts of the Town, scenic beauty has been compromised by dumping and the presence of junk cars and other debris on residential and vacant lots. Such dumping and storage of debris can also lead to water quality and public health and safety problems.

Goal 1:

Protect views within the town.

Goal 2:

Work to protect the existence of large open space parcels in the town.

❖ **Recommendation 1:**

Identify, locate and map important and valued vistas within the Town of Deposit. Use this information, along with agricultural soils and steep slope information from the Delaware County Soil and Water Conservation District, to determine development potentials of certain areas, and other areas to be kept undeveloped.

❖ **Recommendation 2:**

Use the communities natural features as a guide to developing land use controls and local laws including subdivision regulations, site plan review and a junkyard law.

❖ **Recommendation 3:**

Encourage cluster and conservation subdivisions through provisions adopted in a Town of Deposit Subdivision Regulations.

❖ **Recommendation 4:**

Promote cleanup of junk sites. To do this the Town might publicize town-wide clean-up days; negotiate with local towing and hauling companies to offer discounts (coupons that could be distributed at Town Hall, perhaps); imitate an adopt-a-highway program.

Opportunity 8:

The presence of the Delaware River in general, including River Access assured by DEC fishing stations.

✓ Issue 1:

The water levels in the Delaware River and the tail waters of the Cannonsville Reservoir are inconsistent and unpredictable. The control of water releases from the dam are determined by the NYCDEP and the DRBC. The releases are based on the need for waters down river near the metropolitan areas.

Goal 1:

Work with the NYCDEP and DRBC to gain some control over water releases from the reservoir.

Goal 2:

Encourage tourism through the promotion of trout fishing.

❖ **Recommendation 1:**

Petition state legislators and the NYCDEP and the DRBC to gain better control over release in the Delaware below the Cannonsville Reservoir.

❖ **Recommendation 2:**

Promote trout fishing in the Delaware by providing maps that show designated areas and the NYS DEC parking areas for access. The Chamber of Commerce could provide assistance with this.

Opportunity 9:

The Cannonsville Watershed reservoir provides a benefit in that it protects water quality, thereby keeping water in the Delaware River clean and healthy for fish and waterfowl. It also ensures a dramatic entry to town via County Route 10.

✓ Issue 1:

Protection of groundwater, surface water and other water resources is critical for several reasons. Groundwater, which is used for drinking water throughout the town, needs to be protected for the health of the members of the community. Surface water is important because the economic viability of Deposit's tourism industry depends on the health of the Delaware River and smaller streams in the area.

Goal 1:

Ensure that water quality in the Delaware River and its tributaries is maintained (or improved, when possible), and that water levels are maintained to guarantee the health of fish and wildlife in the River and the viability of water-enhanced recreational opportunities.

Goal 2:

Protect surface and groundwater from contamination.

❖ **Recommendation 1:**

Develop standards for water resource protection, and incorporate them into subdivision and site plan review regulations. Such standards may require sanitary sewers in new subdivisions, use of vegetative buffers and filter strips to prevent runoff during and after construction, minimizing impermeable land cover, strict guidelines for construction in floodplains or inclusion of erosion control plans as part of the site plan review.

❖ **Recommendation 2:**

Develop a municipal or community septic program for the three lake communities and Roods Creek

Opportunity 10:

Large tracts of flat developable lands are adjacent to the Delaware River and local streams, creating enticing areas for residential, commercial and industrial development.

✓ Issue 1:

Development in the floodplain is difficult and the Town floodplain boundaries are not accurately mapped.

Goal 1:

Obtain and maintain up-to-date floodplain maps.

Goal 2:

Maintain these lands as large tracts for agricultural and cultivation purposes.

❖ **Recommendation 1:**

Submit updated floodplain and floodway data to FEMA so that floodplain maps may be updated to reflect the floodplain boundaries by doing field investigations.

❖ **Recommendation 2:**

Develop a Local Law to control floodplain development.

❖ **Recommendation 3:**

Develop a local subdivision regulation that will protect the parcels in the floodplains from being split in to small residential lots without a review by the local planning board.

❖ **Recommendation 4:**

Use the State Environmental Quality Review as a tool to mitigate any impacts to the floodplains due to development.

Opportunity 11:

The Town possesses many large tracts of developable land with the benefits of aesthetic beauty and natural resources such as brooks and forested wood lots.

- ✓ Issue 1:
Most large tracts of land were originally part of large farming operation. As farms have dwindled in number these lands become vulnerable to major subdivisions that would be primarily for residential uses.

Goal 1:

Protect areas of local importance and protect the rights of property owners to subdivide their lands for sale.

- ❖ **Recommendation 1:**
Encourage conservation subdivisions, which concentrate development in a small section of an environmentally sensitive area and uses other site layout techniques to protect existing resources, should be encouraged through the use of tax incentives and other programs if land is kept in agriculture or forestry use.
- ❖ **Recommendation 2:**
Develop a local Critical Environmental Area (CEA) for areas of most importance and with the greatest threat of environmental impact.

Public Resources, Services and Facilities

For the most part, residents of the Town of Deposit are satisfied with the level of service provided, and seem more than willing to trade some of the services provided elsewhere for a better quality life that includes low taxes, sense of community and abundant open space. A low level of public services is typical of small, rural towns with low densities and a limited tax base. Sidewalks, street lighting, municipal water and sewer facilities, mass transit and other amenities provided in densely settled villages, cities and suburbs can not be cost effective or efficiently provided to residents of the Town.

Opportunity 1:

Town of Deposit has a strong sense of community.

- ✓ Issue 1:
There is little public involvement or participation in the workings of Town government.

Goal 1:

Involve residents more in local government activities, decisions and issues.

- ❖ **Recommendation 1:**
Continue to publish articles in the local newspaper pertaining to town government meetings.

❖ **Recommendation 2:**

Invite public participation through the use of public informational sessions or training sessions on such things as maintenance of private septic and well systems, the importance of floodplains and wetlands, junk yards and junk laws, etc.

Opportunity 2:

Village of Deposit sewer and water district extension into town permits development of Industrial Park area.

✓ Issue 1:

Airport Road is not in a condition to handle traffic expected for the proposed industrial park.

Goal 1:

New development should take into account services that are available and services that will be needed to accommodate development.

❖ **Recommendation 1:**

Airport Road should be improved and an alternative access road for traffic safety, flow and emergency access should be built.

❖ **Recommendation 2:**

The town should pursue developing an alternative access route with the assistance of grant funds and/or private contribution for grant matching requirements.

Opportunity 3:

The proposed industrial park and NYS Route 17/I-86 upgrade will bring opportunities in the form of economic growth. This growth will require and make feasible upgrade of municipal services and facilities.

✓ Issue 1:

The areas surrounding Roods Creek, the existing housing, new development at the proposed I-86 exit and the residential communities around Columbia Lake, Crystal Lake and Silver Lake quickly need a municipal or community septic and water system.

Goal 1:

Prepare the Town of Deposit for changes that will come with the development of new I-86. Plan for infrastructure installation and upgrades.

Goal 2:

Provide community septic and water to the Roods Creek and Lake communities.

Goal 3:

Continue needed access to the private agricultural properties once the I-86 upgrade is completed.

❖ **Recommendation 1:**

Pursue the development of an alternative access to the proposed Industrial Park area.

❖ **Recommendation 2:**

Develop a feasibility study to evaluate the needs and the support for a community septic and water system in the Roods Creek and Lake communities.

❖ **Recommendation 3:**

Pursue funding for engineering and construction of a community water and septic program in the Roods Creek area.

❖ **Recommendation 4:**

Work with NYS DOT to ensure continued and viable access to all lands not being purchased by the state for the purpose of upgrading NYS Route 17. Support alternatives that continue access to the agricultural lands along the river in Hale Eddy.

Opportunity 4:

The Town has purchased a 7-acre lot that may be used as the location of a new Town building.

✓ Issue 1:

Town Hall lacks room and facilities for public gatherings, large meetings, etc.

Goal 1:

Develop new Town-owned property with a Town Hall and Highway Garage. These facilities ought to be able to be as up-to-date as the budget allows. A spacious meeting hall with internet and multimedia capabilities can serve as a real focal point for the community, and may generate new interest in community participation. The facility can be used to host workshops, public hearings and even social events in addition to the regular schedule of Town court and Town meetings.

❖ **Recommendation 1:**

Design and pursue funding for a new town complex including a new highway garage on the Laurel Bank Avenue site adjacent to NYS Route 17 or any other cost effective developable site.

Opportunity 5:

The Town has an active highway management program.

✓ Issue 1:

Residents cited road maintenance as an area where the Town needs improvement.

Goal 1:

Create a road maintenance plan reflective of the needs of the Town categorizing projects by need based on volume of traffic, road type and condition.

❖ **Recommendation 1:**

Consider discussion with the Village of Deposit and the Town of Sanford to explore inter-municipal cooperation for funding opportunities, recreation plans and resource sharing. Organize an inter-municipal committee to address things such as public water and sewer, utilities, street lighting, signs, and the feasibility of sharing resources and services such as snowplows, trash collection, road and other construction equipment.

❖ **Recommendation 2:**

Work with Delaware County Planning and Delaware County Department of Public Works to develop a Highway Management Plan.

Opportunity 6:

The Town utilizes private haulers to provide solid waste removal in the Town.

✓ Issue 1:

Solid waste disposal is inconvenient.

Goal 1:

Develop a municipal solid waste program. Include incentives such as reduced rates for pick up in a central location or coupons for people to use with haulers.

Goal 2:

Develop a municipal solid waste program.

❖ **Recommendation 1:**

Investigate the possibility of a transfer station or a franchising agreement with the existing private haulers.

Opportunity 7:

The Town has several developing hamlet areas, concentrating development to these areas.

✓ **Issue 1:**

The communities that have developed around Columbia, Crystal and Silver Lakes will need water and sewer systems due to the high density, steep slopes and water quality protection concerns. Several other areas, such as the Roods Creek area, where development is concentrated and apparently expanding, will also need similar infrastructure.

Goal 1:

Investigate the possibilities of accommodating municipal water and sewer systems for hamlets and lake communities in the town.

❖ **Recommendation 1:**

Construct a municipal water supply system to service Silver Lake, Crystal Lake, Columbia Lake and Roods Creek areas, including area to be developed at I-86 exit ramp, to protect water quality and anticipate future density.

❖ **Recommendation 2:**

Investigate alternative municipal septic programs for hamlet areas.

Opportunity 8:

Several of the anticipated public recreation areas are owned and maintained by NYS DEC and NYC DEP.

✓ **Issue 1:**

Land owned by New York State Department of Environmental Conservation and New York City as part of the Cannonsville watershed is undervalued, thereby undermining the tax base of the town. This is a problem that is not unique to Deposit, but affects a number of towns in the watershed.

Goal 1:

Find equitable means of deriving income from land owned by the New York City and New York State so that cost-of-services burden is not on the Town of Deposit.

❖ **Recommendation 1:**

Reassessment and valuation of the parcels owned by the state and New York City should be undertaken. Funding for this is available through the Catskill Watershed Corporation (CWC).

Opportunity 9:

The Town of Deposit has an opportunity to grow and develop in a positive way as NYS Route 17 is upgraded and recreational opportunities are opened up on public lands such as NYS DEC and NYC DEP lands.

✓ Issue 1:

The Town of Deposit has limited funds available to them for speculation projects such as infrastructure and studies.

Goal 1:

Maintain and continue efforts to plan for Deposit's future. Pursue ideas and suggestions to improve the quality of life for Town's residents. Seek sources of funding to realize these ideas.

❖ **Recommendation 1:**

Keep the Comprehensive Plan up to date. The Town Board and the Planning Board should anticipate the need to overhaul this document regularly, generally at 5- to 10-year intervals. Review and revision should be overseen by a committee made up of members of the Town Board, the Planning Board, and other members of the community.

❖ **Recommendation 2:**

Budget money annually to provide match to grants and or to fund the study of potential projects around the interstate.

Opportunity 10:

Deposit has become a destination for second-home residents and retired residents from NYC as well as a destination for part-time commuters between NYC and the upstate region.

✓ Issue 1:

As second-home residents continue to move to the area and local residents continue to build family homes the population becomes more sensitive about land uses and "nuisance" problems such as junk cars and mobile home sites.

Goal 1:

Protect the property rights of all residents in the Town of Deposit and protect the public health and well being of the residents.

Goal 2:

Protect existing large parcels of lands from unregulated segmentation.

❖ **Recommendation 1:**

Enforce existing regulations related to land use and public nuisance. Draft and adopt new regulations or revamp existing regulations as needed to promote the goals of this Comprehensive Plan. These regulations may include, but are not limited to, site plan review, subdivision review, mobile home regulation, junk car and junkyard regulations and right-to-farm laws.

Opportunity 11:

Deposit has been sited as an area of high potential for future industrial and commercial development and in return residential development.

✓ Issue 1:

Potential new development has few local regulations to oversee the appropriate development to ensure compatibility with other local land uses.

Goal 1:

Develop land use policy and a planning board to oversee the implementation.

❖ **Recommendation 1:**

Create a planning board to review site plan and subdivision applications and address other issues relating to land use and development in the Town. The planning board should take full advantage of programs offered by the New York State Department of State, the Delaware County Planning Department and other organizations.

Opportunity 12:

Many younger families with children are staying and moving into the area.

✓ Issue 1:

There are few certified day care facilities available to residents or those coming to the area to work.

Goal 1:

Pursue options for private and public efforts to improve day care opportunities for residents.

❖ **Recommendation 1:**

Work with the private industries and public resources such as Cornell Cooperative Extension to encourage the development of NYS certified day care facilities in the town.

❖ **Recommendation 2:**

Support local efforts to develop a community center with the village and the Town of Sanford.

Cultural, Educational and Recreational Resources

The Town of Deposit has a rich history as a recreational destination and tourist community. The Town's location creates many educational opportunities for residents and the Town is fortunate that the local community has supported the historical society, library and other resources for cultural development.

The Town should commit to the preservation of these assets. Future government support for cultural, educational and recreational pursuits should be a priority in the Town.

Opportunity 1:

Strong Community support for library and historical society.

✓ Issue 1:

Costs associated with maintaining the library and historical society facilities could eventually jeopardize the ability to remain open.

Goal 1:

Help sustain the continued growth of the community library and historical society.

✓ Issue 2:

There are few programs for the youth and teens in the community. Therefore, the community youth are often caught loitering, vandalizing and causing trouble through out the community.

Goal 1:

Support local educational facilities including school programs, community trade programs and furthering education programs in the community.

❖ **Recommendation 1:**

Continue to support the Historical Society, Museum and Library through sponsoring programs and/or grants and providing other needs as required.

❖ **Recommendation 2:**

Create and dedicate a memorial to the communities buried under the Cannonsville Reservoir, which were once part of the Town of Deposit.

❖ **Recommendation 3:**

Support and encourage the development of a town youth center.

❖ **Recommendation 4:**

Create a town youth committee to help organize youth programs. Utilize the services of the school, churches and other community organizations to create after school programs such as tutoring, youth art classes, timber and stone trade programs, etc.

❖ **Recommendation 5:**

Support the development of a community center to service the town, the village and the Town of Sanford.

Opportunity 2:

The Town and Village have very active art and theatre programs. The Village is host to an historical theater, providing space for movies, plays, concerts, etc.

✓ Issue 1:

Attendance at the theater and art events has been limited to locals and some tourists.

Goal 1:

Promote the continued use of the theater and support the local arts programs.

❖ **Recommendation 1:**

Work with the local Chamber of Commerce to promote events at the theater and sponsor local art work in municipal buildings such as the Town hall.

Opportunity 3:

The local school system is considered good, particularly in the lower grades.

✓ Issue 1:

Rural schools are often in jeopardy of decreased enrollment due to the loss of families in the community. This trend could cause a loss in state aid and cause the school to eliminate programs available to the students.

Goal 1:

Ensure the local schools continue to perform well.

❖ **Recommendation 1:**

Market the Town as a family oriented community with good schools. Help develop jobs in the area, encouraging younger families to move to the area.

Opportunity 4:

The Town of Deposit is located within one to two hours' drive of a number of colleges and universities. Including, Binghamton University, Broome Community College, SUNY Oneonta, Hartwick College, SUNY Delhi, Cornell University, Ithaca College, Elmira College, Tompkins County Community College, and a number of schools around the Westchester-NYC area.

✓ **Issue 1:**

Due to the perception of few well paying jobs in the Town, educated youth move to areas that provide better paying jobs and more career opportunities.

Issue 2:

Many of the local youth are not learning the traditional skills for jobs in agriculture, forestry and mining.

Goal 1:

Encourage business development in the Town that can provide competitive salaries and career opportunities to those youth desiring to stay in the area.

❖ **Recommendation 1:**

Market the Town as a destination that can provide a pool of well-educated employees to potential employers. Promote area as being able to provide opportunities for professional development, continuing education, executive training and other advanced learning that can benefit businesses that might locate here.

❖ **Recommendation 2:**

Work with the school and BOCES to develop trade-based curriculums teaching skills to local youth and encouraging them to take jobs with local employers after high school.

Opportunity 5:

State forests provide open space for recreational uses.

✓ **Issue 1:**

Concerns regarding the use of motorized vehicles (ex. ATV's, Snowmobiles, etc.) on public lands and the emergency response capabilities by the Deposit Fire Department and EMS have been raised.

Goal 1:

Utilize state forests lands to their greatest potential as an asset to the community.

❖ **Recommendation 1:**

Develop bicycle and foot trails that link state forests via state routes and Deposit's scenic roads.

❖ **Recommendation 2:**

Lobby local legislative representatives for payment or additional state aid to the local fire department and EMTs for additional services being provided to the visitors and tourists using public lands.

Opportunity 6:

Rivers and streams attract fishing and provide recreational opportunities.

✓ Issue 1:

There are two audiences for recreational uses: local people and tourists - the needs for each group are different.

Goal 1:

To promote recreation as a key component of Deposit's economic development planning.

✓ Issue 2:

Lack of adequate river access for fishing and recreation, such as kayaking and canoeing.

Goal 1:

Create public access to the river and streams through local and state pull off areas.

✓ Issue 3:

Releases of water from the Cannonsville Reservoir are not consistent, jeopardizing the trout population each season.

Goal 1:

Find a way to control the dam releases to protect the trout population down stream.

❖ **Recommendation 1:**

Support the development of a waterfront park in the Town of Deposit along the West Branch of the Delaware River. The park could provide river access for fishing and boating and other recreational activities.

❖ **Recommendation 2:**

Promote the area as a trout fishing area with the assistance of the local Chamber of Commerce, Trout Unlimited and West Branch Anglers.

❖ **Recommendation 3:**

Work with the Delaware River Basin Commission and the New York City Department of Environmental Protection to regulate releases from the reservoir. Support efforts of lobbying groups currently working toward these ends.

❖ **Recommendation 4:**

Encourage the State to locate and develop an area for motor sport recreation (ATVs and snowmobiles) other than the state lands at Oquaga Creek State Park.

Opportunity 7:

Many residents are active and involved in civic and church groups.

✓ Issue 1:

Lack of organized recreational opportunities, particularly during the winter months, for people of all ages, especially residents.

Goal 1:

Continue to provide a mix of activities - fishing, history, cultural activities - to appeal to a variety of visitors, families and several interests.

❖ **Recommendation 1:**

Create a town recreation committee to work with local organizations on activities. Continue to provide support to local activities.

Opportunity 8:

Access to recreational trails such as the Finger Lake Trail.

✓ Issue 1:

There are few places to encourage tourists using the trails to stop and visit the Town.

Goal 1:

Promote agri-tourism, hiking trails in and around town, making Deposit a destination for tourists and second homeowners.

❖ **Recommendation 1:**

Encourage use of existing trails such as the Finger Lake trails. Possibly develop a recreation map indicating the locations of trails for tourism purposes.

❖ **Recommendation 2:**

Encourage the development of tourist based businesses catering to the needs of the traveling public.

Opportunity 9:

The Town of Deposit serves as a gateway to the Catskill Mountain Region and all of the recreational opportunities that are so abundant in that region.

✓ Issue 1:

Tourists traveling through the Town do not stop and stay for long periods of time.

Goal 1:

Create a bigger tourist economy.

❖ **Recommendation 1:**

Market Deposit as a tourist destination where tourists can stay over, eat, shop and enjoy some local entertainment/festivals.

❖ **Recommendation 2:**

Explore the opportunities for alternative land uses that would draw tourists to the town, including alternative agriculture and the restocking of certain wildlife.

Opportunity 10:

There are an abundance of community events and festivals, including the Lumberjack Festival, the Koo Koose Farmers Market, Art Festivals, etc..

✓ Issue 1:

Deposit's experience with festivals and other gatherings has been mixed. While the Lumberjack Festival and other community-sponsored activities are typically well organized, well attended and appreciated by residents and visitors, privately-organized functions have at times been chaotic. Problems have ranged from excessive noise complaints to serious impingements on the Town's limited public safety resources.

Goal 1:

Create a balance with the organization of events and festivals and the safety and welfare of the greater public.

❖ **Recommendation 1:**

Develop a mass gathering law including a requirement for a local review of the event and the need for a permit. The review should include plans by organizers for parking, access, bathroom facilities, first aid facilities, emergency routes, hours of operation, duration of event, anticipated attendance, etc.

Opportunity 11:

The Town has a rich history with many historic sites and structures remaining in tact.

- ✓ Issue 1:
Many locally significant structures are privately owned and few structures are protected as historical sites.

Goal 1:
Protect historically significant sites and structures.

- ❖ **Recommendation 1:**
Identify locally recognized buildings and structures that the community considers worthy of preservation. Could consider doing a formal Historic Resources Inventory.

Opportunity 12:

The Town has several parcels of vacant lands with easy access from state and county highways.

- ✓ Issue 1:
There are few locations for visitors and residents to congregate and participate in recreational activities outside of the village.

Goal 1:
Create areas in Deposit where residents and visitors can congregate and entertain themselves.

Goal 2:
Provide an educational and informative forum for visitors to the area.

- ❖ **Recommendation 1:**
Explore the possibility of developing a municipal park with a pavilion and picnic areas that includes a playground, areas for baseball, tennis, ice skating, and other recreational activities.
- ❖ **Recommendation 2:**
Develop a recreational park along NYS Route 10 in Stilesville.
- ❖ **Recommendation 3:**
Appoint a Town of Deposit Recreation Committee to oversee all recreational projects.
- ❖ **Recommendation 4:**
Support private efforts to develop recreational opportunities in Deposit such as x-country skiing , agritourism, etc.

❖ **Recommendation 5:**

Work with the NYC DEP to develop a welcome and education center on NYS Route 10 adjacent to the Cannonsville Dam. Incorporate natural wetlands, history of the reservoir and its communities and informational center for ongoing community activities.

Opportunity 13:

The Town of Deposit has slowly developed two main streets. The traditional "Main Street" is Front Street in the Village offering many shopping and entertainment opportunities. The second "Main Street" has developed along NYS Route 10/8 in the Town. The businesses located here cater more to the traveling public.

✓ Issue 1:

The Town and Village "Main Streets" have struggled to keep long term successful businesses like have always existed in the past. Vacant store fronts and run down buildings have detracted from aesthetics of "downtown".

Goal 1:

Encourage the resurgence of a vibrant and active Main Street.

Goal 2:

Encourage the development along NYS Route 10/8 to cater to the traveling public as NYS Route 17 converts to I-86.

❖ **Recommendation 1:**

Support redevelopment of the existing "Main Street" of the Village of Deposit - a rare type of place these days that could be considered a cultural attraction for the whole community.

❖ **Recommendation 2:**

Work with the Broome and Delaware County economic development programs to develop a Main Street Revitalization program that includes finding monies for building rehabilitation.

Opportunity 14:

The Town of Deposit has a rich history that can be told through the numerous well maintained cemeteries.

✓ Issue 1:

There is not a central location for information regarding cemeteries including names of families buried there.

Goal 1:

Protection and maintenance of Town history through the restoration of cemetery records.

❖ **Recommendation 1:**

Support the maintenance and restoration of old cemeteries in Town (including ones moved due to the construction of the Cannonsville Reservoir).

❖ **Recommendation 2:**

Develop a cemetery inventory and mapping system. This should be done through a database and kept as part of the official Town records. These should then be located on a tourist map.

Opportunity 15:

The Town has a rich Native American heritage and the local residents are very proud of that heritage.

✓ Issue 1:

Little evidence about early tribal settlers is known and preserved.

Goal 1:

Preserve Native American history for future generations.

❖ **Recommendation 1:**

Promote education related to the areas Native American Indian heritage and early European settlers.

❖ **Recommendation 2:**

Encourage the study of archeologically sensitive areas along the shores of the Delaware River. Known significant archeological sites already exist there.

Land Use and Development

The Town of Deposit has traditionally been an agricultural community with the majority of the lands for agricultural purposes, timbering, mining and recreation. The presence of many state owned lands and the Cannonsville Reservoir has made recreational opportunities more prevalent for the whole town.

The decline of agricultural uses has created many acres of unused vacant lands that could be developed in the future. The threat of these developments could hinder the Town's ability to continue as a recreational/tourist destination.

Realty subdivisions and haphazard development could effect the values of the lands in the Town and could further jeopardize the remaining agricultural uses, including timbering and mining endeavors.

Opportunity 1:

There is abundant land that is available for development.

- ✓ Issue 1:
As people discover its many assets, Deposit's prized rural character may become jeopardized as a result of haphazard development.

Goal 1:

Encourage appropriate development in areas that can support it, and provide additional infrastructure as needed.

- ❖ **Recommendation 1:**

Develop land use regulations for the Town of Deposit. Subdivision review, site plan review, street specifications, junkyard and junk car regulations, and mobile home regulations are appropriate land use controls that can protect agricultural land, water quality and character of the Town while permitting a variety of uses.

Opportunity 2:

NYS Route 17 upgrade to I-86 will create a market for services and retail.

- ✓ Issue 1:

Need for commercial and retail development - town needs supermarket, department store, specialty store, a bank, a wider variety of restaurants.

Goal 1:

Encourage Main Street redevelopment and promote community needs to developers.

- ✓ Issue 2:

Interstate 86 will promote development of a variety of commercial uses targeted at travelers.

Goal 1:

Do not let new development along NYS Route 17/I-86 overwhelm or detract from Deposit's foremost attractions such as river access, small town feel, natural and rural character.

- ❖ **Recommendation 1:**

Industry is well-served by infrastructure such as roads and water system. Retail development will succeed near the highway. Tourism and recreational uses are best suited near the river and forest areas. Residential development should be sited and designed so it doesn't compete with agricultural and forestry use (or the potential future use of land for farming and forestry).

Opportunity 3:

Broad, low areas in the floodplain along the river's edge permit river access for fishing, boating and other recreational activities and associated attendant facilities.

✓ Issue 1:

Access to the river should be carefully protected, especially as the Interstate is developed.

Goal 1:

Responsibly develop river front areas as sites for public use.

❖ **Recommendation 1:**

Create public fishing access and possible park location along the Delaware River.

Opportunity 4:

NYS Route 17 upgrade will make Deposit an appealing place for development of all kinds - residential, industrial and commercial - because of the ease of access, central location to New York City, Albany and Syracuse.

✓ Issue 1:

Intensity of use - commercial and residential - will increase as the Interstate is developed.

Goal 1:

Anticipate changes that may be expected as a result of the NYS Route 17 upgrade.

❖ **Recommendation 1:**

Plan for growth as a result of improved access and a new Interstate system.

Opportunity 5:

Land on Cannonsville Reservoir cannot be developed. The advantage of this is that NYS Route 10, one of the main routes into and out of town will be protected.

✓ Issue 1:

The town has limited control over the allowed uses in this region such as hunting, fishing, hiking, etc.

Goal 1:

Work to influence allowed uses in the watershed area around the reservoir.

❖ **Recommendation 1:**

Develop a working relationship with NYC DEP to help influence additional allowed uses, such as timber harvesting and quarrying, on the city owned lands surrounding the reservoir.

❖ **Recommendation 2:**

The town should look into the possibility of opening city lands and reservoir waters for all public recreational uses including sail boats and swimming.

Opportunity 6:

There is currently large tracts of agricultural lands available in the Town for use.

✓ Issue 1:

The Town of Deposit has many vacant lots and farms that may be converting from agriculture to support new development. There is concern for farmland protection, and the viability of farming in general.

Goal 1:

Promote agriculture as a vital part of Deposit's land use mosaic. Encourage compact development in areas dominated by agricultural uses, to minimize loss of usable agricultural land.

❖ **Recommendation 1:**

Support local farmers who seek to maintain their farming operations now and in the future through all tools currently available.

❖ **Recommendation 2:**

Coordinate with Cooperative Extension, the Delaware County Planning Department and USDA Natural Resources Conservation Service to develop workshops aimed at assisting farmers with paperwork associated with agricultural exemptions and agricultural district compliance.

❖ **Recommendation 3:**

Enact town-wide Right-to-Farm legislation to make farming practices easier.

Opportunity 7:

Deposit is a prime location for a tourist economy. The state lands, the reservoir and access to the Catskill Region can be marketed to draw tourists from more urban areas.

- ✓ Issue 1:
Conflict between traditional uses - forestry, quarries and agriculture - and proliferation of residential development.

Goal 1:

Encourage development that can live in harmony with existing land use endeavors such as agriculture, timber harvesting and mining.

- ❖ **Recommendation 1:**

Work with Chamber of Commerce to find ways to integrate traditional land uses with new commercial development and tourists, outdoor and recreational goals.

Opportunity 8:

The Town of Deposit has been cited as a favorable location for highway and industrial development due to the location of services and access by various types of transportation systems.

- ✓ Issue 1:
Local road system will need upgrades for traffic from Highway and Industrial Park.

Goal 1:

Encourage appropriate development in areas that can support it, and provide additional infrastructure as needed.

- ❖ **Recommendation 1:**

Develop a Site Plan Review Law that will allow the Town to review development as it happens and make necessary comments and recommendations. This review would include compliance with the New York State Environmental Quality Review Act (SEQRA).

Opportunity 9:

The Delaware County Industrial Development Agency has been working to develop an Industrial Park adjacent to future I-86 Exit 84.

- ✓ Issue 1:
The businesses in the Town have traditionally provided a limited number of high paying jobs and the local residents with better educations are being forced to leave the area.

Goal 1:

Attract high-tech and light industrial companies to provide good jobs and solid tax base for the Town.

❖ **Recommendation 1:**

Work with Delaware County and the Chamber of Commerce to promote the proposed Industrial Park along Airport Road.

Opportunity 10:

The Town population is hard working and would like to remain in the area near family and friends.

✓ Issue 1:

There is a limited amount of affordable housing in the Town for families and senior citizens.

Goal 1:

Provide modern housing that is affordable for current residents, and to attract new residents/new employees to the area.

❖ **Recommendation 1:**

Support new housing developments that connect into existing municipal water and sewer infrastructure as currently supplied by the Village of Deposit.

Economic Development

Economic vitality of any region is critical to the future growth and expansion of the Town of Deposit. The development of the lands surrounding Deposit as well as those in Deposit should be controlled by some form of local legislation.

Opportunity 1:

The Town of Deposit has the largest area of land open to development in Delaware County, and plans for development of an industrial park are underway.

✓ Issue 1:

Due to the NYC Watershed, Delaware County is limited as to the sites that can be developed for industrial growth.

Goal 1:

Attract high tech industry to town.

Goal 2:

Attract new industries that can make use of the raw materials (crops, wood products, stone) produced in the town.

- ✓ Issue 2:
The proposed site for development has some limitations including access and archeological significance.

Goal 1:
Develop an alternative access to the site that can be used by existing industry and future industry.

- ❖ **Recommendation 1:**
Continue to work with the Delaware County Planning Department, other nearby municipalities and the Delaware County IDA to create opportunities for economic development.
- ❖ **Recommendation 2:**
Look in to "Right-to" regulations for quarries and forestry. At this point in NYS, there doesn't seem to be a groundswell of support for this. What is the local government capable of allowing in light of DEC's regulations, definitions of "mine" and "forestry"?

Opportunity 2:

There is ample community interest in and support for economic development efforts of many kinds.

- ✓ Issue 1:
Many local businesses are not able to find a local workforce skilled in their business. Therefore, many of the businesses hire people from other areas of the Delaware and Broome Counties.

Goal 1:
Provide jobs, industries, and services that will encourage kids to stay in the Town of Deposit, or to return after college or military service.

- ✓ Issue 2:
Many local people travel to larger areas such as Binghamton to get higher paying jobs.

Goal 1:
Encourage commercial development to provide the Town of Deposit with a variety of goods and services.

- ❖ **Recommendation 1:**
Develop relationships with nearby universities to promote new businesses through technology transfer and industrial and business incubator programs.

Opportunity 3:

The NYS Route 17 upgrade in combination with the proposed Industrial Park will make industrial and commercial development feasible and attractive, thus raising the Town's visibility and viability.

✓ **Issue 1:**

Existing town infrastructure in these areas can not currently handle the anticipated development.

Goal 1:

Attract new industries that can make use of the raw materials (crops, wood products, stone) produced in the town.

❖ **Recommendation 1:**

Work with the DC IDA and the DC Chamber of Commerce to promote the use of natural raw materials in industry in the region.

Opportunity 4:

Outdoor activities such as fishing, hiking and canoeing provide excellent tourism opportunities. Deposit is a half-day drive from many metro areas, making it an ideal destination for weekend excursions and family trips.

✓ **Issue 1:**

There is little advertisement in areas outside of the region about the bountiful resources and the possibility of the community as a recreation destination.

Goal 1:

Encourage commercial development that promotes outdoor-based tourism and recreational activities, and capitalizes on the Town's natural resources.

❖ **Recommendation 1:**

Run ads in New York City, Albany-area and Syracuse newspapers promoting tourism attractions and opportunities.

❖ **Recommendation 2:**

Develop a town website that can be accessed using key words and search engines to showcase tourism and recreational opportunities in the town.

Opportunity 5:

The bountiful environmental attractions and recreation opportunities along with the historic attractions of the area provide a market for tourism as an aspect of the local economy.

- ✓ Issue 1:
Many features of a tourism market is reliant on private moneys and commitment to the programs.

Goal 1:
Promote tourism as one aspect of economic development.

- ❖ **Recommendation 1:**
Work with private investors to promote tourist related businesses and help promote these outside the immediate area to provide a market.

Opportunity 6:

Agriculture has continued to be a major part of the Town economy and the town has been successful in keeping many lands in agricultural uses.

- ✓ Issue 1:
Agriculture has become more difficult and many farmers are relying on other sources of outside incomes to keep operating.

Goal 1:
Continue agriculture as part of Deposit's economy.

- ✓ Issue 2:
Many family farms are not being run by future generations and the lands are being subdivided and sold off as development lots.

Goal 1:

- ❖ **Recommendation 1:**
Work with farmers and landowners to explore alternative crops and business models that will secure continued viability of their farms.

Regional Context

What occurs in the Town of Deposit does not occur in a vacuum. The web of influence that impels Deposit includes the Village of Deposit, Delaware County, and its association as part the NYC Watershed and to a lesser extent Broome County, as the Town of Deposit along with the Village of Deposit shares some services with the Town of Sanford in Broome County.

The proposed upgrade of Route 17 to Interstate 86 and the proposed industrial park will influence how Deposit will be seen in the future. Regional visibility will increase, and with it, the area's appeal as a tourist destination, a second home market, a stopover for travelers or as a location for conference centers will increase.

Opportunity 1:

There are many organizations, both public and private, that can provide technical assistance, information, etc. to both public and private industries.

✓ Issue 1:

Many public offices and private organizations are not aware of services provided by organizations such as Delaware County Planning, Economic Development and the IDA.

Goal 1:

Provide a public listing of available resources and what they can be used for. Encourage any new development in the town to use all services available to them.

❖ **Recommendation 1:**

Make use of resources available from public agencies, private organizations and educational facilities, and identify those groups that share common goals with the town.

Opportunity 2:

New York City Catskill Watershed - makes money available for planning and conservation activities.

✓ Issue 1:

The grant programs are often limited in moneys and they are very competitive throughout the New York City Watershed.

Goal 1:

Research projects and provide grants that are well written and include documentation and need.

❖ **Recommendation 1:**

Hire a part-time grant writer for the town and possibly the village to assist in finding and developing grants for projects within the town.

Opportunity 3:

The unique situation among the Town of Deposit, Delaware County; Town of Sanford, Broome County and the Village of Deposit that straddles the county line provides opportunities for resource sharing, marketing attractions, etc. Depending on the type of activity proposed, this could be accomplished by public agencies, private organizations or partnerships that integrate the two.

✓ Issue 1:

Efforts to initiate and sustain inter-municipal cooperation are sometimes met with resistance.

Goal 1:

Initiate more inter-municipal projects and cost sharing to benefit all involved communities.

❖ **Recommendation 1:**

Work with other towns in the region to promote attractions. The Deposit Chamber of Commerce, which represents interests in the Village of Deposit, the Town of Deposit and the Town of Sanford, is well positioned to coordinate development of such a program.

❖ **Recommendation 2:**

Network rather than consolidate services creating an informal agreement between municipalities and other public agencies for services.

Opportunity 4:

Deposit's location central to Albany, New York City, Scranton, Harrisburg, Syracuse, Buffalo, Trenton and Philadelphia makes it an ideal place for people to converge.

✓ Issue 1:

There are few places available in the Deposit area equipped to handle large conference or retreat gatherings.

Goal 1:

Encourage the development of retreat or tourist houses that can accommodate large groups of people for long weekends and conferences.

Goal 2:

Capitalize on the Town's location as a perfect conference center or corporate retreat location.

❖ **Recommendation 1:**

Work with the Delaware County Chamber of Commerce and the Deposit Chamber of Commerce to market Deposit as a destination for corporate weekends.

❖ **Recommendation 2:**

Work with the DC IDA to promote the development of a conference center or retreat lodging centers.

Opportunity 5:

The release of waters from the Cannonsville Reservoir into the East Branch of the Delaware River has provided the cold waters required for a thriving trout population.

✓ Issue 1:

Outside influences such as the NYC DEP has had major impact on land use and property valuation in the area without being particularly responsive to the Town's request that a steady flow of water from the Cannonsville Reservoir is necessary to maintain a healthy fish population in the East Branch of the Delaware, which is, in turn, critical to the Town of Deposit's continued appeal.

Goal 1:

Build coalitions with Trout Unlimited, the Audubon Society, the Delaware River Basin Commission and other groups to appeal to the NYC DEP to maintain a consistent (relative to natural seasonal fluctuations) water level in the River.

Goal 2:

The Town needs to address the financial and environmental issues regarding the reservoir and control of flow over the dam.

❖ **Recommendation 1:**

Work with the Delaware River Basin Commission on the ongoing issues of flow from the Cannonsville Reservoir downstream to the West Branch of the Delaware River - related to flood control and to maintaining fish habitat for residents' recreational enjoyment, as well as for tourism.

Opportunity 6:

The majority of the land located within the New York City Watershed in the Town of Deposit is owned and maintained as forever green by New York City. This can be used as an appeal for tourism.

- ✓ Issue 1:
There are private parcels in the Watershed area, but the DEP has jurisdiction of approximately one thousand acres, creating an imbalance in cost and supply of services, especially EMS.

Goal 1:

Re-evaluate the assessment value of the reservoir lands in particular the dam property.

Goal 2:

Work with the New York City DEP and the New York State DOT to create a tourist route along NYS Route 10 to allow tourists to enjoy the natural beauty of the reservoir and wildlife along the route.

❖ **Recommendation 1:**

Use resources that the NYCDEP has made available, such as CWC Catskill Fund for the Future, to perform a revaluation of Watershed land. Form a coalition with other local towns that have been similarly affected by the creation of the watershed to address problems resulting from underassessment.

Opportunity 7:

The New York State DOT is in the process of planning alternatives for the upgrade of NYS Route 17 to interstate standards and designating the route as Interstate 86.

- ✓ Issue 1:
The upgrade of NYS Route 17 to I-86 will limit access to areas currently directly accessible to the highway. If not planned well the town could lose business, residents and access to prime agricultural lands.

Goal 1:

Ensure that the NYS Route 17 upgrade is maximally beneficial to the Town of Deposit and will avoid problems associated with displacement of residents.

Goal 2:

Access to the Delaware River needs to be preserved, particularly in the Hale Eddy area.

- ✓ Issue 2:
What will happen to the cost of services - and Deposit's ability to provide them - for fire protection and EMS after the Route 17 upgrade?

Goal 1:

Residents need to be assured that emergency services can easily access all areas of the Town with few interruptions.

❖ **Recommendation 1:**

Work with New York State Department of Transportation planners and the Delaware County Highway Department. Be firm about what is expected and desired by the Town.

❖ **Recommendation 2:**

Existing businesses such as Beaver Mountain Log Homes should be assured access to the Interstate. Location and design of exits, in relation to potential viability of land for commercial, recreational and/or environmental protection goals, impacts to existing land uses, concerns about access to the river and other environmental aspects of the project should be examined.

❖ **Recommendation 3:**

Establish and maintain contact with federal legislators who have a stake in transportation issues. Rely on legislators from the local region as well as all others representatives from areas that are directly or indirectly impacted by the NYS Route 17 upgrade project.

Opportunity 8:

Deposit has traditionally been a resort destination for travelers and can provide lodging and some attractions for a brief stay in the area.

✓ Issue 1:

Most of the traveling public is not aware of the Deposit area and therefore make arrangements to stay in more publicized areas.

Goal 1:

Create a market in Deposit as a crossroads between significant regional attractions such as the Catskills and the headwaters of the Delaware River. Deposit should be promoted as a half way point for tourists to stay in.

❖ **Recommendation 1:**

Promote Deposit's location between the Catskill Region and the headwaters of the Delaware Wild River area.

Opportunity 9:

Deposit has several businesses and attractions that could accommodate the needs of the traveling public.

- ✓ Issue 1:
There is currently little signage on state roads directing the traveling public to the Deposit businesses and other attractions.

Goal 1:

Use Route 17/Interstate 86 as a tool to increase Deposit's regional visibility.

Goal 2:

Publicize Deposit and encourage traffic off of the highway to stop and frequent the local businesses and use the overnight accommodations available.

❖ **Recommendation 1:**

Work with DOT to develop highways signs noting local businesses and attractions. Lobby for signs to be installed on Interstate 88, Route 17, Route 8 and Route 10. Distribute brochures to Information Booths at DOT rest stops.

SECTION III: ACTION PLAN

Supported by the text of the Town of Deposit Comprehensive Plan

IM – Immediate implementation

- 1 – Implementation within 1 year of adoption
- 2 – Implementation within 2 years of adoption
- 3 – Implementation within 5 years of adoption

√	RECOMMENDATION	PARTY RESPONSIBLE	TIME FRAME TO BE COMPLETED	APPROXIMATE COST	POTENTIAL FUNDING SOURCE
	Continue to publish articles in the local newspaper pertaining to town government meetings.	Town Board/Town Planning Board	IM	N/A	N/A
	Provide a public forum for informational and educational sessions pertaining to such issues as private septic maintenance, well system maintenance, wetlands, floodplain development, mining, etc.	Town Board	IM	N/A	N/A
	Enforce existing laws such as the local mobile home law.	Town Board/Code Enforcement Officer	IM	N/A	N/A
	Continue to support the local library and historical society.	Town Board	IM	N/A	N/A
	Support the Historic Theater located on Front Street in the Village of Deposit.	Town Board	IM	Small annual contributions to fund raisers when necessary.	General Fund.

√	RECOMMENDATION	PARTY RESPONSIBLE	TIME FRAME TO BE COMPLETED	APPROXIMATE COST	POTENTIAL FUNDING SOURCE
	Support local art and cultural programs by providing services such as town property for events or highway crews to help with set-up and clean-up for events.	Town Board	IM	N/A	N/A
	Support the local school district and work with the school to provide good facilities for students and public use.	Town Board	IM	N/A	N/A
	Encourage community groups to provide programs for all age groups (senior clubs, youth clubs, art clubs, dance programs, etc.)	Town Board/Town Planning Board	IM	N/A	N/A
	Help sponsor community events such as the Lumberjack Festival, Holiday parades, Halloween parties, Patriotic Holiday celebrations, etc.	Town Board	IM	Unknown	Town Budget/General Fund
	Lobby state and federal representatives about issues pertaining to the highways and the reservoir and river.	Town Board	IM	N/A	N/A
	Continue and widely promote town clean-up days.	Town Board	IM	N/A	N/A
	Create and appoint a Town Planning Board.	Town Board	IM	N/A	N/A

√	RECOMMENDATION	PARTY RESPONSIBLE	TIME FRAME TO BE COMPLETED	APPROXIMATE COST	POTENTIAL FUNDING SOURCE
	Develop local land use policy such as Site Plan Review and Subdivision Regulations encouraging conservation subdivisions for protection of open space and agricultural lands.	Town Planning Board/Town Board	IM	\$2,500.00/Year (TPAS Fee)	Town Budget
	Market the Town as being geographically located near well respected universities and colleges and being able to provide an appropriate work force for businesses wishing to move to the area.	Town Board/Deposit Chamber of Commerce.	IM	N/A	N/A
	Promote the town as a premier trout fishing location through newspapers, brochures, web pages, etc.	Deposit Chamber of Commerce.	IM	\$ 1,500.00 to \$5,000.00/year	Public and private contributions to the Chamber.
	Work with adjacent municipalities (Village of Deposit, Town of Sanford, Town of Hancock, etc.) to develop resource sharing programs.	Town Board/Town Highway Department	IM	N/A	N/A
	Support local agricultural endeavors by working with the Cooperative Extension and USDA Natural Resources Conservation Service to assist farmers with required paperwork associated with agricultural exemptions and agricultural districts.	Town Board/Town Planning Board	IM	N/A	N/A

√	RECOMMENDATION	PARTY RESPONSIBLE	TIME FRAME TO BE COMPLETED	APPROXIMATE COST	POTENTIAL FUNDING SOURCE
	Work with NYS DOT to develop appropriate highway signs advertising businesses in Deposit.	Town Board/Town Highway Superintendent	IM	N/A	N/A
	Work with NYS DOT to place a sign on I-88 directing traffic to Deposit through Masonville along NYS Route 8.	Town Board/Chamber of Commerce	IM	N/A	N/A
	Petition the NYC DEP and the DRBC to gain better control over release of waters into the Delaware River below the Cannonsville Reservoir.	Town Board	IM	N/A	N/A
	Continue to work with the DC IDA to develop an Industrial Park on Airport Road.	Town Board/DC IDA	IM	Unknown	State and Federal funding programs/private funding
	Market the Town of Deposit by listing assets such as interstate access, rail access, close to international airport, central location to large cities, etc.	Town Board/Deposit Chamber of Commerce.	IM	N/A	N/A
	Work to lobby county, state and federal government agencies to develop alternative cash crops, alternative food markets and alternative agricultural uses of the lands to ensure continued viability of an agricultural economy.	Town Board	IM	N/A	N/A

√	RECOMMENDATION	PARTY RESPONSIBLE	TIME FRAME TO BE COMPLETED	APPROXIMATE COST	POTENTIAL FUNDING SOURCE
	Find a local representative to sit on the Delaware County Agricultural Farmland Protection Board.	Town Board	1	N/A	N/A
	Develop water quality standards and resource protection regulations through the development of Subdivision and Site Plan Review laws.	Town Planning Board/Town Board	1	N/A	N/A
	Work to develop an alternative access road to the proposed Industrial Park area.	Town Board/Town Planning Board/Town Highway Department	1	N/A	State and Federal Grant funds and/or private industry contributions.
	Support and encourage affordable housing developments in the Town.	Town Board	2	N/A	N/A
	Work with the Deposit Chamber of Commerce to develop an information packet about the Town highlighting fishing, hunting and other recreational activities and including a map of local attractions.	Town Planning Board & Deposit Chamber of Commerce.	2	\$5,000.00 - \$7,500.00	NYS DOS Grants and Catskill Watershed Corporation Grants.
	Develop a Town fishing map locating public access areas for fishing along the river and streams.	Deposit Chamber of Commerce/Deposit Sportsman Clubs.	2	\$5,000.00	Catskill Watershed Corporation Tourism Grant.

√	RECOMMENDATION	PARTY RESPONSIBLE	TIME FRAME TO BE COMPLETED	APPROXIMATE COST	POTENTIAL FUNDING SOURCE
	Encourage use of existing hiking and biking trails through the promotion of the area as a tourism destination (Finger Lake Trail, existing bike route on NYS Route 10, etc.)	Deposit Chamber of Commerce.	2	N/A	N/A
	Hire a part-time grant writer for the Town and possibly the Village.	Town Board	2	\$10,000.00/year	Town Budget/Personnel
	Work with FEMA to update Town Floodplain maps.	Town Planning Board/Town Board	2	Unknown	Unknown
	Promote Deposit as a "Gateway to the Catskill Region", encouraging people to go through rather than around Deposit.	Town Board/Deposit Chamber of Commerce	2	N/A	N/A
	Work with Delaware County Solid Waste Division to develop an alternative waste collection program (franchising, transfer station, etc).	Town Board/Town Highway Department	2	Unknown	Unknown
	Work with nearby colleges and universities to promote new businesses through technology transfer and industrial/business incubator programs.	Town Board/DC IDA	2	N/A	N/A
	Support private efforts to develop recreational facilities in the Town.	Town Board	3	N/A	Private funding

√	RECOMMENDATION	PARTY RESPONSIBLE	TIME FRAME TO BE COMPLETED	APPROXIMATE COST	POTENTIAL FUNDING SOURCE
	Serve on NYS DOT Advisory Committees as projects pertaining to the Town of Deposit develop (I-86 upgrade, NYS Route 10, NYS Route 8 upgrades).	Town Board/Town Planning Board/Town Highway Superintendent	3	N/A	N/A
	Develop a Town Highway Management Plan with the assistance of Delaware County Planning and Delaware County Department of Public Works.	Town Board/Town Planning Board/Town Highway Superintendent	3	N/A	N/A
	Negotiate with private haulers to provide discounts (coupons or reduced rate pick up sites).	Town Board	3	N/A	N/A
	Adopt a Right to Timber Local Law that will encourage the use of Best Management Practices.	Town Board	3	N/A	N/A
	Adopt a Right to Farm Local Law and encourage current and future agricultural lands be placed in designated Agricultural districts.	Town Board	3	N/A	N/A
	Work with the Deposit Chamber of Commerce to promote agriculturally based businesses and businesses that support the local agriculture in the Town of Deposit.	Deposit Chamber of Commerce.	3	N/A	N/A

√	RECOMMENDATION	PARTY RESPONSIBLE	TIME FRAME TO BE COMPLETED	APPROXIMATE COST	POTENTIAL FUNDING SOURCE
	Develop a Right to Mine local law which encourages miners to obtain required permits and protects the rights of the individual property owners from nuisance lawsuits.	Town Planning Board/Town Board	3	N/A	N/A
	Complete a re-evaluation of all town property assessments, especially those owned by New York City and New York State.	Town Board/Town Assessors	3	Unknown	Catskill Watershed Corporation and Town General Funds.
	Promote the town as a tourist destination through the development of brochures and other marketing techniques.	Deposit Chamber of Commerce	3	Unknown	Unknown
	Identify and map important vistas and areas of local importance.	Deposit Chamber of Commerce	3	Unknown	Unknown
	Develop incentives for farmers to continue agricultural practices and to embark on alternative agricultural endeavors.	Town Board	3	Unknown	Dependent on program selected.
	Encourage the development of small parcels of land along the river to provide public access for fishing and recreation.	Town Board	3	Unknown	NYS DEC Grant programs
	Map existing and historic bluestone and other quarries in the Town.	Town Planning Board	3	N/A	N/A

√	RECOMMENDATION	PARTY RESPONSIBLE	TIME FRAME TO BE COMPLETED	APPROXIMATE COST	POTENTIAL FUNDING SOURCE
	Participate and encourage "Main Street Revitalization efforts along NYS Route 8 and Front Street in the Village.	Town Board/Deposit Chamber of Commerce	3	Unknown	Public and Private funding sources (DC IDA Main Street Program)
	Dedicate a memorial to the communities lost to the construction of the Cannonsville Reservoir.	Town Board/Deposit Historical Society	3	Unknown	Catskill Watershed Corporation grant funds or Town funds.
	Promote NYS Route 10 as a scenic drive or bicycle route, using the forever wild designation as a tool to encourage tourism.	Town Board/Deposit Chamber of Commerce	3	N/A	N/A
	Run ads in New York City, Albany area and Syracuse newspapers promoting Deposit as a tourism and industrial destination.	Town Board/Deposit Chamber of Commerce	3	\$2,500.00	Town Budget/General Fund
	Develop a Town "Adopt a Highway" program for local roads.	Town Highway Department	3	N/A	N/A
	Work with the DC IDA to promote the development of a regional conference center.	Town Board/Town Planning Board	3	Unknown	Low interest loans and private funds
	Encourage development in areas around the proposed interchanges for the new I-86, rather than in more open areas of the Town.	Town Board/Town Planning Board	3	Unknown	Unknown

√	RECOMMENDATION	PARTY RESPONSIBLE	TIME FRAME TO BE COMPLETED	APPROXIMATE COST	POTENTIAL FUNDING SOURCE
	Develop Town owned property on Laurel Bank Avenue into a modern Town Hall and Highway Garage site.	Town Board	3	Unknown	State and Federal Funding (grants & loans)
	Work with NYC DEP to develop a tourist and information center/park adjacent to the spill way on City property.	Town Board	3	Unknown	CWC and DOS funding programs for tourism
	Explore the development of a municipal water supply system for Silver Lake, Crystal Lake, Columbia Lake, Roods Creek, Hale Eddy and Stilesville.	Town Board	3	Unknown	State and Federal funding as available (grants and loans)
	Explore the possibility of alternative municipal septic programs in hamlet areas such as Hale Eddy, Roods Creek and Stilesville as well as the lake communities.	Town Board	3	Unknown	State and Federal funding as available (grants and loans)
	Regularly update the Town Comprehensive Plan	Town Planning Board	3	N/A	N/A
	Develop bicycle and foot trails connecting state forests and sites of local importance.	Town Board/Town Planning Board	3	Unknown	NYS DOT grants & NYS DEC grants for trail development
	Develop a public waterfront park along the West Branch of the Delaware River providing recreational access to the river, picnic areas and hiking trails.	Town Board/Town Planning Board	3	Unknown	NYS Parks and Recreation grants, Clean Water Clean Air Act grants

√	RECOMMENDATION	PARTY RESPONSIBLE	TIME FRAME TO BE COMPLETED	APPROXIMATE COST	POTENTIAL FUNDING SOURCE
	Investigate the possibility of developing a community park with playground facilities, ball fields, etc available to the public. (Possibly in Stilesville on NYS Route 10)	Town Board/Town Planning Board	3	Unknown	NYS Parks and Recreation grants
	Develop an historic resource inventory for the town.	Deposit Historical Society	3	Unknown	State Archives Grants
	Support the maintenance and restoration of old cemeteries in the Town	Town Board/Deposit Historical Society	3	Unknown	Town Budget/General Fund
	Develop a database of all cemeteries and develop maps for each cemetery, listing plots and family names for each.	Town Board/Deposit Historical Society	3	Unknown	State Archives Grants
	Encourage archeological investigations of areas along the Delaware River and promote education of the findings.	Town Board/Deposit Historical Society	3	Unknown	Private funding
	Encourage commercial/industrial development to occur near the highway areas by providing municipal infrastructure and developing local land use regulations.	Town Board/Town Planning Board/Highway Superintendent	3	Unknown	State and Federal funding as available (grants and loans)