

TOWN OF GUILFORD

COMPREHENSIVE

PLAN

As of December 2014

Contents

INTRODUCTION.....	4
WHY A COMPREHENSIVE PLAN?.....	5
SCHEDULE FOR REVISING THE COMPREHENSIVE PLAN.....	5
TOWN HISTORY.....	5
Guilford's Vision.....	7
Community Goals.....	7
Inventory of Resources.....	9
Existing Land and Water Resources.....	9
TOPOGRAPHY.....	10
SLOPES.....	10
SOILS.....	11
WATER RESOURCES.....	12
WETLANDS.....	13
LAKES.....	13
UNADILLA RIVER.....	15
FLOOD CONTROL.....	15
LAND/REAL ESTATE.....	15
UNIQUE NATURAL FEATURES/SPECIES.....	18
DERELICT PROPERTIES.....	18
HIGHWAYS.....	18
FIRE AND EMERGENCY SERVICES.....	20
LOCAL NON-PROFIT ORGANIZATIONS.....	20
SCHOOLS.....	21
ECONOMIC DEVELOPMENT IN THE TOWN OF GUILFORD.....	21

AGRICULTURE	22
SMALL BUSINESSES	22
NATURAL GAS DRILLING	23
EXISTING TOWN OF GUILFORD LOCAL LAWS	24
POPULATION AND DEMOGRAPHICS	24
BROADBAND	28
ALTERNATIVE ENERGY	29
LAND USE REGULATIONS	29
RECREATION and Health	30
Strengths, Weaknesses, Opportunities and Threats	30
Recommendations	32
Town Of Guilford Comprehensive Plan Implementation	35

Appendix A. Community Input

Survey Results

Workshop Results

Public Hearing

Appendix B. Maps # 1-16

INTRODUCTION

This represents the first comprehensive plan prepared for the Town of Guilford. It was developed over multiple years worth of effort (in 2011-2014) by the Guilford Town Planning Board in consultation with the residents of Guilford and with the assistance of the Guilford Town Board, the Chenango County Planning Department and numerous state and county agencies. The Town also had the assistance of a consulting planner to aid in development of the survey, public workshop, and organization of the document.

This plan has been developed under the authority of New York State Town Law 272-a. This law authorizes towns to develop a comprehensive plan and it outlines the process and general expectations for establishing a plan. The State law does not dictate the content of a comprehensive plan. This is left for the local municipality to decide. Town law 272-a does require certain procedures including holding public hearings, County Planning Board review and SEQR. The Town Board has implemented all those requirements in its adoption of this plan.

Town Law 272-a also recognizes the importance of public input. The strength of a comprehensive plan comes from it being a grass-roots effort. The Town of Guilford reached out to the community in a variety of ways to ensure that this Plan reflects the views of our residents. Those views have been solicited by:

- 1) Conducting a detailed survey of residents' opinions. This document was mailed to 1,500 property owners in the town with 327 responses received, a 22% response rate. The survey was drafted by the Planning Board with the assistance of a consulting planner. Before mailing, it was reviewed by the Planning and Town Boards and 'tested' through a critical reading of the draft by 10 residents of the town. The results of the survey were compiled, analyzed and used in the development of this Plan.
- 2) Interviews and one-on-one conversations were held between members of the Planning Board and residents. During the preparation of the plan some 95 residents of Guilford and 12 other individuals from outside the town supplied information, suggestions or critical analysis that was incorporated into the plan. The people included farmers and businesspeople in the Town of Guilford as well as town, county and state agency personnel – all who supplied specific information used in the Plan.
- 3) A visioning workshop was held on October 26, 2013 that was open to the public. Thirty-three town residents participated along with several members of the Town Board. With the assistance of a facilitator, the workshop explored what participants felt were the strengths and weaknesses in the Town and what their future needs and desires for the Town are. The results of the workshop helped in the development of the vision statement, community goals, and recommendations included in this Plan.
- 4) Three reviews of the first and second drafts of the comprehensive plan were conducted in sessions open to the public. Fifteen people attended the first review on 1/19/13; ten people attended the second session on 3/2/13. Ten people attended the third session on 6/24/13. A total of 20 different individuals participated in at least one of the sessions.
- 5) In accordance with State Town Law 272-a, a public hearing was held on November 12, 2014 to present the plan formally to the community and receive their reaction. These comments are given in Appendix A of the plan.

WHY A COMPREHENSIVE PLAN?

Why go through all the effort of preparing a comprehensive plan for the Town?

First, the plan provides an opportunity to inventory the town's resources – both natural and man-made. Having an inventory of all our resources in one place will help with future decision making and will be useful for prospective businesses as they consider Guilford as a place to locate.

With the goal of trying to improve life in the town, how can we think clearly about the choices we face unless we know - and can measure - what we now possess? The inventory part of this Plan will serve that very important role. When future versions of a comprehensive plan are prepared in 5-10 years, those authors will benefit from having benchmarks defined in areas such as the number of dairy farms in the town, number and type of Guilford-based businesses, dollar value of real estate sales, and much more.

Second, as suggested above, the Plan should also aid the Town Board and the Community in thinking critically about what issues are the most pressing and how they should be approached. In times when towns like Guilford face difficult problems with limited resources from local and state funds, how can we pursue economic opportunities in all sectors of our local economy while still protecting the health of our environment and the rural way of life so many of us treasure? The Plan should be able to point us in a positive direction.

Third, New York State recognizes the importance of a comprehensive plan. Grant requests for state funding may ask whether a comprehensive plan exists and if so, how it is consistent with the funding being requested. Any future grant proposal prepared by the Town will be a stronger application because it has a plan for grants that require a comprehensive plan.

Fourth, State Town Law 272-a explicitly details another important benefit of having a comprehensive plan: any other governmental agency that is planning a capital project in the Town must consider our Plan. That gives Guilford the opportunity to communicate with the agency and ensure that government capital projects are consistent with the goals of the Town.

SCHEDULE FOR REVISING THE COMPREHENSIVE PLAN

The Comprehensive Plan should be a living document that helps guide the Town's decision-making throughout the Plan's long-term. To insure that it is serving its intended purpose, the Town Board should review the Plan annually to determine if the goals defined are being met and establish programs or policies to be worked on during the year to further those goals. The Plan can be updated whenever needed to reflect new developments and to keep it current. A complete review and update of the Plan may occur every five years.

TOWN HISTORY

The first settlement in the Town of Guilford was in 1789 by Joshua and John Mersereau who were spies for George Washington. They settled in the Hamlet of East Guilford and opened the first sawmill. They also bought large sections of land bordering on the Unadilla River in the hamlets of Rockdale, Mt Upton and Rockwells Mills. These 'Great Lots' were then subdivided and sold to other early settlers in the

1790's. Other settlements in the late 1790's were in the inner hamlets of North Guilford and Guilford Center. By the early 1800's the hamlets of Guilford and Yaleville were settled.

Travel changed from blazed trails to primitive roads to turnpikes. The Catskill Turnpike was completed in 1800. It passed from East Guilford through Guilford and to Oxford. Later, the River Road was completed that followed the Unadilla River. At Guilford Center, a road was opened to Norwich in 1809 called the North Road that branched off the Catskill Turnpike. Other roads followed. This growth in transportation routes rapidly increased our population in the early part of the Eighteenth Century.

Farming continued to be the major industry in the town's history. The Town of Guilford became the largest dairy producer in Chenango County. Other industries grew from small general stores to factories. In Rockwells Mills the first woolen factory opened in 1810. Part of the factory remains today as the Old Mill Restaurant. In Guilford Center the Angel Inn was a well-known stagecoach stop and is remembered for its wooden Archangel Gabriel that is in the Museum of Folk Art in NYC, being one of the most valuable pieces of American Folk Art today. In the hamlet of Guilford, the Iron Works in the 1850's was the largest factory industry. Iron products now were available in town and were also exported. Other business grew on Main St. such as Arthur Brown's factory of hardware products.

With the growth in businesses we also saw a number of patented inventions developed here such as the Cooper Dowling Machine. A number of our residents became important national figures such a Senator Daniel S. Dickinson. There was also Dr. Rufus Gilbert of North Guilford who developed the elevated railroad in NYC. Elsworth Phelps in the early 1800's made the first wooden pipe organ north of the Hudson River. Many others are also recorded in publications that are available at our active Historical Society.

The arrival of the railroad in 1870 saw further growth in the hamlets along the railroad line. Creameries and feed stores were built near the railroad depots in many of the hamlets. Borden's Co. in Mt Upton became one of our major industries. When the last train passed in 1957 and transportation by automobile become the norm of travel, our hamlets and its businesses declined leaving them residential communities. At the same time we also saw small farms decline as larger farms became the norm.

The following is a partial list of our historic resources of significance to the history and development of the town:

1. Historic homes in the hamlets
2. Archeological sights along the banks of the Unadilla River
3. The Old Mill Restaurant
4. Restored Roots Corners one room schoolhouse on Gospel Hill
5. Historic Cemeteries
6. Historic Churches
7. Historic Barns
8. Dexheimer Moving Co.

To date the following are on the New York State and National Historic Register:

1. Guilford Center Cemetery
2. Guilford Center Presbyterian Church
3. Rockdale Church
4. The District of Rockwells Mills

Now, our natural resources, open spaces, and farmlands contribute to our character and quality of life. Our natural resources, including Guilford Lake and North Pond continue to bring in summer and winter visitors and the Unadilla River is a popular site for canoeing in the spring and summer. Other areas such as our state lands and farmlands invite hunters to the area. Resources are also tied to our history; they contain many of our early settlement foundations and stonewalls that are of historic significance.

GUILFORD'S VISION

Based on public input, the following statement reflects what Guilford wants itself to be in the future. The Town recognizes that change is a constant and hopes that this statement will be a guide long-term to ensure that the core values of our community are maintained.

Our vision for our town is...

The future of the Township of Guilford will be a vibrant, rural community whose residents highly value the natural beauty of our area and take pride in our well maintained homes and businesses. Our local government respects the property rights of residents, is responsive and carefully uses tax dollars to efficiently provide infrastructure and community services. We maintain a healthy environment and encourage the use of all energy sources. Our economy is grounded in agriculture and a diversity of local businesses. New growth in the area will provide jobs for our children and fits well with our rural character. Our hamlets continue to serve as community centers. The Township of Guilford has a strong sense of community. It encourages participation in volunteer organizations and government. The Township of Guilford is a friendly and safe place to live.

COMMUNITY GOALS

In order to reach this vision, the following goals are established:

Our Vision Includes	Our Goals are that the Town of Guilford...
Agriculture	Has a strong agricultural economy where small and large farms are successful.
	Supports many traditional, niche, and value-added farm operations.
Economic Prosperity	Encourages and welcomes a wide variety of local businesses in order to expand its economic base and to provide jobs.
	Provides a business environment where small and locally owned businesses are successful.

Our Vision Includes	Our Goals are that the Town of Guilford...
	Promotes businesses that are environmentally friendly and fit with the character of the Town.
Individual Freedoms	Protects the rights of individual property owners.
Environmental Health and Community Character	Conserves its natural resources including air, water, and open spaces.
	Maintains its essential rural and small town character.
	Considers the use of alternative energy sources.
	Preserves the natural beauty of the landscape.
Recreational Opportunities	Promotes recreational opportunities for all ages.
Community	Is a community with a strong sense of pride.
	Is welcoming, where people know their neighbors and care for each other.
	Has many citizen volunteers who are involved in their community.
	Is a safe place.
	Maintains our buildings and landscapes.
	Supports quality educational programs.
Government	Has a local government that offers excellent public services in a way that carefully uses tax dollars.
	Operates in a responsible manner and is careful in its expenditures.
	Operates in an open manner.

INVENTORY OF RESOURCES IN GUILFORD

Existing Land & Water Features

The Town of Guilford is 62.3 square miles, or 39,872 acres, in size. As such, it is the second largest town in Chenango County. Of that total, 0.2 square miles is open water. For purposes of this plan, a hamlet (a term not defined in NYS law) is used to refer to a community within a town that is not incorporated as a village but is identified by name. The town's largest hamlets are Guilford (on County Route 35) and Mount Upton (on State Route 8). Smaller hamlets within the town include:

- 1) East Guilford (at the junction of State Route 8 and County Route 35)
- 2) Godfrey Corners (west of Mount Upton)
- 3) Guilford Center (at the junction of County Routes 35 and 36)
- 4) High Bridge (northwest of Rockdale)
- 5) Ives Settlement (southeast of the Hamlet of Guilford)
- 6) Latham's Corners (north of Rockwell's Mills on State Route 8)
- 7) New Berlin Junction (south of East Guilford)
- 8) North Guilford Corners (near the northern boundary of the town at County Route 36)
- 9) Rockdale (on State Route 8 in the southeast area of the town)
- 10) Rockwells Mills (on State Route 8 in the northeast part of the town)
- 11) Yaleville (on County Route 38 in the southwest part of the town)

Map #1 summarizes the various land uses in the town. Over half of the land in the town (56.22%) is forested. It is described either as deciduous (41.23%); mixed deciduous and evergreen (8.79%); or evergreen (6.2%). The next largest category is land being used for agricultural purposes – a total of 36.28%. Of that total, 31.25% is considered pasture or hay fields and 5.03% is land being used for cultivated crops. Developed land totals 2.71% of the land in the town. The largest category within that total is Developed Open Space (2.32%). The remaining, non-developed land is either wetland (2.54%) or shrub/scrub (0.56%).

All or parts of three state forests lie within the town. The acreage of these is as follows:

Lyon Brook State Forest (in vicinity of Wahlberg Road)	98.79 acres
Wiley Brook State Forest (in vicinity of Bruffel Hill and Glovers Corners Roads)	274.49 acres
South Hill State Forest (in vicinity of Parker Smith Hill Road, Trestle Huckabon Road, Hohreiter Road, Charles Wicks Road and Ives Settlement Road)	1,378.41 acres

As mentioned above, the Town of Guilford has 36.28% of land classified as agricultural. This approximately 22.55 square miles or 14,419 acres is dedicated to dairy farming, horse farming, raising cultivated crops, hay and pastures for livestock.

In 1971, New York enacted an Agricultural Districts Law (Article 25AA) that authorized the formation of districts to provide protection of farmland and farm businesses. Section 305-a of Article 25AA contains specifics about the formation and purposes of these state certified districts. At least 51% of land within

an agricultural district must be in active use for agricultural purposes for its boundaries to remain intact. If not, boundaries need to be redrawn to meet that standard.

Note that these are not zoning or regulatory districts. However, the law works to protect agriculture by stating “Local governments, when exercising their powers to enact and administer comprehensive plans, rules or regulations, shall exercise these powers in such manner as may realize the policy and goals set forth in this article, and shall not unreasonably restrict or regulate farm operations within agricultural districts in contravention of the purposes of this article unless it can be shown that the public health or safety is threatened.”

NYS Ag and Markets Agricultural Districts (1A) total 26,248 acres, or 66% of the total acreage in the Town of Guilford. The classification of land now included in agricultural districts is reviewed every 8 years by the Chenango County Planning Department. That most recent review was conducted during the second half of 2012. The current version of that map (#2) is included. This revised version will make an agricultural district contiguous with each town in the county.

TOPOGRAPHY

USGS topographic information indicates substantial changes in elevation across much of the Town of Guilford. Map #3 is a representation of topography in the Town of Guilford. Elevations range from just over 1,000 feet at points along Route 8 near the Unadilla River to 1,800-2,000 feet on hilltops. The highest point in the town is located on Whites Hill (elevation 1940'). The next highest points are two hills west of North Pond which have elevations of 1851 and 1893 feet. Changes in topography follow streams of various sizes resulting in a mix of rolling hills and valleys. This distinctive landscape gives the area much of its scenic charm and contributes to the rural character of Guilford.

In the survey done as part of this comprehensive planning process, when asked what they like about living in the town, 63% of participants mentioned the rural landscape and 50% cited the beautiful healthy environment. Some 74% of respondents to the survey moved to the town from somewhere else. Of that total, 66.7% mentioned the attractive rural setting as the feature of the town that convinced them to move to Guilford. The topography of the Town is an important factor in our landscape.

SLOPES

Map #4 depicts slopes in the Town of Guilford. They are categorized as 0-3%; 3-8%; 8-15%; 15-35%; and over 35%. In general, slopes that are greater than 15% pose additional challenges for placement of septic systems. In Guilford, about 10% of land is greater than 15% slope.

The chart given below presents the percentages of land in each category of slope in the Town of Guilford and Chenango County as a whole:

<u>PERCENT OF SLOPE</u>	<u>CHENANGO COUNTY</u>	<u>TOWN OF GUILFORD</u>
0-3%	5.84%	10.10%
3-8%	39.59%	42.10%
8-15%	38.42%	29.60%
15-35%	11.79%	17.10%
Over 35%	4.36%	0.30%

SOILS

As the Chenango County Comprehensive Plan points out, “Chenango County soils are well suited for agricultural crops, pastured livestock and dairy farming but can be limited in areas due to steep slopes and poor drainage.” For the most detailed study of soils in the Town of Guilford, interested parties are encouraged to consult the Soil Survey of Chenango County, prepared by the Natural Resource Conservation Service of the US Department of Agriculture, and available locally through the Soil and Water Office of Cornell Cooperative Extension in Norwich. One map related to soil composition in the Town of Guilford is included.

Map #5 depicts five general soil categories existing in the town. They are as follows, as described in the Soil Survey:

#6 (in the southeastern section of the town including areas of County Route 35, Schlafer Road and Junction Road)

Lordstown-Mardin

Dominantly gently sloping to steep, moderately deep and deep; well-drained and moderately well drained, medium textured soil on uplands and valley sides.

#4 (in the northern and northeastern sections of the town including High Bridge, Shumway Hill, Whites Hill and Wahlberg Roads)

Wellsboro-Oquaqa-Morris

Dominantly gently sloping or moderately steep, deep and moderately deep, excessively drained to somewhat poorly drained, medium textured soils on uplands

#3 (in the north-central, western and southwestern sections of the town including the areas around Guilford and Guilford Center, Guilford Lake and North Pond, Glovers Corners and Cooper Schoolhouse Road)

Volusia-Mardin-Lordstown

Dominantly gently sloping to steep, deep and moderately deep, somewhat poorly drained to well drained, medium textured soil on uplands

#1 (in the south-central section of the town including the Yaleville area and parts of County Route 38, Hucklebon and Parker Smith Hill Roads)

Bath-Valois-Chenango

Dominantly undulating to hilly, deep and well drained to excessively drained medium-textured soils and valley sides and valley floors.

#7 (In the Unadilla River corridor)

Chenango-Hamlin-Wayland

Dominantly nearly level or gently sloping; deep; somewhat excessively drained, well drained, poorly drained or very poorly drained; medium textured soils on valley floors.

Included here are some of the best soils found in Chenango County.

As an aid to reading the map, the full Soil Survey mentioned earlier is an indispensable tool for understanding the full descriptions (on pages 15-58 of that document) of the different soil varieties.

Maps #6 and #7 are depictions of Prime Farmland and Soils of Statewide Importance as designated by the National Resources Conservation Service of the United States Department of Agriculture. Criteria and classification of these soils are determined at the state level in concert with NRCS and federal policies.

WATER RESOURCES

The Town of Guilford is rich in water resources – both on the surface and groundwater. The groundwater resources serve as the primary drinking water supply for most of the town's residents, including the members of the Mt. Upton water district. Here, wells west of town supply water to approximately 85-90 residents. In the Hamlet of Guilford, by contrast, the 85-90 members of the Guilford Water district receive their drinking water from Guilford Lake. An auxiliary well located on Furnace Hill Road serves as a backup to the lake supply. To protect current residents and to insure the success of future development in the town, protection of these water resources must be given the highest importance. As those resources are assessed, it must be acknowledged that methane and sulfur at various levels are present in a number of the town's existing water wells. Baseline testing would be required to determine the presence of these substances in any particular well.

Surface water resources are shown on Map #8. The largest bodies of open water, Guilford Lake and North Pond, are shown as well as the Unadilla River, which serves as the eastern boundary of the town. Also shown are a variety of streams including the following:

- 1) Kent Creek which arises on Whites Hill and empties into the Unadilla River below Medbury Road.
- 2) Guilford Creek, which begins at Guilford Lake and enters the Unadilla River below East Guilford. It is joined in its course by Moses Brook near Guilford Center and an unnamed stream that travels beside Ives Settlement Road.
- 3) Wiley Brook and Mud Pond Creek becomes Yaleville Brook. This in turn enters the Susquehanna River near Bainbridge.

All these streams are ultimately part of the larger Susquehanna River Basin. Those mentioned already either enter the Susquehanna directly or via the Unadilla River. The exceptions are several unnamed

streams in the northwestern corner of the town that empty into Lyon Brook, which in turn joins the Chenango River north of Oxford.

The Susquehanna River Basin is regulated by a federal interstate commission involving New York, Pennsylvania, Maryland, and the U.S. government. It was created as of 1/23/71. Its purpose is to manage water resources for the river and its tributaries. That management includes flood mitigation, regulation of water withdrawals, water consumption, allocation of water resources amongst states, restoration and preservation of fisheries and wetlands, protection of future water supplies and protection of water quality.

Map #8 is a display of Primary and Principal Aquifers in Chenango County. A primary aquifer is used for major municipal water systems. Principal aquifers are “known to be highly productive or whose geology suggests abundant water supply but which are not used as sources of water supply by major municipal systems at the present time.” In the Town of Guilford, those aquifers follow the Unadilla River valley and a portion of the Guilford Creek pathway.

WETLANDS Map # 9

As mentioned earlier, less than 3% of the land within the town is classified as wetlands. Those areas officially classified as wetlands by the NYS Department of Environmental Conservation (NYDEC). DEC-regulated wetlands are those that are 12.4 acres or larger. Any work occurring within the wetlands or the 100-foot buffer zones around those wetlands requires a permit from the NYDEC pursuant to Article 24 of the Environmental Conservation Law.

LAKES

The two prominent open bodies of water in the town are Guilford Lake and North Pond. Those two are described by the following:

GUILFORD LAKE

Guilford Lake is a 70-acre natural kettle lake. It is supplied by a small incoming stream and various springs; and, in turn, is the primary water source for the Hamlet of Guilford. The total lake watershed is 1,423 acres (see accompanying map #10). The lake is nearly circular in shape with a mean depth of 34 feet and a maximum depth of 70 feet (see accompanying map #11.) The eastern end of the lakeshore is undeveloped pasture and forest and includes a municipally leased swimming area and boat launch. Parking for up to 15 cars is available. Approximately 35 residences are located on the northern, southern and western sides of the lake. A voluntary lake association represents the interests of lake residents in their interactions with each other and with outside entities.

The primary gamefish found in the lake are brown and rainbow trout, largemouth bass and chain pickerel. Other fish include: black crappies; pumpkinseed sunfish, yellow perch, rock bass, and brown bullheads. Guilford Lake is stocked annually with approximately 2,000 two-year old brown trout and 1,600 year-old rainbow trout.

Issues Concerning Guilford Lake:

- 1) The Guilford Lake Dam is of earthen construction with rock fill. It is 15 feet high and 78 feet long. It is considered of a Class C or “high hazard” dam since there is a population center below it that would be at risk if the dam failed. The town is required to submit an annual certification to the DEC every year; and must submit annual updates of an Emergency Action Plan. Every ten years an engineering assessment must be conducted by a professional engineer and the results sent to the DEC. That assessment was performed on the dam by Woidt Engineering and Consulting of Binghamton, New York in September 2011. Woidt found few problems and recommended several minor repairs. Those have now been completed.
- 2) The Town of Guilford acquired approximately 8.3 acres on Furnace Hill Road overlooking Guilford Lake in 2000. The site includes a well, which serves as a back-up water supply to the Hamlet of Guilford. In 2003, the Town submitted a proposal to the New York State Office of Parks, Recreation and Historic Preservation to develop a public park on this property. The proposal requested funding for a 24’ x 48’ pavilion and picnic area; four barbeque grills; a walkway to the site and a comfort station accessible to disabled individuals. Landscaping was proposed as a buffer around the perimeter of the area and parking was to be created on the site’s southwest corner. The proposal was not funded in part because the park’s creation was not supported in a comprehensive plan. After the completion of this comprehensive plan, a new proposal may be explored drawing on the work done to create the earlier proposal; the participation of residents near Guilford Lake and in the Hamlet of Guilford and the suggestions of county planners will be considered. One of the additions to be explored in this process is the construction of a walking trail on the site.
- 3) The water line that runs from the lake to the filtration plant that processes lake water before it is sent as drinking water to the hamlet’s residences dates to late nineteenth century. Over time, flooding has eroded areas under the pipe; and it is reaching the end of its expected life span. One of the issues facing the Town Board is financing the replacement of the approximately 1000’ line. Town officials expect that state or federal funding may assist in paying for up to 60% of the cost. A water committee has been formed to explore alternatives to repairing the water line from the lake to the water treatment building.
- 4) As the Town Board explores the development of new sources of water supply for the Hamlet of Guilford, it will also explore what if any watershed protections should be proposed for the Guilford Lake region. Prior to any such action being taken, the Board will discuss possible options with the residents of the watershed and the Hamlet of Guilford.

NORTH POND

North Pond is a privately owned body of water approximately 68 acres in size. As shown on the accompanying map #12, its deepest spot is 22 feet deep. Much of the eastern side of the pond is occupied by Camp Mesorah. The western side has been divided into parcels for individual houses and cottages.

UNADILLA RIVER

The Unadilla River, which forms the eastern boundary of the town, is the town's other prominent open water feature. According to an analysis last revised in September 2009 by the DEC, the quality of water in the river is rated as generally "very good." It does, however, recommend limiting fish consumption because of mercury contamination from "atmospheric deposition." This is a caution applied to most rivers and lakes in upstate New York. In addition, it does recognize that there are likely some pollutants entering the river from upstream entities, households and farms. During the 2006 and 2011 floods, Unadilla River flooding did substantial damage to farm fields and outbuildings. It is a DEC-regulated stream with a 'B' classification.

FLOOD CONTROL

During two periods in a five-year span – June 2006 and September 2011 – highways, dwellings and farms in the Town of Guilford suffered significant damage. Much of this damage resulted from flash flooding. River flooding on the Unadilla River and overflows of streams in the Hamlets of Guilford and Mount Upton also damaged roads and properties. In addition, during the summer of 2011, several episodes of heavy downpours created numerous washouts, blocked culverts and drainage ditches, and undermined some roads. The frequency and severity of these kinds of storms does seem to be increasing.

Following the 2006 flooding, the Town's Highway Department replaced approximately 3,200 feet of culvert with larger diameter piping and enlarged drainage ditches. During the five year period between 2006 and 2011, additional work was done to enlarge the capacity of the drainage system along town roads to carry away rapid runoff.

Storms during the summer and fall of 2011 necessitated further repairs to areas damaged previously and also led to further improvements.

A list of town roads where significant work was done in 2011 is contained in the online appendix of this plan. It represents a "watch list" of areas where the greatest danger for future flooding exists. As other areas are identified, they should be added to this list as the Comprehensive Plan is updated.

Despite the extensive efforts to improve the town's system for handling water runoff, significant work remains to be done in the Hamlets of Guilford and Mount Upton. As of this writing, direct FEMA aid to clean out accumulated storm debris and install several box culverts appears unlikely. The funding of these projects represents a major challenge for the Town Board.

This Plan and the All Hazards Mitigation Plan recommends raising the level of Marble Road to prevent the Town Hall building from being "cut off" by flood waters as occurred in 2006 and 2011.

Map #13 is included which represents flood zones in the town recognized by FEMA.

LAND/REAL ESTATE

The Town of Guilford has a land area of 62.3 square miles. As of the end of 2011, it was divided into 2,169 parcels of property. The smallest parcel is .27 acres; the largest 348.69 acres. Of the 2,169

parcels, 606 or 28% are less than 1 acre in size; 1,139 or 53% are 5 acres or less; and 1,503 or 70% are 10 acres or less. 95 parcels or 4.3% are 100 acres or larger.

Approximately 794, or 36%, of the 2,169 parcels are owned by individuals or businesses that are based outside the Town of Guilford. They reside not only in other localities in New York State, but also represent 25 other states and Canada. Some of the most prominent purchasers of land from outside the Town of Guilford have come from New York City, Long Island and New Jersey. At the end of 2011, 321 parcels, or 14.7% of the total number of parcels and 40% of those parcels owned by residents outside the town, were listed as being from downstate New York and New Jersey.

The Town of Guilford owns fourteen parcels of land that total approximately 177.14 acres. The parcels now owned by the town are listed in an on-line appendix.

The assessed value and the taxable value of the town's property for the past five years is as follows:

	<u>Assessed</u>	<u>Taxable</u>
2010	\$88,336,215	\$82,667,297
2011	\$163,706,967	\$153,256,598
2012	\$163,243,564	\$153,294,006
2013	\$163,311,852	\$153,256,598
2014	\$165,355,208	\$155,714,864

Prior to the 2011 tax year, all properties in the Town of Guilford were reassessed and the Town adopted a 100% system of valuation.

The town's real estate can be divided into four major categories described below. The numbers next to each type are the assessed dollar value of land devoted to that purpose in the Town of Guilford and its percentage of the whole as of late 2012.

Major type A designates residential real property other than apartments, condominiums and cooperatives, except that for a homestead-assessing unit, major type designates the homestead class as defined in section 1901 of the Real Property Tax Law (72%) (\$117,313,157).

Major type B designates commercial property including apartments, condominiums, cooperatives, industrial property, recreation and entertainment property, taxable community services property and public services property not in major type D: except that for a homestead assessing unit, major type B also includes residential property not in major type a (8%) (\$13,519,136).

Major type C designates vacant land, agricultural property, and private wild, forested or conservation lands (17%) (\$27,984,528).

Major type D designates public services utility real property, note including ceiling railroad and special franchise property (3%) (\$4,872,899).

Land taxes imposed by the town on properties in its boundaries over the past six years are as follows:

2009	\$987,493.01
2010	\$1,016,785.58
2011	\$1,048,387.69
2012	\$1,071,049.45
2013	\$1,090,604.90
2014	\$1,110,226.65

Real estate transactions in the Town from 2007-2011 varied in number but showed a steady increase in value. They are as follows:

<u>Year</u>	<u>#of Sales</u>	<u>Sale Price Total</u>
2007	30	\$1,586,508
2008	45	\$1,625,208
2009	63	\$2,011,900
2010	48	\$2,100,887
2011	55	\$3,090,368

It should be noted that the 2011 sale price figure was enlarged by two especially expensive sales.

Building permits issued in the town remained in the range of 55-67 during the years from 2008-2010; dipped in 2011 to 42 and increased again in 2012. The totals are as follows:

<u>Year</u>	<u># of Permits¹</u>	<u># of Permits (New Construction)</u>
2008	57	17
2009	55	5
2010	67	11
2011	42	8
2012	68	9
2013	93	33
2014 (through September)	64	3

During 2010, the Guilford Town Assessor carried out a revaluation of all properties in the town. This was prompted by the state's insistence that all towns move to a system where assessed values equal (or are close to) market values. Thus far, eight out of 21 towns in Chenango County, including Guilford,

¹ This includes all building permits including decks, additions, pools, etc.

have completed this process. As that work was being done, information on each parcel in the town was updated and, for the first time, computerized.

According to the survey of Guilford residents conducted as part of creating this comprehensive plan, 67% of respondents considered high property taxes to be one of the greatest threats to the success of the town. One of the ongoing challenges for the Guilford Town Board, particularly after the 2010 revaluation, is to find ways to fund the functions of the town's government while keeping increased tax levies to a minimum.

UNIQUE NATURAL FEATURES/SPECIES

According to the NYS DEC database, the Town is home to six species listed as special concern (Coopers Hawk, Northern Goshawk, Red Shouldered Hawk, Osprey, Sharp Shinned Hawk, and Grasshopper Sparrow) and one threatened species (Bald Eagle). There are no Critical Environmental Areas located or rare habitats identified in Guilford.

DERELICT PROPERTIES

In the survey done as part of this comprehensive plan, respondents indicated that one of their leading concerns about the Town was the number of the derelict properties. For our purposes, we are defining a derelict property according to Section 107.13 of the Property Maintenance Code of New York State as a "Structure unfit for human occupancy."

That definition is as follows: "A structure is unfit for human occupancy whenever such a structure is unsafe, unlawful, or because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat-infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heat facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to occupants of the structure."

Primary responsibility for code enforcement in the Town of Guilford rests with the Chenango County Code Enforcement Office.

HIGHWAYS

The Town of Guilford is served by 81.5 miles of town roads; 26.04 miles of county roads and 10.4 miles of State Route 8. Town roads: 28.77 miles paved, 35.66 miles oil and stone, and 16.97 miles dirt roads.

Maintenance, repair and plowing of town roads are the responsibility of the Town's Highway Department. Among the challenges faced by that department are the following:

- 1) As oil costs increase, paying for annual repair and rebuilding of roads has become more difficult. The Highway Superintendent, in cooperation with the Town Board, prioritizes those roads that need extensive work during each construction season. The challenge will be to avoid creating a backlog of projects that cannot be completed because of spending limits.
- 2) Purchasing highway maintenance and repair equipment has become less affordable for the Town. Some equipment, such as street sweepers, light plants, and a rubber-tired roller are owned by the county and shared with participating towns. A paver is shared between the Towns of Guilford and Bainbridge; a grader is shared between Guilford and Oxford. The Town

Board and the Highway Superintendent have created a replacement schedule for all equipment owned by the Town. In the future, many of the expensive pieces of equipment (with the exception of trucks) will need to be purchased through cooperative arrangements with the county and towns working together.

- 3) Highway-related costs now make up approximately 69% of the Town's budget (in the 2014 year). The Town Board and the Highway Superintendent will be seeking ways to prevent this from consuming an even larger share of that budget. The largest categories of expense are equipment, fuel and labor costs. Conservation measures will be explored to control fuel expenditures; and staffing levels will be examined to regulate labor costs. During 2011, a member of the highway crew retired and was not replaced. That leaves six full-time highway department employees in addition to the Superintendent.

Bridges

The highways in the Town cross Guilford Creek or the Unadilla River on bridges in a variety of locations. (See green circles on accompanying map #14) One bridge (on Ives Settlement Road) is maintained by the Town of Guilford; seven bridges are maintained by Chenango County (three jointly with Otsego County); and five along NYS Route 8 by the State Department of Transportation (DOT). At least every other year, all of these are inspected under the direction of NYS DOT. They are rated on a scale of 1-7. The seven under direct county jurisdiction are currently rated as satisfactory (5-7 on 7 point scale). The Town's Ives Settlement Bridge has an acceptable rating (a 4 on the scale.) Given this rating, the Town will face the expense of repairing the bridge during the next five years.

Traffic Counts

The most recent traffic count information is available on Route 35, 36, 37, 38 and Route 8. The most traffic is found on Route 8 from the intersection of routes 8/37/51 south to the border of Town (3256 average annual daily traffic, or AADT). The northern portion of Route 8 in the Town averages 2750 vehicles per day. Route 35 from Guilford Center south has an AADT of 2093 to 2526 cars and from Guilford Center west is 1669 to 1732 cars. Route 36 ranges from 1513 to 1803 AADT. Route 38 has 734 to 1826 (north to south). Route 37 has the least amount of traffic and it ranges from 317 to 563 daily vehicles.

Signage

All towns in New York State are facing a requirement to replace road signage under federal rules. Road signs must be replaced by 2016. At this point, local funding must be found to meet these federal mandates.

Flood Control

Highways in the town suffered significant flash flood damage during the flooding that occurred in late June of 2006. The Town Highway Department is working to improve the capacity of the drainage system along town roads to carry away rainfall during downpours.

Highway Protection

Any large-scale industrial development in the town could result in substantial increases in truck traffic on Town roads. To protect the Town from having to bear the expenses for repairs to roads caused by such an unusual volume of large vehicles, this plan recommends the adoption of 1) a road use agreement to be entered into by the town and firms operating the vehicles and 2) a road use law which specifies the legal responsibilities of those firms under those circumstances. To this end the Town Board has contracted with Delta Engineers, Architects and Land Surveyors of Endwell, NY. Delta is charged with conducting a baseline survey of town roads, determining what major projects using town roads would need to be regulated, and in those instances, the extent of repairs needed and how much those repairs will cost the developer. Funds from the developer would be placed in an escrow account. It should be emphasized these highway protection measures would not affect existing sources of traffic. They would only apply to projects of a sufficient size with specific start and end dates.

To insure that the Town can carry out capital improvements in an orderly manner over time, the Plan recommends that the Town Board develop a five-year capital improvement plan (CIP). See the Recommendations section.

FIRE AND EMERGENCY SERVICES

The Town of Guilford is served by two volunteer fire companies – the Guilford Fire Department located in the Hamlet of Guilford and Borden Hose, which has two stations in Rockdale and Mount Upton. The two units are organized differently. Borden Hose is a private entity governed by a Board of Trustees. It contracts with three towns - Guilford, Unadilla and Butternuts -- to provide fire and other emergency services. Guilford Fire Department is governed by a group of elected fire commissioners and is a public department. A map of fire districts is included as Map #15.

Both departments (like most volunteer departments) face challenges in recruiting volunteers, particularly to serve on emergency squads.

This plan recommends that, with the assistance of the Town Board, the Guilford and Borden Hose departments expand their areas of collaboration as a means of reducing costs and improving fire and emergency services to taxpayers in the town.

LOCAL NON-PROFIT ORGANIZATIONS (see guilfordny.com for more information)

The Town of Guilford is served by a group of non-profit organizations. They are as follows:

MOUNT UPTON PARKS COMMITTEE

UNADILLA VALLEY HISTORICAL SOCIETY

KLEE HOUSE

ROCKDALE ROD AND GUN CLUB

GUILFORD HISTORICAL SOCIETY

SCHOOLS

Parts of four school districts – Sidney, Norwich, Bainbridge-Guilford and Gilbertsville-Mount Upton – lie within the Town of Guilford. See Map #16. Two of those districts – Bainbridge-Guilford and Gilbertsville-Mount Upton – serve over 90% of the town.

Since the merger of the Mount Upton and Gilbertsville districts in 1989, and the accompanying closure of the Mount Upton elementary and high school buildings, the only remaining school building in the town is the Guilford Elementary School.

Information gathered from the New York State school report card evaluations reveals that both schools are serving pre-K through 12th grade populations with significant numbers of economically disadvantaged students, and doing so with impressive results. Both schools during a period from 2007-2011 reported that students were making satisfactory progress at levels set by the Education Department. Detailed summaries of both schools performances can be found at the New York State Education Department website at <https://reportcards.nysed.gov/>.

ECONOMIC DEVELOPMENT IN THE TOWN OF GUILFORD

The economy of Guilford is made up mostly of small businesses, home occupations and agriculture.

1) The economic development assumptions that underlie this comprehensive plan are as follows:

- The existing strengths in the economy of the town (particularly small businesses) need to be acknowledged and supported.
- Agriculture has been and should continue to be an important source of wealth in the town. Agriculture as an industry needs to be revitalized.
- The attractiveness of the town as a residential community needs to be improved. Our goal should be to sustain a population well represented in all age groups.
- As a rural community, the town is dependent on the economic growth of nearby larger communities such as Sidney and Norwich. For this reason, we need to think about economic development as part of a regional effort.
- Whatever industrial development occurs, including natural gas-drilling, should be carried out in ways that preserves the rural character of the town and protects the cleanliness of the town's air and water.
- The town's economy is strongest when it relies on a variety of forms of economic development and does not become too dependent on any single form.

AGRICULTURE

No industry has been more important to the economy and culture of the Town of Guilford over time than agriculture, particularly dairy farming. While it is difficult to find precise estimates of the number of dairy farms that once existed in the town, some older farmers recall that earlier in their lifetimes there may have been as many as two hundred forty. Today, there are eleven. They continue to exist today despite a milk pricing system of extraordinary complexity that often fails to pay farmers an adequate price for their product; increasing costs for the goods and services needed to operate the farm; and property taxes that they often struggle to meet.

This plan attempts to list the farms in the town in seven categories: 1) dairy 2) horse 3) beef cattle 4) tree 5) organic 6) field crops and heifers and 7) produce.

The eleven dairy farms located in the town are listed in the plan's appendix.

There are horse farms located in the town. They are listed in the plan's appendix.

Our best information is that there are four beef cattle farms and one sheep farm in the town. They are listed in the plan's appendix.

Two Christmas tree wholesalers are located in the town in the same vicinity on County Route 38 between Guilford and Bainbridge. They are 1) the Tompkins farm and 2) the Gray farm.

There are two organic farms in the town: 1) OGRIS (Organic Grower Researcher Information Sharing) on County Route 38 and 2) Sunflower Organic Farm on North Pond Road.

Three farms are growing field crops for sale; they are listed in the appendix.

In addition, at least seven produce growers market their items directly to the public at garden stands. They are listed in the plan's appendix and also in the Small Business section of this plan.

Agricultural economic data is available through the US Census.

A variety of farmers interviewed for this plan said that the Town of Guilford was a welcoming place for farmers. This plan recommends that the Town Board examine whether a local law designating Guilford as a Right to Farm Community should be adopted.

In addition, some areas of the state have experienced a growth in agritourism – tourists drawn to a particular locale by agricultural activities. Again, little of this has occurred so far in the Town of Guilford, but may be a form of agricultural development that will grow in the future.

SMALL BUSINESSES

An inventory of small businesses in the Town of Guilford has revealed that there are over 80 now operating in both the hamlets and in rural locations.

A list of those businesses is on the town's web site at www.guilfordny.com. Links to individual business web sites (where they exist) are present at the web site.

Data from the US Census County Business Patterns gives some additional insight into the small business character in Town. Three zip codes that are included in Guilford were analyzed: 13809, 13780, and 13733. The 13809 area (Mount Upton) had 18 establishments included in the federal County Business Pattern data, with 53 employees and a \$1,103,000 in total payroll. In 2011, that number had dropped to 12 establishments (construction, and food service/accommodations were 7 of the 12).

In Guilford (13780), there were 9 establishments included in 2011 with 28 employees and an \$819,000 total payroll. In 1998, there were slightly more establishments (11), but 49 employees and \$1,145,000 in total payroll. The 13733 zip code includes Bainbridge and the data could not be broken out for Town economic activity.

NATURAL GAS DRILLING

The Town of Guilford has discussed the proposal to permit production of natural gas using the technique of horizontal hydraulic fracturing. In the town's comprehensive plan survey conducted during the fall of 2011, and in a variety of polls of upstate New York and Chenango County residents, sentiment in favor of or opposed to horizontal hydraulic fracturing gas drilling has been nearly evenly divided.

At this writing in winter of 2013, the DEC has not yet issued the Supplemental Generic Environmental Impact statement (SGEIS). A release that had been expected may be delayed by a study of possible health risks connected with hydraulic fracturing.

The Guilford Town Board is on record (by a 3-2 vote) of choosing not to impose a local moratorium.

One of the difficult planning questions facing towns, such as Guilford, concern what amount of drilling might occur once permitting begins. While the question is impossible to answer with any assurance, discussions with experts such as Chenango County's Natural Gas Advisor suggest, the pace would likely be gradual.

Local town officials, such as town boards and highway superintendents, with their knowledge of local conditions, can play a constructive role in insuring that the lives of the town's citizens are disrupted as little as possible if drilling does occur.

The areas most commonly mentioned where local jurisdiction exists include:

- 1) Use of town highways, and specifically regulation of unusual traffic patterns. The Town Board has begun considering proposals in this area for highway agreement and laws.
- 2) Noise regulations. The Town Supervisor has begun reviewing sample ordinances.
- 3) Protection of what are deemed environmentally sensitive areas such as the watersheds that supply drinking water to the Hamlets of Guilford and Mount Upton. This plan recommends that the Town Board adopt a plan that addresses this possibility.
- 4) The use of a local site plan law to insure that all development of this kind takes local concerns into consideration. Such a site plan would be required only with projects of a sufficient size to "trigger" the provisions of the road use law mentioned above.

EXISTING TOWN OF GUILFORD LOCAL LAWS

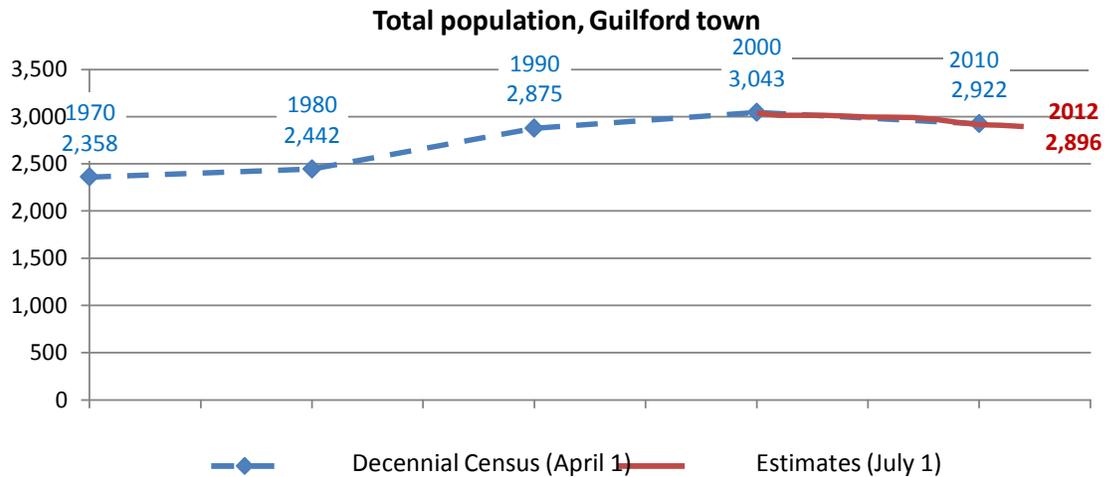
Anyone interested in reading the text of those laws may do so by consulting the Town of Guilford web site at www.guilfordny.com.

POPULATION AND DEMOGRAPHICS

The population of the Town of Guilford as measured by the last four censuses is as follows:

<u>Year</u>	<u>Population</u>
1980	2,442
1990	2,859
2000	3,046
2010	2,922

Historic Decennial Census and recent annual estimates



Source: 1970-2010 Decennial Census, 2000-2010 intercensal population estimates and 2010-2012 post censal population estimates (all U.S. Census Bureau)

Change in Population

Year	Number	Percent
1970	2,358	
1980	2,442	84 3.6%
1990	2,875	433 17.7%
2000	3,043	168 5.8%
2010	2,922	-121 -4.0%

Source: 1970-2010 Decennial Census

Estimated population in 2012: 2,896. Change between April, 1 2010 and July, 1, 2012: -26 (-0.9%)

SELECTED AGE GROUPS

Age group	2000		2010		Difference	
	Count	Share	Count	Share	Count	%
Total population	3,046	100.0%	2,922	100.0%	-124	-4.1%
Under 5	168	5.5%	117	4.0%	-51	-30.4%
5-17	623	20.5%	497	17.0%	-126	-20.2%
18-24	199	6.5%	211	7.2%	12	6.0%
25-44	831	27.3%	644	22.0%	-187	-22.5%
45-64	807	26.5%	990	33.9%	183	22.7%
65+	418	13.7%	463	15.8%	45	10.8%
85+	40	1.3%	38	1.3%	-2	-5.0%
Median age	39	0.0%	44.8		0	0.0%

Source: 2000 and-2010 Decennial Census

EDUCATIONAL ATTAINMENT

Population 25 Years and Under	Count		Percentage	
	Estimate	Error	Estimate	Error
Less than 9th grade	34	± 26	1.7%	± 1.3
9th to 12th grade, no diploma	194	± 147	9.4%	± 6.9
High school graduate (includes equivalency)	847	± 164	41.1%	± 6.8
Some college, no degree	291	± 124	14.1%	± 5.6
Associate's degree	298	± 105	14.5%	± 4.9
Bachelor's degree	248	± 117	12.0%	± 6.0
Graduate or professional degree	148	± 80	7.2%	± 4.0
Percent high school graduate or higher			88.9%	± 6.7
Percent bachelor's degree or higher			19.2%	± 7.5

Source: 2007-2011 American Community Survey

HOUSING

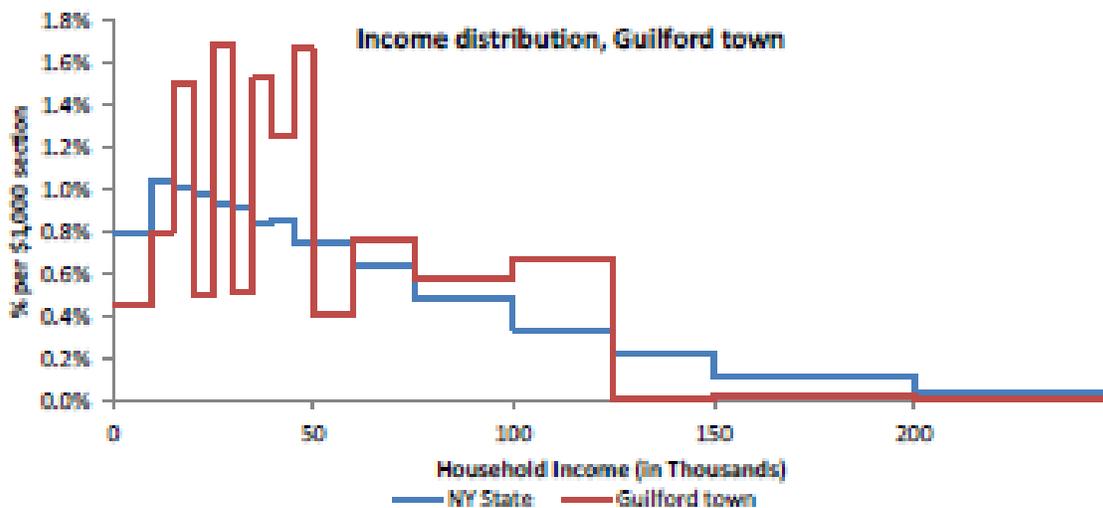
Occupancy	Count		Percentage	
	Estimate	Error	Estimate	Error
Total housing units	1,424	± 140	100.0%	
Occupied housing units	1,153	± 107	81.0%	± 6.7
Vacant housing units	271	± 110	19.0%	± 6.7
YEAR STRUCTURE BUILT				
Total housing units	1,424	± 140	100.0%	
Built 2005 or later	56	± 43	3.9%	± 2.9
Built 2000 to 2004	108	± 90	7.6%	± 6.3
Built 1990 to 1999	331	± 118	23.2%	± 8.6
Built 1980 to 1989	139	± 60	9.8%	± 4.2
Built 1970 to 1979	58	± 38	4.1%	± 2.6
Built 1960 to 1969	72	± 44	5.1%	± 3.0
Built 1950 to 1959	112	± 62	7.9%	± 4.2
Built 1940 to 1949	59	± 52	4.1%	± 3.6
Built 1939 or earlier	489	± 134	34.3%	± 8.5
HOUSING TENURE				
Occupied housing units	1,153	± 107	100.0%	
Owner-occupied	1,058	± 96	91.8%	± 5.6
Renter-occupied	95	± 69	8.2%	± 5.6
HOUSE HEATING FUEL				
Occupied housing units	1,153	± 107	100.0%	
Utility gas	85	± 67	7.4%	± 5.7
Bottled, tank, or LP gas	144	± 64	12.5%	± 5.1
Electricity	21	± 24	1.8%	± 2.0
Fuel oil, kerosene, etc.	574	± 108	49.8%	± 8.4
Coal or coke	0	± 89	0.0%	± 2.8
Wood	295	± 100	25.6%	± 9.0
Solar energy	0	± 89	0.0%	± 2.8
Other fuel	34	± 35	2.9%	± 3.0
No fuel used	0	± 89	0.0%	± 2.8
VALUE				
Owner-occupied units	1,058	± 96	100.0%	
Less than \$50,000	221	± 92	20.9%	± 8.1
\$50,000 to \$99,999	422	± 100	39.9%	± 8.7
\$100,000 to \$149,999	186	± 61	17.6%	± 5.9
\$150,000 to \$199,999	68	± 45	6.4%	± 4.2
\$200,000 to \$299,999	84	± 55	7.9%	± 5.2
\$300,000 to \$499,999	62	± 60	5.9%	± 5.6
\$500,000 to \$999,999	15	± 17	1.4%	± 1.6
\$1,000,000 or more	0	± 89	0.0%	± 3.0
Median (dollars)	84,200	± 13,894		

Source: 2007-2011 American Community Survey

INCOME LEVELS

	Estimate	Margin of error	Interval width (in \$1,000)	Est. per \$1,000 section
Total:	1,153	± 107		
Less than \$10,000	53	± 33	10	5.3
\$10,000 to \$14,999	46	± 31	5	9.2
\$15,000 to \$19,999	87	± 67	5	17.4
\$20,000 to \$24,999	29	± 23	5	5.8
\$25,000 to \$29,999	97	± 64	5	19.4
\$30,000 to \$34,999	30	± 29	5	6.0
\$35,000 to \$39,999	88	± 50	5	17.6
\$40,000 to \$44,999	72	± 54	5	14.4
\$45,000 to \$49,999	96	± 59	5	19.2
\$50,000 to \$59,999	47	± 31	10	4.7
\$60,000 to \$74,999	132	± 62	15	8.8
\$75,000 to \$99,999	166	± 84	25	6.6
\$100,000 to \$124,999	193	± 87	25	7.7
\$125,000 to \$149,999	0	± 89	25	0.0
\$150,000 to \$199,999	17	± 21	50	0.3
\$200,000 or more	0	± 89	-	-

Source: 2007-2011 American Community Survey



Source: 2007-2011 American Community Survey

According to the Chenango County Comprehensive Plan, the density of population (the number of people per square mile), decreased from 48.89 to 46.90 from 2000 to 2010 in Guilford.

While the population declined slightly, the average age of that population increased. In 2000, 26% of the residents of the Town of Guilford were under 18 years of age; in 2010, that number was 21%. It follows that the percentage of the population in the town over 18 increased from 74% to 79%.

BROADBAND

The chart presented here is derived from information supplied by the New York State Office of Cyber Security, which is part of the national Division of Homeland Security and Energy Services. As the chart indicates, residential broadband service is nearly universally available in the Town of Guilford. Wireless service is available in approximately three-quarters of the town.

No information has yet been found in preparing this plan that would measure the percentage of households in the town that are actually using broadband or wireless services. There is need to improve cell phone coverage.

		Town of Guilford	County of Chenango	Statewide Values
Area (in square miles)		61.9	898.1	54,571.0
Population		2,922	50,477	19,378,102
Housing Units *		1,504	24,710	8,108,103
Census Blocks		205	3,509	350,169
Wireline Coverage *		99.7% (1,499)	98.3% (24,301)	98.9% (8,018,281)
Wireless Coverage *		74.5% (1,121)	87.3% (21,580)	99.2% (8,040,418)
DSL	# of Providers	1	2	38
	Housing Units Covered	99.2% (1,492)	97.3% (24,032)	95.2% (7,715,158)
Cable	# of Providers	1	3	17
	Housing Units Covered	77.3% (1,163)	73.4% (18,138)	96.7% (7,836,992)
Fiber	# of Providers	0	0	22
	Housing Units Covered	0.00% (0)	0.00% (0)	42.2% (3,422,040)
Wireless	# of Providers	4	5	16
	Housing Units Covered	74.5% (1,121)	87.3% (21,580)	99.2% (8,040,418)
Satellite	# of Providers	3	3	3
	Housing Units Covered	100% (1,504)	100% (24,710)	100% (8,108,103)

* Based on 2010 Census housing unit

ALTERNATIVE ENERGY

The State of New York has adopted two primary goals in the field of alternative energy: 1) to generate 2,500 megawatts of power in the state from these sources by 2020 and 5,000 megawatts by 2025 and 2) to generate 30% of the state's electricity from renewables by 2015.

In the survey completed for this comprehensive plan, 90% of respondents either favored or strongly favored adopting photovoltaic solar sources of energy supply and 83.7% favored or strongly favored the installation of small, personal use wind turbines. A smaller number, 62.3%, would favor or strongly favor the development of a large wind facility.

Based on information from the Chenango County Planning Office, there are few promising sites for wind power installations in the Town. Any attempt to reduce dependence on fossil fuel sources in the Town will likely rely on a much more widespread adoption of solar energy applications. According to data provided by NYSERDA, there are two photovoltaic electricity-generating sites in the Town of Guilford. Based on anecdotal information, there is one solar hot water site in the Town. The passage of net metering rules in New York State and new leasing arrangements (to reduce initial capital outlays) may encourage additional installations.

At the time the Town Garage was constructed, provision was made for the hot water used in the radiant heating system to be heated (at least in part) through a solar system. This plan recommends that this option be reviewed at regular intervals to determine whether it is cost effective.

In addition, the plan recommends that the Town Board investigate the possibility of a project to supply all or part of the electrical needs of the Town Hall and the Town Garage using solar applications. Special attention should be paid to leasing arrangement for municipalities that might reduce the Town's current costs.

LAND USE REGULATIONS

As of January 2007, the Town Board adopted subdivision regulations governing simple, minor and major subdivisions. The proliferation of "spaghetti lots" spurred the adoption of this law and a specific provision was included that was intended effectively to ban this practice. Since the law was adopted, no further development of this kind has occurred.

The Planning Board is assigned the responsibility for interpreting the subdivision law and carrying out its provisions under the direction of the Town Board. The Planning Board will review the text of the law and prepare clarifications of some parts including the sections that concern how frequently a particular parcel may be subdivided.

Currently farming, timbering, mining and stone quarrying are prevalent industries in the Town of Guilford.

A local law to protect the Right to Farm, quarry, forestry, and the extraction of natural resources will be investigated by the Town Board.

RECREATION and Health

A list of recreational activities is available on the town website at guilfordny.com.

A variety of local agencies have created a Recreational River Guide (available at the Guilford Town Hall). One of the assumptions underlying the guide's creation is that all of Chenango County's rivers, including the Unadilla, are beautiful resources that have been underappreciated and underused. The descriptions emphasize the abundance of wildlife found along the river (including eagles); the ease of access for boaters of all varieties; the range of canoeing conditions; and the attractions of sport fishing along its entire length.

To promote the good health of town residents, this Plan recommends that smoking be banned in all town properties.

Strengths, Weaknesses, Opportunities and Threats

Based on the survey, workshop and other public input, the following identifies the strengths, weaknesses, opportunities and threats in Guilford:

Strengths

- Agriculture
- Beautiful environment and landscape
- Caring
- Charming
- Clean air
- Clean water
- Country and rural
- Family
- Friendly
- Good neighbors
- Good roads
- Guilford Lake
- Hard working people
- Location
- Low crime rate
- Open Space
- Peaceful and quiet
- Possible gas drilling
- Quaint
- Respect for property rights
- Safe
- Scenic
- Self-sufficient nature of Town
- Sense of community
- Small town character
- The natural environment
- Volunteer organizations/Fire/EMS

Weaknesses

- Abandoned properties
- Degraded aesthetics
- Depressed economy
- Derelict/junk/junk cars
- Flooding in places
- Government control of land
- High taxes
- In-fighting
- Isolated
- Lack of ability to retain youth in area
- Lack of activities especially for youth
- Lack of business and services
- Lack of communication
- Lack of community involvement
- Lack of employment opportunities
- Lack of property maintenance
- Lack of response from local government
- Lack of sense of community
- Lack of volunteers for organizations, especially EMS/Fire
- Loss of farms and farmland
- Negative attitudes
- Possible gas drilling
- Property assessments don't seem fair
- Run down
- Water quality in Guilford Lake

Opportunities

- Build a park
- Develop better communication with residents
- Develop property maintenance rules and programs
- Enhance assessor, more training for assessor
- Enhance code enforcement
- Enhance highway activities – especially culverts and ditches
- Have a better animal control officer
- Have a dog law
- Lower assessments
- More responsive town board
- Pursue more grants
- Take care of derelict buildings

Threats

- Having gas drilling in town
- Not having gas drilling in town
- Lack of jobs and employment opportunities
- High taxes
- Depressed economy
- Lack of activities
- Lack of businesses

Recommendations

Agriculture

1. Explore passage of a Right to Farm Law.
2. Explore options to protect farmland.
3. Consider updating the subdivision law as follows:
 - a. Expand the Declarations of Purpose statement to include comprehensive plan goals and vision related to maintaining agriculture, rural character, healthy environment, etc. The reasons for regulating subdivisions should be to meet the goals of the community as stated in the Plan.
 - b. Require that subdivision applications include an agricultural data statement. That will provide information about whether a proposed subdivision is in a NYS Ag District and identify where agricultural operations on or within 500 feet of the parcel is in active agriculture. This would allow the Planning Board to ensure NYS AML 25-aa requirements can be met as stated in the subdivision law.

Economic Prosperity

1. Work with Chenango County and New York State to enable provision of broadband and high-speed internet access to all locations in Town.
2. Open communications with existing local businesses to discuss needs and issues in order to learn how the Town can support local and small business development.

3. Support an economic development advisory group.

Environmental Health and Community Character

1. Subdivision Regulations should be reviewed and clarified as needed to ensure the goals of this Comprehensive Plan are met.
2. Consider establishing site plan regulations to allow for local review of large scale, high intensity commercial uses. These are the types of development that could have the most impact on Town of Guilford. A law oriented to the review of large scale, high intensity uses would give the Town local input as they are proposed. The purpose of a site plan law is to protect adjacent land uses as well as any environmental or community features specified by the Town Board from negative impacts of a development. NYS Town Law 274-a (Site Plan Review) is the state law that governs establishment of a local site plan law and should also be reviewed and followed when developing a local site plan review law. A site plan is a drawing, or sketch that is prepared to the specifications of a site plan law. It shows the arrangement, layout and design of the proposed use and is oriented to the review of the parcel where a development project is proposed.

The Town can specify what specific uses would require site plan approval. The Town Board also can specify in the law what specific site plan elements would be reviewed. These typically include parking, access, screening, signs, landscaping, location and dimensions of buildings, and physical features of the site. Under this proposal, a site plan review would be required when a project was of sufficient size to “trigger” implementation of the Town’s road use law.

3. Consider a town law permitting condemnation, and removal of derelict properties to address property maintenance issues.
4. Consider a town law regulating number of “junk cars” on properties.
5. Consider a town law regulating unusual or high intensity traffic patterns – a “road use” law.
6. Consider a town law regulating noise created by commercial/industrial operations.

7. Consider what policy the town should follow if any “municipally owned” Town property is “compulsorily integrated” into a natural gas spacing unit. The Town would develop a policy to prepare for this circumstance.
8. Consider regulations that protects Guilford Lake and Mt. Upton well watershed areas.
9. Take necessary steps to assure the Hamlet of Guilford water system can be supplied with healthy drinking water.

Recreational Opportunities

1. Explore creation of walking trails.

Community

1. Explore use of solar panels to provide hot water and possibly heat, at Guilford Town Barn. Consider both purchasing panels and entering into a purchase power agreement as options.
2. Improve cell phone coverage.

Government and Infrastructure

1. Repair or replace Ives Settlement Road Bridge.
2. Replace all road/traffic signs to comply with federal requirements.
3. Complete flood control repairs including new box culverts in Guilford and Mt. Upton.
4. Consider developing a five-year capital improvement plan (CIP). This plan can identify needs and budgeting for equipment, road, park, and other capital improvements. A CIP is a management and fiscal planning tool used for financing and constructing needed public improvements and facilities. Properly designed, a CIP helps a community to identify its capital needs, prioritize them, coordinate their scheduling, and determine the best method for funding them.

TOWN OF GUILFORD COMPREHENSIVE PLAN IMPLEMENTATION

No.	Recommendations	Plan Section	Priority	Responsibility
1	Subdivision Regulations should be reviewed and clarified as needed	Land Use Regulations	Short-Term	Planning Board
2	Consider need for site planning regulations for large scale developments.	Land Use Regulations	Long-Term	Town Board
3	Consider town law permitting condemnation, removal of derelict properties	Derelict Properties	Short-Term	Town Board
4	Repair or replace Ives Settlement Road bridge	Highways	Long-Term	Highway Superintendent / Town Board
5	Replace all road/traffic signs to comply with federal requirements	Highways	Long-Term	Highway Superintendent/ Town Board
6	Complete flood control repairs including new box culverts in Guilford and Mt. Upton	Flood Control	Long-Term	Highway Superintendent/ Town Board
7	Consider town law regulating unusual traffic patterns – a “road use” law	Multiple Sections	Short-Term	Town Board
8	Consider town law regulating noise created by commercial/industrial operations	Multiple Sections	Short-Term	Town Board
9	Consider what policy town should follow if town property is “compulsorily integrated” into a natural gas spacing unit	Recommendations	Short-Term	Town Board
10	Consider regulations protecting Guilford Lake and Mt. Upton well watershed areas	Multiple Sections	Short-Term	Town Board
11	Take steps to assure healthy drinking water for the Hamlet of Guilford	Guilford Lake	Short-Term	Town Board
12	Consider a town law prohibiting smoking on town properties	Health	Short Term	Town Board

No.	Recommendations	Plan Section	Priority	Responsibility
13	Explore solar hot water installation at Guilford Town Barn	Alternative Energy	Long-Term	Town Board
14	Explore passage of Right to Farm Law	Agriculture	Short-Term	Town Board
15	Local law to protect the Right to Farm, quarry, forestry and the extraction of natural resources.	Land Use	Short-Term	Town Board

Short-Term = 6 months to 2 years

Long-Term = 2 years to 5 years