

COMPREHENSIVE PLAN

VILLAGE OF DEPOSIT, NEW YORK



Prepared for New York State Energy Research and Development Authority and the Village of Deposit, New York.
Prepared by Planit Main Street, Inc.

FINAL DRAFT 6-14-2017



Appendix A – Community Character Survey Highlights

During the July 8, 2015 Visioning Session, 47 residents participated in a Community Character Survey. The Community Character Survey (CCS) is a planning instrument that was developed by Planit Main Street, Inc. to ascertain residents’ preferences for various aspects of the community. We begin with the premise that there are common attributes of development that people find visually appealing or not.

To determine resident preferences, participants were shown a variety of images that suggest different aspects of community character. The first set of images related to commercial and/or industrial development. The second set of images related to residential development and the third set of images focused on the landscape. Residents were asked to rate each of these images on a scale of -5 to +5 (negative vs. positive) on the survey forms.

All of the images that are included in the Community Character Survey™ are carefully chosen to reflect both the best and worst attributes of development and the landscape. In an ideal world, good design would simply happen. In reality, it is more often shaped by developer preferences within a framework of community land-use tools that help to ensure good design. The photos of commercial and industrial development within the CCS included shopping centers, office buildings, stand-alone commercial buildings, and downtown buildings.

An analysis of the survey responses is provided below along with a discussion of some of the land use decisions that likely affected the character of development that was represented in the photo. The Community Character Survey revealed strong and consistent preferences among participants. These results give us solid insights into the community’s values regarding design and future land-use development. An interpretation of those values is provided below.

Highest rated commercial and/or industrial development

The photos to the right represent the highest rated images from top to bottom with scores ranging from an average weighted score of 4.1 to 3.1. Common threads in each of the highly rated images are architecturally interesting buildings and well-designed signs. With the exception of the State Theatre, nice landscaping appears also to be a factor in resident’s preferences for these buildings.



Common attributes of highest rated commercial and industrial uses.

- Buildings with quality architectural design;
- Signage that complements the architectural design of buildings or project site;
- Nice landscaping that complements buildings and/or freestanding signs; and
- Properties that were neat and well-maintained.

Each of these attributes is something the Planning Board can influence when reviewing Site Plan applications for new commercial and industrial projects within the Village.

Lowest rated commercial and/or industrial development

The lowest rated commercial or industrial images are shown in the photos to the right. The weighted average score for these images ranged from a low of -1.9 at the top to a weighted average score of zero at the bottom.

Common attributes of the poorly rated images include poorly maintained buildings, outdoor storage that was visually unappealing, poor design and placement of signs and poor landscaping design. The top image, a salvage yard, likely received a negative rating due the lack of screening from public view. Poor placement of signs and lack of building maintenance contributed to the negative ratings for the restaurant, auto repair shop and row of Downtown buildings.

The low rating of the second image from the top is somewhat surprising, since from a distance it still looks to be in fairly decent shape. However, when the Committee was asked about this ranking, they noted the building was a victim of the 2006 flood and has numerous code violations that need to be addressed. So, in that case, local knowledge of the particular issues facing the building appear to have influenced the negative rating.

Common attributes of the lowest rated commercial and industrial uses.

- Lack of property maintenance;
- Outdoor storage that is not screened from public view;
- Poor placement and/or design of signs; and
- Poorly maintained or general lack of site landscaping.



Highest and Lowest rated residential development

The top three photos to the right represent the highest rated residential images from the CCS with an average weighted score of 4.1 to 3.5. Common threads in each of the highly rated images are architecturally interesting houses that are situated close to the sidewalk and street. The neat appearance of the properties and tree-lined streets also contribute to the positive rating. These are attributes that presently define Deposit's unique sense of place and are elements of design that residents would like to see continue in their community.

The bottom three images to the right are the lowest rated residential images from the CCS with an average weighted score of -1.9 to zero. Common elements of the lowest rated images are dilapidated buildings and poorly maintained properties. The need for better code enforcement in the Village is something that has come up at a number of the Committee meetings as well as during the SWOT analysis. The lower rating for the bottom image appears to be influenced by the type of housing, which is in stark contrast to the majority of the housing stock in the Village. However, the rating of "0" indicates some neutrality in the rating. The building is well-maintained and nicely landscaped, which probably influenced some respondents.

Common attributes of highest rated residential uses.

- Houses with front porches;
- Houses with shrubs, trees and modest lawn;
- Houses properly oriented to the street;
- Residential neighborhoods with the provision of sidewalks;
- Housing designs are varied to avoid the cookie-cutter appearance;
- A streetscape defined by narrow streets, sidewalks, tree-lined streets, and modest yards; and
- Good quality, well-maintained and well-designed housing.

Common attributes of the lowest rated residential uses.

- Poor property maintenance;
- Dumpster is not screened from public view; and
- Housing that sharply contrast to the character of most housing in the Village.



Highest and lowest rated landscape images

The top three photos to the right represent the highest rated landscape images from the CCS with an average weighted score of 3.8 to 3.4. Common threads in each of the highly rated images are a built environment that appears to be in harmony with nature. The top-rated image shows a railroad bridge over the West Branch of the Delaware River in the context of the river and riverbanks and a backdrop of rolling hillsides. The monument and churches were likely rated high due to their interesting architecture and nice lawns. These are attributes that define Deposit’s unique sense of place and are elements of design that should be encouraged in the future.

The bottom three images to the right are the lowest rated landscape images from the CCS with an average weighted score of -4.2 to -2.9. Common elements of the lowest rated images are the poor property maintenance and bleak landscape. The first of the lowest rated images shows a poorly maintained apartment building with an unscreened dumpster and debris on site. These are aspects of the site that could be addressed through stricter code enforcement.

Common attributes of highest rated landscape images.

- Architecturally significant buildings with surrounding landscaped lawns;
- Well-designed and maintained civic buildings;
- Neat and well-maintained properties; *and*
- Bridges in the context of natural resources such as rivers and hillsides.

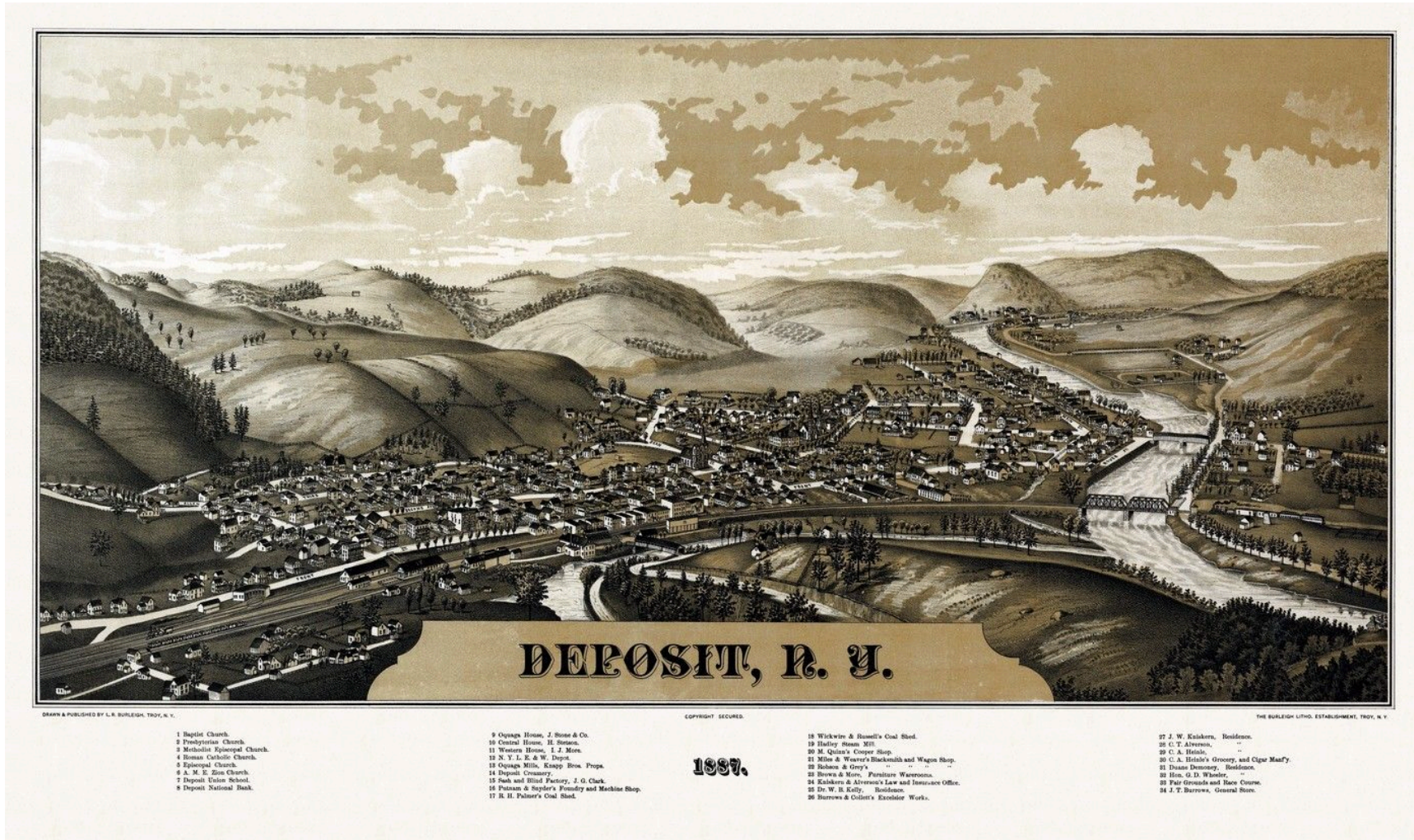
Common attributes of the lowest rated commercial and industrial uses.

- Poor property maintenance;
- Dumpster is not screened from public view; and
- Dilapidated buildings.

Summary

Public input through the CCS process shows a clear preference by residents for housing and commercial development, which complements the unique character of the Village, to protect natural resources and ensure that existing developments are well-maintained. These are aspects of community character that can be influenced through code enforcement and Site Plan review.





ⁱ Source: Gould, Jay: History of Delaware County. Roxbury: Kenny & Gould, Publishers., Chapter VII, Endnote No. 6.

ⁱⁱ In 1811, the Village of Deposit was situated in the Town of Thompkins, Delaware County, NY. In 1880, the Town of Deposit was created from the western third of the Town of Thompkins. Sources: Historic Maps of Delaware County, Wikipedia and Delaware County NY Genealogy and History Site.

ⁱⁱⁱ Sources: Munsell, W.W: The History of Delaware County 1797-1880; Town of Tomkins history; from Delaware County NY Genealogy and History Site. "Historic Deposit" *submitted by Mary Cable, Deposit, NY, March 3, 1997 to the Deposit Historical Museum. Concise Plan summary adapted, in part, from research of these publications.*

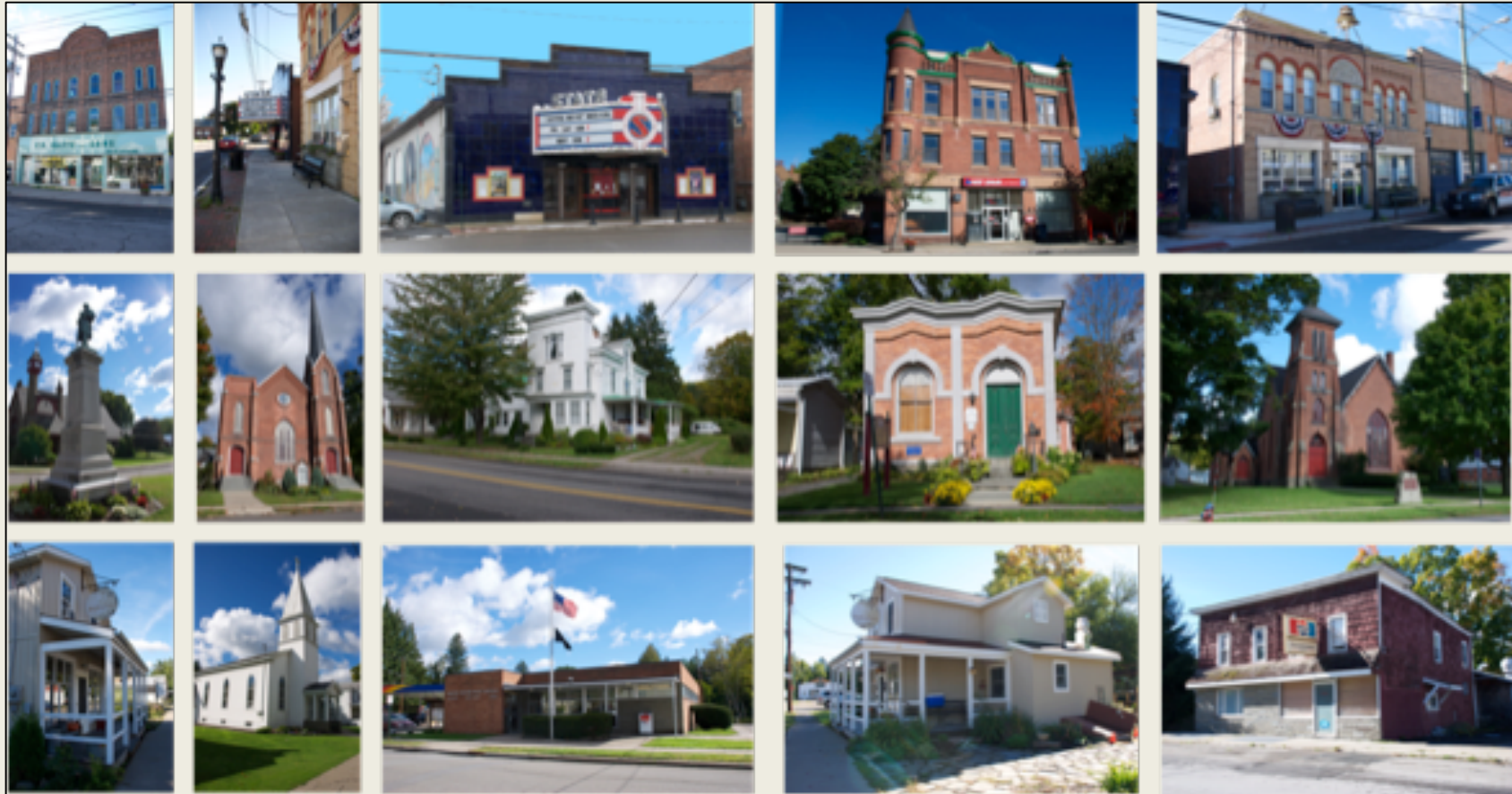
^{iv} Source: Anglistika. "Rasselas, aged twenty-six, is the fourth son of the emperor of Egypt. He is kept captive together with other successors to the throne in a plentiful valley in the kingdom of Amhara. The valley is surrounded by mountains and the only entrance is a cavern protected by strong gates. The prisoners have every wish fulfilled but they cannot leave."

^v Mott, Edward Harold: Between the Ocean and the Lake – Story of the Erie: John S. Collins, 1899.

^{vi} **Riparian Zone:** A complex assemblage of plants and other organisms in an environment adjacent to water without definitive boundaries, which may include stream banks, floodplains and wetlands. Mainly linear in shape and extent, riparian zones are characterized by laterally flowing water that rises and falls at least once within a growing season.

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ACKNOWLEDGMENTS

Village Board

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Bryan Moore., Trustee
Ronald O’Connell, Trustee
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Karen Budine, Deputy Clerk
Beverly Shirkey, Administrative Assistance

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Franco Griffin, Member
Michael J. Musante, Member
Jim Durning, Alternate

Zoning Board of Appeals

Deb Stever, ZBA Chairperson
Mary Mapes, Board member
JoAnn Passaniti, Board Member

Delaware County Planning Department

Shelly Johnson- Bennett, Chief Planner

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Acronyms and abbreviations

AFPB – Agriculture and Farmland Protection Board

CDBG – Community Development Block Grant

Comm. – Communication

Emg. – Emergency

SWPPP – Stormwater Pollution Prevention Plan

1.0 INTRODUCTION

1.1 General

The Village of Deposit was incorporated as a village in 1811. For the past 204 years, the Village has established its place as an important business, industrial, residential and transportation center for the large agricultural, forestry, and mining industries in the surrounding Towns of Deposit and Sanford and the region. In recent years, the Village has also struggled to maintain its role as a business and employment center due to competition from regional big box retail centers in the Southern Tier, declines in local manufacturing industries and the effects of natural disasters like the June 28, 2006 flood that inundated the community.

The 2006 flood had a devastating affect on Deposit and led to the desire of community leaders to create its first Comprehensive Plan in order to preserve its unique sense of place, stimulate new investment in the community and to make it more resilient to the effects of natural disasters and climate change. In spite of these challenges, Deposit's residents have consistently demonstrated their resiliency and ability to adapt to new circumstances. This Plan reflects those strong community values and the desire of residents to protect the Village for future generations.

The Village has a *unique character* defined, in part, by its natural resources, built environment and local residents. With respect to natural resources, the West Branch of the Delaware River, bucolic farmlands within the valley, and forested hillsides form the backdrop to Deposit's landscape. Civic and institutional buildings like Village Hall, Deposit Historical Museum and its churches help to form the basis of Deposit's identity and character. Historic and architecturally significant homes and public spaces such as the Civil War Monument at Monument Street also define the unique character of Deposit. Lastly, its residents - with their rich sense of history and strong sense of community - help to provide its *unique sense of place*.

Deposit's *quality of life* reflects resident perceptions about cultural, economic, health, physical, social and environmental features of life. *Quality of life* is therefore a contextual concept, having no independent or absolute value, but is rather a statement about the relative well-being of a community. The general sentiment of its residents, based upon feedback from the Visioning Session, is that the Village of Deposit offers its residents a good quality of life.



Above (top to bottom): View of Village Hall looking from Front Street; view of Deposit Historical Museum on Second Street; and view of Butterfield's Restaurant on Division Street. Deposit's historic architecture, local businesses, residents, natural resources and built environment define its unique sense of place and quality of life. This Plan strives to preserve these features of the Village while promoting new growth.

The Downtown business district along Front Street also defines the Village's character. Downtown provides a compact and energizing mix of land uses; its business center is aesthetically pleasing and conveniently human scaled; its unique shops and eateries, along with historic buildings, invite walking; its State Movie Theater attracts patrons from the surrounding region; and the New York, Susquehanna & Western Rail Line harkens back to a time long gone when visitors arrived by rail. The Village of Deposit stands in contrast to the surrounding countryside yet is visually harmonious with its natural surroundings. These are the features that make the community so inviting.

The Village is nestled along the banks of the West Branch of the Delaware River with homes situated close to one another on small lots along pedestrian friendly streets that are within a short walking distance to the Downtown business district and its many institutions such as its library, museum and local churches. These features of the Village's built environment make Deposit a very *walkable community*, which is a feature that residents want to preserve.

The planning vision for the Village of Deposit is to encourage growth in a manner that reflects the best qualities of the Village's built environment, while maintaining high-quality standards for new development within the community.

1.2 Purpose of the Plan

In accordance with NYS Village Law, §7-722(2)(a), Comprehensive Plans are intended to be general in nature and may include, but are not limited to, the designation of land-use; the consideration of goals, objectives and policies for agricultural, cultural, historic and natural resource protection; transportation systems; future housing needs, and present and future locations of community facilities; existing and proposed recreation facilities and parkland; future general location of commercial and industrial facilities; and specific strategies for improving the local economy.

This Comprehensive Plan is intended, in part, to prepare the Village of Deposit for the next ten years with the broad goals of enhancing the social and economic vitality of the community, making it more resilient to natural disasters, expanding housing and employment opportunities, and lowering the community's carbon footprint through energy conservation and other strategies. Deposit's challenge and planning vision is to accommodate new growth while retaining its unique heritage and enhancing the Village's character and quality of life.



Above (top to bottom): View of oldest house in the Village of Deposit (formerly Rookery Tavern circa 1799); view from River Street looking north along the Delaware River toward the Pine Street Bridge; and view from River Street looking south along the Delaware River toward the Susquehanna & Western Railroad Bridge. Deposit is a densely developed Village nestled on the banks of the West Branch of the Delaware River.

This Comprehensive Plan includes a concise statement of a community’s vision for development, along with goals, objectives, principles, guidelines, policies, standards, devices and instruments for the immediate and long-range implementation of the vision. Goals provide general direction based upon the aspirations of the community, and objectives and policies provide further direction for achieving an aspect of a goal.

This Comprehensive Plan serves as the general guide for the Village Board in its legislative and budgeting role, the Village of Deposit Planning Board (“Planning Board”) in its site plan and subdivision review and approval role, the Zoning Board of Appeals in its quasi-judicial role, along with Village staff members, citizens, business owners and landowners with respect to directing development and redevelopment within the Village of Deposit.

As a policy statement of community intent, the Comprehensive Plan serves these purposes:

- It operates as an overall guide to be used in day-to-day development decisions.
- It serves as a coordinating mechanism for officials responsible for implementing elements of the plan.
- It provides residents with information on how their community will develop.
- It gives the public and private sectors a clear statement of what the community will expect in development proposals.
- It provides a legal basis for the specific land-use regulations and other local government functions, which will govern the structure of the community in the future.

This Comprehensive Plan is intended to help Deposit realize the community’s vision for the future and to guide growth in a manner that fosters orderly, coordinated and beneficial development.

The full implementation of some of the Plan objectives necessitates modifications of certain land-use regulations, preparation of more specific plans, or research of additional implementation methods. The additional efforts needed to do these are detailed in the Implementation chapter of the Plan, which outlines the timeframe for implementing objectives along with the party responsible for taking a leadership role in the implementation thereof.

COMPREHENSIVE PLAN DEFINED

“A COMPREHENSIVE PLAN INCLUDES A CONCISE STATEMENT OF A COMMUNITY’S VISION FOR DEVELOPMENT, ALONG WITH GOALS, OBJECTIVES, PRINCIPLES, GUIDELINES, POLICIES, STANDARDS, DEVICES AND INSTRUMENTS FOR THE IMMEDIATE AND LONG-RANGE IMPLEMENTATION OF THE VISION.”

1.3 The Comprehensive Plan Process

A Comprehensive Plan is, in part, a public review process that defines what is important to the community. By carefully examining current conditions and issues in the context of citizen involvement, the Plan can establish justifiable recommendations for future action. Its purpose is to guide change as consistent with community goals.

The Village didn't have an adopted Comprehensive Plan prior to creation of this 2015 Plan. In October 1998, the Village Board implemented its first land use regulations with the adoption of Chapter 140 - Zoning of the Village Code. In 2008, the Village Board adopted Local Law No. 4 of 2008 establishing Subdivision Regulations. In New York State, local land use regulations must be in keeping with adopted Comprehensive Plans. That requirement and the desire to stimulate reinvestment in the Village were two catalysts to move forward with the creation of this Plan.

In January 2015, the Deposit Village Board appointed seven residents to a Comprehensive Plan Committee to guide the development of the 2015 Comprehensive Plan. The Comprehensive Plan Committee, hereafter referred to as "Committee," held regularly scheduled meetings on the second Wednesday of each month at Village Hall.

The Committee held its first Public Visioning Session on July 8, 2015, which was attended by 47 members of the community. The purpose of the visioning session was to solicit input from the public with respect to community priorities and preferences. During the Public Visioning Session, a *Community Character Survey (CCS)* was conducted by Planit Main Street, Inc. with Shelly Johnson, Chief Planner with the Delaware County Planning Department. Residents were shown a variety of images that suggested aspects of community character and asked to rate the images as to whether they represented the form of development they would like to see in their community (positive rating) or things they would not like to see (negative rating). The results from the CCS were used to guide recommended land use policies.

The Committee further encouraged public participation by providing a public comment period at each Committee meeting and by inviting the public through its website www.FormDeposit.com, which included an overview of the public participation process and calendar of meetings. Public participation was further encouraged through public meetings on the Plan.



Above (top to bottom): Screen shots of Form Deposit website including the home page with Comprehensive Plan process background and calendar, the Public Participation webpage; and Contact Us webpage that enabled visitors to submit written comments to the Committee throughout the Plan process.

A Strengths, Weaknesses, Opportunities and Threats (SWOT) analysis was conducted during the visioning session, which provided a basis to help the Committee focus on those issues and topics that needed to be addressed in the Village’s Comprehensive Plan.

**Table 1-1
Responses from Each Category of the SWOT Analysis**

Strengths	Weaknesses	Opportunities	Threats
Community involvement	Vacant housing units	Travelers from NYS 17	Drugs
Natural resources (hunting/fishing)	Empty storefronts	Delaware River	Young moving out
Walkability of Village	Lack of employment	Heritage Tourism	Flooding
Church architecture	No effective gateway	Millennium Pipeline (NG)	Negativity
Good housing stock	Diminishing tax base	Housing rehabilitation	Lack of interest
State Movie theatre	Floodplain restrictions	Vacant storefronts	Reservoir/NYCDEP
School within Village	No bars	Walking/buggy tours	DRBC releases
Delaware River	Lack of youth events	Beauty of area (seasons)	Emergency comm.
Cultural resources (museum/library)	Condition of roads	Snowmobile trails	Split jurisdiction
Railroad history	Only one supermarket	Marketing strategies	Emergency evacuations
Sense of security (Safe Village)	Financial strain to provide services	Multi-media resources	
Fire Department	Lack of ambulance service	Comparably lower taxes	
Employment opportunities	Dilapidated houses		
Medical clinic	Poor condition of sidewalks		
Community pool	Loss of street trees		
Senior center	Lack of image (Central Theme)		
Geographic location	Distance to veterinary care		
Supermarket	Parking		
Deposit Foundation	Expense of living (water/sewer/taxes)		
Deposit’s Closet	No service for Town Tax Base		
Short-line bus stop	Do not capitalize on weekends		
Funeral home	Lack of cell services		
Local events	Broadband and cellular communications		
Volunteer organizations	No bakery		
School extra-curricular activities	Availability of local contractors		
Affordable youth sports			
Industrial base			
Local newspaper			
Pharmacy			
Liquor store			
Hotels/motels			
Vacation homeowners			
Resorts (W. Branch Angler, Scotts, etc.)			
Oquaga Creek State Park			
River Park			
Fishing/boating Cannonsville Res.			

SWOT ANALYSIS

“RESIDENTS SELF-IDENTIFIED A NUMBER OF STRENGTHS THAT THE VILLAGE OF DEPOSIT POSSESSES INCLUDING ITS SETTING ON THE WEST BRANCH OF THE DELAWARE RIVER, SENSE OF SECURITY, RICH ARCHITECTURE, GEOGRAPHIC LOCATION, PUBLIC SCHOOLS, LOCAL NEWSPAPER, STATE THEATRE AND PROXIMITY TO NEARBY RESORTS AND PUBLIC PARKS.”

The first phase of the Comprehensive Plan update included a relevant document review by the planning consultant with input from the Comprehensive Plan Committee and Planning Board, as well as Village staff members and other stakeholders within the Village of Deposit. The Committee also undertook an analysis of population and housing trends by compiling Year 2000 and 2010 U.S. Bureau of the Census data.

The Committee also considered the following as part of its recommendations for the Village's new Comprehensive Plan:

- Village Board priorities and policy direction as reflected in local laws.
- New federal and state requirements, laws or initiatives.
- The need to address weaknesses and ambiguities in existing land use laws.
- Clarification of unclear objectives such as what actions require Site Plan review.
- Recent severe storm events, which appear to be influenced by climate change.
- Need to address vacant and/or dilapidated housing stock.
- Desire to restore tree-lined street and develop tree planting program.
- Measures to enhance the walkability of the community.
- Need to address Downtown revitalization and fill empty storefronts.
- Hope for improving community resiliency during storm events.
- Aim to reduce energy consumption for Village facilities, housing units and local businesses.
- Aspiration of reducing Greenhouse Gas Emissions.
- Target measures to reduce dependency on automobile and reduce Vehicle Miles Traveled.
- Need to enhance infrastructure to address deficiencies and accommodate new growth.

This 2017 Comprehensive Plan reflects a culmination of these efforts, along with public input at the Public Visioning Session. Chapter 2.0 provides a historic context concerning the development of the Village of Deposit from early native American and subsequent European settlement to today, along with an analysis of emerging trends that may affect growth in Deposit tomorrow.

BACKGROUND STUDY

“THE FIRST PHASE OF THE COMPREHENSIVE PLAN UPDATE INCLUDED A RELEVANT DOCUMENT REVIEW BY THE PLANNING CONSULTANT WITH INPUT FROM THE COMPREHENSIVE PLAN COMMITTEE AND PLANNING BOARD, AS WELL AS VILLAGE STAFF MEMBERS AND OTHER STAKEHOLDERS WITHIN THE VILLAGE OF DEPOSIT”

2.0 PORTRAIT OF DEPOSIT

The Portrait of Deposit provides a brief summary of the history of the Village (Yesterday) in order to provide a context to the forces that have shaped Deposit's growth (Today) and the demographic trends that are likely to shape the growth of Deposit over the next decade (Tomorrow). This is followed by specific demographic trends summarized from U.S. Census Bureau data up to 2010. This chapter concludes with a discussion of the planning implications related to emerging trends in the Village and within the surrounding region.

2.1 Yesterday

The Deposit area has been occupied by a long series of cultures, beginning with the Paleo-Indian culture through to the Lenapehoking culture (Lenape), which came into the region about 700 years before European settlers. Native Americans were attracted to the area due to its fertile soil, wildlife, rich fisheries and ease of transportation along the West Branch of the Delaware River.

Europeans first settled in the Deposit area around 1789 and they too were attracted to the area for its natural resources and ease of travel along the Delaware River. The first colonial settlement in the Deposit area was known as Deansville, so named for Captain Nathan Dean who settled in the area in 1791. The area was also referred to as Cook House. "Cook House is the corruption of the Indian appellation of Coke-ooze, signifying or imitating the hooting of owls" (Jay Gould: History of Delaware County)ⁱ. The name was later changed to Deposit. "The name Deposit was logical because in early times vast quantities of pine lumber were drawn in winter on sleighs, from as far away as the Susquehanna, and deposited on the banks of the river here to await the spring high waters when the logs were fashioned into rafts sometimes as large as 200 feet in length, and taken to Philadelphia's market" (Cable, Mary: *Historic Deposit*, Deposit Historical Museum, March 3, 1997).

In 1811, the Deposit settlement containing twelve dwellings, was incorporated as a charter village. At the time, it comprised an area of 156 acres along the western banks of the West Branch of the Delaware River in the Town of Tompkins, Delaware County, NY.ⁱⁱ In 1851, the Village charter was amended to include 400 acres in the Town of Sanford, Broome County, NY. In 1871, through a special act of the State Legislature, the charter was amended to address the Village's location in two counties. The Village is one of only twelve charter villages in New York; is situated in two towns (i.e. Deposit and Sanford); and two Counties (Delaware and Broome).ⁱⁱⁱ

DEPOSIT

"THE NAME DEPOSIT WAS LOGICAL BECAUSE IN EARLY TIMES VAST QUANTITIES OF PINE LUMBER WERE DRAWN IN WINTER ON SLEIGHS, FROM AS FAR AWAY AS THE SUSQUEHANNA, AND DEPOSITED ON THE BANKS OF THE RIVER HERE TO AWAIT THE SPRING HIGH WATERS WHEN THE LOGS WERE FASHIONED INTO RAFTS SOMETIMES AS LARGE AS 200 FEET IN LENGTH, AND TAKEN TO PHILADELPHIA'S MARKET."

Source: Historic Deposit - Mary Cable, Deposit, NY, March 3, 1997

During the early 1800's, the Village continued to grow as a central hub for lumber and tanning industries that would transfer their products down the Delaware River to Philadelphia markets during the spring thaw. During this period of time, lands within the Delaware Valley were being cleared for crops and grazing of livestock. However, Deposit's connection to the outside world was limited. "Until the opening of the Erie Railway it resembled Rasselas's valley, there being no apparent mode of ingress or egress" (Munsell, W.W: The History of Delaware County: 1797-1880).^{iv}

"The construction of the New York and Erie Railroad started in 1835 at Deposit, New York and the first section completed was from Piermont to Goshen, in 1841. From Goshen, the line was completed to Middletown by 1843, to Port Jervis by 1848, to Binghamton in 1849, and finally to Dunkirk in 1851. The New York and Lake Erie Railroad was the longest railroad in the country and also the widest at 6' gauge" (Source: www.Erierailroad.org, Erie History page).

The arrival of the New York & Erie Railroad brought with it jobs, new residents and unparalleled transportation access to the outside world. This transportation access would transform Deposit from a sleepy little village in a remote valley into a center for commerce and industry. By 1898, Deposit's population grew to 1,800 residents, from only 1,419 in 1870. "At that time, the community had 6 churches, 1 school, 2 newspapers, 1 bank, 7 hotels and large dairy interests. In terms of industry, the community was home to an extensive Borden's milk condensery plant and was a center for bluestone, pearl button, malleable iron and hand-sled manufacturing" (Source: adapted from *Between the Ocean and the Lakes – The Story of the Erie* by Edward Harold Mott 1899).^v

The arrival of the train also spawned a new industry in the Village and surrounding Towns – that being the tourism industry. Nearby resorts such as *Scott's Oquaga Lake House (1869)* and a variety of hotels opened in the Village to accommodate travelers and visitors to the community.

"In the 1890s, Deposit was a center of publishing with the relocating of the Outing Publishing Company in the town (from New York). Several magazines, including *The Bohemian Magazine* were published and printed from Deposit. The Outing Publishing Company went out of business a few years after the failure of the Knapp Bros. Bank in 1909" (Wikipedia, Deposit). The Village's population reached a total of 2,051 residents by 1900. A more thorough analysis of the Village's demographic trends and that in surrounding Town's is provided below.

NY & ERIE RAILROAD

"THE ARRIVAL OF THE NEW YORK & ERIE RAILROAD BROUGHT WITH IT JOBS, NEW RESIDENTS AND UNPARALLELED TRANSPORTATION ACCESS TO THE OUTSIDE WORLD. THIS TRANSPORTATION ACCESS WOULD TRANSFORM DEPOSIT FROM A SLEEPY LITTLE VILLAGE IN A REMOTE VALLEY INTO A CENTER FOR COMMERCE AND INDUSTRY."

The New York & Erie Railroad and its successors operated successful passenger service along this route for many years, but the advent of the personal automobile and construction of the interstate highway system would ultimately signal the end of passenger service to Deposit. However, freight service, is still provided along this rail line.

Between the 1950s and 1980s, the Village of Deposit would once again be the beneficiary of a major transportation improvement when NYS Route 17 (known as the Quickway and/or Southern Tier Expressway) was constructed. This limited access State highway extends 397 miles from Woodbury in Orange County, NY west to Mina at the westernmost boundary between New York and Pennsylvania. This limited access highway provides ease of access to markets for Deposit’s industries and makes it easy for residents to commute to the Binghamton metropolitan area.

2.2 Today

The Village of Deposit has a geographic area of 1.31 square miles (sq. mi.), of which, 1.30 sq. mi. is land and 0.1 square miles is land under water. According to the 2010 Census by the U.S. Census Bureau, Deposit’s population consisted of 1,633 residents with a population density of 1,317 persons per square mile. The Village is set at a base elevation of around 991 feet above sea level and situated along the banks of the West Branch of the Delaware River.

Table 2-1 on the next page shows how the Village of Deposit and its surrounding towns and counties have changed since 1900. Between 1900 and 1950, the Village of Deposit’s population decreased by 1.7%. However, this decrease paled in comparison to the Towns of Deposit and Sanford, which experienced decreases in this time period of 10.1% and 31.2% respectively. Delaware County’s population also decreased by 4.2% between 1990 and 1950. In contrast, between 1900 and 1950, New York State’s population grew by 104% and Broome County by 167%.

These trends reflect the general outmigration from more rural areas of the State to more urbanized areas between 1900 and 1950. Within the Southern Tier, much of this outmigration flowed toward the City of Binghamton and surrounding metropolitan areas that were experiencing rapid growth in its manufacturing, education and technology industries. While the Village population decreased during this period, the reduction was slight compared to its neighbors.

Village of Deposit, New York



Above (top to bottom): Image of the Erie Limited, which provided passenger service between New York and Chicago; image of the Deposit Depot, which was taken in the 1960’s and aerial photo of the former Borden Milk Condensery factory that was later used for a variety of industries. The B&W photos are from the Library of Congress Archives and were taken in the 1960’s. Sadly, neither building is standing today and all that remains standing is the chimney.

Between 1950 and 1970, the Village experienced a steady period of growth. Its population peaked in 1970 with 2,061 residents. Between 1950 and 1980, the Towns of Deposit and Sanford experienced sustained population growth with increases of 15.3% and 9.1% respectively. This growth was, in part, influenced by the construction of the Cannonsville Reservoir during the 1950s and 1960s. Between 1970 and 1980, the Village population decreased to 1,897 residents – a 8.0% decline. This decline was influenced, in part, by the loss of jobs associated with the construction of the reservoir. Between 1980 and 1990, the Village experienced a population increase of 2.1%. Since that time, the Village’s population has continued to decline losing 12.2% of its population between 1990 and 2000, and another 2.1% between 2000 and 2010.

	1900	1950	%Chg. '00-50	1980	%Chg. '50-80	1990	%Chg. '80-90	2000	%Chg. '90-00	2010	%Chg. '00-10	Persons per Sq. Mi.
New York State	7,268,894	14,830,192	104%	17,558,165	18.4%	17,990,778	2.5%	18,976,45	5.5%	19,378,102	2.1%	416
Broome County	69,149	184,698	167%	213,648	15.7%	212,160	-0.7%	200,536	-5.5%	200,600	0%	284
Delaware County	46,413	44,420	-4.2%	46,824	5.4%	47,225	0.9%	48,055	1.8%	47,980	-0.2%	33
Village of Deposit	2,051	2,016	-1.7%	1,897	-10.2%	1,936	2.1%	1,699	-12.2%	1,633	-2.1%	1,317
Town of Deposit	1,747	1,570	-10.1%	1,810	15.3%	1,824	0.7%	1,687	-7.5%	1,712	1.5%	27
Town of Sanford	3,514	2,416	-31.2%	2,635	9.1%	2,576	-2.2%	2,477	3.8%	2,407	-2.8%	38

Source: U.S. Bureau of the Census*Reflects closing of Camp LaGuardia and loss of 923 Group Quarters Population counted by U.S. Census in

These trends suggest the gradual population decline is expected to continue in Deposit, absent measures to stimulate new investment and/or attract new residents. One of the primary goals of the Comprehensive Plan is to stimulate future development and population growth in a manner consistent with the Village’s unique character and its vision statement.

Today, the Village has a resident population of 1,633 residents, of which, 57.58% meet the U.S. Department of Housing and Urban Development’s (HUDs) definition of Low-Moderate Income. Some of the factors contributing to the lower income rates include the seasonal nature of some industries such as forestry and mining, loss of better paying manufacturing, information and public administration industries jobs (see Table 2-2) in the Village and surrounding towns. Having a high number of senior residents on a fixed income is also a contributing factor.

POPULATION TRENDS

“BETWEEN 1980 AND 1990, THE VILLAGE EXPERIENCED A POPULATION INCREASE OF 2.1%. SINCE THAT TIME, THE VILLAGE’S POPULATION HAS CONTINUED TO DECLINE LOSING 12.2% OF ITS POPULATION BETWEEN 1990 AND 2000, AND ANOTHER 2.1% BETWEEN 2000 AND 2010.”

Table 2-2 Trends in Employment Status and Industries 2000-2010										
Employment Characteristics (Age 16 and over)	Delaware County, New York Trends from 2000-2010				Village of Deposit Trends from 2000-2010				Percent Change	Percent Change
	2000	%	2010	%	2000	%	2010	%	COUNTY	VILLAGE
Total										
Persons 16 Years and Over				100.0%	1,262	100.0%	1,356	100.0%	3.5%	7.4%
In Labor Force				59.5%	728	57.7%	933	68.8%	6.8%	28.2%
Civilian Labor Force				59.5%	728	57.7%	933	68.8%	6.9%	28.2%
<i>Employed</i>	20,840	54.1%	21,913	55.0%	663	52.5%	836	61.7%		
<i>Not Employed</i>	1,376	3.6%	1,821	4.6%	65	5.2%	97	7.2%		
Armed Forces	12	0.0%	9	0.0%	0	0.0%	0	0.0%		
Not in Labor Force	16,298	42.3%	16,130	40.5%	534	42.3%	423	31.2%		
Industry										
Educational & Health Services	5,420	26.0%	5,964	27.2%	109	16.4%	220	26.3%	10.0%	101.8%
Retail Trade	2,138	10.3%	2,488	11.4%	52	7.8%	130	15.6%	16.4%	150.0%
Manufacturing	3,018	14.5%	2,514	11.5%	165	24.9%	126	15.1%	-16.7%	-23.6%
Construction	1,611	7.7%	2,049	9.4%	50	7.5%	71	8.5%	27.2%	42.0%
Professional services	1,038	5.0%	1,132	5.2%	28	4.2%	60	7.2%	9.1%	114.3%
<i>Arts, Entertainment & Recreation</i>	1,460	7.0%	1,740	7.9%	65	9.8%	54	6.5%	19.2%	-16.9%
Other Services (except public admin).	1,069	5.1%	1,058	4.8%	21	3.2%	49	5.9%	-1.0%	133.3%
Transportation, warehousing & utilities	764	3.7%	1,049	4.8%	38	5.7%	40	4.8%	37.3%	5.3%
Wholesale Trade	501	2.4%	396	1.8%	21	3.2%	29	3.5%	-21.0%	38.1%
Finance, Insurance & Real Estate	755	3.6%	743	3.4%	10	1.5%	21	2.5%	-1.6%	110.0%
Agriculture, forestry and mining	1,284	6.2%	1,245	5.7%	33	5.0%	14	1.7%	-3.0%	-57.6%
Information	543	2.6%	352	1.6%	48	7.2%	12	1.4%	-35.2%	-75.0%
Public administration	1,239	5.9%	1,183	5.4%	23	3.5%	10	1.2%	-4.5%	-56.5%
	20,840		21,913		663		836			

Source: 2000 U.S. Census Bureau DP-3 Table and 2007-2011 American Community Survey 5-Year Estimates DP-3 Table.

Based upon an analysis of data from 2000 and 2010 Censuses, certain trends in employment and industries become clear (see Table 2-2). During this time period, the number of residents employed in the Educational & Health Service industry increased from 109 to 200 people, or a 101.8% increase. Those residents employed in retail trade increased from 52 to 130 people, or a 150% increase. During this time period the number of residents employed in the Professional Services, Other Services and Finance, Insurance and Real Estate Industries increased by 114.3%, 133.3% and 110.0% respectively.

However, during this time period fewer residents found employment in the Agricultural, Forestry and Mining; Information; and Public Administration industries with residents employed in these industries declining by 57.6%, 75% and 56.5% respectively (see Table 2-2). Residents employed in the Agriculture, Forestry and Mining industry went from 5.0% of the Civilian Labor Force in 2000 to just 3.0% in 2010. Other industries that employed fewer Village residents during this timeframe included Manufacturing along with the Arts, Entertainment and Recreation industries, which saw employment declines of 23.6% and 16.9% respectively.

The growth in Educational and Health Service industry jobs, with generally better paying jobs is a good trend. However, the loss of good paying Manufacturing industry jobs is not. Yet these shifts reflect County, State and National shifts in employment in such industries. The Village has the necessary infrastructure (water, sewer, freight rail and interstate highway access) to accommodate more manufacturing. It also has the unique character and natural setting along the West Branch of the Delaware River to attract visitors to stimulate growth in the Arts, Entertainment and Recreation industry.

2.3 Tomorrow

In the coming years, the Village of Deposit will likely continue to lose population, absent proactive measures to reverse this trend. The reasons for this include the fact that the community’s population is growing older, families are having fewer children, and recent graduates are moving away to seek better employment opportunities. The Village will also likely see continued shifts in those industries that employ local resident’s, but can take proactive measures to encourage growth in key industries by working with economic development agencies in adjoining counties.

Village of Deposit, New York



Above (top to bottom): The Norbord facility - now home to the New England Wood Pellet Company; former Indian Country Bluestone facility that now houses Integrated Wood Components; and the former Jeep Dealership (Town of Deposit) that has since been converted to a Family Dollar store. The 2006 flood severely impacted industries within the industrial park along Airport Road and revised FEMA FIRM maps have greatly limited redevelopment potential in this area.

There are many emerging population trends that will continue to influence development and growth in the Village of Deposit and Broome and Delaware Counties in the decades ahead. These include an aging population, an increase in the number of single-person households, and changes in ethnic and racial compositions of the population in the Village and in the surrounding region.

These trends are documented in the 2010 Census and are very likely to continue in the decades ahead. Below is an overview of demographic trends along with an analysis of the potential planning implications. The trends selected for analysis were those determined to most influence development and population growth in the years ahead.

2.4 Demographic Trends

Analysis of the 2000 and 2010 Censuses shows Deposit’s population is aging with the median age increasing from 37.1 to 40 years of age. In 2010, 16.6% of the population was over the age of 65. In 2010, the Baby Boomers (1946-1964) with a Year 2010 age cohort of 45-64 accounted for another 11.4% of Deposit’s population.

Deposit will likely see a continued increase in people over the age of 65 in the next decade due to the aging Baby Boomers and increases in life expectancy. With these demographic shifts, will come changes in the demand for services and community needs. As people grow older there may a greater need to walk to services as the ability to drive is impaired for some seniors. Such changes may warrant upgrades in the sidewalk system or the creation of additional services to meet the needs of seniors.

The Village also appears to be losing some its college graduates, as seen in the decline in people age 25-34 between 2000 and 2010. This age cohort made up 11% of the Village population in 2000, but only 9.6% in 2010. This points to a need to provide better employment opportunities.

Age Cohort	2000		2010	
	Population	%	Population	%
<i>Under 5</i>	134	7.9%	119	7.2%
<i>5 -19</i>	374	22.0%	357	21.5%
<i>20-24</i>	101	5.9%	120	7.2%
<i>25-34</i>	187	11.0%	150	9.6%
<i>35-44/35-49*</i>	235	13.8%	324	19.6%
<i>45-64/50-64*</i>	375	22.1%	209	11.4%
<i>65 & over</i>	293	17.3%	276	16.6%
Total	1,699	100.00	1,663	100.0%
Median Age		37.1		40.0

Source: U.S. Census Bureau 2000 & 2010
*Age cohorts recorded varied between 2000 & 2010

AGING POPULATION

“ANALYSIS OF THE 2000 AND 2010 CENSUSES SHOWS DEPOSIT’S POPULATION IS AGING WITH THE MEDIAN AGE INCREASING FROM 37.1 TO 40 YEARS OF AGE.”

The Village of Deposit has a very homogenous population, with nearly 97% of its population being white. The breakdown of race and Hispanic origin in the Village is very comparable to that of Delaware County, but in contrast to Broome County, which has a less homogeneous population. The 2010 U.S. Bureau of the Census shows that Deposit’s residents were 96.6% white, 1.2% black, 0.1% Asian, 0.2% American Indian and 1.5% “some other race” and/or “two or more” races.

**Table 2-4
Village of Deposit/Broome County and Delaware County, New York
Race and Hispanic Origin Year 2010**

	Village of Deposit		Broome County		Delaware County	
	Population	%	Population	%	Population	%
Total	1,663	100.0	200,600	100.0	47,980	100.0
White	1,606	96.6	176,444	88.0	45,675	95.2
Black	26	1.6	9,614	4.8	779	1.6
Asian	1	0.1	7,065	3.5	367	0.8
American Indian	4	0.2	396	0.2	131	0.3
Native Hawaiian or PI	0	0.0	82	0.0	12	0.0
Some Other Race	4	0.2	1,912	1.0	394	0.8
<i>Two or more</i>	22	1.3	5,087	2.5	622	1.3
<i>Hispanic*</i>	46	2.8	6,778	3.4	1,560	3.3

Source: U.S. Census Bureau * Description of ethnicity not race. A person may consider themselves as white/Hispanic, black/Hispanic, or other combination thereof. The percentages of all racial categories add up to 100%.

An analysis of the 2000 and 2010 Censuses shows significant growth in the level of educational attainment among the Village’s residents (see Table 2-5 on next page), which is now on par with Delaware County averages. Between 2000 and 2010, the percentage of Villages residents who were high school graduates or higher increased from 80.3% to 90.4% and those with a Bachelor’s degree or higher increased from 11.4% to 18.5%. In Broome County, 88.3% of residents were high school graduates or higher and 25.1% had a Bachelor’s degree or higher.

There was also a significant shift in the number of residents with some college with no degree to those with an Associate’s degree. The percent change for those with some college decreased by 14.1% and those residents with an Associate’s degree increased from 91 to 125, or a 27.2% increase. These improvements in educational attainment will make the community more attractive to perspective employers who are consistently looking for skilled labor.

EDUCATIONAL TRENDS

“AN ANALYSIS OF THE 2000 AND 2010 CENSUSES SHOWS SIGNIFICANT GROWTH IN THE LEVEL OF EDUCATIONAL ATTAINMENT AMONG THE VILLAGE’S RESIDENTS (SEE TABLE 2-4 ON NEXT PAGE), WHICH IS NOW ON PAR WITH DELAWARE COUNTY AVERAGES.”

Source: U.S. Census Bureau

**Table 2-5
Village of Deposit and Delaware County, New York
Educational Attainment**

Educational Attainment	Delaware County, New York Trends from 2000-2010				Village of Deposit Trends from 2000-2010				% Change County	\$ Change Village
	2000		2010		2000		2010			
		%		%		%		%		
Total Persons 25 Years and over	33,070	100.0	33,831	100.0	1,050	100.0	1,140	100.0	2.2	7.9
Less Than 9th Grade	1,885	5.7	1,282	3.8	52	4.9	31	2.8	-47.0	-67.7
9th-12th, no diploma	4,776	14.4	3,141	9.3	155	14.7	78	6.8	-52.1	-98.7
High school graduate	12,353	37.4	13,227	39.1	478	45.5	560	49.1	6.6	14.6
Some college, no degree	5,600	17.0	6,147	18.2	154	14.6	135	11.8	8.9	-14.1
Associate's degree	2,956	8.9	3,581	10.6	91	8.6	125	11.0	17.5	27.2
Bachelor's degree	3,139	9.5	3,716	11.0	73	6.9	133	11.7	15.5	45.1
Graduate or professional	2,361	7.2	2,737	8.1	47	4.5	78	6.8	13.7	39.7
Percent high school graduate >		79.9		87.0		80.3		90.4		
Percent Bachelor's Degree or >		16.6		19.1		11.4		18.5		

Source: U.S. Census Bureau STF3 Data Year 2000 and Table DP02 2010

EDUCATIONAL TRENDS

“AN ANALYSIS OF THE 2000 AND 2010 CENSUSES SHOWS SIGNIFICANT GROWTH IN THE LEVEL OF EDUCATIONAL ATTAINMENT AMONG THE VILLAGE’S RESIDENTS (SEE TABLE 2-4 ON NEXT PAGE), WHICH IS NOW ON PAR WITH DELAWARE COUNTY AVERAGES.”

Source: U.S. Census Bureau

2.5 Planning Implications for Deposit

The Village’s population is diversifying age-wise and educational attainment in Deposit in now on par with County averages. The Village’s population has declined steadily in recent decades and this decline is anticipated to continue in the decades ahead, without proactive measures to stimulate new growth. The Village’s growing senior population could result in additional demand for community services needed to serve this population.

Future growth in retirees may also influence market demands for new housing styles, with universal design¹ that can better meet the needs of the Village’s aging population. There may also be a growing preference for smaller houses to reflect the decrease in average household size and a growing desire to produce more energy efficient housing units to serve families on a fixed income.

¹ Universal design in housing is intended to accommodate the needs of the broadest spectrum of users (e.g. children, elderly, people with disabilities and people of different height or weight).

The higher level of educational attainment of Deposit’s residents is a competitive advantage the Village can utilize to attract business to the community, since a skilled labor force is often a prerequisite for site-selection companies hired to find development sites for business expansion. Also, the unique character of the Village and its quality of life make it an attractive location for telecommuters or entrepreneurs who may be able to work at home or seek a less congested location to undertake their work. However, to take full advantage of such opportunities, the Village must address deficiencies in broadband and cellular communication systems, that were identified by residents at the Visioning Session as being inadequate and costly.

With respect to the loss of high school and college graduates, Deposit must advance economic development strategies to help retain its talented workforce. It must also encourage and support entrepreneurial ventures and land-use policies, which provide opportunities for commercial and manufacturing growth in the community in a manner that enhances the community character. The Village is uniquely positioned to take advantage of economic development resources from two counties (Broome and Delaware) in this endeavor.

The unique character of Deposit and the quality of life it offers its residents is also a strong recruitment tool. Increasingly, businesses are attracted to locations where they feel their employees want to live due to a variety of quality of life issues such as sense of security, quality of schools, access to recreation, and the quality of the natural and built environment.

Lastly, availability of freight rail service and the Village’s proximity to NYS Route 17 (Future I-86) make it an attractive location for larger industries that can take advantage of the area’s relatively lower labor cost while having excellent access to nearby metropolitan markets.

2.6 Deposit’s Vision and Goals

While history, population trends and demographic data are important considerations in the development of this Comprehensive Plan, the Plan itself is a forward-looking document intended to guide and manage future development and population growth in a manner that is consistent with Deposit’s vision for the future.



Above (top to bottom): Various images of the Deposit Central School buildings, which are situated within the Village of Deposit. The Deposit Elementary School, Middle School and High School are situated on a central campus on Second Street. The school contains a variety of athletic fields along with a community swimming pool that is managed by the Village along with the Towns of Deposit and Sanford. The Village has an excellent school system, but better employment opportunities are needed for graduates.

Vision Statement:

“In our **Vision of Deposit** in the **Year 2025**, the Village’s **unique character** and **quality of life** are preserved and enhanced for present and future generations. The Village’s exceptional livability and distinctive character have been achieved and enhanced by preserving and building on our strengths, by addressing our weaknesses, and by making steady progress with concentration toward our shared vision for the future. Our success is the result of citizens, government, businesses, and institutions coming together in deliberate action to realize our collective vision of what Deposit can and should be.”

The objectives of the Comprehensive Plan are as follows:

- To ensure that new governmental, institutional, non-residential and residential development within the heart of the Village and its neighborhoods complements and enhances the existing built environment.
- To maintain a proper relationship between the new growth and the Village’s ability to provide essential services such as roads, water, sewer, parks and municipal facilities.
- To maintain the Deposit Central School facilities in the Village where students can walk to school and amenities such as athletic fields and the community pool can be utilized by the greater community.
- To encourage the preservation of prime farmlands along Laurel Bank Avenue that help to support the local economy, provide valuable open space and help to mitigate effects of periodic flooding on the Village.
- To encourage the preservation of the ridgelines, wetlands, floodplains, stream corridors and natural contours of the land, which form the scenic backdrop for the Village of Deposit.
- To consider the protection of environmental assets of the village such as groundwater supply, important topographic features and scenic vistas when reviewing development projects.

VISION STATEMENT

In our **Vision of Deposit** in the **Year 2025**, the Village’s **unique character** and **quality of life** are preserved and enhanced for present and future generations. The Village’s exceptional livability and distinctive character have been achieved and enhanced by preserving and building on our strengths, by addressing our weaknesses, and by making steady progress with concentration toward our shared vision for the future. Our success is the result of citizens, government, businesses, and institutions coming together in deliberate action to realize our collective vision of what Deposit can and should be.

Comprehensive Plan
Committee

- To coordinate planning with the surrounding Towns of Deposit and Sandford to enhance important gateways to the Village such as from NYS Route 8/10 and Exit’s off of NYS Route 17 (Future I-86).
- To provide for a mixture of housing types that will promote a growing population base, while maintaining the desired environment, unique character and quality of life.
- To retain existing businesses and industries within the Village and surrounding towns in order to maintain a stable tax base and provide job opportunities for Village residents.
- To stimulate Downtown revitalization along Front Street by implementing the nationally recognized Main Street Four Point Approach including a focus on Organization, Promotion, Design and Economic Restructuring.
- To address sustainability and resiliency of the community.
- To find new opportunities to allow for the expansion of manufacturing industries in the Village, or surrounding towns, in the wake of 2006 flood an its impacts on FEMA’s designation of flood prone areas.
- To preserve those attributes of the Village (i.e. historic building stock, public spaces, monuments, institutional buildings, natural environment, etc.) that define its unique sense of place.
- To enhance the walkability of the community through sidewalk improvements and other measures to improve the pedestrian experience.
- To restore tree-lined streets within the Village of Deposit.
- To reduce energy consumption and lower Greenhouse Gas Emissions.
- To enhance recreational opportunities and access to the waterfront.

GOAL

“TO RESTORE THE TREE-LINED STREETS WITHIN THE VILLAGE’S NEIGHBORHOODS.”



Above: Post card showing tree-lined street at the corner of Second and Pine Street, looking west toward the Deposit Historical Society Museum.

2.7 Achieving Deposit’s Vision

The Village of Deposit faces a variety of challenges in achieving its vision for the future. These challenges include stimulating growth and redevelopment and protecting agricultural, historic and natural resources; providing employment and housing opportunities; providing necessary infrastructure and services to meet community needs cost effectively; and expanding recreational amenities within the Village. Achieving each of these will require balancing, what in some instances will be competing interests.

Despite these challenges, Deposit has consistently demonstrated its resiliency and ability to adapt to new circumstances. For example, during the 2006 flood, a small manufactured home park at the end of River Street was severely damaged and later purchased by Delaware County through the Federal Emergency Management Agency (FEMA) and New York State Emergency Management Office (SEMO) voluntary flood buyout program. The Village secured a New York State Office of Parks, Recreation and Historic Preservation (OPR&HP) grant to create a Master Plan for this 3.3-acre waterfront site to transform this property into a new waterfront park.

The Village has also secured funding for significant streetscape enhancements within its Downtown business district along Front Street. It has also focused on securing Community Development Block Grants to improve its aging water and sewer infrastructure. Such efforts to improve Deposit are a testament to the community’s resiliency and commitment to future generations.

In the chapters that follow, detailed descriptions of the Village of Deposit are presented including agricultural, natural, recreation, cultural and historic resources; the transportation system; community facilities; jobs and housing; sustainability and resiliency policies and land-use policies. The Comprehensive Plan includes goals for each of these aspects of Deposit, including chapter-specific goals, objectives and policies that support the Village’s vision and values.

Achieving Deposit’s Vision

“FIRST WE SHAPE OUR BUILDINGS; AND AFTERWARD OUR BUILDINGS SHAPE US.”

Winston Churchill



Above: Deposit’s Civil War Monument

Note: Churchill quote was stated while addressing the British nation with regard to the re-building of the ‘Houses of Commons’ after its destruction during the Second World War.

3.0 NATURAL RESOURCES

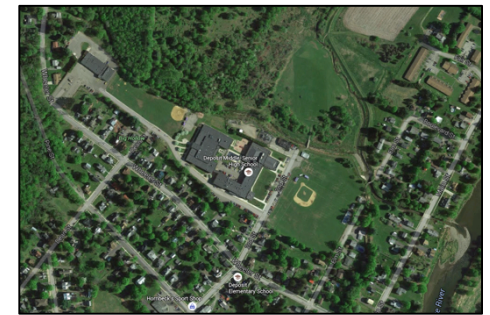
The Village of Deposit, in many ways, is defined by its surrounding rural landscape with high aesthetic value, which contains agricultural, recreational, natural and wildlife areas. The Village is also blessed with such resources within the boundary of the Village. These natural resources contribute to the Village’s unique character. Residents have access to some of these natural resources such as the West Branch of the Delaware River or Oquaga Creek while other natural resources are privately owned. All of these natural resources contribute to the quality of life in the Village. This chapter highlights the natural resources found within the Village, including land resources (i.e. open space, streams and scenic roads), geologic features (mountains, hillsides and backdrops) and water resources (wetlands, floodplains, aquifer, streams and water bodies).

3.1 Land Resources

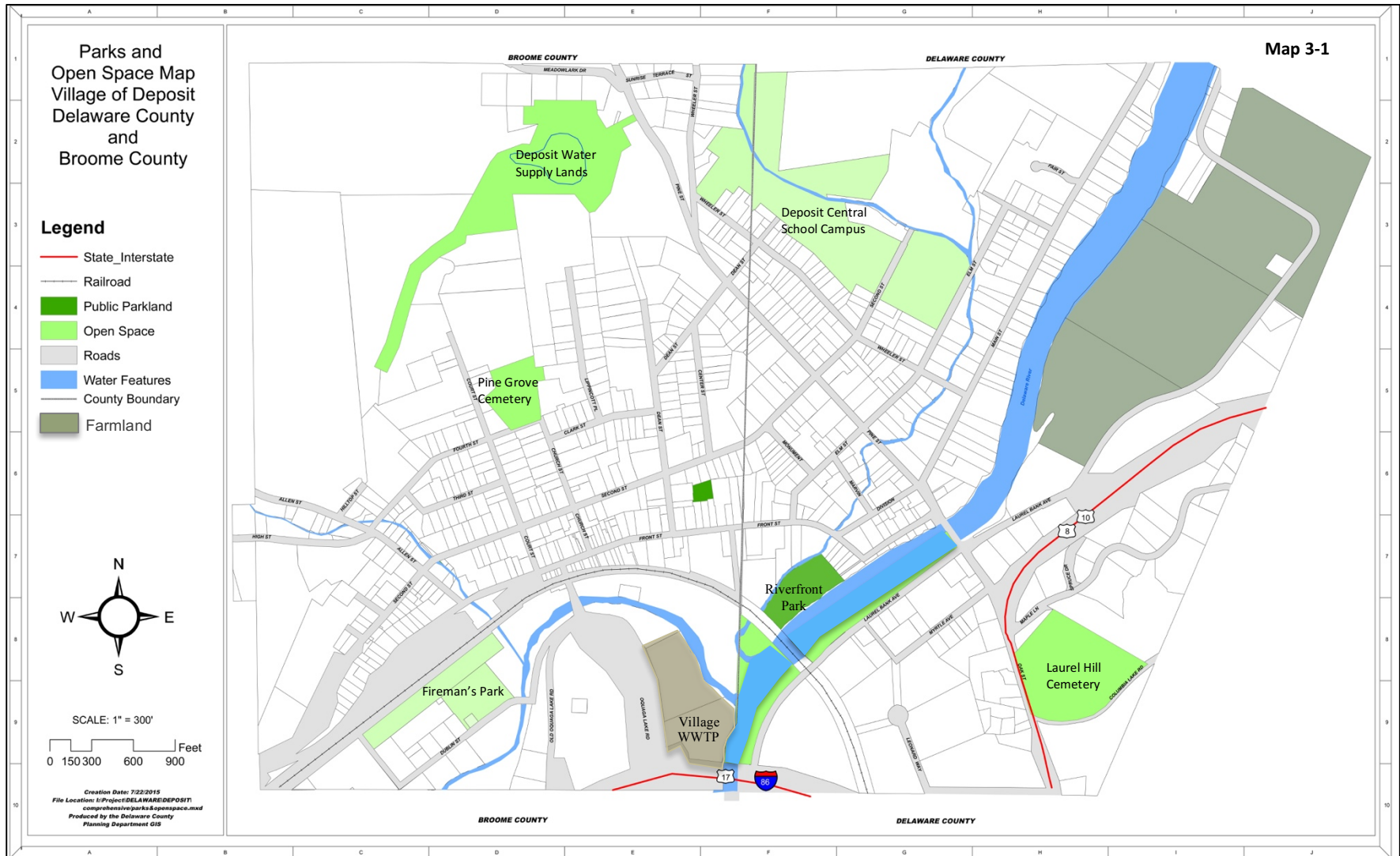
Open Space

One of the reasons the Village of Deposit has been able to retain its unique small town charm is due, in part, to the number of open spaces and agricultural lands within the borders of the Village. Open space in the Village can be categorized in the following ways:

- 1) Privately owned open space associated with a farming or vacant land, which generally are not open to the public or that have limited public access.
- 2) Recreational facilities associated with the Deposit Central School District, which are typically reserved for use by the students, but also serve larger community needs (i.e. community pool).
- 3) Undeveloped property owned by the Village around its water and sewer facilities that is not intended for recreational use.
- 4) Developed recreational lands owned by the Village and Fire Department, including lands currently used for active recreational purposes by residents or intended for future active recreational lands (e.g. Planned River Street Waterfront Park).
- 5) Private institutional lands, such as cemeteries, churches, libraries or museums, which have limited or restricted public access.
- 6) Environmentally constrained lands such as wetlands and steep slopes, which have limited or restricted public access.
- 7) The West Branch of the Delaware River with limited public access, but the ability to be more accessible through new NYSDEC fishing and boating access points along the river.



Above (top to bottom): Village’s reservoir and water supply tank at top of hill off of Pine Street with surrounding undeveloped lands; Deposit Central School District athletic fields which are situated in the heart of the Village; and cultivated farmlands off of Laurel Bank Avenue and West Branch of the Delaware River within the Village limits. Each of these open space resources help to create the small-town charm that the Village enjoys.



3.2 Geologic Features

Mountain, Hillsides and Backdrops

Areas with steep slopes (15%>slope) and the ridgelines above these slopes are depicted on the Slope map on the next page. These areas of steep terrain are generally wooded or are used for pasture, but have shallow soil over bedrock, and are highly susceptible to erosion.

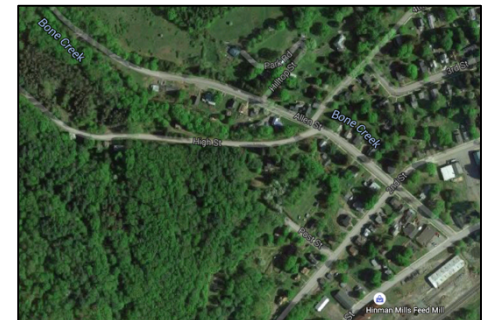
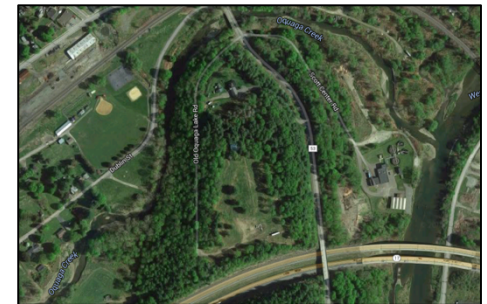
In their wooded natural state, or when used for pasture they form an attractive backdrop, or setting, so important to defining the small-town charm of Deposit. At low levels of density modest use can be made of these steep-slope lands without destroying their very nature.

In contrast, higher densities of as little as one unit per acre, along with the necessary roads built to municipal slope requirements, would result in the need for extensive grade changes in steeply sloped areas, most likely involving retaining walls or long disturbed slopes that would require extensive stabilization. When steep slopes are developed for residential subdivisions, they tend to be prone to erosion and excessive stormwater runoff during storm events.

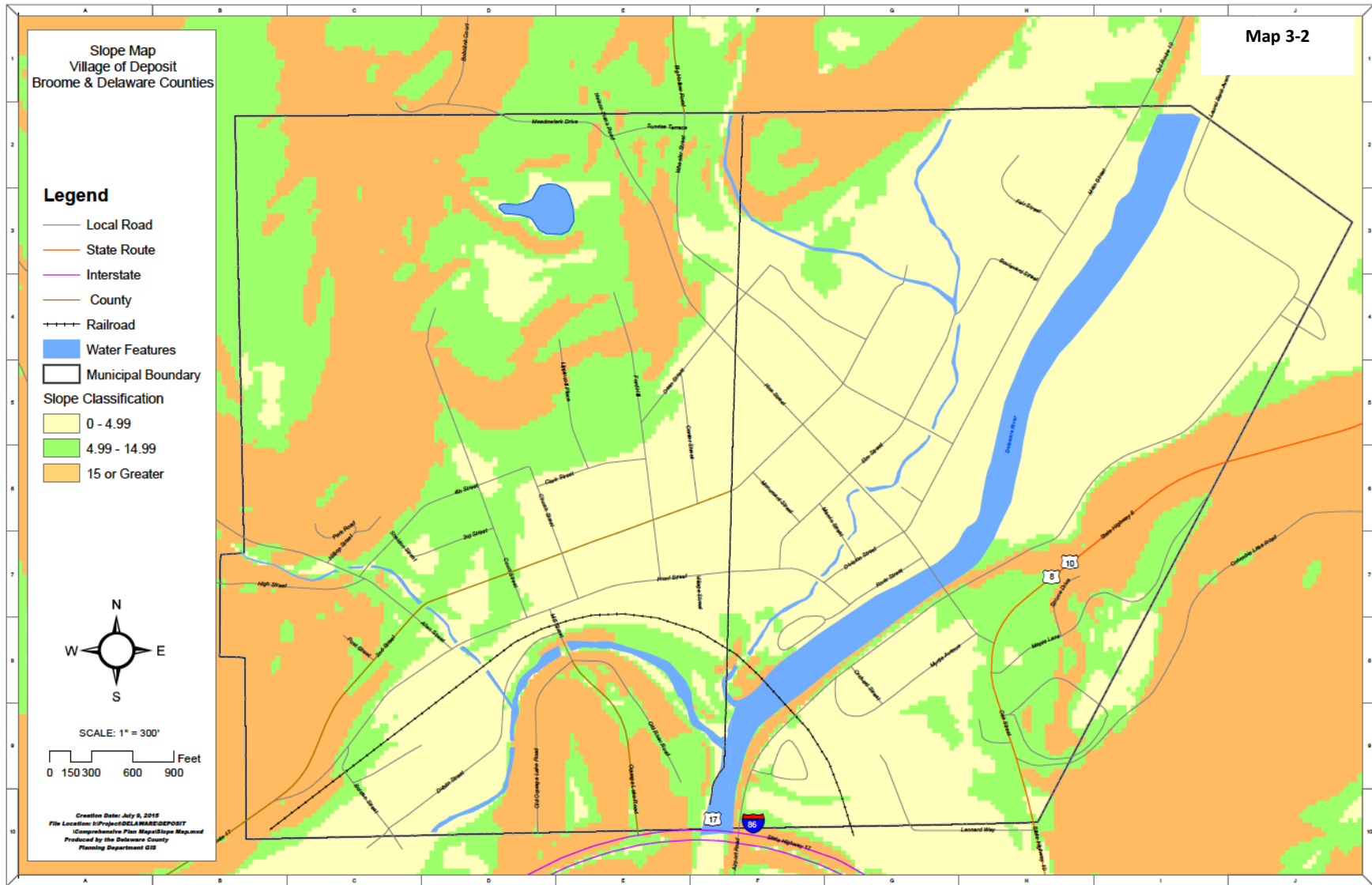
Such disturbed areas in many cases would be visible to the wide area, imposing a stark contrast between the natural wooded landform and the highly engineered, disturbed slope. This outcome would be inconsistent with the Village's character and environmental goals.

Therefore, this Comprehensive Plan encourages the protection of mountains, hillsides and steeply sloped backdrops, and the adoption (or refinement) of measures to avoid the wholesale re-grading and disturbance of these areas for residential development. When such lands are considered for development, the protection of existing vegetative cover should be encouraged to the greatest extent practicable to reduce the likelihood of erosion and hillside destabilization.

This Plan also encourages the adoption of provisions in the subdivision regulations to reduce and avoid steep slope disturbance, and to encourage the sensitive siting of dwellings and their access ways in a manner that works with the natural contours of the land and entails minimum disturbance.



Above (top to bottom): Low density three lot subdivision at the top of Court Street, which crosses an area of slope in excess of 15%; area along Old Oquaga Lake Road with slopes in excess of 15%; and aerial view of steep slope area along Allen and High Streets. Most areas with steep slopes in the Village are heavily wooded, which reflects the difficulty developing such sites. Future development in such area should be at very low levels of density to avoid adverse environmental impacts.



3.3 Water Resources

Wetlands

Both the NYS Department of Environmental Conservation (NYSDEC) and the United States Army Corps of Engineers (USACE) regulate wetlands. All proposed development within the vicinity of NYSDEC and federal wetlands must comply with the regulation of the respective authority.

The general location of wetlands is provided on NYSDEC and USACE Wetland Inventory maps. The general location of these within the Village is shown on the Water Resources Map on page 27. When wetlands are identified on a property, they should be delineated in the field during the subdivision or site-plan review process. *This Plan recommends the Planning Board continue to evaluate the need for wetland delineations at the earliest time possible during the review.*

Wetlands serve three primary functions: 1) to filter and clean water; 2) to provide wildlife habitat; and 3) to provide stormwater storage and retention. Wetlands are necessary to our ecosystems. Their development, outside of the occasional road or access driveway, must be limited and resisted. They also serve a vital function in retaining large amounts of runoff during the spring thaw or major storm events. In this respect, wetlands help to reduce peak flood flows and decrease flood damage. Wetlands also provide scenic viewsheds, which help to define Deposit.

Floodplains

This Plan urges protection of floodplains for the benefit of the Village's present and future residents, as well as Deposit's neighbors, both downstream and upstream. The Federal Emergency Management Agency (FEMA) has identified potential flood hazard areas in the Village of Deposit, which are shown on FEMA maps. The established FEMA floodplain designations are shown on the Water Resources map on page 27, but these may be revised by FEMA.

FEMA defines the likelihood of flooding into two broad categories: 1) lands within the 100-year floodplain; and 2) lands within the 500-year floodplain. Lands within the 100-year floodplain have a 1% probability of a flood exceeding a certain depth in any given year. Where the threat exists of potential loss of life or property, the construction of houses and other buildings should generally be discouraged. However, a large portion of the Village of Deposit lies within a floodplain.

Rivers and Streams

“A RIVER IS MORE THAN AN AMENITY. IT IS A TREASURE. IT IS A NECESSITY OF LIFE THAT MUST BE RATIONED AMONG THOSE WHO HAVE POWER OVER IT.”

Oliver Wendell Holmes

The Village’s Downtown business district and a significant portion of its housing stock lie within the FEMA designated 100-year floodplain. This presents challenges to protecting existing homes from flood damage and in redeveloping vacant residential and commercial building sites.

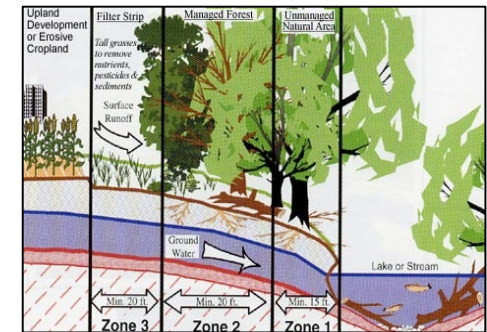
The Planning Board must factor in the presence of floodplains when it reviews site plans and will need to ensure mitigation measures for development within floodplains. However, through the use of best management practices for development in flood prone areas, some redevelopment is possible. However, best management practices must be employed to mitigate both financial loss and the potential loss of life that might occur as the result of periodic flooding. The Village’s Design Guidelines for its CBD and CHO Zoning Districts provides standards for new non-residential development in all mapped flood plains and this Plan supports these recommended standards.

Streams, Water Bodies and Riparian Zones^{vi}

A *riparian zone* is the border between land and a flowing body of surface water that is densely populated with plant species. Perhaps one of the most important qualities of the riparian buffer zone is its ability to control erosion, and thus, to prevent sediment pollution. In a stream surrounded by a riparian zone, sediment pollution is controlled. Riparian zones are densely populated with plant species, and thus, have intricate root systems that prevent erosion and undercutting of banks. In addition, the woody stems and grasses help to physically trap sediment by slowing down the water runoff from the surrounding area, allowing the sediment to settle out.

This Plan recommends riparian zones be established along all major streams, including the West Branch of the Delaware River, Oquaga Creek and Butler Brook and their tributaries, to prevent stream bank erosion and mitigate damage during major flooding events. The land-use activities allowed within the riparian zone might include passive recreation and other limited-impact activities that would not adversely affect native plant species within the riparian zone. Passive linear parks would be appropriate within the riparian zone, provided the design protects native plants to the extent practicable and that trails within such zones are designed to have low impact.

The branches, stems and leaves of plants absorb the impact of raindrops. Decaying leaves and low-growing vegetation form a ground cover that further lessens the erosive force of raindrop impact. This groundcover slows runoff, increasing the amount of water absorbed into the soil, and then releases slowly into the stream, groundwater or atmosphere.



Above (top to bottom): Illustration showing unmanaged natural zone, managed forest zone and filter strip (i.e. Zones 1, 2 and 3); and views of riparian zone along West Branch of the Delaware River. Natural riparian zones help to prevent excessive erosion of stream banks during flooding. When riparian zones are removed, rip rap is often required to stabilize stream banks.

Source: Illustration from Southeast Michigan Resource Conservation & Development Council.

The water that is absorbed may contain nutrients, pesticides and other pollutants that will eventually be taken up by plants or broken down over time. By slowing runoff, trapping sediments, and increasing absorption, these plants act as a living filter to protect water quality. Riparian zones along the water courses in the Village play a vital function in helping to protect the water quality in these streams. It is particularly important to protect water quality within the Oquaga Creek and West Branch of the Delaware River, which are important destinations for sport fisherman who help to sustain the local tourism economy when they spent money in the community.

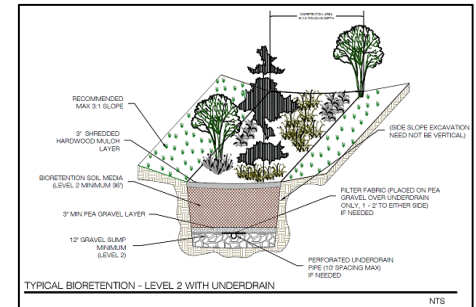
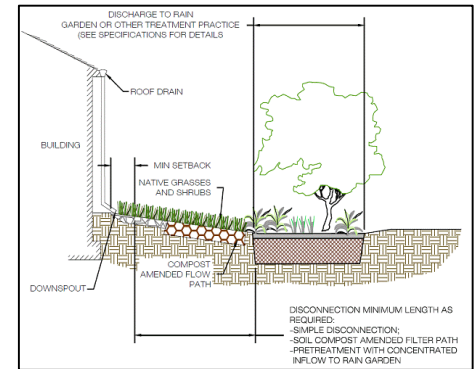
The riparian zones also play a very important role in helping to prevent excessive erosion of the stream banks during periodic flooding. Waterfront vegetation also enhances habitat for wildlife and increases opportunities for wildlife viewing. Plants along waterways provide food and shelter for a variety of insects, amphibians, reptiles, songbirds, mammals and fish.

During the 2006 flood, the riparian zone helped to reduce erosion along the banks of streams. Unfortunately, many homes were still affected by flooding, but the damage could have been worse without the riparian zone along the West Branch of the Delaware River and its tributaries.

Stormwater Management

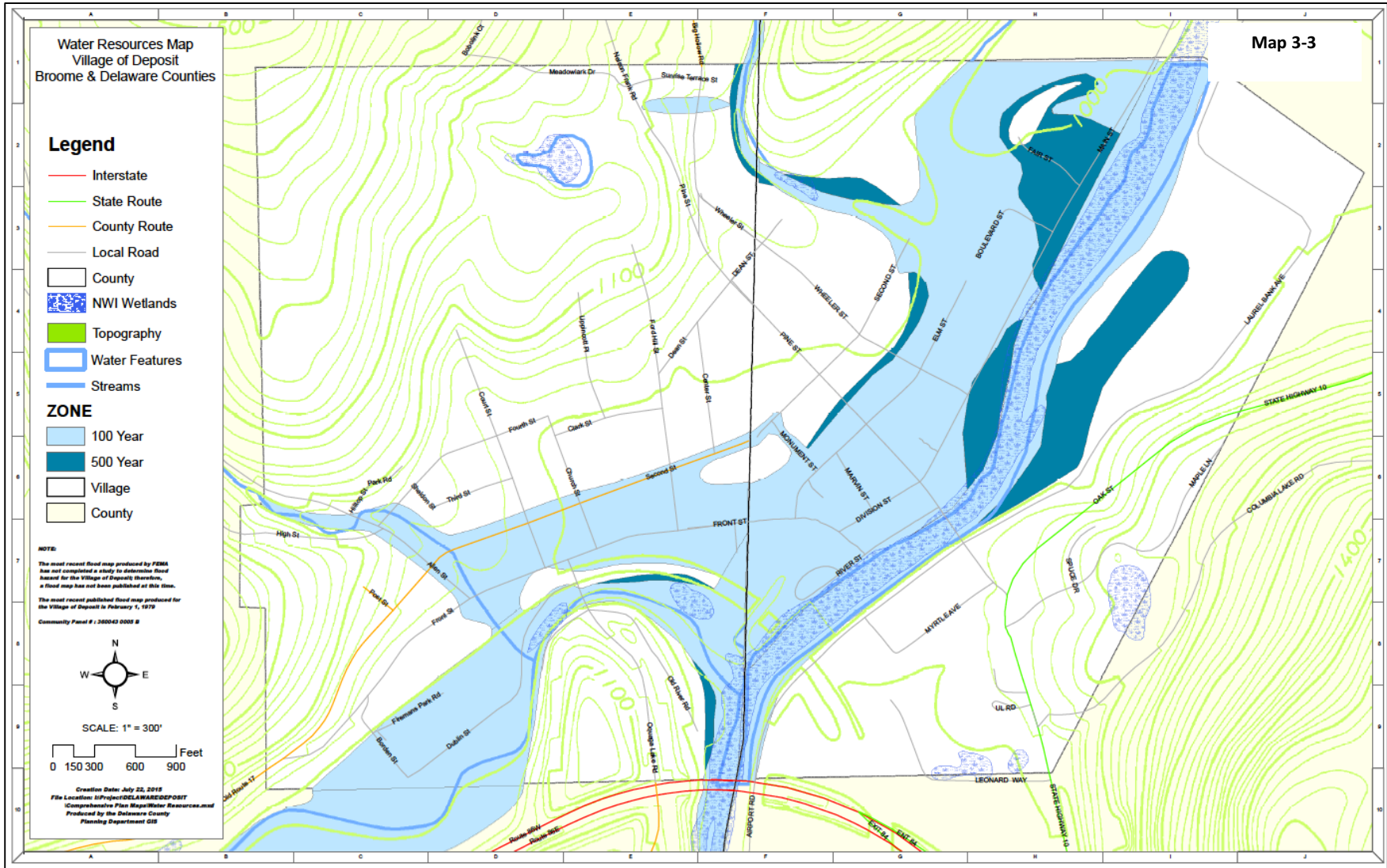
In New York State, any construction operation that will disturb or expose one or more acres of soil requires a State Pollutant Discharge Elimination System (SPDES) permit for stormwater management discharges from construction activity. Soil disturbance includes clearing vegetation, grubbing, filling, grading, excavation, demolition and any current or proposed construction activity. If the proposed action is anything other than a single-family home, it will also require the development of a Stormwater Pollution Prevention Plan (SWPPP).

As the Planning Board reviews development applications, it must ensure that appropriate stormwater management measures are put in place. Such measures will help to protect water quality and mitigate potential damage during major storm events. This Plan also encourages the use of *low impact design alternatives*, such as curbless parking areas, open grass drainage swales, permeable pavement and dry wells to decrease potential stormwater runoff, flooding, surface water pollution and groundwater pollution related to future development.



Above (top to bottom): Illustration showing residential rooftop bioretention system; view of bioretention system with plantings, which are intended to absorb nutrients from runoff; and a typical bioretention system. This Plan supports low impact design alternatives for stormwater management where feasible.

Source: Illustration from Virginia Department Conservation & Recreation. 26



3.4 Natural Habitat

Night Sky

The dark, star-filled night skies that still prevail in Deposit are an important, but diminishing natural resource. Deposit’s dark skies provide more than aesthetic value; they also help to define the rural character of the surrounding towns and unique character of the Village. Unfortunately, artificial lighting associated with development can result in “light pollution” that washes out the stars and makes it difficult to identify constellations, bright planets and other celestial bodies.

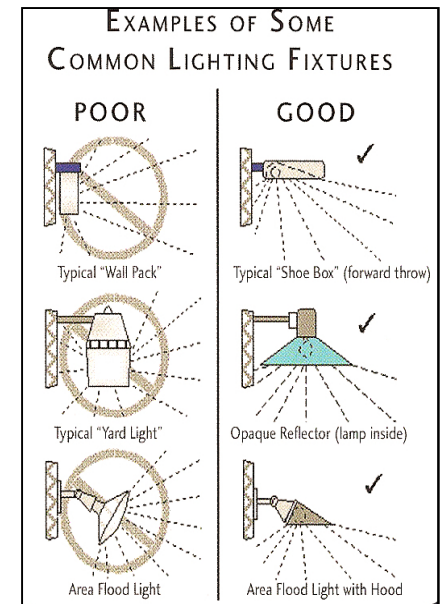
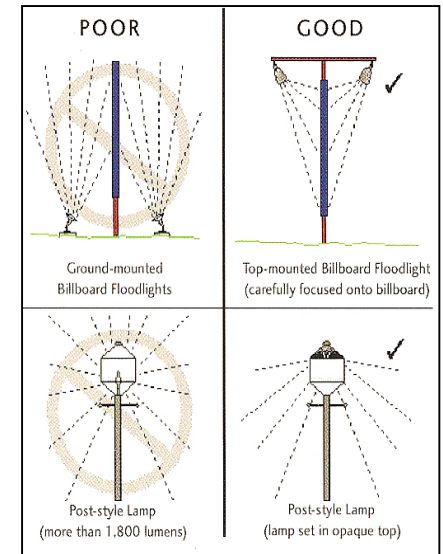
This Plan supports the regulation of exterior lighting in a manner that balances nighttime visibility and security needs while protecting the night sky, natural environment and wildlife habitats. By taking simple steps to regulate outdoor lighting, Deposit can preserve the night sky, reduce energy consumption and protect wildlife habitat where darkness is essential to migration and reproduction of many nocturnal species.

Invasive Plants and Animals

This Plan supports invasive plant and animal eradication efforts. Invasive species are non-native species that can cause harm to natural ecosystems, resulting in a wide range of environmental, recreational and economic impacts. The NYSDEC has identified invasive species as a significant threat to the State’s biodiversity - second only to habitat loss.

The Village’s economy is dependent on the health of its streams that provide boating, fishing and swimming opportunities. Once introduced into water bodies, aquatic invasive plants spread rapidly, congest waterways and disrupt native fish populations. Invasive animals could decimate local fish populations. Once infested, ponds and rivers can become unusable, which could adversely affect the local economy as the quality of these natural resources is diminished.

The Village Board will work with NYSDEC to identify threats related to invasive species including Japanese Knotweed, Purple Loosestrife, and Japanese Barberry. When identified, the Village Board should partner with the NYSDEC to secure funding through the State’s Invasive Species Eradication grants to help eradicate invasive species. State funds can be used to pay for up to one half of the total costs of a selected eradication project.



Above: Examples of “poor” and “good” lighting fixtures. Source: Otsego County Conservation Association “Starry Nights in Otsego County”

3.5 Natural Resources: Goals, Objectives and Policies

Land Resources: Open Space

- NR.1. Protect and conserve the natural beauty of Deposit’s setting and natural environment.
- NR.2. Promote land-use decisions that encourage the protection and sustainable use of the Village’s natural resources.
- NR.3. Consider importance of protecting natural resources in the review of any development proposals.
- NR.4. Protect and develop appropriate access to the community’s natural resources and public open spaces for the enjoyment and recreation of residents and visitors.
- NR.5. Pursue State and federal funding to implement construction of proposed parkland improvements identified in the Master Plan for waterfront park along River Street.
- NR.6. Support the right-to-farm and the continued use of prime agricultural lands for farming.
- NR.7. Be proactive in keeping important institutional uses such as churches, museums and the Deposit Central School campus in the Village.
- NR.8. Develop a Street Tree Planting Program to maintain tree-lined streets in the Village of Deposit.

Geologic Features: Mountain, Hillsides and Backdrops

- NR.9. Encourage the conservation of the steep hillsides (e.g. through the application of forestry best management practices), wetlands, floodplains, stream corridors and natural contours of the land, which form the scenic backdrop for the Village of Deposit.
- NR.10. During the development review process, ensure that natural resources, including native habitat of threatened or endangered species, are protected.
- NR.11. Conserve and protect wildlife corridors between development sites consisting of natural vegetation, forested areas, wetlands and undeveloped steep slopes.

Natural Resources

“PROMOTE LAND-USE DECISIONS THAT ENCOURAGE THE PROTECTION AND SUSTAINABLE USE OF THE VILLAGE’S NATURAL RESOURCES.”

Water Resources: Wetlands, Floodplains, Aquifer, Streams and Water Bodies

- NR.12. Implement SWPPP best management practices as required by the NYSDEC.
- NR.13. Minimize impact of new development on the natural resources through best management practices (BMP) and *low-impact design standards*.
 - Require onsite stormwater management to reduce runoff and nonpoint source pollution.
 - Minimize the amount of tree loss and impervious cover for new projects, consistent with permitted land-use intensity.
 - Encourage clustering of development away from environmentally sensitive land such as woodlands, wetlands and steep slopes.
- NR.14. Conserve the riparian zone along major streams and tributaries, including West Branch of the Delaware River, Oquaga Creek and Butler Brook and their tributaries.
- NR.15. Explore opportunities to acquire conservation easements along the West Branch of the Delaware River to create a greenway that links to the proposed waterfront park on River Street.
- NR.16. Ensure that all developments comply with NYSDEC and USACE wetland regulations.
- NR.17. Restrict development in riparian buffer zones to protect stream banks from erosion.

Natural Habitat: Threatened & Endangered Species, Night Sky and Invasive Plants and Animals

- NR.18. Encourage conservation of threatened or endangered species habitat through appropriate site design, best management practices and conservation easements.
- NR.19. Regulate outdoor lighting to balances nighttime visibility and security needs while protecting the night sky, natural environment and wildlife habitats.
- NR.20. Work with NYSDEC to identify threats related to invasive species and secure funding through the NYSDEC Invasive Species Eradication program to eradicate such species when identified.

The information provided in this chapter is provided for general planning purposes and is not intended to be a substitute for detailed site-specific information. Proposed land-use applications will need to provide additional details as may be appropriate and necessary for a site.

Night Sky

“REGULATE OUTDOOR LIGHTING TO BALANCES NIGHTTIME VISIBILITY AND SECURITY NEEDS WHILE PROTECTING THE NIGHT SKY, NATURAL ENVIRONMENT AND WILDLIFE HABITATS.”

4.0 AGRICULTURAL RESOURCES

Agriculture is an important part of the Village’s history, economy and environment providing locally raised agricultural products along with valuable open space that enriches the quality of life for residents by defining a distinct edge to the Village. Farm buildings along Laurel Bank Avenue (including its farmhouses, barns, silos and other out buildings) also enrich Deposit’s landscape and help to define the rural character its residents have come to appreciate.

Deposit’s farmers and its agricultural lands provide an important part of the community’s economic base and contribute to the unique character of the Village. Agriculture in Deposit has historically focused on dairy, livestock and field crops, but the variety of agricultural activities and the very nature of farming is changing and new opportunities for farming exist within the Village.

Deposit’s farmland is primarily situated along Laurel Bank Avenue to the east of the West Branch of the Delaware River. There are also some smaller fields that are cultivated within the Village on the west side of Main Street. Some of the agricultural lands within the Village limits are situated within a FEMA designated 500-year floodplain. However, most the agricultural lands are situated outside the FEMA 100-year or 500-year floodplain and are not prone to periodic flooding.

These farmlands have gentle slopes and well drained soils that make them very suitable for farming. However, these characteristics also make these farmlands attractive for residential development. Therefore, it is important that local land use regulations do not unnecessarily impede agricultural practices, but instead provide farmers with the flexibility they need to respond to changing market conditions and opportunities so they can maintain the viability of their farms.

4.1 Agricultural Vision

This Plan seeks the long-term preservation of the Village’s agricultural resources, promotes diversity of farm types, and supports the economic viability of the farming community and the profitability of each farm that lies within the Village. It also strongly supports the right-to-farm to protect existing farms from nuisance suites from new residential development that may encroach on farms or new residents who are unaccustomed to farming. A map showing the location of existing farms within the Village along with soil groups are provided on Maps 4-1 and 4-2.



Above (top to bottom): Aerial view agricultural lands along Laurel Bank Avenue that lies within the Village of Deposit limits; photo of this farmland looking southwest from NYS Route 10 toward the center of the Village of Deposit; and view of Catskill Cattle Company, LLC, which is situated along Laurel Bank Avenue in the Village and Town of Deposit.



Soil Groups: The predominant soil groups that are found within the Village are as follows: ChA – Chenango gravelly silt loam, 0 to 3 percent slopes; ChC - Chenango gravelly silt loam, 8 to 15 percent slopes; RhB – Riverhead loam, 3 to 8 percent slopes and Un-Unadilla silt loam, 0 to 3 percent slope. These soils are well suited for a variety of agricultural uses including field crops and pasture.

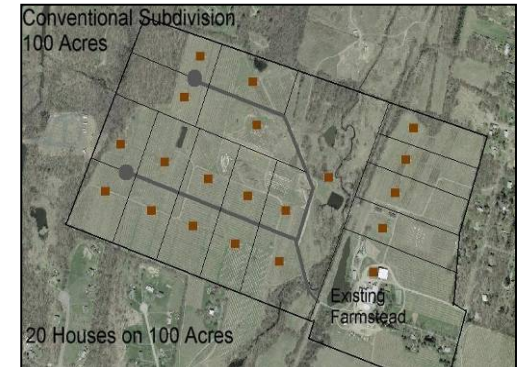
4.2 Agriculture: Goals, Objectives and Policies

Goal AG-1: Ensure long-term protection of agricultural-land resources for agriculture, open space and scenic resources.

- AG.1. Encourage both private and public efforts to preserve and manage agricultural lands through purchase of development rights (PDR) program administered by the Delaware County Ag & Farmland Protection Board and NYS Agricultural & Markets Districts.
- AG.2. Encourage conservation subdivision design to preserve prime soils when farms are subdivided.
- AG.3. Require sufficient vegetative buffer on the nonagricultural land, so farms are buffered from homes.
- AG.4. Support local farmer efforts to diversify their farms by providing letters of support to farmers who may be seeking funding through USDA loan and grant programs.
- AG.5. Encourage participation in the New York Farm Link Program (nyfarmnet.org) to match farmers who are selling their farms with people who are looking to purchase a farm.

Goal AG-2: Retain and encourage a diversity of economically viable farm types.

- AG.6. Encourage shared, or “cooperative” infrastructure development (storage and processing facilities, locations for CSA drop-off and pickup, regional food hubs, etc.).
- AG.7. Increase community engagement and consumer demand for locally grown food.
 - Work with regional economic-development entities and County and local governments to give local agriculture a higher priority and more visibility.
 - Help connect institutional, restaurant and wholesale opportunities with agricultural producers.
- AG.8. Review and revise regulations pertaining to farm operations to ensure these laws do not needlessly inhibit farming (e.g. farm stands, year-round farmer’s markets, greenhouses, value-added product operations, home-food production, U-picks, CSAs, and agritourist sites).
- AG.9. Continue support for agricultural programs provided by Cornell Cooperative Extension (CCE) and Broome & Delaware County Soil and Water Conservation District.
- AG.10. Continue to support the Koo Koose Farmers’ Market at Memorial Park in the Downtown.



Above (top to bottom): The above illustrates how a conservation subdivision can be used to retain large tracts of farmland. The top illustration shows a conventional subdivision of 100 acres into 20 five-acre lots where the community’s zoning requires a minimum lot size of five acres per lot. The illustration below it shows a conservation (cluster) subdivision where the 20 building lots are clustered on 33 acres of the site – leaving 67 acres of prime farmland within a conservation easement. The conservation easement can be held by a homeowner’s association, land trust, or sold to an adjacent farmer for the agricultural value of the property that is far lower than the use value if it could be developed.

5.0 CULTURAL, HISTORIC AND RECREATIONAL RESOURCES

Deposit's unique sense of place is defined, in large part, by its cultural, historic and recreational resources. This Chapter provides a brief description of those resources with recommendations for enhancing and protecting these resources in the years to come.

5.1 Cultural Resources

The Village of Deposit has a variety of cultural resources that help to enhance the quality of life for its residents. These include, but are not limited to, such institutions as the Deposit Historic Museum, State Theatre and Deposit Free Library.

The Deposit Historical Society operates out of the *Deposit Historical Museum*, which was constructed as the Knapp Brothers Bank in 1874. The Deposit Historical Museum building is both architecturally and historically significant in its own right, but through the operation of the museum is also an important cultural institution. The museum houses a variety of exhibits including folk art, a restored bank tellers cage, quilts, and other artifacts from the local area. The museum also maintains a collection of old photographs of the area in addition to maintaining a website at <http://www.deposithistoricalsociety.org> that provides access to a variety of resources.

The 600-seat *State Theatre* is home to the *Deposit Community Theater and Performing Arts Center*, which offers live performances along with still screen first-run movies. This National Register of historic places listed theater was built in 1937 and designed by architect H.L. Beebe in the Art Deco style. Vitrolite tiles face the façade and the elegant marquee is lit with neon lights and bulbs. The theater is the cultural anchor of Downtown. When not used for these purposes, the building is also used by the Village Board as an alternative place to conduct important public meetings.

The *Deposit Free Library* an important cultural anchor. Hours are from Tuesday – Thursday 12:00 pm -8:00 pm and Friday-Saturday 9:00 am -3:00 pm. Library services include access to the Four County Library System, Inter-Library Loan, internet access through five (5) computers within the library, large print books, E-books and downloadable audio books on CD, DVDs, along with a local history & genealogy area. In addition to these services, the library also supports a variety of programs for children and adults. The library also offers many resources to the community such as English as a Second Language (ESL) classes and exam preparation classes.



Above (top to bottom): Deposit Historic Museum (circa 1874) on Second Street; State Theater on Front Street (circa 1937); and the Deposit Library. The character, or unique sense of place of the Village is defined, in-part, by its cultural institutions such as those listed above. This Plan supports the viability of such cultural institutions to strengthen the social and economic vitality of Deposit.

The following goals are set forth in this Plan with respect to cultural resources:

- Goal 1: Promote the Front Street and Second Street Downtown core area as both a cultural resource and an economic development tool.
- Goal 2: Provide support for a rich variety of cultural opportunities and activities for all groups and individuals in the community.
- Goal 3: Provide support for the Deposit Free Library to ensure it continues to meet community needs.
- Goal 4: Support efforts by these cultural entities to secure State and federal grant funds to enhance programing and to help cover the cost for operations and capital improvements.

5.2 Historic Resources

The Village of Deposit’s rich history is preserved in its historic barns, cemeteries, churches, houses, squares and its civic and cultural institutional buildings, which can be found throughout the Village. While their owners maintain many of these historic structures in good condition, others are threatened by lack of owner maintenance and, in some cases, neglect. This Plan seeks to retain the rich history of the Village by encouraging the preservation and restoration of these resources by their property owners.

There are many structures in the Village that are eligible for listing on the National Register of Historic Places (Map 5-1). This Plan recommends the Village Board support efforts by property owners to have their properties listed on the State or National Register of Historic Places and to promote the preservation, appreciation and sustainable use of historical or heritage resources.

The following goals are set forth in this Plan with respect to historic resources:

- Goal 1: Strive to identify, conserve and protect significant public and privately owned historic structures, landmarks and farm buildings in recognition of their contribution to the Village’s identity.
- Goal 2: Promote the preservation, appreciation and sustainable use of historical resources.
- Goal 3: Work with property owners to maintain and restore historic properties within the Village.
- Goal 4: Work with building owners to find appropriate adaptive reuse of historic properties for new uses.

Village of Deposit, New York



Above (top to bottom): Deposit United Methodist Church; St. Joseph’s Catholic Church; and First Presbyterian Church, which are each situated along Second Street. Each of these churches is eligible for listing on the National Register of Historic Places (Map 5-1). 36

The National Register of Historic Places is the U.S. government's official list of districts, sites, buildings, structures and objects worthy of preservation. Today, the State Theatre is individually listed on the National Register of Historic Places.² The State Theatre is cited as being significant for its Art Deco Architecture and for its historic and current function as a recreation and culture theater. *"Today, after three devastating catastrophes, thousands of volunteer hours, and the tireless efforts of a small group of citizens, Deposit's State Theatre stands out as a glimmering gem on the main street of this small town."* (From Listing on National Register of Historic Places).

The National Register of Historic Places lists an additional seven (7) properties in Deposit as eligible for listing on the National Register (Map 5-1). Today, Deposit doesn't have land-use regulations to guide exterior alterations to historic buildings even though many structures are eligible for listing on the National Register of Historic Places. If the Village is to retain its unique sense of place in the future, some consideration of protecting the integrity of its historic properties through guidelines or historic district designation should be considered.

This Plan recommends the Village Board initially develop a set of voluntary historic preservation guidelines to guide landowner decisions with respect to exterior alteration to their homes or businesses and to help building owners better understand historic-preservation techniques. The guidelines would outline the principles of design and preservation that homeowners and business owners could use when they are evaluating proposed changes to historic buildings.

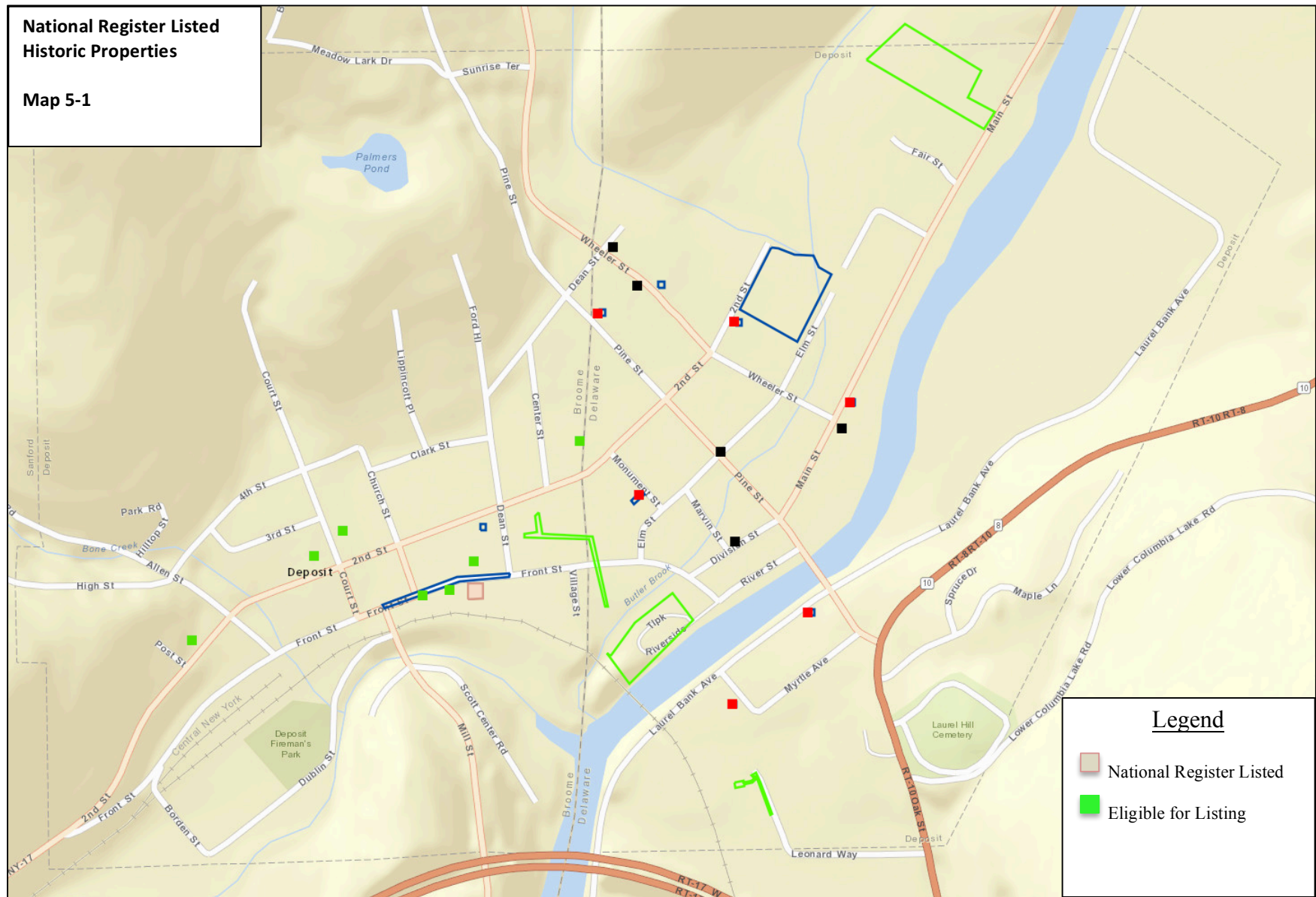
As a starting point, guidelines describing renovation techniques for historic properties, architectural elements to be preserved, and appropriate types of building materials to be used during the renovation of historic properties is included below (see illustrations on pages 39 & 40).

Long-term, the Village Board could work with property owners to seek the creation of a National Register-designated historic district. The National Register listing would symbolize the importance of the Village, and property owners in the districts would be eligible for a 20% investment tax credit for the "certified rehabilitation of income-producing certified historic structures."

² The National Register was established in 1966 with the passage of the National Historic Preservation Act (NHPA). Out of the over one million properties on the National Register, 80,000 are listed individually, the others are contributing members within historic districts.



Above (top to bottom): Painted Lady (i.e., three or more colors that embellish the architectural details) Victorian home that is well preserved; eclectic home on Second Street with a variety of architectural influences that is showing signs of needed repairs and Christ Episcopal Church on Second Street, which is adjacent to Monument Square. The structures above are architecturally significant and eligible for listing on the National Register of Historic Places.



The following general historic preservation guidelines are offered to guide renovations of historic structures (adapted from National Register Guidelines):

Respect Original Architecture of the Building.

- Determine which elements are essential to its character and preserve these; and
- Avoid masking over original materials.

Avoid removing or altering any historic material or significant architectural features or adding materials, elements or details that were not part of the original building.

- Rehabilitation work should preserve and retain original wall and siding materials; and
- Details such as decorative millwork or shingles should not be added to buildings if they were not an original feature of that structure.

Maintain existing architectural elements of the historic building.

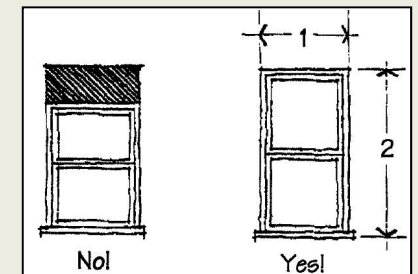
- The best preservation technique is to maintain historic features from the outset so that intervention is not required. Use treatments such as caulking, limited paint removal and reapplication of paint and rust removal;
- Repair only those architectural features that are deteriorated;
- Only replace those features that are beyond repair or missing; and
- Patch, piece-in, splice, consolidate or otherwise upgrade the existing material, using National Trust Preservation Standards.

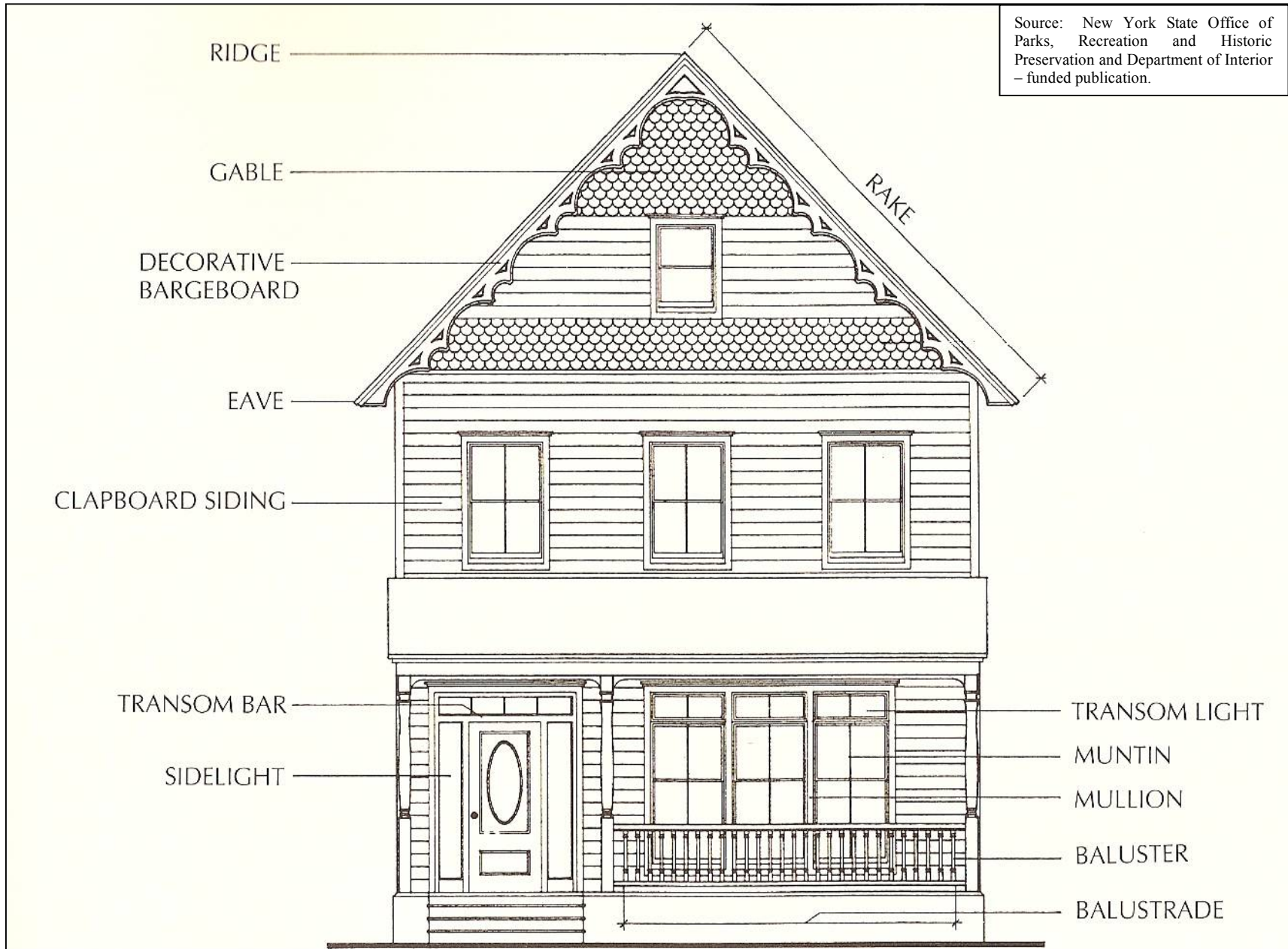
The original window openings, muntin and mullions should be preserved where feasible.

- Do not block down the original window openings to accommodate a stock window that does not fit the building (see illustration to the right);
- Where windows have previously been blocked down, allow replacement windows that will fit the original opening.
- Retain original window style when replacement is necessary.

HISTORIC PRESERVATION

“THE BEST PRESERVATION TECHNIQUE IS TO MAINTAIN HISTORIC FEATURES FROM THE OUTSET SO THAT INTERVENTION IS NOT REQUIRED.”





Original building materials should be preserved and should not be covered with synthetic materials.

- Avoid removing siding that is in good condition or that can be repaired;
- If portions of the wood siding must be replaced, be sure to match style and lap dimensions of the original;
- New building permit applications to install vinyl or aluminum siding should be prohibited; and
- Deteriorated architectural features should be repaired rather than replaced, whenever possible.

The Village can strengthen its preservation goals by becoming a state-designated *Certified Local Government* (CLG). If the Village Board enacts appropriate preservation legislation and appoints a qualified preservation review commission, it would become eligible to become a CLG, pending determination by the State Historic Preservation Office that it meets it meets state and federal standards. Approvals are forwarded to the National Park Service for certification. The CLG program supports and strengthens local preservation activities by encouraging communities to develop an action plan in order to achieve their preservation goals. In New York State, the New York State Office of Parks, Recreation & Historic Preservation administers the CLG program.

All certified CLGs are eligible to receive a variety of services from the SHPO, including:

- Grant money designated exclusively for CLG projects, which are awarded through the CLG program;
- Membership in a national CLG network;
- Technical preservation assistance and legal advice;
- Direct involvement in SHPO programs, such as identifying properties that may be eligible for listing in the State and National Registers of Historic Places;
- Training opportunities that will enable communities to protect their historic resources and integrate them into short- and long-term planning initiatives; and
- Ongoing support from the NYS Office of Parks, Recreation & Historic Preservation.

This Plan recommends the Village consider pursuing Certified Local Government designation. Doing so will help to protect historic resources for future generations.



Above (top to bottom): A Classic Greek Revival home on Second Street in need of repainting and other repairs; another example of a Greek Revival home, this time showing a home that is in a serious state of disrepair with a leaking roof, loss of front porch overhand and neglected exterior. When historic properties are allowed to become dilapidated they diminish property values, while these same homes restored would dramatically increase property values in the Village.

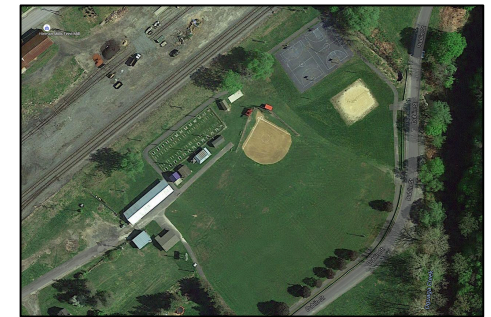
5.3 Recreational Resources

Today, most recreational resources in the Village of Deposit are not designated as parkland (see Map 5-2). Deposit Fireman’s Field Park, which contains athletic fields and basketball courts is owned by The Deposit Fire Department, Inc. The Deposit Middle-Senior High School campus, which contains athletic fields and a swimming pool is owned by the school district. Presently, the Village Board and school district partner to use the school’s swimming pool as a community swimming pool during the summer months.

The National Recreation and Parks Association (NRPA) establishes standards and development guidelines for community parks and recreational needs. These are based upon population size and are used to help communities plan for future parks and recreation needs. Based upon the National Recreation and Parks Association (NRPA) standards, the Village of Deposit meets some of the recommended standards for recreational facilities listed in Table 5-1, but more recreational facilities are needed. While the Fire Department and school district help to meet current recreational needs, there is no guarantee these lands will be available for future generations since their lands are not designated parkland.

Presently, the only Village-owned park is a 0.35-acre lot adjacent to the Post Office, which contains a gazebo. This Plan recommends the Village government provide more recreational facilities on designated parkland to better ensure that such recreational resources are set aside for future generations. To this end, the Village Board has acquired a 3.3-acre property on the northern bank of the West Branch of the Delaware River near River Street to create a Riverfront Park.

Table 5-1 Recreational Demand - Village of Deposit			
Facility Type	Standard per 1000 persons	Need	Provided
Neighborhood Park	1 acre	1.5	3 acres Fireman’s Field (FF)
District Park With restrooms, playfields, tot lots and winter events.	2 acres	3	Proposed 3.3-acre Riverfront Park
Field Games	3 acres	4.5	Fireman’s Field (FF)
Tennis Courts	½ court	3/4	none
Basketball Courts	1 per 5000	1	2 courts (FF)
Baseball	1 per 5000	1	1 field
Soccer	1 per 10,000	1	1 field
Swimming pool	1 per 20,000	1	1 pool
Trail	1 per region	1	none

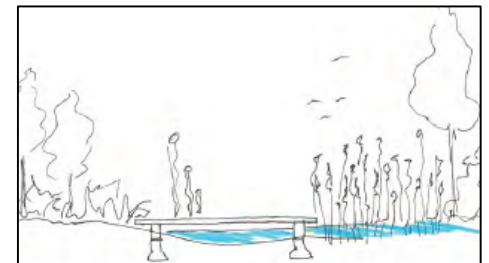
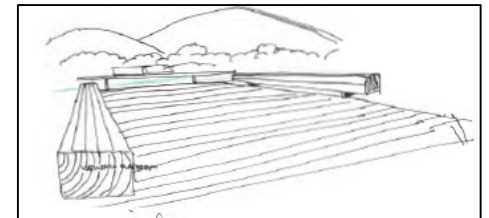


Above (top to bottom): Aerial view of Deposit Senior-Middle High School, which includes athletic fields and a community swimming pool that is operated during the summer with the cooperation of the Village of Deposit; aerial views of ball fields, basketball courts and volleyball court at Fireman’s Field Park, which is located on Dublin Street.

The Village engaged Delta Engineers, Architects and Land Surveyors to create a Master Plan for the Deposit Riverfront Park, which is illustrated in the Delta rendering below. The Riverfront Park Master Plan calls for the creation of a venue for gathering and events along with a variety of trails and scenic overlook. This Comprehensive Plan supports the findings and recommendations of the Deposit Riverfront Park Final Master Plan Report, which is incorporated herein by reference.

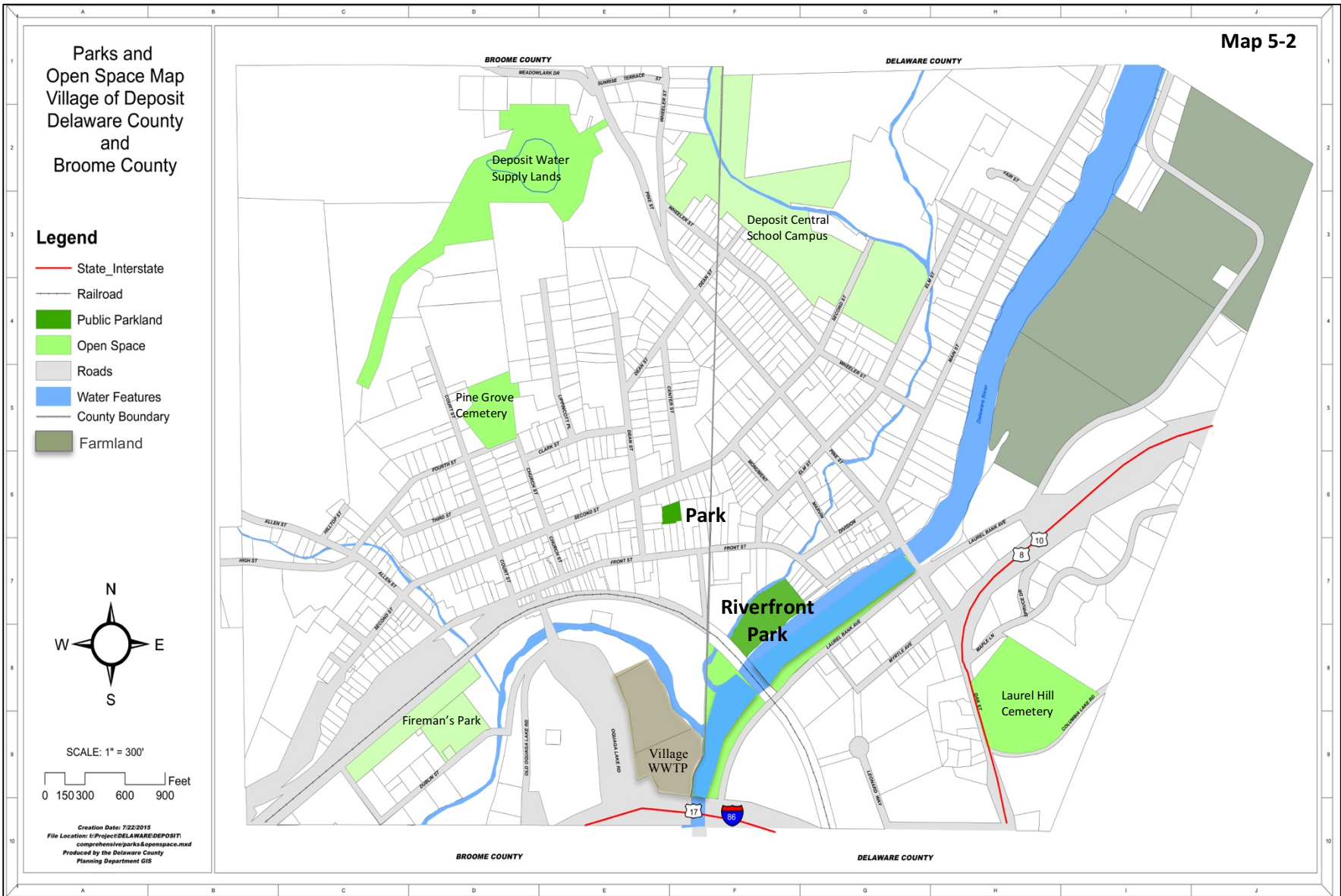


This Comprehensive Plan strongly supports the creation of the Deposit Riverfront Park and local efforts to secure State and/or federal funds to improve the parklands with the facilities envisioned within the Deposit Riverfront Park Final Master Plan Report.



Above (top to bottom): Conceptual sketch of an overlook taking advantage of the view of the train trestle and West Branch of the Delaware River; conceptual sketch for an overlook viewing at the location of the 1869 Erie Railroad abutment; and conceptual sketch showing how a raised boardwalk may enable site visitors the wetland habitat with minimal impacts. This Comprehensive Plan supports efforts by the Village Board to develop the amenities recommended for the Deposit Riverfront Park in its Master Plan.

Source: 2016 Delta Engineers, Architects and Land Surveyors – Deposit Riverfront Park Final Master Plan Report.



5.4 Cultural, Historic, and Recreational Resources: Goals, Objectives and Policies

The following goals, objectives and policies are set forth with respect to cultural resources:

Goal 1: Promote the Downtown as a cultural center and an economic development tool.

- CR.1. Collaborate with local cultural institutions to help them grow within the community and market their resources to the surrounding region.
- CR.2. Provide support for cultural events and the Koo Koose Farmers’ Market in the Downtown.
- CR.3. Help promote the not-for-profit Deposit Community Theater and Performing Arts Center as a singular facility for the performing arts and support its long-term sustainability.
- CR.4. Support efforts to develop a cohesive cultural identify for the Village of Deposit and to market its products and leisure experiences for residents and visitors.
- CR.5. Include cultural and historic resources in a new Deposit wayfinding sign system.

Goal 2: Provide support for a rich variety of cultural opportunities and activities for all groups and individuals in the community.

- CR.6. Provide support for cultural activities at Deposit Free Library and at the proposed Riverfront Park.

Goal 3: Support for the Deposit Free Library to ensure it continues to meet community needs.

- CR.7. Promote community support to ensure library is supported in capital and programing budget.

The following goals, objectives and policies are set forth with respect to historic resources:

Goal 1: Strive to identify, conserve and protect significant public and privately owned historic structures, landmarks and buildings in recognition of their contribution to the Village’s identity.

- HR.1. Support nominations for individual listing of properties on the National Register of Historic Places.
- HR.2. Provide support letters to individuals or organizations that seek grant funding for historic preservation through the NYS Office of Parks, Recreation & Historic Preservation.

**HISTORIC
PRESERVATION**

“SUPPORT
NOMINATIONS FOR
INDIVIDUAL LISTING
OF PROPERTIES ON
THE NATIONAL
REGISTER OF
HISTORIC PLACES.”



Above: Deposit Depot, which was situated near Fireman’s Park, was razed and forever lost to the Village. When historic structures are lost, especially important civic structures, a piece of the community’s rich fabric is also lost for future generations. This Plan strongly supports efforts to save such historic structures.

Post Card: National Register Archives.

- HR.3. Seek grants to research, survey, document and rehabilitate historic resources in Deposit.
- HR.4. Maintain accurate inventories of eligible historic properties in the Village, so that they can be considered in planning and development actions.

Goal 2: Promote the preservation, appreciation and sustainable use of historical resources.

- HR.5. Foster stewardship of public squares, monuments and other public spaces.
- HR.6. Develop a set of voluntary historic preservation guidelines for local residents.
- HR.7. Ensure Planning Board reviews development applications for land adjacent to historic resources to aid the Village’s heritage-resource protection efforts. Development proposals adjacent to or including historic sites should identify and mitigate adverse development impacts on those sites.
- HR.8. When historic resources can’t be saved, they should be documented compliant with the Historic American Buildings Survey (HABS), Historic American Engineering Record (HAER), Historic American Landscape Standard (HALS) or other appropriate nationally recognized standard.

Goal 3: Work with property owners to upgrade and renovate historic properties and out buildings within the Village of Deposit, including adaptive reuse options.

- HR.9. Create special permit criteria in the zoning law to allow the conversion of carriage houses and other outbuildings to residential and nonresidential uses.
- HR.10. Consider the adoption of a preservation plan to further the Village’s goals for the preservation and conservation of historic resources.

Goal 4: Explore Certified Local Government Status.

- HR.11. Further evaluate the potential benefits of Certified Local Government status and its potential application in the Village of Deposit.
- HR.12. If sufficient benefit is determined to arise from CLG designation, pursue designation in cooperation with the New York State Office of Parks, Recreation & Historic Preservation.
- HR.13. Amend zoning law to allow for adaptive reuse of historic structures subject to special permit approval by the Planning Board.

HISTORIC
PRESERVATION

“FURTHER
EVALUATE THE
POTENTIAL
BENEFITS OF
CERTIFIED LOCAL
GOVERNMENT
STATUS AND IT
POTENTIAL
APPLICATION IN THE
VILLAGE OF
DEPOSIT.”

The following goals, objectives and policies are set forth with respect to recreational resources:

Goal 1: Expand parkland and recreational opportunities for local residents.

- RR.1. Ensure Deposit’s recreation legacy for future generations by providing public parks, recreational services, and special events [e.g., Lumberjack Festival, Trout Run 5K, Koo Koose Farmer’s Market] for residents of all ages.
- RR.2. Implement improvements envisioned in the Deposit Riverfront Park Master Plan. Construct, design, operate and maintain the planned Riverfront Park, facilities and programs to the most economical extent possible in an environmentally friendly manner to help achieve the dual purpose of the Deposit’s parks. Protecting the environment while providing recreational space.
- RR.3. If the Town disposes of property acquired through the tax foreclosure process, prior to the sale of the property, due consideration shall be given to protecting significant portions of open space on the property with a conservation easement or by other means and/or assessing whether such lands may be suitable for public parkland.
- RR.4. Collaborate with Town’s and County’s to provide recreational amenities within the Village.

Goal 2: Enhance access to recreational facilities by local residents.

- RR.5. Create an interconnected local system of trails and walkways in order to link Deposit’s residents and businesses to its recreational resources. Ensure that recreational facilities and programs are easily accessible by Deposit’s sidewalk system, bike lanes, trails and other pedestrian links.
- RR.6. Develop partnerships within the community and region to increase access to recreational facilities, for local residents. Continue to collaborate with The Deposit Fire Department, Inc., and the school district to share recreational facilities and make them available to Deposit’s residents.
- RR.7. Ensure that a well-balanced maintenance program is established and funded for all Village parks, recreational facilities, athletic fields, vehicles, and maintenance equipment, such as signage, lighting and bathrooms.

RECREATIONAL
RESOURCES

“IMPLEMENT IMPROVEMENTS ENVISIONED IN THE *DEPOSIT RIVERFRONT PARK MASTER PLAN*. CONSTRUCT, DESIGN, OPERATE AND MAINTAIN THE PLANNED RIVERFRONT PARK, FACILITIES AND PROGRAMS TO THE MOST ECONOMICAL EXTENT POSSIBLE IN AN ENVIRONMENTALLY FRIENDLY MANNER TO HELP ACHIEVE THE DUAL PURPOSE OF THE DEPOSIT’S PARKS. PROTECTING THE ENVIRONMENT WHILE PROVIDING RECREATIONAL SPACE.”

6.0 TRANSPORTATION

The Village’s transportation system provides the means that enable its residents, businesses and visitors to get around the community and to the surrounding region. It is an important goal of this Comprehensive Plan to provide an interconnected, multi-modal transportation system, which provides safe and efficient access to all properties and land uses.

A multi-modal transportation system accommodates a variety of travelers including motorists, bicyclist, pedestrians, truckers and rail. The Village is committed to ensuring its transportation system continues to serve vehicular travel, but would like to enhance mobility options to its residents and businesses. Such options include improved pedestrian access along the Village’s sidewalk system through sidewalk enhancements, the creation of a trail system to better connect residents to Downtown, institutions, and recreational resources; the designation of bike lanes on roads or streets through “*Complete Streets*” enhancements; and improved rail access to industries.

The Village seeks to reduce its own carbon footprint by ensuring its transportation system provides viable mobility options to its residents and businesses so they are not solely dependent on automobiles for travel and transport. The Village is also committed to reducing its carbon footprint by employing best management practices within its own vehicle fleet while promoting alternative modes of transportation, including biking, public transit, rail, and walking.

Over time, the Village of Deposit envisions an enhanced multi-modal transportation model that encourages healthy, active living, promotes transportation options and independent mobility, increases pedestrian safety and access to community destinations, businesses, reduces environmental impact, mitigates climate change, and supports greater social interaction and community identity.

This transportation model will provide safe and convenient travel along and across streets through a comprehensive, integrated transportation network for bicyclists, drivers, pedestrians, public transportation riders, and people of all ages and abilities, including children, youth, families, older adults, and individuals with disabilities.

COMPLETE STREETS

“NOW, IN COMMUNITIES ACROSS THE COUNTRY, A MOVEMENT IS GROWING TO “COMPLETE THE STREETS”. CITIES AND TOWNS ARE ASKING THEIR PLANNERS AND ENGINEERS TO BUILD ROAD NETWORKS THAT ARE SAFER, MORE LIVABLE, AND WELCOMING TO EVERYONE.... TO ENABLE SAFE ACCESS FOR ALL USERS, REGARDLESS OF AGE, ABILITY, OR MODE OF TRANSPORTATION. THIS MEANS THAT EVERY TRANSPORTATION PROJECT WILL MAKE THE STREET NETWORK BETTER AND SAFER FOR DRIVERS, TRANSIT USERS, PEDESTRIANS, AND BICYCLISTS — MAKING YOUR COMMUNITY A BETTER PLACE TO LIVE.”

- National Complete Streets Coalition

Key elements for achieving this vision will be: 1) improving the street system’s ability to move people and goods safely and efficiently, 2) revitalizing the historic grid network that exists in Deposit by implementing Complete Streets solutions and policies, and 3) improving access to and promoting use of public transport and rail to reduce Vehicle Miles Traveled (VMT).

To achieve this vision and objectives, the Village will need to work closely with the Towns of Deposit and Sanford; Broome and Delaware Counties, the New York State Department of Transportation, and Conrail Norfolk Southern Railway since each of these entities in some way operate and maintain a portion of the Village’s transportation system.

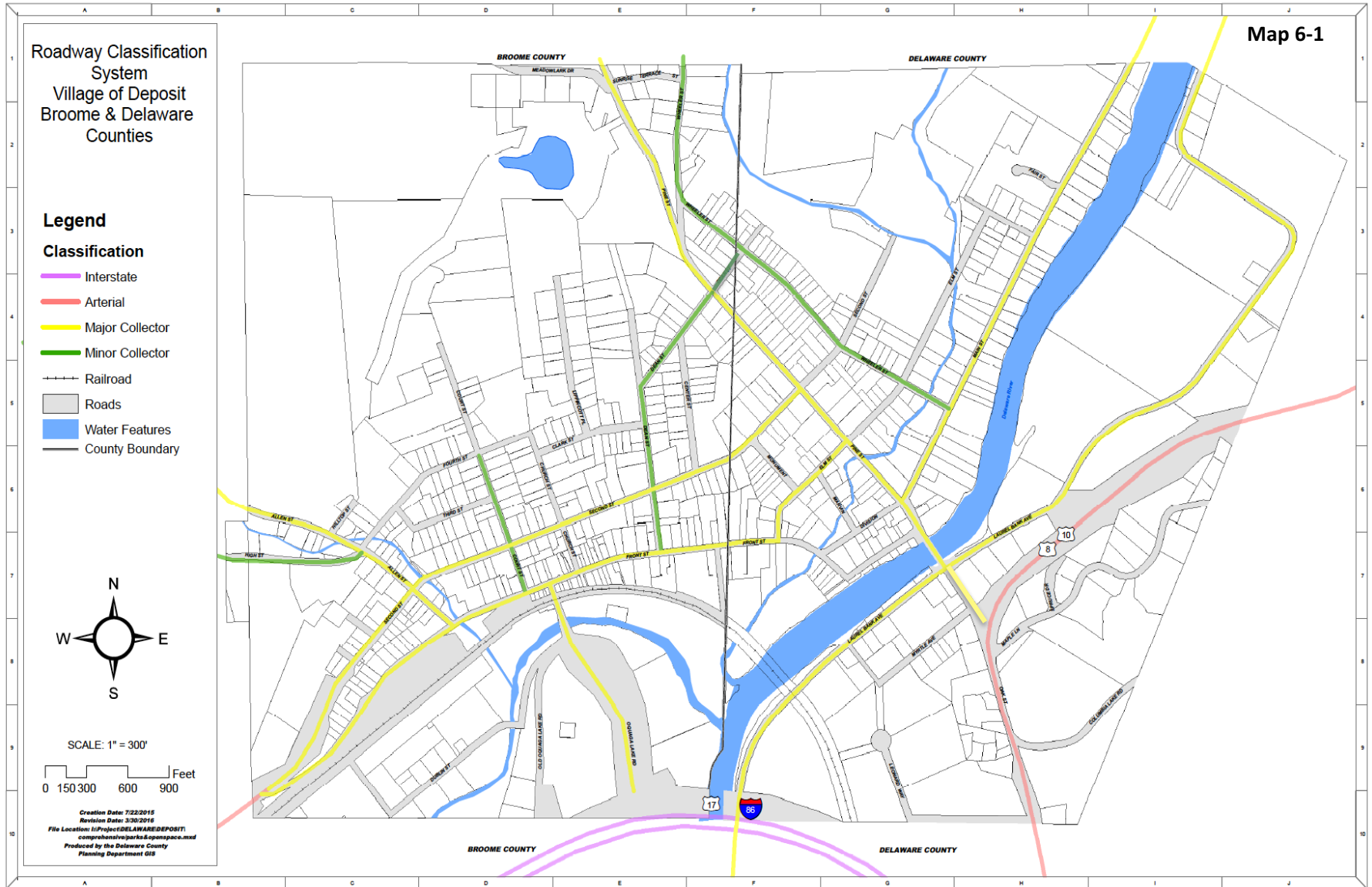
6.1 Improving the Street System

The core of the Village of Deposit’s transportation system is its *grid street plan* in which streets run at right angles to one another, forming a grid (Map 6-1). Two inherent characteristics of the grid plan, frequent intersections and the right angles of intersections, assist pedestrian and vehicular movement. The geometry helps with orientation and wayfinding and its frequent intersections give pedestrians and motorists many choices of potential routes in which to reach their desired destination. Such choices help to alleviate traffic congestion on a single street by giving motorists alternative routes to reach their destination.

The Village’s street system can be further defined by the functional classification of its streets. The Institute of Transportation Engineers (ITE) has created a functional classification system for roadways as follows: *Local* - This type of road provides direct access to abutting properties and channels local traffic to collector roads (e.g. residential streets); *Minor Collector*: These roads provide connections between arterials and local roads at comparatively slower speeds and carry moderate volumes of traffic (e.g. Dean Street and Court Street); *Major Collector*: Provide connections between arterials and local roads at relatively higher speeds (e.g., Allen Street, Front Street, Laurel Bank Avenue, Main Street, Pine Street, Second Street); *Arterial*: The function of an arterial is to carry medium-to-heavy volumes of traffic at moderate to high speeds and provide access to major traffic generators (e.g., NYS Route 8 & 10) *Interstate and Limited-Access Highways*: This type of highway moves large volumes of traffic at relatively high speeds to and from locations outside the region. Such highways have limited access via designated exits with no at-grade intersections (e.g., NYS Route 17).



Above (top to bottom): Southern gateway to the Village from NYS Route 10, which is an arterial highway; view of Second Street in the center of the Village and serves as a major collector between NYS Route 10 and Broome County Route 315 (Second Street); and view of western gateway to the Village heading east on Second Street. Improving the street system in the Village will require cooperation with Town, County and State agencies.



The Village’s grid street plan is well-established so improving it is more a matter of identifying and then addressing deficiencies in the current infrastructure than expanding the system. This Plan recommends ongoing monitoring of traffic accident data with local and State law enforcement agencies to identify locations in the street system where roadway design may be contributing to traffic accidents. Once deficiencies are identified then improvements can be planned and funding secured to improve traffic safety.

Deficiencies in the present street system are largely a reflection of deterioration of roadway infrastructure (e.g., bridges, crosswalks, culverts, drainage and paving). Some examples of these deficiencies are provided in the photos to the right. Addressing each deficiency is important, but the deteriorated culvert that crosses Butler Brook along Front Street, near its intersection with Division Street is a critical street system improvement that needs immediate attention (photo top right). Since the culvert is partially collapsed the sidewalk along the culvert is closed to the public. Weight limits have also been posted on the culvert, restricting heavier vehicles from crossing the culvert. This intersection is the primary gateway to the Village’s Downtown business district and the restriction on traffic along this route will continue to have an adverse impact on Downtown revitalization efforts. For the above reasons, securing funding to assist the Village Board in addressing this street system deficiency is a priority of this Comprehensive Plan and should be an action considered for immediate implementation.

Looking ahead, it is recommended the Village Board with its Department of Public Works continue to identify needed improvements in its street system so that as funding becomes available it is ready to apply for federal and State aid to address such deficiencies. This Plan supports the creation of a detailed inventory of the roadway system, which describes the general condition of road, culvert and sidewalk segments, and any drainage deficiencies that need to be addressed. From such an inventory, a Capital Improvement Plan could be developed along with a schedule for maintenance and replacement of key segments of the street system.

6.2 Complete Streets - Revitalizing the Grid System

Where the Village’s grid system is in good repair, it serves the multi-modal transportation needs of Deposit. However, some streets are so deteriorated they barely serve the transportation needs of drivers (e.g., such as the segment of Church Street between Front and Second Street).



Above (top to bottom): Culvert crossing the Butler Brook at the corner of Division Street and Front Street that needs to be replaced (sidewalk is closed and weight limit posted); view of some segments of paving along Front Street that are beginning to crack and need to be sealed, and view of curbing, sidewalk and drainage deficiencies near the Front Street-Elm Street intersection. This Plan supports Village grant applications to secure funding to address these deficiencies.

It is an important goal of this Comprehensive Plan to implement *complete street* solutions and policies to revitalize the historic grid network that exists in Deposit. In some instances, such solutions would involve repair or replacement of curbing, drainage and sidewalks. This is what is needed along Church Street [between Second Street and Front Street]. In other instances, new sidewalks or trails would be required to better link residential areas to institutions, parks and the Downtown such as those improvements called for in the Deposit Riverfront Park Master Plan.

This Plan also supports the Front Street streetscape enhancements that are planned for in the heart of the Downtown, which include new sidewalks, curbing and drainage along with streetscape enhancements to make the business district more inviting to pedestrians and bicyclist. The Front Street project also calls for *curbed bump outs* at the Front Street-Church Street intersection to improve sight distance at this corner and pedestrian safety.

By bumping out the curb line at a crosswalk, the traffic gets slower, the pedestrians are more visible to oncoming traffic, and pedestrians are clearly directed to these crossing locations which helps channel them to safer crossing locations. The curbed bump outs should help to address the sight distance concerns for the Church/Front Street intersection. However, this Plan recommends on-going monitoring of the one-way street system along Church and Court Streets [between Second and Front Streets] to ensure they continue to meet the transportation needs of Deposit.



Above: The ideal “Complete Street” with accommodations for pedestrians, bicyclists, transit and automobiles.

Courtesy AARP Bulletin.

Village of Deposit, New York



Above (top to bottom): View of well-maintained sidewalk segment in front of the State Theatre in the heart of the Downtown business district along Front Street; view of well-maintained ADA compliant sidewalks along both sides Court Street [between Front Street and Second Street] and view of poorly maintained sidewalks and drains along Church Street [between Front Street and Second Street] that are a deterrent to pedestrian travel. This Plan support complete street enhancements along this segment of Church Street.

6.3 Reducing Vehicle Miles Traveled – Improving Access to Public Transport and Rail

The Village seeks to reduce the number of Vehicle Miles Traveled (VMT) of the community by improving access to public transportation along with business access to freight rail. These efforts, would help to lower Greenhouse Gas Emissions (GHG) that is also an important goal of this Plan.

Presently, Short-line Bus Company stops at 8:00 AM and 4:00 PM at Wheeler’s (on NYS Route 8) and provides good bus service to NYC. Since most resident’s in the Village are more closely tied to Binghamton for employment, medical and shopping than NYC, this Plan finds the need for better and more frequent bus service to and from Binghamton, which could then be used by residents who work in the Binghamton area. Access to public transportation for residents could also be enhanced by improving the sidewalk system leading to the current bus stop and/or identifying a bus stop in the heart of Downtown. Bringing Broome County bus service to Deposit is also desired.

Broome County provides public transportation service for rural Broome County residents through its *B.C. Country* bus route (Map 6-2). “To use BC Country, you must first register and then reserve your ride. BC Country will pick you up in the morning, bring you to your destination in urban core of Broome County, and provide a return trip in the afternoon or early evening” (B.C. Country Website). This is a convenient service that could help to reduce reliance on automobile travel for many residents and help to reduce VMT and lower emissions of GHG.

Unfortunately, the B.C. Country service area does not presently include the Town of Sanford or the Village of Deposit. This Plan recommends regional cooperation with the Town of Sanford, Village of Deposit and Broome County to bring B.C. Country service to Deposit.

This Plan also recommends the Village Board cooperate with the NYSDOT to explore the feasibility establishing a low-volume CNG filling station in Deposit that could be used by the State, Village, Town and Counties. Converting the Village Vehicle Fleet and perhaps the School District’s Vehicle Fleet to Compressed Natural Gas (CNG) could result in significant cost savings for fuel, while also helping to reduce GHG emissions. Looking to the future, such a facility might be expanded to include public access so that the traveling public and resident commuters could also take advantage of this alternative fuel type for their automobiles.

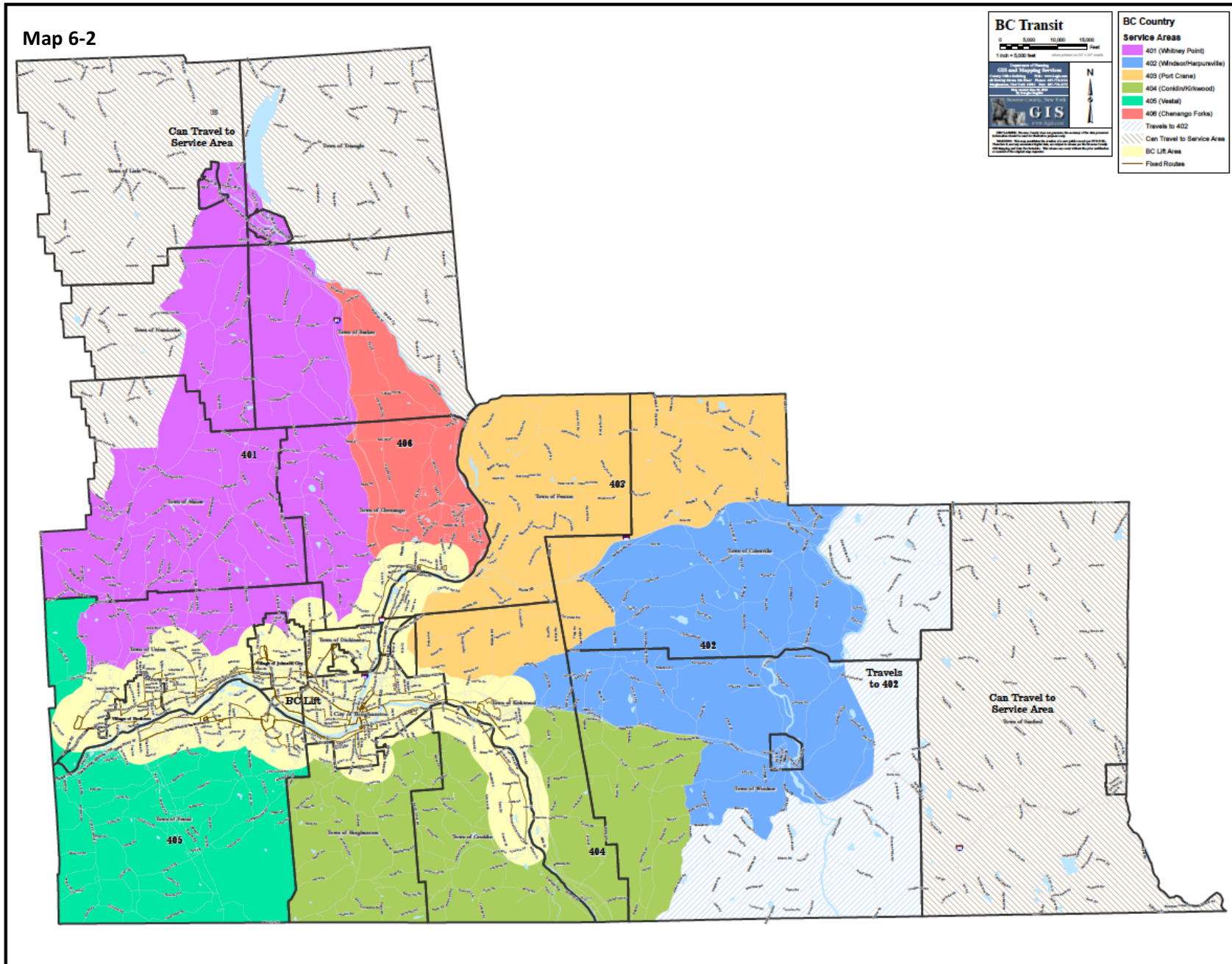
TRANSPORTATION

“THE VILLAGE SEEKS TO REDUCE THE NUMBER OF VEHICLE MILES TRAVELED OF THE COMMUNITY BY IMPROVING ACCESS TO PUBLIC TRANSPORTATION ALONG WITH BUSINESS ACCESS TO FREIGHT RAIL.”

Mean Travel Time to Work

	<u>2000</u>	<u>2010</u>
DC	24.6	22.6
VD	24.3	24.6

DC- Delaware County
VD – Village of Deposit



This Plan also recognizes the Conrail Norfolk Southern Railway, which traverses the Village of Deposit, is an important part of its transportation infrastructure. The railway gives the Village a significant competitive advantage in attracting industries, which transport heavy materials. To help ensure the long-term viability of the Conrail Norfolk Southern Railway, this Plan supports rail line connections to existing and new manufacturing industries within the Village of Deposit. Increasing traffic volumes on the railway will help to ensure its long-term viability, while simultaneously helping to reduce VMT on local roadways.

6.4 Truck Routes and Weight Limits

This Plan recommends the Village Board work with Broome and Delaware Counties to assess the feasibility of avoiding truck traffic, or setting a weight limit on trucks along Second Street and Pine Street. Where feasible to do so, manufacturing businesses should be encouraged to explore the feasibility of utilizing rail as a means of moving their goods and raw materials.

TRANSPORTATION

“TO HELP ENSURE THE LONG-TERM VIABILITY OF THE CONRAIL NORFOLK SOUTHERN RAILWAY, THIS PLAN SUPPORTS RAIL LINE CONNECTIONS TO EXISTING AND NEW MANUFACTURING INDUSTRIES WITHIN THE VILLAGE OF DEPOSIT.”

6.5 Transportation: Goals, Objectives and Policies

Goal: To provide an interconnected, multimodal transportation system that is safe and efficient, and serves and supports residential and nonresidential land-use in Deposit.

Objectives and Policies

Traffic Circulation

- TC.1. Identify safety challenges for pedestrians, bicyclists, or other users through analysis of accident data, and walkability audits; and develop solutions to safety issues.
- TC.2. Prioritize modifications to safety challenges and identify funding streams and implementation strategies, including which features can be constructed as part of routine street projects.
- TC.3. Enhance Deposit's grid street network so that it better accommodates multiple modes of transportation, including bike, bus, pedestrian, truck and vehicular access.
- TC.4. Work with business owners and trucking companies to explore alternatives for dealing with heavy truck traffic on Second Street and Pine Street (e.g. dedicated truck routes, delivery hours, rail, etc.).
- TC.5. Establish consistent gateway treatments at the Village's primary entry-points; including lighting, seasonal banners, plantings and wayfinding sign scheme, to better direct visitors to the Downtown and enhance the sense of place for the Village of Deposit.
- TC.6. Identify additional funding streams and implementation strategies to retrofit existing streets to include Complete Streets infrastructure. The Village could pursue funding through the NYSDOT Safe Routes to Schools and Transportation Alternatives Program to make complete street improvements.
- TC.7. Actively participate in the Metropolitan Planning Organization (MPO) for Broome and Tioga Counties updates to the metropolitan planning organization's Binghamton Metropolitan Transportation Study to ensure the needs of the Village of Deposit are identified and met.

Bicycles and Pedestrian Safety

- BP.1. Advance opportunities for bicycle and pedestrian connections between residences, parks, institutions and the Downtown business district. For example, such as those planned as part of the Front Street revitalization and those called for in the Deposit Riverfront Park Master Plan.

TRANSPORTATION

“ADVANCE OPPORTUNITIES FOR PEDESTRIAN AND BICYCLE CONNECTIONS BETWEEN RESIDENCES, PARKS, INSTITUTIONS AND THE DOWNTOWN BUSINESS DISTRICT.”

- BP.2. Require bike racks and amenities for commercial sites, schools, parks and public facilities.
- BP.3. Through a *Capital Improvement Plan*, inventory the Village’s sidewalk system in terms of condition, need for repair, replacement or extension and pursue funding through NYSDOT, NYSOCR (CDBG) and other agencies to make needed enhancements.
- BP.4. Integrate complete streets infrastructure and design features into street design to create safe and inviting environment for all users to walk, bicycle and use public transportation.
- BP.5. Capitalize on the Village's compact development and classic grid system by making enhancements to the street system to better encourage non-motorized transportation modes.
- BP.6. Ensure that sidewalk improvements are fully accessible to people with disabilities.

Public Transportation

- PT.1. Work with Broome County and Short-line Bus Company to provide a covered bus shelter and covered bike parking at a transit stop in the Downtown business district.
- PT.2. Coordinate with Broome County Transit to bring its BC Country bus service to the Village of Deposit.
- PT.3. Coordinate with Short-line Bus Company to expand bus service to and from Binghamton to Deposit.
- PT.4. Work regionally and locally to develop satellite park-and-ride facilities near NYS Route 17 with bus service to Binghamton and New York City.
- PT.5. Reduce carbon emissions by reducing trips (especially single-occupancy), vehicle miles traveled by improving access to public transportation.

Rail Service

- RS.1. Support projects and proposals to help ensure the freight railroads are adequately utilized for commercial use including extension of sidings to local manufacturing industries.
- RS.2. Railroad rights-of-way should be preserved for current and future use.
- RS.3. Explore opportunities to provide seasonal tourist train rides along the Conrail Norfolk Southern Railway line and support passenger rail service with a station in the Village of Deposit.

TRANSPORTATION

“INTEGRATE COMPLETE STREETS INFRASTRUCTURE AND DESIGN FEATURES INTO STREET DESIGN TO CREATE SAFE AND INVITING ENVIRONMENTS FOR ALL USERS TO WALK, BICYCLE AND USE PUBLIC TRANSPORTATION.”

7.0 COMMUNITY FACILITIES AND SERVICES

The Village of Deposit seeks to provide public facilities and services that are accessible and responsive to community needs in a cost-effective and efficient manner. The Village provides a broad range of facilities and services to its residents and businesses, including general government, code enforcement, police protection, parks, and water and sewer service. The Village's Department of Public Works (DPW) also maintains a system of Village streets and sidewalks, which are a vital part of the community's overall transportation system (see also Chapter 6 Transportation).

There are a variety of other services provided to Village residents by New York State (e.g., Department of Motor Vehicles), Broome and Delaware Counties and the Towns of Deposit and Sanford along with a variety of special districts (e.g., school, fire, library, lighting, etc.). It is the Village's desire to provide, or coordinate with others to provide, sufficient facilities and services to all residents and businesses, in a timely and cost-effective manner, while reducing the burden on low-moderate income residents.

7.1 Village Government

The Village provides a wide variety of basic government services, including policy and day-to-day management, voter registration/elections, construction permitting, site plan and subdivision review, community financial management (assessment, taxation, collections, borrowing, etc.), and code enforcement inspections. "The Village of Deposit Court serves the public by administering justice and resolving disputes under the law, thereby protecting the rights and liberties guaranteed by the constitutions of New York and of the United States. The Village Justice handles court-related matters involving Criminal, Civil, Small Claims, Domestic Violence and Landlord/Tenant actions, Vehicle and Traffic (VTL) appearance tickets issued within the Village Boundary, Village issued parking tickets and Building Department and Code Enforcement appearance tickets" (Source: villageofdeposit.org).

Most general government services are housed in the Village Hall at 146 Front Street in the Downtown, which provides a central location for citizens to access public services. The Village's DPW is housed at 1 Village Street also within Downtown. This Plan supports placing important governmental buildings where they are easily accessible to residents. It also recommends the Village Board assess the ongoing needs for its community facilities and when necessary to plan for capital improvements to meet those needs (e.g., a community center for public meetings). Looking ahead, a capital improvement plan (CIP) to address the future needs for community facilities is also recommended.



Above (top to bottom): View of Village Hall looking from Front Street; aerial view of Deposit Waste Water Treatment Plant complex on Scott Center Road; and view of Village of Deposit water storage tank, which is situated off Pine Street. In addition to the water and sewer complex, the Village Department of Public Works maintains miles of water and sewer lines throughout the Village to provide these needed services to Village residents.

7.2 Police Department

“The mission of the Deposit Police Department is to work in partnership with the community to provide prompt, professional police service that place an emphasis on enhancing the quality of life, while maintaining respect for individual rights, human dignity, building confidence and respect between our citizens and this Police Department. This Department is dedicated to maintaining community partnerships which promote a high quality of life, and to treating all people with dignity and respect, protecting their rights and providing equal protection under the law.” (Source: villageofdeposit.org).

The Deposit police headquarters, located in the Village Hall, serves as the operations center for the department. The police department is headed by a chief of police and consists of one full time officer, Chief Cantwell and ten (10) part-time officers. Today the headquarters meet the needs of the department, but these needs should be reassessed each year to ensure the needs of the community continue to be met over time. This Plan supports a local police presence in the Village of Deposit.

7.3 Fire and EMS

Fire protection in the Village of Deposit is provided by the Deposit Volunteer Fire and EMS Department. The Department is housed in a 6-bay Firehouse at 128 Second Street, which is owned by the Village of Deposit. The approximately 12,000 square foot firehouse is used to store the Department’s vehicles, but it also includes a kitchen and meeting space that are utilized for Department functions. The Department has a total of thirteen (13) vehicles consisting of pumper-ladder trucks, a heavy rescue truck, a first responder vehicle, an aerial truck, a tanker, several brush vehicles, two ambulances and several smaller vehicles.

As of the most recent membership rolls, the Deposit Volunteer Fire and EMS Department consisted of 36 members. The Village has a dedicated and well-trained group of volunteer providers. The Village and its residents should continue to support high-quality volunteer fire and EMS services that are adequately manned with trained and properly equipped volunteers. The Deposit Fire Department, Inc., a not-for-profit corporation, owns a 6.5-acre recreation area on Dublin Street known as Firemen’s Field Park, which helps to meet the recreational needs of the community (see also Chapter 5). However, there are restrictions on its public use and additional parkland is needed in Deposit.



Above (top to bottom): View of Deposit Fire & Rescue from Second Street; view of retired Engine 22-6 (1975 Mack) with the current Engine 22-6 (2006 E-One Typhoon); and image of Deposit Police vehicle in front of Village Hall, which also houses the Police Department. The Deposit Fire & Rescue Department facility on Second Street is also an important place for public meetings and social gatherings that helps to pull the community together.

7.4 Water Service

The Village of Deposit owns and operates a public water supply system, which is regulated by the New York State Department of Health. The Village's water supply system consists of five (5) well houses and three (3) water towers, which are situated at the Pine Street Extension and Mill Street at Oquaga Lake Road along with a third water tank that is located at Maple Lane/Columbia Lake Road in the Town of Deposit. The Village's water supply system also is comprised of miles of water lines and laterals, which provide service to residents, institutions and businesses.

The Village recently completed upgrades to its water system, including the replacement of 1,400 linear feet of 8-inch water main with a new main, new isolation valves, fire hydrants and 22 residential service connections, along Dean Street and Wheeler Street. The project also involved expansion of the Supervisory, Control and Data Acquisition System (SCDAS) that served the Village's wastewater treatment plant to include Village water system.

As a community with a U.S. Department of Housing and Urban Development (HUD) defined low-moderate income rate of 58.7%, the Village is eligible for funding through the New York State Office of Community Renewal's Community Development Block Grant (CDBG) program to help fund needed improvements. In 2015, the Village secured CDBG funding to replace 900 linear feet of water main along Clark Street along with drainage and sidewalk improvements. Without CDBG funding, these improvements would have dramatically increased the debt service on the Village's water system and increased water rates on residents who cannot afford such increases.

Even with recent improvements, there are miles of century-old water lines and laterals that need to be replaced over time. Based upon these facts, it is a policy of this Comprehensive Plan for the Village to make needed improvements to its water system over time as CDBG funding becomes available. It is also recommended that those areas most in need of improvements (i.e., those areas with the greatest deficiencies) should be prioritized for potential CDBG grant applications.

Other important goals of water system improvements should be to prevent, protect against, mitigate, respond to, and recover from natural disasters (e.g., flooding and storms); and to reduce energy consumption by installing more energy efficient equipment as funding is available. Finally, an assessment should be made to determine if wellhead protection measures are needed.

WATER SYSTEM IMPROVEMENTS

“IT IS A POLICY OF THIS COMPREHENSIVE PLAN FOR THE VILLAGE TO MAKE NEEDED IMPROVEMENTS TO ITS WATER SYSTEM OVER TIME AS COMMUNITY DEVELOPMENT BLOCK GRANT FUNDING BECOMES AVAILABLE.”

7.5 Sewer Service

“The Village’s Department of Public Works operates and maintains a Water Pollution Control Plant situated at the confluence of Oquaga Creek and the West Branch of the Delaware River. The plant uses the activated sludge, extended aeration process to treat permitted monthly average wastewater flows of up to 0.7 million gallons per day (mgd).

A major facility upgrade was completed from 2007 to 2010 and included a new spiral influent screen, new process pumps, new grit removal system, new aeration blowers with variable frequency drives, replacement of aeration system with fine bubble diffusers, a second clarifier, sludge processing building with belt filter press, a UV disinfection system, new emergency generator, and a SCADA system. The SPDES monthly average flow limit is 0.7 mgd and the upgraded plant has performed well and consistently meets permit discharge limits.

Although the plant is performing well there are a few areas in need of attention, namely the aeration tanks and the raw sewage influent screen. The aeration tanks are the original process tanks from the original plant circa 1970s and were not replaced in the 2007 upgrade project. They were sandblasted and coated with an epoxy paint system which has failed causing the ferrous steel tank to become exposed to sewage. The existing influent spiral screen broke in October 2015 so the plant operators have used the manual bar screen since then. There is an immediate need to rehabilitate the aeration tanks and replace the influent screen” (Source: Engineering Report by Shumaker Engineering dated April 2016).

As a community with a low-moderate income rate of 58.7%, it is imperative the Village secure federal and State grants, to the extent feasible, to help fund these needed improvements to reduce the financial burden on its resident’s. Potential sources of funding include the NYSOCR CDBG Program and NYS Environmental Facilities Corporation’s Water Grants program.

It is an important policy of this Plan to continue DPW’s ongoing inspection and maintenance program for the existing public wastewater system. This Plan also strongly supports efforts by the Village Board to secure funding through State or federal agencies to make these needed improvements without placing an undue financial burden on residents. Where opportunities arise, such upgrades should incorporate energy efficiency measures to reduce operating costs.



Above (top to bottom): View of aeration Tank No. 1; view of Clarifier Tank No. 1 and aerial view of the Village of Deposit’s Water Pollution Control Plant, which is situated at the confluence of the Oquaga Creek and West Branch of the Delaware River. Where opportunities arise, such upgrades should incorporate energy efficiency measures to reduce operating costs.

7.6 Schools

The Village of Deposit is fortunate to have its public schools situated within the Village limits. These schools are not only education centers; they are also important employment centers and places for community meetings and sporting events. School age children in the Village of Deposit attend the Deposit Central School District schools, which are situated within the Village of Deposit.

The Deposit Elementary School is a K-5 school that is situated at 171 Second Street and enrolls 292 students. The student teacher ratio at this school is 10:8 (source NewYorkSchools.com). The other Deposit Central School District school is the Deposit Middle-Senior High School serving grades 6-12 with an enrollment of 385 students. This school has a student teacher ratio of 11.7.

This Plan recommends the Village Board continues to cooperate with its school district to share certain recreational facilities for public access, where it is feasible to do so, like in the case of the community swimming pool. It is also an important policy of this Plan to keep the Deposit Elementary School and Deposit Middle-Senior High School within the Village since these facilities are important community and employment centers. Keeping these schools in the Village will also help to reduce Vehicle Miles Traveled by enabling many students to walk to school as opposed to having to be bused to a central campus outside of the Village center.

7.7 Broadband and Wireless Communications Network

A Village-wide state-of-the-art broadband and wireless communications network is an important goal of this Plan. The Village should insist its franchised broadband providers continue to expand the broadband network village-wide and not just to the most convenient areas.

Cellular service also needs to be expanded to address areas where there are gaps in coverage. Cell towers should first be considered on existing structures (e.g. water tanks, silos, steeples or existing towers). The placement of new wireless towers must be planned to mitigate potential visual impacts and should be designed to be inconspicuous in nature through tower placement or stealth design. Increasing reliance on cell phones makes cell service a must for public safety in the Village and the surrounding Towns and coordination with the Towns of Deposit and Sanford is recommended to achieve these important goals.



Above (top to bottom): View of Deposit Middle-Senior High School; front façade of the Deposit Elementary School and view of Deposit Elementary School. These schools are situated on Second Street in the heart of the Village and are within walking distance for many students. This Plan strongly supports measures to keep these schools within the Village. This Plan also supports measures to improve the sidewalk system in the Village to ensure safe routes to school for school children.

7.8 Community Facilities and Services: Goals, Objective and Policies

Goal: Maintain and fully utilize existing Village facilities per their level of service and in a manner, consistent with the community’s high level of expectation and the needs for services.

Objectives and Policies: Community Facilities

- CF.1. Ensure building-needs assessments and cost evaluations are analyzed prior to construction or renovation of public facilities.
- CF.2. Provide public facilities that serve as examples of the desired development quality in the Village.
 - The design of new public facilities and the renovation of existing facilities will strive to meet U.S. Green Building Council rating system standards and meet current best management practices that provide for efficient and cost-effective operations over the expected life of the facilities.
 - New public facilities should emphasize efficient service-delivery systems to meet existing and anticipated community needs.
- CF.3. Keep Village Hall, NYS Department of Motor Vehicles and U.S. Post Offices and other important agencies in the heart of the Downtown Business District and should the need for additional space arise, the priority should be to identify Downtown locations for such offices.
- CF.4. Plans for new facilities should include opportunities for future additions and expansions. New facilities should accommodate multiple Village departments, agencies and offices from other government entities, where appropriate.
- CF.5. Cooperate with school district to share recreational facilities, where feasible to do so, like in the case of the community swimming pool.
- CF.6. Create a capital improvement plan (CIP) for capital facilities with an asset management plan that identifies funding sources. A CIP would assess the useful life of capital facilities, maintenance needs and replacement schedules.

Objectives and Policies: Utilities (Water & Sewer)

- U.1. Provide an adequate and reliable water distribution system throughout the Village that meets State water specifications and standards that strive to limit water loss. This includes construction of new facilities plus maintenance and upgrades of existing facilities.

COMMUNITY SERVICES

“CREATE A CAPITAL IMPROVEMENT PLAN (CIP) FOR CAPITAL FACILITIES WITH AN ASSET MANAGEMENT PLAN THAT IDENTIFIES FUNDING SOURCES. A CIP WOULD ASSESS THE USEFUL LIFE OF CAPITAL FACILITIES, MAINTENANCE NEEDS AND REPLACEMENT SCHEDULES.”

- U.2. Periodically conduct well pump tests to ensure safe and sufficient water supply for the community.
- U.3. Assess the need for measures to protect the Village’s wellheads from potential sources on contamination. If a threat is identified, enact wellhead protection measures.
- U.4. Upgrade water lines to provide fire protection service, ensuring fire hydrants are installed as part of any new water main improvements to the water system.
- U.5. Ensure the public water system provides adequate water storage facilities to serve Village residents.
- U.6. Ensure that all residents within the Village limits are served by public utility services that provide adequate and reliable water and wastewater services.
- U.7. Require new developments to utilize pipe design and construction of the water system in accordance with Department of Public Works required specifications.
- U.8. Encourage water reuse, including collection and reuse of stormwater and reuse of graywater.
- U.9. Provide a resilient, sustainable and cost-effective public wastewater service that is in conformance with all state and federal regulations.
- Decrease the amount of inflow and infiltration (I/I) within the system.
 - Employ renewable engineering strategies to extend the life of existing wastewater assets.
 - Encourage industrial process water recycling to reduce wastewater volumes and treatment demand.
 - Ensure proper operation of plant to protect water quality in the West Branch of the Delaware, which is vital to the local tourism industry as a fishing destination.
- U.10. Continue an ongoing inspection and maintenance program for the existing wastewater system.
- U.11. Annually apply for funding through State or federal agencies to make needed improvements to the Village’s water and sewer systems without placing an undue financial burden on residents.
- U.12. Where opportunities arise, such upgrades should incorporate energy efficiency measures to reduce operating costs.
- U.13. Support measures to develop renewable energy technologies within the Village of Deposit.

COMMUNITY SERVICES

“PERIODICALLY CONDUCT WELL PUMP TESTS AND ASSESS THE NEED FOR WELLHEAD PROTECTION MEASURES AROUND VILLAGE WELLHEADS TO ENSURE SAFE AND SUFFICIENT WATER SUPPLY FOR THE COMMUNITY.”

- U.14 Provide cost-effective, energy-efficient street lighting in the Village that is appropriate to the use and character of the area and that promotes the Night Sky initiatives (see also Section 3.4).
- U.15. Support the development and expansion of electric and natural gas service that is reliable, cost effective, properly maintained, and responsive to customer needs.

Objectives and Policies: Public Safety

- PS.1. Create an environment that encourages respect, mutual responsibility, community outreach and cooperation between public safety officials and citizens through citizen education programs, safety education programs, mediation, conflict-resolution services and other outreach opportunities.
- PS.2. Provide citizens with the highest quality public safety services and facilities by maintaining high levels of training opportunities for police, fire, and rescue personnel. Establish public safety levels of service and consider these levels when evaluating the impact of future land-uses on Village services.
- PS.3. Work with Town’s of Deposit and Sanford to ensure cellular carriers provide cellular service village wide and town wide to ensure cell users can access emergency responders through the 911 system in the event of an emergency.

Objectives and Policies: Telecommunications and Wireless Facilities

- TC.1. Strive for the highest level of broadband network is available throughout the Village to give Deposit a competitive advantage in its business retention and recruitment efforts.
- TC.2. Pursue public and private partnerships to complete projects linking major facilities (e.g. Village government, library, cultural institutions, business and industrial parks) with fiber optic networks.
- TC.3. Seek State and federal grants in cooperation with service providers to provide broadband and wireless communication service to underserved areas of the Village and Towns of Deposit and Sanford.
- TC.4. Require co-location on wireless communication antennas on existing towers.
- TC.5. Wireless communication towers should first be considered on existing structures (e.g. water tanks, silos, steeples) or existing towers.
- TC.6. New wireless communication towers should be designed to be inconspicuous in nature through tower placement or stealth design (e.g. silo or stealth tree).

COMMUNITY SERVICES

“SEEK STATE AND FEDERAL GRANTS IN COOPERATION WITH SERVICE PROVIDERS TO PROVIDE BROADBAND AND WIRELESS COMMUNICATION SERVICE TO UNDERSERVED AREAS OF THE VILLAGE AND TOWNS OF DEPOSIT AND SANFORD.”

8.0 JOBS AND HOUSING

For Deposit to prosper, future growth within the community must involve new investments in its Downtown, commercial gateways, industrial zoned areas, and its agricultural sector, along with the adaptive reuse of underutilized buildings and sites with access to existing water or sewer infrastructure. The community also needs to stimulate reinvestment in its housing stock, which is needed for residents and helps to define the unique sense of place of Deposit. This Plan supports an environment that fosters growth in agriculture, businesses and industries, which create employment opportunities. This Plan also recognizes successful economic and community development efforts must also include diversified housing opportunities for employees at various economic levels.

To remain competitive in the future, it is vital for Deposit to have access to state-of-the-art broadband and telecommunications infrastructure to connect the community to the global economy so that its businesses can grow and its residents can take advantage of telecommuting opportunities. This Plan recognizes the 2006 floods, which devastated Deposit will limit redevelopment potential as FEMA FIRM maps are revised. Such circumstances make it increasingly important to retain existing buildings when feasible to do so. This chapter begins with a discussion of Deposit's economic base and opportunities and concludes with a discussion of housing resources and needs within the Village.

8.1 Trends in Employment Status and Industries

In 2010, more than 50% of Deposit's civilian labor force of 933 people was employed in three industries: Educational and Health Services (26.3%), Retail Trade (15.6%) and Manufacturing (15.1%). The high percentage of employment in these industries reflects the nature of the area's major employers and the strong service and manufacturing based economy. These percentages are higher than the corresponding State averages for these industries of 24.3%, 10.5% and 10.5% respectively.

Based upon an analysis of data from 2000 and 2010 Censuses, certain trends in employment and industries become clear (see Table 8-1). During this period, the number of residents employed in the Educational & Health Service industry increased from 109 to 200 people, or a 101.8% increase. Those residents employed in retail trade increased from 52 to 130 people, or a 150% increase. During this time the number of residents employed in the Professional Services, Other Services and Finance, Insurance and Real Estate Industries increased by 114.3%, 133.3% and 110.0% respectively.



Above (top to bottom): The Norbord facility - now home to the New England Wood Pellet Company; view of businesses along Front Street which comprises the Downtown Business District; and former Indian Country Bluestone facility that now houses Integrated Wood Components. The 2006 flood severely impacted industries within the industrial park along Airport Road and revised FEMA FIRM maps have greatly limited redevelopment potential in this area.

Table 8-1 Trends in Employment Status and Industries 2000-2010										
Employment Characteristics (Age 16 and over)	Delaware County, New York Trends from 2000-2010				Village of Deposit Trends from 2000-2010				Percent Change	Percent Change
	2000	%	2010	%	2000	%	2010	%	COUNTY	VILLAGE
Total										
Persons 16 Years and Over				100.0%	1,262	100.0%	1,356	100.0%	3.5%	7.4%
In Labor Force				59.5%	728	57.7%	933	68.8%	6.8%	28.2%
Civilian Labor Force				59.5%	728	57.7%	933	68.8%	6.9%	28.2%
<i>Employed</i>	20,840	54.1%	21,913	55.0%	663	52.5%	836	61.7%		
<i>Not Employed</i>	1,376	3.6%	1,821	4.6%	65	5.2%	97	7.2%		
Armed Forces	12	0.0%	9	0.0%	0	0.0%	0	0.0%		
Not in Labor Force	16,298	42.3%	16,130	40.5%	534	42.3%	423	31.2%		
Industry										
Educational & Health Services	5,420	26.0%	5,964	27.2%	109	16.4%	220	26.3%	10.0%	101.8%
Retail Trade	2,138	10.3%	2,488	11.4%	52	7.8%	130	15.6%	16.4%	150.0%
Manufacturing	3,018	14.5%	2,514	11.5%	165	24.9%	126	15.1%	-16.7%	-23.6%
Construction	1,611	7.7%	2,049	9.4%	50	7.5%	71	8.5%	27.2%	42.0%
Professional services	1,038	5.0%	1,132	5.2%	28	4.2%	60	7.2%	9.1%	114.3%
<i>Arts, Entertainment & Recreation</i>	1,460	7.0%	1,740	7.9%	65	9.8%	54	6.5%	19.2%	-16.9%
Other Services (except public admin).	1,069	5.1%	1,058	4.8%	21	3.2%	49	5.9%	-1.0%	133.3%
Transportation, warehousing & utilities	764	3.7%	1,049	4.8%	38	5.7%	40	4.8%	37.3%	5.3%
Wholesale Trade	501	2.4%	396	1.8%	21	3.2%	29	3.5%	-21.0%	38.1%
Finance, Insurance & Real Estate	755	3.6%	743	3.4%	10	1.5%	21	2.5%	-1.6%	110.0%
Agriculture, forestry and mining	1,284	6.2%	1,245	5.7%	33	5.0%	14	1.7%	-3.0%	-57.6%
Information	543	2.6%	352	1.6%	48	7.2%	12	1.4%	-35.2%	-75.0%
Public administration	1,239	5.9%	1,183	5.4%	23	3.5%	10	1.2%	-4.5%	-56.5%
	20,840		21,913		663		836			

Source: 2000 U.S. Census Bureau DP-3 Table and 2007-2011 American Community Survey 5-Year Estimates DP-3 Table.

However, during this period fewer residents found employment in the Agricultural, Forestry and Mining; Information; and Public Administration industries with residents employed in these industries declining by 57.6%, 75% and 56.5% respectively (see Table 8-1). Residents employed in the Agriculture, Forestry and Mining industry went from 5.0% of the Civilian Labor Force in 2000 to just 3.0% in 2010. Other industries that employed fewer Village residents during this timeframe included Manufacturing along with the Arts, Entertainment and Recreation industries, which saw employment declines of 23.6% and 16.9% respectively. Still, Deposit remains an important manufacturing hub with 15.1% of its population employed in this industry compared to the State average of 10.5%.

The growth in Educational and Health Service industry jobs, with generally better paying jobs is a good trend. However, the loss of good paying Manufacturing industry jobs is not. Yet these shifts reflect County, State and National shifts in employment in such industries. Deposit's diverse economic base has enabled the community to better withstand the recent economic downturn than have other communities and this Plan supports efforts to diversify Deposit's economic base.

8.2 Economic Development Opportunities

The Village has the necessary infrastructure (water, sewer, freight rail and interstate highway access) to accommodate more manufacturing growth. However, many of these sites are situated within FEMA designated flood prone areas, which limits the future development potential of these sites.

However, there are protocols that can be followed to allow development in such flood prone areas, and where such activity can occur without adversely affecting the community, it should be supported to provide more job opportunities for residents and to strengthen the community's tax base. This Plan recommends that the Village Board work proactively with the Broome County and Delaware County economic development agencies to identify those areas where manufacturing industries can safely expand along with measures that the community can take assist existing businesses to grow.

The Village of Deposit has a competitive advantage in its geographic location within the Binghamton metropolitan area and its ease of transportation access (e.g. NYS Route 17 and the Conrail Norfolk Southern freight line), to regional markets. However, there is room for improvement in its broadband and telecommunications infrastructure. This Plan supports upgrades to these services so the community can take full advantage of locational competitive advantage.

EMPLOYMENT TRENDS

“STILL, DEPOSIT REMAINS AN IMPORTANT MANUFACTURING HUB WITH 15.1% OF ITS POPULATION EMPLOYED IN THIS INDUSTRY COMPARED TO THE STATE AVERAGE OF 10.5%.”

Deposit also has the unique character and natural setting along the West Branch of the Delaware River to attract visitors to stimulate growth in the Arts, Entertainment and Recreation Industry. This Plan supports efforts to grow the Arts, Entertainment and Recreation Industry since it takes advantage of Deposit's natural and built environment without adversely affecting it. Deposit is also a hub for boating and fishing. Deposit is situated on the banks of the West Branch of the Delaware River, which is a well-known fishery for anglers.

A recent study commissioned by the Delaware County Department of Economic Development and the Friends of the Upper Delaware River entitled *Upper Delaware River Cold Water Fishing & Boating – Economic Impact Study* found the current net present value of the Upper Delaware River cold water fishery, after considering both objective and subjective data sources, is estimated to be \$305 million in economic activity and another \$109 million in second home real estate values connected with the activity (Shepstone Management Company, Inc., 2014). The Village of Deposit lies within the area of economic impact area of this cold-water fishery resource.

The *Upper Delaware River Cold Water Fishing & Boating – Economic Impact Study* found that many local business benefit from this resource such as agriculture, forestry, fishing & hunting; retail trade; food & beverage stores; gasoline stations; sporting goods stores; arts entertainment & recreation, accommodations and restaurants. The study also concluded that a more reliable, consistent pattern of water releases from the NYC Delaware River basin reservoirs [as called for in the Equitable Apportionment Plan (EAP)] would provide more water at the right time to protect cold water habitat and enhance recreational opportunities in the Upper Delaware River. The Study found such consistency in releases could add another \$274 million in economic activity in the region.

This Plan supports the adoption of the Equitable Apportionment Plan (EAP) in the next water management plan for the NYC Delaware River basin reservoirs to achieve a more consistent pattern of water releases, which would have a positive economic impact to the region. It also supports growth in the fishing industry by improving public access to the West Branch of the Delaware River and establishing pedestrian linkages between the river and Downtown. Such fishing access and linkages between the river and Downtown are called for the Deposit Riverfront Park Master Plan (see Map 5-1 on page 43). The Upper Delaware River Cold Water Fishing & Boating Study shows there are still opportunities for growth in the fishing industry. This Plan supports efforts to grow this industry.



Above (top to bottom): View of anglers fishing in the West Branch of the Delaware River; view of the West Branch of the Delaware River looking toward the railroad bridge within the Village of Deposit; and view of embankment along the West Branch of the Delaware River near Deposit. Fishing and boating are important recreational uses of this river that directly benefits the local tourism and second-home industries. This Plan supports measures to protect this resource and its cold-water fisheries.

Deposit’s setting on the banks of the West Branch of the Delaware River makes it attractive to anglers as well as second-home owners. This Plan supports efforts to stimulate greater second-home ownership in the Village like the planned investments in the Village’s infrastructure, Downtown and the proposed Deposit Riverfront Park. Such improvements will make the community more livable for residents and even more inviting for prospective second homeowners. Second homeowners benefit the local economy by supporting local business establishments. They also help to support the local tax base in that second homeowners do not place students in the local school district, yet pay school taxes. This helps to reduce the tax burden on year-round residents. Deposit’s proximity to the Binghamton metropolitan area also make it an attract location for commuters who can easily reach the City via NYS Route 17 (Future I-86). Proactive measures to attract second-homeowners and commuters is recommended to help reduce the number of vacant housing units in the Village and to support local business establishments and service providers.

8.3 Housing Opportunities

The maintenance of Deposit’s housing stock can vary greatly throughout the Village. For the purpose of assessing the condition of Deposit' housing stock, we used the following definitions:

Table 8-2 Assessment of Housing Conditions	
Housing Condition	Description
<i>Sound:</i>	No deficiencies.
<i>Minor Deficiencies:</i>	Some repairs beyond regular maintenance.
<i>Major Deficiencies:</i>	Requiring substantial rehabilitation.
<i>Dilapidated:</i>	Unsuitable for rehabilitation warranting clearance.

Fortunately, much of the housing stock within the Village can be classified as being “sound.” Many of Deposit’s single-family homes date back to the mid 19th and early 20th Century and represent a rich variety of architectural styles including, but not limited to, Victorian, Greek Revival, Queen Anne, Italianate and French Second Empire. Some of these homes could be listed on the State and National Historic Register. Most of these homes are situated on relatively small lots, which results in a dense pattern of development that allows Deposit residents to conveniently walk to Downtown and local institutions. Some examples of the Village’s well-maintained historically significant housing stock are shown in the photos provided to the right of this page.



Above (top to bottom): Example of Queen Anne style of architecture within the Village of Deposit off Clark Street; stately home on Main Street that is situated on the banks of the West Branch of the Delaware River; and another example of an architecturally rich home that soundly maintained within the Village. The rich architecture of these older homes, when well maintained, help to create an attractive and inviting community.

However, there are a several single-family homes and apartments throughout the community with minor to major deficiencies along with a few dilapidated structures. Unfortunately, it only takes one or two homes with major deficiencies or one dilapidated home to detract from the entire block or neighborhood.

A case in point is a large single-family home along Second Street [see top photo to right]. This home appears to be structurally sound, but has major deficiencies ranging from the roof, siding that is need of substantial rehabilitation and poorly maintained/columns along the front porch. The row-houses shown in the center photo to the right are located on Church Street, between Front and Second Street. These dwellings, have minor deficiencies due to a prolonged period of disinvestment and the units not being occupied for an extended period of time. The home shown in the bottom photo to the right suffers from major deficiencies and is need of substantial repairs to the roof, porches, etc.

There are a variety of factors that have contributed to the existing condition of these buildings. In some instances, the homeowner can simply not afford to make needed repairs. In other instances, absentee homeowners or landlords have simply failed to properly maintain their properties. Regardless of the reason, the Village has a Building Code that must be strictly enforced for all residential properties to protect the health, safety and welfare of residents and the values of adjacent properties.

This Plan strongly supports enhanced efforts to enforce *property maintenance laws* on all residential and non-residential or mixed-use properties in the Village - whether owner or renter occupied. In instances where homeowners are dealing with financial hardships, the Code Enforcement Officer should work with the property owners to address deficiencies over time - except for deficiencies that pose concerns related to health & safety.

The Village Board should work with not-for-profit agencies in Delaware and Broome Counties to secure HUD *Community Development Block Grant (CDBG)* and *HOME funds* to provide *housing rehabilitation programs* for its low-moderate income homeowners. This funding could be used for new roofs, siding, heating systems, and repair of deficiencies. Up to \$25,000 can be provided to low-moderate income residents through these programs to rehabilitate their homes. Both economic development and community development programs are needed to ensure the long-term sustainability of revitalization efforts. Goals, objectives and policies are provided on the next page.



Above (top to bottom): This home on Second Street is a beautiful example of Greek Revival Architecture, but the home is poorly maintained with major deficiencies clearly visible; these row houses on Church Street are the only example of row houses in the Village and are presently un-occupied and in need of repair, Greek Revival home on Pine Street with major structural deficiencies (e.g., roof and porch repair, etc.). Programs to encourage or assist homeowners to repair these structures are needed in the Village.

8.4 Economic Development and Housing: Goals, Objectives and Policies

The following goals, objectives and policies are set forth with respect to economic development.

Goal 1: Promote economic development that builds upon the strengths of the Village and region.

Objectives and Policies: Promotion

- ED.1. Cooperate with County, regional and State efforts, as well as those of local business organizations within the Village, to promote economic development.
- ED.2. Work cooperatively with business organizations to better understand business needs and to implement infrastructure improvements and programs that support business growth.
- ED.3. Encourage manufacturing uses within the Village and surrounding Towns.
- ED.4. Promote tourist-oriented business development, based upon the historical, cultural and natural resource attractions (cold water fisheries) of the Village and surrounding area.

Goal 2: Establish Deposit as a livable community where residents want to live and businesses locate.

Objectives and Policies: Livable Community

- ED.5. Promote the Village’s reputation as a safe and walkable community.
- ED.6. Continue infrastructure, sidewalk, Downtown streetscape and parkland improvements.
- ED.7. Highlight the educational opportunities within the Deposit Central School District.
- ED.8. Pursue grants to build the Deposit Riverfront Park Master Plan improvements.
- ED.9. Take advantage of the proximity to the West Branch of the Delaware River, Cannonsville Reservoir, Oquaga State Park and other natural resources. The Village’s proximity to these resources provide a treasure trove to recreational opportunities for its residents, which enhance the overall quality of life.
- ED.10. Promote access to the regional transportation system (including Binghamton Airport) that allows residents to commute to employment centers and businesses the ease to reach regional markets.
- ED.11. Promote Deposit’s proximity to SUNY Binghamton and SUNY Delhi.

ECONOMIC
DEVELOPMENT GOALS

“ESTABLISH DEPOSIT
AS A LIVABLE
COMMUNITY WHERE
RESIDENTS WANT TO
LIVE AND
BUSINESSES
LOCATE.”

- ED.12. Promote Deposit’s proximity to major medical facilities in the surrounding region.
- ED.13. Coordinate with telecommunications providers to ensure planning for broadband and cellular service is consistent with Village goals, objectives and policies of this Comprehensive Plan.

Goal 3: Facilitate the development of shovel-ready manufacturing sites in areas zoned for such use.

Objectives and Policies: Shovel-ready sites

- ED.14 Cooperate with landowners to undertake pre-development activities to facilitate shovel ready sites.
- ED.15 Work with Broome and Delaware County economic development agencies to identify viable sites for business expansion.
- ED.16. Explore opportunities to raise the elevation of flood prone industrial sites to accommodate expansion of manufacturing within the Village.

Goal 4: Promote tourism based on historic and natural resources in the region as a new industry cluster.

Objectives and Policies: Tourism promotion

- ED.17. Support efforts like the *Eagle River Valley*, which is an organization that promotes the exciting cultural, recreational and economic attributes in the three-town corridor of Hancock, Deposit and Windsor, NY.
- ED.18. Promote the Village of Deposit as a Destination on a NYS Route 17 billboard.
- ED.19. Develop and implement a comprehensive wayfinding sign program for the Village of Deposit to attract visitors from NYS Route 17 and NYS Route 8 into the Village of Deposit.
- ED.20. Support local festivals and events in Deposit (e.g., Lumberjack Festival, State Theatre, etc.).

Goal 5: Promote a diversified economic base that takes advantage of emerging opportunities.

Objectives and Policies: Diversify economic base

- ED.21. Promote State and regional business retention and expansion programs to help its existing businesses to grow. There are a variety of programs offered by the *Delaware County Economic Development Office and The Agency (Broome County IDA and LDC)* that are intended to help local businesses grow.

**ECONOMIC
DEVELOPMENT GOALS**

“PROMOTE TOURISM
BASED ON HISTORIC
AND NATURAL
RESOURCES IN THE
REGION AS A NEW
INDUSTRY CLUSTER.”

- ED.22. Utilize the Village's Economic Development Revolving Loan Fund (EDRLF) to help facilitate local business retention and expansion efforts (e.g., upgrades to equipment, building additions, or upgrades to technology to help businesses remain competitive).
- ED.23. Work with the *Delaware County Economic Development Office and The Agency (Broome County IDA and LDC)* to help entrepreneurs to develop business plans for new and expanding businesses.
- ED.24. The Village Board will assist businesses in efforts to influence legislation and other factors to make Deposit a more attractive place to do business [e.g. support for Broadband and Cellular Communications upgrades].
- ED.25. The Village will strengthen its competitive economic advantages by working with State, regional and county agencies to develop and promote programs that provide financial assistance for new construction and rehabilitation of commercial properties in the Village.

Goal 6: Build in-house capacity to spearhead economic development initiatives.

Objectives and Policies: Capacity building

- ED.26. Continue to support part-time *Economic Development Director* position to assist the Village in securing State and federal grants for a variety of public infrastructure improvements.
- ED.27. Form an economic development advisory team or "*Business Advisory Group*" consisting of local government officials, business leaders and residents that are proactive advocates of economic development. They would hold quarterly meetings to discuss business needs along with opportunities to work together on business retention, expansion and attraction efforts. The *Business Advisory Group's* responsibilities might include the following:
- Spearhead business retention and attraction efforts.
 - Create marketing resources to promote private investment and business development.
 - Create public/private partnerships such as a *business incubator* to fill vacant storefronts or to develop infill sites.
 - Identify appropriate and niche businesses or industries that Deposit should try to attract.

**ECONOMIC
DEVELOPMENT GOALS**

“FORM AN
ECONOMIC
DEVELOPMENT
ADVISORY TEAM OR
"*BUSINESS
ADVISORY GROUP*"
CONSISTING OF
LOCAL GOVERNMENT
OFFICIALS, BUSINESS
LEADERS AND
RESIDENTS THAT ARE
PROACTIVE
ADVOCATES OF
ECONOMIC
DEVELOPMENT.”

The following goals, objectives and policies are set forth with respect to housing opportunities.

Goal 7: Reduce the number of dwellings that are deficient or vacant and expanding housing opportunities.

Objectives and Policies: Housing Opportunities

- H.1. Enforce *property maintenance laws* on all residential properties in the Village - whether owner or renter occupied. In instances where homeowners are dealing with financial hardships, the Code Enforcement Officer should work with the property owners to address deficiencies over time - except for deficiencies that pose concerns related to health & safety.
- H.2. Implement a *first-time homebuyer* program that provides down payment assistance and below market rate financing programs. This can be done through not-for-profit housing agencies in Delaware and Broome Counties.
- H.3. Implement *housing rehabilitation programs* that provide financial assistance to restore both owner occupied and investor owned housing for low-moderate income and senior residents.
- H.4. Undertake *blight removal* - acquisition and demolition of substandard vacant dwellings “unsuitable for habitation” - to remove blight and create opportunities for single-family infill development.
- H.5. *New Infill Housing Incentive Program* – Provide a 5-year tax abatement program [50% reduction stepped down 10% each year] for those who build a new house on an infill lot.
- H.6. Promote *second home ownership* within the Village to help reduce vacancy rates.
- H.7. Streamline permit process to encourage reuse of large homes for *Bed & Breakfast* establishments.
- H.8. Support efforts to develop *affordable senior housing, nursing homes and assisted living facilities* that enable elderly residents to continue to live in the Village *while creating needed job opportunities*.
- H.9. Secure State and federal funds to construct new sidewalk segments in the residential neighborhoods with the goal of creating a comprehensive sidewalk system that is accessible to all persons.
- H.10. Zoning Code Amendments – Amend Zoning Code to restrict the "Conversion of a single-family residences" to no more than a two-family residence, subject to a special permit.
- H.11. Establish a foreclosure agreement with County’s for foreclose on delinquent properties.

HOUSING GOALS

“ENFORCE
PROPERTY
MAINTENANCE LAWS
ON ALL RESIDENTIAL
PROPERTIES IN THE
VILLAGE - WHETHER
OWNER OR RENTER
OCCUPIED. IN
INSTANCES WHERE
HOMEOWNERS ARE
DEALING WITH
FINANCIAL
HARDSHIPS, THE
CODE
ENFORCEMENT
OFFICER SHOULD
WORK WITH THE
PROPERTY OWNERS
TO ADDRESS
DEFICIENCIES OVER
TIME - EXCEPT FOR
DEFICIENCIES THAT
POSE CONCERNS
RELATED TO HEALTH
& SAFETY.”

9.0 DOWNTOWN REVITALIZATION

Deposit's central business district is situated along Front Street and is locally referred to as "Downtown." *Downtown* is also the civic and cultural center of the community where Village Hall, the US Post Office and library are located. Today, there are a variety of business establishments within Downtown, including but not limited to a grocery store, gift shops, personal service establishments, professional and medical offices, restaurants, movie theater and a bank. A local telecommunications company TDS was also situated on Front Street, but recently relocated so the space is vacant along with the former NBT Bank Building.

The Downtown business district has many beautiful and prominent mixed use buildings that provide an excellent foundation for a vibrant mixed use center. However, many storefronts are vacant and there is a general sense of disinvestment that detracts from its historic character of Downtown. These factors, together with the recent loss of TDS and NBT Bank, have made the business district less appealing - thereby making it more difficult to attract new investment.

To reverse these trends, the Village of Deposit is spearheading the Front Street Rehabilitation project that will replace water, sewer and drainage infrastructure and enhance the streetscape with new sidewalks and amenities to make the physical environment of Downtown more appealing. It has also adopted Design Guidelines to ensure that renovations of historic buildings complement the original architecture of its Downtown mixed use buildings. The Design Guidelines, which were adopted by the Village Board on May 27, 2014 are incorporated into this Comprehensive Plan in its entirety by reference.

The Village's Downtown has many of the attributes associated with a successful business community. These include a safe and walkable environment, attractive civic buildings, cultural anchor in the Deposit State Theater and a unique sense of place as defined by its historic architecture. These attributes provide a solid foundation on which to sustain a Downtown revitalization effort. This Chapter provides a framework for how the public, private and not-for-profit sectors can work together to create an environment that attracts new investment to the Downtown business district so that it remains the vibrant business, civic and cultural center of the community for years to come.



Above (top to bottom): The State Theater on Front Street (circa 1937), which host cultural events and operates as a movie theater is an important cultural anchor that attracts residents and visitors to Deposit's Downtown; view of storefront on Front Street in the heart of the Downtown, and NBT Bank Building on Front Street. This Plan recognizes the importance of finding an appropriate re-use of the NBT Bank Building. The bank has restricted its reuse as a bank, but the building could be used for other purposes.

9.1 Civic and Cultural Anchors

Successful Downtown business districts are not only places where people shop, but they also are places where many civic and cultural activities occur and where the public can gather at community events. In the Village of Deposit, Village Hall, the Deposit Library, and US Post Office and are all located within the Downtown business district. These civic and cultural anchors draw people to Downton every day thereby supporting commercial activity and continued investment in the area. The Deposit Theater is an important venue for cultural events and movie going. *This Plan strongly encourages the Village Board to keep its civic buildings Downtown and supports private and not-for-profit sector efforts to establish and expand cultural and entertainment activities along Front Street and Second Street within the Downtown business district.*

9.2 Promotion

Successful Downtown revitalization programs require promotion. Promotion means selling the image and promise of Downtown to all prospects. This involves marketing the unique characteristics of the business district to shoppers, investors, prospective businesses and visitors. It also involves the creation of a strategy to promote a positive image of the entire business district through advertising, special events and marketing events carried out by the business community along with the support of civic and cultural institutions. The Koo Koose Farmers Market on Front Street, and the Deposit Farmers' Market on 2nd Street, are important anchors that help to draw visitors Downtown. This section describes certain challenges facing the business district along with recommendations for creating an effective promotion strategy for Downtown.

One of the challenges facing Deposit in creating an effective promotional strategy is getting business owners to think of the business district as a whole rather than the sum of its parts. While the Village Board can play a supporting role promoting a positive image of Downtown, it is the local business community that needs to take the leading role in promoting a positive image of their business district. They can do this by sponsoring *special events*; conducting joint advertising campaigns to promote the entire business district and creating advertising campaigns to market the unique characteristics of Downtown. Business owners must also work together to ensure the highest quality shopping experience for their customers. For example, the business community should coordinate their *hours of operation* so that businesses are open when customers are available to shop.



Above (top to bottom): Deposit Library, which is situated on Front Street in the heart of Downtown, Deposit, NY U.S. Post Office, which is situated on Dean Street between Front and Second Street, and Deposit Historic Museum, which is situated on Second Street near Downtown. This Plan strongly supports efforts to keep important civic and cultural anchors in Downtown since they draw visitors and help to support local businesses.

Activity breeds activity and the *coordination of business hours* will benefit the entire business district. The business community should also work together to create *seasonal marketing campaigns* and other special events that are designed to draw customers to the business district. Doing so will require the cooperation of the local business community but will strengthen the business district. Other measures that can be taken to promote Downtown include the creation of special attractions within the business district that are designed to draw people downtown. Activities might include the creation of a seasonal *arts & crafts marketplace* featuring the work of Catskills and Upper Delaware artists or *live music* at a local restaurant. These are the types of activities that are likely to draw large numbers of people to the community - providing them an opportunity to discover Deposit.

It is also recommended that the business community reach out to prospective entrepreneurs to encourage them to open complementary businesses within the Downtown business district. *Business attraction efforts* are needed to fill vacant storefronts and are also needed to create a mix of retail, restaurants, professional services and cultural attractions that appeal to visitors and residents alike. The focus of business attraction efforts must be quality - quality design, quality of the goods & services, quality merchandise displays and appealing restaurant settings. A vibrant mix of restaurants, retail and services would give customers a reason to visit time and time again - thereby making Downtown a destination. In this way, downtown can be promoted as a local destination as well as a stop off NYS Route 17 and NYS Route 8.

9.3 Organization

Successful Downtown revitalization efforts are built around a consensus of all the stakeholders who have a stake in the business district so they can work together toward the same goals. In the case of Deposit, the stakeholders include the Village Board, Planning Board, local businesses, building owners, not-for-profit agencies and residents.

Business expansion and attraction efforts will likely require financial incentives to ensure a return-on-investment that dictates private sector investment. One tool that is now available to assist in business recruitment or expansion is the New York Main Street (NYMS) Program. Each year, the Village could apply for between \$50,000 to \$500,000 through NYMS for local revitalization efforts. NYMS funds can be made available to entrepreneurs in the form of small grants for façade renovations, interior building renovations and the creation of Downtown anchors.



Above (top to bottom): Butterfields Cafe on Division Street in Deposit, NY and view of front porch and outdoor seating for the café. While this café is not situated within the Downtown business district, it is located on an important gateway to Downtown. The signs, large windows and nice presentation of the exterior and interior of this restaurant, coupled with its menu, make for an inviting culinary destination that has broad appeal.

The Village Board should coordinate with the local business community with respect to identifying potential projects, but should take the leading role in pursuing the grant application for NYMS funds and administering the grant. This type of organizational structure allows the Village to utilize its existing capacity to leverage these funds for Downtown revitalization, while enabling business owners to continue to focus on running their establishments. However, it would be the business community that would take the leading role promoting Downtown and hosting special events.

To formalize the structure of Downtown Revitalization responsibilities and role, it is recommended the Village Board establish a *Downtown Revitalization Committee* to clearly identify responsibilities of each stakeholder in the Downtown revitalization effort and to strengthen cooperation among various stakeholders over time. This Committee should consist of members from each identified stakeholder group and begin by meeting quarterly to initiate a coordinated Downtown revitalization program for the Village of Deposit.

9.4 Design

Creating an attractive streetscape requires a careful focus on design of building storefronts and the streetscape. Downtown mixed use buildings must be restored in a manner that respects their historic architecture and the pedestrian environment must provide a sense of cleanliness, comfort and security. This can be accomplished by having well-maintained sidewalks, street trees, streetlights and street furniture that provide comfort and security for the pedestrian. The Village Board is already taken the lead on this effort with the \$1.5 million Front Street Rehabilitation project.

Downtown businesses owners must also create an inviting atmosphere. This can be accomplished through a variety of measures including attractive window displays, visually appealing facades, appropriate signage, pleasing displays of merchandise and good quality merchandise. It is also vitally important that new infill development along Front Street is well designed so that it complements the architecture of the historic buildings that are located throughout the business district. A careful focus on design will make it more appealing thereby enhancing the social and economic vitality of Downtown. The Village's recently adopted Design Guidelines provide detailed guidance on appropriate façade renovation techniques along with the appropriate materials for building facades in Deposit. For further information on these techniques, please refer to the Design Guidelines.



Above: View of new infill building situated in the flood zone on Main Street in the hamlet of Livingston Manor in Sullivan County, NY. The revitalization effort in the hamlet began with leadership from the local business community along with strong support from the Town of Rockland and the Sullivan County Planning Department. The new sidewalks and streetlamps were funded through NYSDOT Multi-modal funds and Empire State Development Corporation funds. Business owners could secure matching grants of up to \$10,000 for façade renovations along with \$5,000 matching grants for interior renovations.

Finally, the Main Street Business District was placed within the Sullivan County Empire Zone enabling investors to obtain a 10-year Real Property Tax Credit. Collectively, these incentives – coupled with strong support from the business community and local government has helped to stimulate millions of dollars in new investment and expanded the tax base.

9.4.1 Façade Renovations

Renovations to the historic buildings on Main Street must respect the architecture of the buildings. To this end, renovations that remove historic elements of buildings should not be permitted. Also, façade renovations that mask the historic architecture of historic buildings should be avoided. The removal of false facades should also be encouraged.

9.4.2 Window Displays & Merchandising

The design of window displays and merchandise display plays an important role in defining the quality of the shopping experience. Window displays should be attractive to the eye and display something of interest that encourages the shopper to enter the store and shop. It is also important the windows remain free of visual clutter (such as temporary sales signs) since such signs block the view of the merchandise within the store. Temporary sales and banner signs also convey an image of cheapness – not quality. Any business within the Village can make their windows interesting. As more and more storeowners invest time creating inviting window displays the overall shopping experience in the business district will be enhanced.

As building facades are renovated, building owners must retain the transparency of the storefront by maintaining the large display windows. Large display windows provide a great setting for window displays but also allow shoppers to see the merchandise from the street. When well designed, the store is inviting. If the merchandise is well-displayed, it too becomes an aesthetically pleasing part of the storefront. Attractive storefronts help merchants to attract customers into their stores. Collectively, they help to create vibrant business district. The Village should discourage business owners from making modifications to any of the storefronts within the business district that would reduce the transparency of the storefront as has happened with several storefront offices.

9.4.3 Signs

The signs associated with Deposit’s existing Downtown businesses varies from very appealing to unappealing. Signage varies greatly in terms of placement, size, materials, quality and greater uniformity is needed. *The Village Board should adopt specific sign standards for Downtown that regulates the size and placement of signage along with setting standards for sign materials and lighting.* Wood or faux wood signs with down lit gooseneck lamps are recommended for Downtown.



Above (top to bottom): *Country Emporium* in Walton, NY – an example of nice window display and transparent windows; *The Harrison Gallery* in Williamstown, MA where the display of sculptures and transparency of the storefront window create an inviting appearance; and *Rhinebeck Hardware Store* in Rhinebeck, NY with signage, awning and window and outdoor displays that invite customer interest.

Wall signs should be appropriately placed in the "lintel" (e.g. the sign panel between first and second floor). Interior illuminated boxed lighting fixtures should be prohibited Downtown (see Design Guidelines for illustrative examples of appropriate wall sign placement).

There is also a need to limit the placement of temporary window signs. Temporary window signs should be limited to a small number of seasonal events during the year for a short duration. Even then, the percentage of the storefront window on which these signs are placed should be limited to no greater than 25% of the total window area.

9.5 Downtown Revitalization: Goals, Objectives and Policies

The following goals, objectives and policies are set forth with respect to economic development.

Goal 1: Reduce the number of dwellings that are deficient or vacant and expanding housing opportunities.

Objectives and Policies: Downtown Revitalization

- DR.1. Keep civic and cultural anchors within the Downtown business district.
- DR.2. Encourage better business owner participation in local and regional Chambers of Commerce and promote the Downtown business district as a whole rather than the sum of its parts.
- DR.3. Emphasize quality - quality design, quality of goods & services, quality merchandise displays and appealing restaurant settings.
- DR.4. Follow the Village’s adopted *Design Guidelines* to ensure renovations to historic buildings are done appropriately and infill development strengthens fabric of Downtown.
- DR.5. Identify complementary and needed businesses or services for Downtown such as a pharmacy.
- DR.6. Review Zoning Law to ensure existing regulations do not hinder efforts to create new business establishments (e.g., off-street parking requirements, permitted density, etc.).
- DR.7. Build capacity for Downtown revitalization efforts by forming a *Downtown Revitalization Committee* to clearly identify responsibilities of each stakeholder in the Downtown revitalization effort and to strengthen cooperation among various stakeholders over time.
- DR.8. Secure *New York Main Street* funding to assist business retention and expansion efforts.
- DR.9. Work with business/building owners to ensure all Downtown businesses are ADA compliant.

**DOWNTOWN
REVITALIZATION**

“FORM A
*DOWNTOWN
REVITALIZATION
COMMITTEE* TO
CLEARLY IDENTIFY
RESPONSIBILITIES OF
EACH STAKEHOLDER
IN THE DOWNTOWN
REVITALIZATION
EFFORT AND TO
STRENGTHEN
COOPERATION
AMONG VARIOUS
STAKEHOLDERS
OVER TIME.”

10.0 SUSTAINABILITY AND RESILIENCY

This Chapter of the Comprehensive Plan is intended to guide land use decisions and provide the basis for local laws and public policies addressing sustainability and resiliency issues. This Chapter is related to and should be read in conjunction with the Land Use, Natural Resources, Jobs and Housing and the Transportation Chapters of the Comprehensive Plan.

10.1 Sustainability

While sustainability is a broadly supported principle, there is no common definition for it. However, in 1987 the United Nations World Commission on Environment and Development (Brundtland Commission), formed a definition for sustainable development, which has been widely accepted: *“Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.”* This Plan uses that definition as the framework for sustainable land use goals, objectives and policies that were developed for the Village of Deposit.

For this Plan, sustainable land use patterns are very generally defined as: 1) focusing future development toward lands served existing public sewer and water infrastructure and by alternative forms of transportation (i.e. walking, biking and public transportation); and 2) focusing preservation efforts toward environmentally sensitive and active agricultural lands. Most of the Village has already been developed and the balance is difficult to develop because it is environmentally sensitive (e.g., steep slopes or flood prone areas). Much of the undeveloped lands in the Village are preserved as open space or utilized as active farmland. However, scattered infill opportunities are located throughout the Village. While infill development is in some respects inherently sustainable (since it does not rely upon new streets or the extension of infrastructure) this Plan calls for infill development to be compatible with existing development to protect the unique character of the Village of Deposit.

The fundamental purpose of this Plan is to ensure that planning and development is done in a manner that allows for future generations to enjoy the same or more opportunities in terms of employment and housing options, access to open space and natural resources, vibrant community life and environmental health. Several sustainability principles were referred to in developing this Chapter. These principles are generally consistent with those of the sustainability principles of the American Planning Association framework for sustainability. The four sustainability principals of this Plan follow on the next page.

SUSTAINABILITY

“DEVELOPMENT THAT MEETS THE NEEDS OF THE PRESENT WITHOUT COMPROMISING THE ABILITY OF FUTURE GENERATIONS TO MEET THEIR OWN NEEDS.”

Four sustainability principals:

1. We want to sustain Deposit as a good place to live, and as a community that offers economic, housing and other opportunities to its inhabitants.
2. We want to sustain the values of our community — things like volunteerism, a sense of community and small town charm.
3. We want to reduce Deposit’s dependence on fossil fuels and non-renewable sources of energy.
4. We want to sustain the biodiversity of the natural environment, both for the contribution that it makes to the quality of human life and for its own inherent value as well as for its economic value in terms of supporting the eco-tourism and fishing industries.

These four (4) principals provide the framework for Deposit’s sustainability goals, objectives and policies that are provided later in this Chapter.

10.2 Resiliency

“A Resilient City is one that has developed capacities to help absorb future shocks and stresses to its social, economic, and technical systems and infrastructures so as to still be able to maintain essentially the same functions, structures, systems, and identity” (ResilientCity.org).

Deposit’s desire to improve its resiliency during natural disasters was one of the catalyst for creating the community’s first Comprehensive Plan. Recent natural disasters, such as the 2006 flood that devastated Deposit brought to light the need to Plan for future shocks, especially during this period of climate change. Photos from the 2006 flood are provided in the right-hand column on this page.

Damage from the flood affected residences, institutional and civic buildings and commercial enterprises. An entire manufactured home park had to be purchased through the FEMA flood buyout program to help prevent future disasters. To this day, many commercial and residential structures damaged by the flood sit vacant and in need of repair. This Plan includes several *resiliency goals, objectives and policies* intended to help Deposit absorb the shock of future natural disasters.



Above (top to bottom): View of Second Street and Monument Square as it was flooded during the Summer of 2006 – notice Deposit Fire and EMS station inundated during the flood, which hampered response; view of car stranded along Front Street in Downtown near the Big M Supermarket; and view of inundated Deposit Fire and EMS Station. Sources (top to bottom): Sarah Evans; Frankie Dunshee and Jan and Ed Macumber – *The Day the Rains Came: The Deposit Flood, June 28, 2006* © 2007 by Evans Communications, Inc.

10.3 Sustainable Land Use Patterns

Policies promoting compact development in appropriate areas – those served by existing infrastructure – which are coupled with policies promoting preservation of active agriculture and environmentally sensitive lands will allow for continued growth and enhancement in the Village without jeopardizing its environmental resources.

There are limited *infill* non-residential and mixed use redevelopment opportunities Downtown consisting of vacant lots with access to water, sewer and roads. However, the development potential of these properties is compromised since many of these sites are situated within flood prone areas. Still development on these sites is needed to fill in the gaps within the Downtown and to maintain cohesiveness of the business district, but this must be done in a manner that protects public safety.

In order to balance these interests, the Village shall require (i) that all new construction and substantial improvements of non-residential structures in flood prone areas have the lowest floor (including basement) elevated to or above the base flood level or, (ii) together with attendant utility and sanitary facilities, be designed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. It shall also provide that where a non-residential structure is intended to be made watertight below the base flood level, (i) a registered professional engineer or architect shall develop and/or review structural design, specifications, and plans for the construction, and (ii) shall certify that the design and methods of construction are in accordance with accepted standards of practice for new construction in flood prone areas. This Plan also supports measures to rehabilitate existing vacant structures.

There are also scattered non-residential and residential development opportunities throughout the Village. New infill development along Laurel Bank Avenue and Leonard Way also offers an opportunity to integrate the sustainability principles into new manufacturing or commercial developments. Infill development on such parcels, which have access to existing water, sewer, sidewalks and roads is to be encouraged to help maintain a sustainable land use pattern in the Village. Whether new growth comes in the form of new infill development or adaptive reuse of existing buildings, measures to comply with FEMA regulations for developed properties in flood prone areas is needed to promote a sustainable and resilient community.



Above: This infill building was constructed on Main Street in Livingston Manor, NY, which is an area that is very prone to periodic flooding. It was constructed so that the bottom of the lowest horizontal structural member of the lowest floor (excluding the pilings or columns) is elevated to or above the base flood level and the foundation and structure attached thereto is anchored to resist floatation, collapse and lateral movement because of wind and water loads acting simultaneously on all building components.

10.4 Sustainable Transportation System

This section is meant to complement and be used in conjunction with Chapter 6.0 Transportation of this Comprehensive Plan. This section focuses on interconnectivity and the principle of complete streets as an important tool that Deposit can employ to reduce vehicle miles traveled. Street connectivity is defined as a system of streets with multiple routes and connections serving the same origins and destinations. The Village’s grid street pattern is the perfect example of the principle of connectivity. This type of street system has many advantages such as decreasing vehicle miles traveled, decreased traffic congestion (by providing alternate routes of travel), enhanced emergency services response times (multiple routes to emergency calls) and more efficient provision of utilities.

The most important thing Deposit can do to reduce the energy demand and *vehicle miles travelled* is to encourage, where appropriate, compact development which is served by alternative forms of transportation and in proximity to goods and services (additional policies regarding *vehicle miles traveled* can be found in the Transportation Chapter). Deposit can reduce its environmental footprint by implementing smart growth principles and therefore providing residents an opportunity to drive less since destinations are closer and walking and biking options are available.

In addition to these environmental benefits from compact development, there are also health, economic and social advantages. Walkable neighborhoods, particularly those which are in or proximate to a mixed-use area which offers destinations, can lead to improved public health through increased exercise rates as people walk (or bike) for enjoyment, employment and/or shopping. Additionally, neighborhoods with compact development patterns typically have a stronger sense of community since they typically have a human scale, which includes homes which are close to the street and, many times, porches – both of which further facilitate neighborly interaction.

The Village of Deposit has many of these characteristics already, which can be strengthened through the implementation of goals, objectives and policies that have the effect of sustaining Deposit’s existing land use development pattern, while encouraging new infill development that both respects the unique character of the Village and is more sustainable to future natural disasters.

The advantages of the grid street pattern are further enhanced when coupled with complete streets.

RESILIENCY

“A RESILIENT CITY IS ONE THAT HAS DEVELOPED CAPACITIES TO HELP ABSORB FUTURE SHOCKS AND STRESSES TO ITS SOCIAL, ECONOMIC, AND TECHNICAL SYSTEMS AND INFRASTRUCTURES SO AS TO STILL BE ABLE TO MAINTAIN ESSENTIALLY THE SAME FUNCTIONS, STRUCTURES, SYSTEMS, AND IDENTITY.”

(RESILIENTCITY.ORG).

Complete streets offer all users, including motorists, pedestrians (children, seniors and those with physical disabilities), bicyclist and transit riders the ability to safely use the street and sidewalk system and cross the street. Complete streets offer many advantages including a reduction in vehicle miles traveled since such streets promote walking, biking and public transportation and less reliance on personal automobiles. Complete streets also improve public health by encouraging biking and walking and improve safety by establishing dedicated areas for pedestrians, bicyclist and automobiles, which in turn, reduce vehicular conflicts with other users of the road.

This Plan supports continued use and expansion of the grid street pattern within the Village along with the application of complete street principles during the rehabilitation of streets. Specific goals, objectives and policies are provided in Section 10.7 herein.

10.5 Energy Conservation and Renewable Energy Production

This Plan encourages measures to reduce energy consumption for buildings and facilities, while encouraging the installation of renewable energy facilities. This Plan recommends that the Village undertake energy audits of its buildings and facilities to assess what measures may be taken to increase energy efficiency. Such measures will lead to energy conservation along with reduced energy costs for the community in the future. In addition to Village buildings and facilities, streetlight upgrades (e.g. LED (Light Emitting Diode) street lights, traffic lights and exterior safety lighting) should be considered along with the introduction of high efficiency pumps for water and wastewater supply, storage and distribution. This Plan further encourages local businesses and homeowners to undertake energy audits of their building and facilities and to take advantage of a variety of NYSERDA programs to assist in retrofits that enhance energy efficiency and conservation.

This Comprehensive Plan also supports the development of small-scale solar energy for homeowners, local businesses and the development of large-scale solar farms within the agricultural and industrial areas of the Village of Deposit. Wind energy is also supported by this Plan, but solar energy is likely to be the most widely used renewable energy source in the short-term. To protect the character of the Village, roof mounted solar panels should be encouraged. Large scale, ground mounted solar arrays are best situated on lands that are not prime farmland or important wildlife habitat. The use of less productive lands for large-scale solar is encouraged by this Comprehensive Plan.



Above: Photo showing roof-mounted solar array on a residential property; photo of a large-scale solar farm in an agricultural area; and photo of roof-mounted solar array on a barn. This Comprehensive Plan encourages the development of renewable energy like wind and solar with the Village of Deposit, provided it is installed or situated in a manner that respect the unique character of the community.

10.6 Green Building Design

This Plan supports the voluntary utilization of green building techniques, which can significantly reduce the impact of development on the natural environment. The United States Green Building Council cites that in the United States, buildings account for the following:

- 72% of electricity consumption,
- 39% of energy use,
- 38% of all carbon dioxide (CO₂) emissions,
- 40% of raw materials use,
- 30% of waste output, and
- 14% of potable water consumption.

Based upon these facts, measures that focus on energy conservation in buildings and energy efficient homes can have a dramatic impact in lowering a community's carbon footprint.

The Village should lead by example and consider including *green building design* techniques in its own buildings as upgrades or new building become necessary. This Plan also supports efforts by homeowners, local businesses and not-for-profit entities to enhance energy conservation in their homes and buildings.

The following green building techniques are encouraged for the renovation of existing buildings and the construction of new buildings: install energy efficient lighting, choose eco-friendly paints, use low-VOC construction products, choose hard, low formaldehyde floors, use reclaimed and renewable materials, install water-saving fixtures, choose high-efficiency water heater, select energy-efficient equipment, minimize site disturbance, install or upgrade insulation, provide controls and zoning for HVAC, use ceiling fans for natural ventilation and provide rainwater collection systems.

The following section outlines specific goals, objectives and policies for enhancing sustainability and resiliency throughout the Village of Deposit.

GREEN BUILDINGS

“THIS PLAN SUPPORTS THE VOLUNTARY UTILIZATION OF GREEN BUILDING TECHNIQUES, WHICH CAN SIGNIFICANTLY REDUCE THE IMPACT OF DEVELOPMENT ON THE NATURAL ENVIRONMENT.”

10.7 Sustainability & Resiliency Goals, Objective and Policies

The following goals, objectives and policies are set forth with respect to sustainability and resiliency.

Goal 1: Promote compact development in areas served by existing infrastructure.

Objectives and Policies: Land Use

- LU.1. Encourage infill development with access to existing water, sewer and transportation infrastructure.
- LU.2. Encourage mixed use infill development and/or redevelopment in the Downtown Business District.
- LU.3. Promote a diverse housing stock to accommodate a mix of incomes, age groups, and to allow for a modest increase in density for new senior housing opportunities.
- LU.4. Concentrate community facilities, such as schools and community centers, in close walking distance of residential areas.
- LU.5. Locate parks and recreational amenities within walking distance of residential neighborhoods.
- LU.6. Reduce vehicle miles traveled by employees and visitors by allowing for wider range of complementary uses within the Downtown Business District.
- LU.7. Reduce vehicle miles traveled by encouraging local food production within the Village and surrounding Towns of Deposit and Sanford.

Objectives and Policies: Transportation

- TP.1. Ensure that new streets are interconnected with the existing grid street system.
- TP.2. Make complete street improvements as streets are rehabilitated to address the needs of pedestrians, bicyclists, drivers and those that use public transit (i.e., bus transportation).
- TP.3. Improve existing sidewalk system as funds become available to improve walkability and ensure Americans with Disability Act compliance.

LAND USE

“CONCENTRATE COMMUNITY FACILITIES, SUCH AS SCHOOLS AND COMMUNITY CENTERS, IN CLOSE WALKING DISTANCE OF RESIDENTIAL AREAS.”

- TP.4. Retrofit existing streets to provide bike lanes where there is sufficient right-of-way width to accommodate a bike lane.
- TP.5. Enhance bicycle and pedestrian access to recreational opportunities and the Downtown through the development of multi-use paths.
- TP.6. Explore opportunities with Broome and Delaware Counties to enhance public transportation to and from the Village of Deposit and regional employment centers.

Goal 2: Conserve energy and promote production of renewable energy locally.

Objectives and Policies: Energy Conservation and Renewable Energy Production

- EC.1. New buildings should be situated to conserve energy through site design that takes advantage of passive solar opportunities.
- EC.2. Upgrades and renovation of municipal facilities and infrastructure should incorporate energy conservation measures.
- EC.3. Over time, work with NYSEG and NYSERDA to replace all streetlights, traffic lights and exterior safety lighting with LED (Light Emitting Diode) lighting.
- EC.4. Encourage installation of renewable energy facilities on agricultural lands and managed open spaces, such as meadows, and within the Village’s Industrial Zoning District.
- EC.5. The Village should consider incorporating new renewable energy production, such as solar power, into existing and future facilities.
- EC.6. Encourage homeowners and local businesses to install renewable energy systems, such as roof-mounted photovoltaic panels.
- EC.7. Revise land use laws to guide and encourage new development of solar/photovoltaic power and other forms of renewable energy systems.
- EC.8. Reserved.

**ENERGY
CONSERVATION**

“OVER TIME, WORK WITH NYSEG AND NYSERDA TO REPLACE ALL STREETLIGHTS, TRAFFIC LIGHTS AND EXTERIOR SAFETY LIGHTING WITH LED (LIGHT EMITTING DIODE) LIGHTING.”

Objectives and Policies: Green Building Design

GB.1. Encourage use of green building design in new and rehabilitated buildings.

Goal 3: Make the Village of Deposit more resilient to natural disasters.

Objectives and Policies: Resiliency

- RE.1. Require that all new construction and substantial improvements of non-residential structures in flood prone areas have the lowest floor (including basement) elevated to or above the base flood level.
- RE.2. Require that new buildings together with attendant utility and sanitary facilities, be designed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.
- RE.3. Continue to work with Delaware and Broome Counties to assess houses that are candidates for the FEMA Flood buyout program and purchase and remove such home to reduce the effects of future flooding events.
- RE.4. When financially feasible to do so, relocate community facilities that are prone to flooding to higher elevations within the Village.
- RE.5. Encourage Village Code Enforcement Officer to be trained in Flood Plain Management regulations and to secure Flood Plain Management Certification to ensure compliance with FEMA regulations.
- RE.6. Seek support of Delaware and Broome Counties in review of development proposals for compliance with FEMA Flood Plain Management regulations.
- RE.7. Develop a Street Tree Planting Program to maintain tree lined streets, which help to stabilize the streetscape, provide shade during hot summer months and make the community a more inviting place to live.

RESILIENCY

“REQUIRE THAT ALL NEW CONSTRUCTION AND SUBSTANTIAL IMPROVEMENTS OF NON-RESIDENTIAL STRUCTURES IN FLOOD PRONE AREAS HAVE THE LOWEST FLOOR (INCLUDING BASEMENT) ELEVATED TO OR ABOVE THE BASE FLOOD LEVEL.”

11.0 LAND USE POLICIES

11.1 Land Use

Land use refers to how we use land. It is an important goal of this Comprehensive Plan to guide growth in a responsible manner that results in quality development and redevelopment consistent with the unique character of the Village of Deposit. Deposit's existing land use, by tax parcel, is graphically illustrated on *Map 11-1 Land Use* on the next page. The Land Use Map divides land use into broad categories including agricultural & farmland, commercial, governmental, institutional, manufacturing, mixed-use, office, private recreation, public parkland, public utilities, residential, warehouse & storage, or vacant land. Having a clear picture of Deposit's existing land-use patterns is useful when planning for its future development.

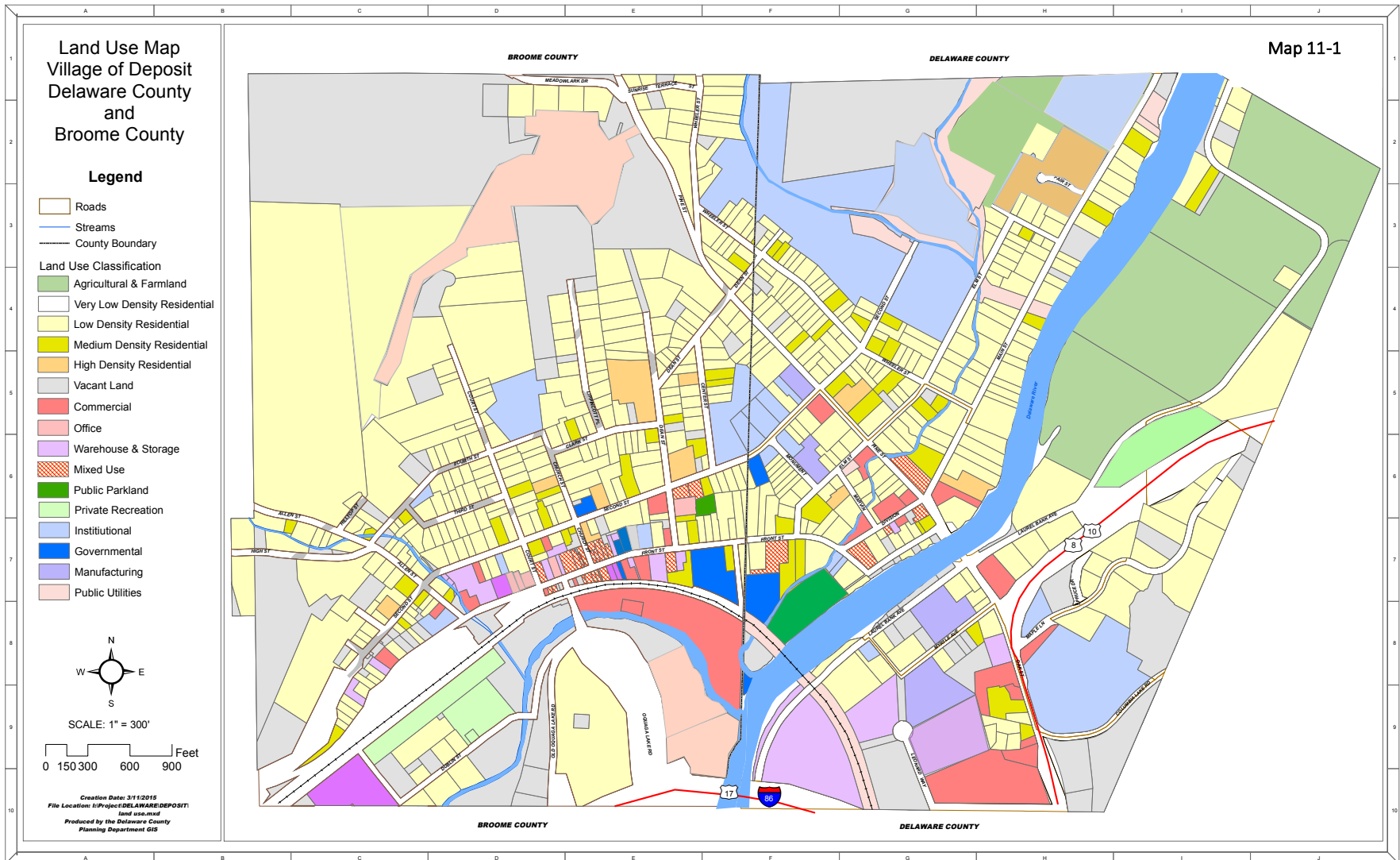
The density of housing on each parcel further defines residential land uses. For Deposit's Land Use Map, single-family housing was classified as "*Low Density Residential*." The Village is comprised of mostly single-family homes on small lots or two-family dwellings. There are 40 or so parcels in the Village classified as "*Medium Density Residential*" on the Land Use Map. These consist of single-family homes converted to apartments or in some cases small manufactured home parks. There are also several parcels that were classified as "*High Density Residential*" - generally more than four units per acre and these include the garden apartments at Fair Street and group homes.

The *commercial* development shown on the Land Use Map includes a variety of land uses including a bank, auto repair, gas stations, a grocery store, junkyard, retail, restaurants and wholesale establishments. *Institutional land uses* include the cemeteries, churches, public library, museum, and public school. The *manufacturing land uses* include the Leonard Bus Company and like uses. Land uses classified as *mixed-use* include commercial-residential buildings with dwellings above the first floor that are mostly on Front Street. The *warehouse and storage* uses are found throughout Deposit.

An analysis of the Land Use Map shows that a very high percentage of Deposit's land area is already developed. There are very few vacant parcels and those that remain have limited development potential due to environmental constraints (e.g., steep slopes or floodplain). Thus, the Village's land use pattern is well defined and this Plan supports infill development and new growth that complements the existing fabric of the community in terms of land use and density.

LAND USE HOW WE USE THE LAND

"IT IS AN IMPORTANT GOAL OF THIS COMPREHENSIVE PLAN TO GUIDE GROWTH IN A RESPONSIBLE MANNER THAT RESULTS IN QUALITY DEVELOPMENT AND REDEVELOPMENT CONSISTENT WITH THE UNIQUE CHARACTER OF THE VILLAGE OF DEPOSIT."



11.2 Zoning

Chapter 140-Zoning of the Village Code divide Deposit into seven (7) distinct zoning districts as shown on the Map 11-2 - Zoning. These zoning districts define where certain land uses are permitted and regulate the intensity of land development through bulk regulations that control permitted density, building height and separation between uses. In most instances, the zoning districts reflect existing land uses within the Village. The Village's Zoning Law is one of the most important land use tools with respect to managing future growth and redevelopment.

There are four (4) residential districts in the Village of Deposit as follows: 1) the AGR-Agricultural zoning district encompasses farmland along Laurel Bank Avenue; 2) the RSF-7 Single-Family Residential zoning district covers areas with single-family homes; 3) the RTF-6 Residential Two-family zoning district, which covers some parcels with two-family residences, but primarily covers areas with single-family homes; and 4) the RMF-6 Residential Multifamily zoning district, which is situated in the near the intersection of Pine and Second Streets and along Fair Street.

There are three (3) nonresidential zoning districts in Deposit as follows: 1) The CBD-Central Business District, which encompasses the traditional Downtown along Front Street; 2) the CHO-Commercial Highway Oriented that encompasses a variety of retail and service businesses along NYS Route 8/10; as well as areas along Pine Street and Division Street near the entrance of the Village from NYS Route 8/10; and 3) the I-Industrial zoning district along Leonard Way, Laurel Bank Avenue, Dublin Street and properties along the rail line.

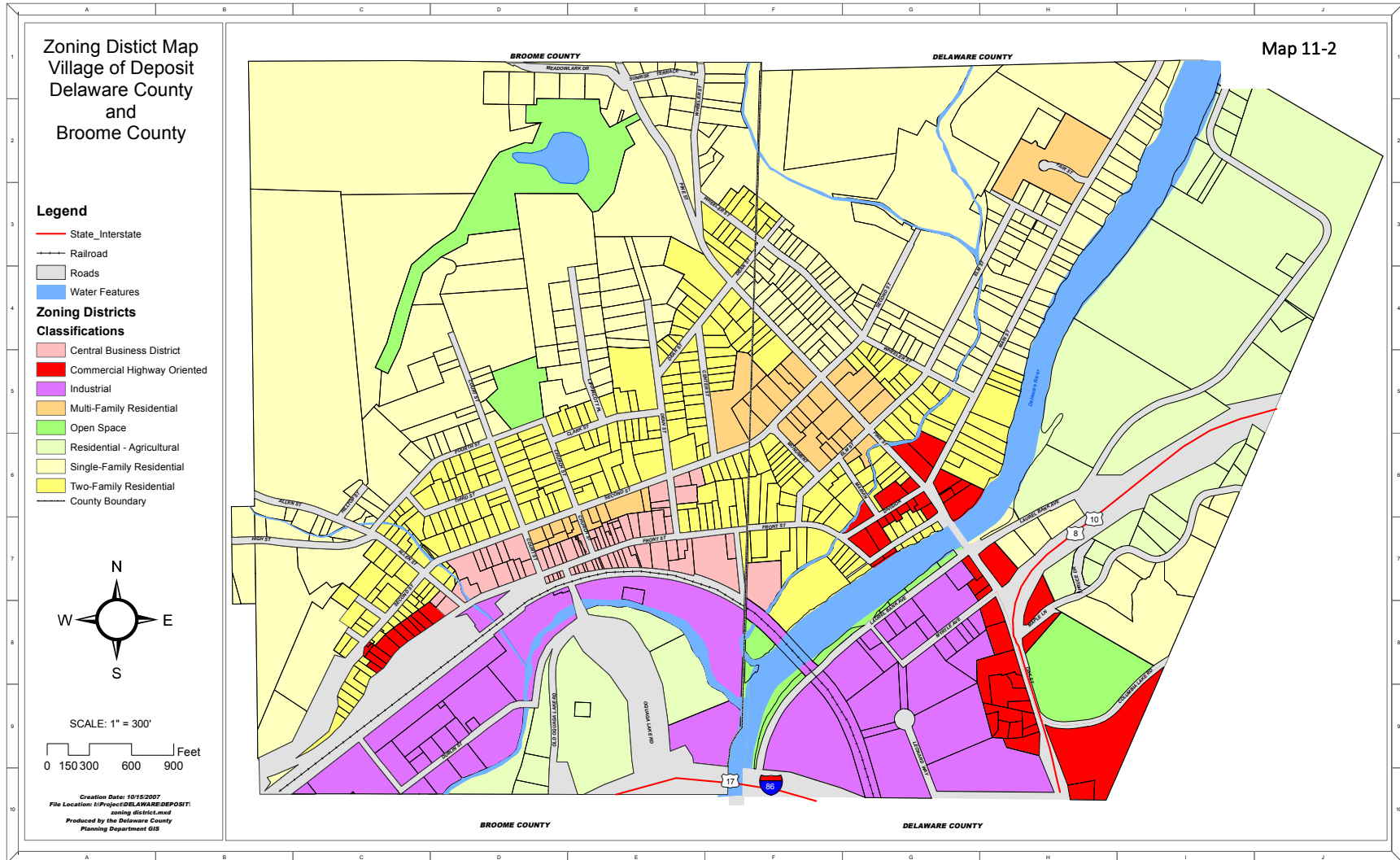
The following is a general description of the Village's existing Zoning Districts:

AGR-Agricultural: The AGR-Agricultural District requires a minimum lot size of 40,000 square feet. The district regulations call for minimum lot width of 100 feet and minimum lot depth of 200 feet. Most of the lands within this district are presently used for farming and the balance consists for single-family homes. This zoning district allows animal husbandry and veterinary hospitals, mobile home, single-family homes, two-family homes, kennels, nursery/greenhouse, open field agriculture, public utility buildings and publicly owned buildings. Special permit uses include institutional buildings, mobile home parks and outdoor recreation. Customary accessory uses are also allowed.

ZONING

HOW WE REGULATE LAND USE

“CHAPTER 140-ZONING OF THE VILLAGE CODE DIVIDE DEPOSIT INTO SEVEN (7) DISTINCT ZONING DISTRICTS AS SHOWN ON THE MAP 11-2 - ZONING. THESE ZONING DISTRICTS DEFINE WHERE CERTAIN LAND USES ARE PERMITTED AND REGULATE THE INTENSITY OF LAND DEVELOPMENT THROUGH BULK REGULATIONS THAT CONTROL PERMITTED DENSITY, BUILDING HEIGHT AND SEPARATION BETWEEN USES.”



RSF-7 – Single-Family Residential: The RSF-7 Single-Family Residential District has a minimum lot size of 7,000 square feet. The minimum lot width in this district is 60 feet and the minimum lot depth is 100 feet. The permitted uses include one-family detached dwellings, open field agriculture, public utility buildings and publicly owned buildings. The special permit uses include institutional buildings. Customary accessory uses are also allowed.

RTF-6 – Two-Family Residential: The RTF-6 Two-Family Residential District has a minimum lot size of 6,000 square feet. The minimum lot width in this district is 50 feet and the minimum lot depth is 100 feet. The permitted uses include one-family detached dwellings, one-family semi-attached, two-family detached, two-family semi-attached, public utility buildings and publicly owned buildings. The special permit uses include institutional buildings. Customary accessory uses are also allowed.

RMF-6 – Multi-Family Residential: The RMF-6 Multi-Family Residential District has a minimum lot size of 3,000 square feet per dwelling unit. The minimum lot width in this district is 75 feet and the minimum lot depth is 100 feet. The permitted uses include one-family detached dwellings, one-family semi-attached, two-family detached, two-family semi-attached, *multi-family dwellings*, *nursery schools*, public utility buildings and publicly owned buildings. The special permit uses include institutional buildings. Customary accessory uses are also allowed.

CBD-Central Business District: The CBD-Central Business District has a minimum lot size of 10,000 square feet for auto/vehicle sales/rentals and gasoline service stations and 3,000 square feet for all other uses. The minimum lot width in this district is 30 feet for most uses, but 75 feet (for auto sales, fast food restaurants and gasoline service stations). The minimum lot depth is 100 feet. The permitted uses include; banks; medical, dental, business and professional offices; bulk sales and rentals; dance hall, theater, bowling alley, indoor recreation and private club; headquarters for educational, fraternal, professional, religious and other nonprofit organizations; hotel, motel and tourist home; motor vehicle parking lot; printing and publishing of books and newspapers; public utility buildings; publicly owned buildings; residential apartment over commercial use; restaurant, banquet hall, bar lounge and tavern; retail/personal service and shop; and wholesale trade. The special permit uses include automobile/vehicle sales or rental; fast-food restaurants; gasoline service stations; institutional use; and mortuary. Customary accessory uses are also allowed. The Village of Deposit has also adopted Design Guidelines for the CBD-Central Business District.

CBD

CENTRAL BUSINESS DISTRICT

“FIRST WE SHAPE
OUR BUILDINGS; AND
AFTERWARDS OUR
BUILDINGS SHAPE
US.”

Winston Churchill

Note: Stated while addressing the nation regarding the re-building of the ‘Houses of Commons’ after its destruction during the Second World War.

CHO-Commercial Highway Oriented District: The CHO- Commercial Highway Oriented District has a minimum lot size of 10,000 square feet for all uses. The minimum lot width in this district is 75 feet and the minimum lot depth is 100 feet. The permitted uses include; automobile/vehicle sales or rental; banks; medical, dental, business and professional offices; bulk sales and rentals; *car wash; conference meeting center; contractor's and building material storage yard; creamery;* dance hall, theater, bowling alley, indoor recreation and private club; *farm supply and feed store;* fast-food restaurants; gasoline service stations; headquarters for educational, fraternal, professional, religious and other nonprofit organizations; hotel, motel and tourist home; *laundromat, hand laundry and dry cleaners; lumberyard; mobile home park;* motor vehicle repair garage; motor vehicle parking lot; printing and publishing of books and newspapers; public utility buildings; publicly owned buildings; residential apartment over commercial use; restaurant, banquet hall, bar lounge and tavern; retail/personal service and shop; and wholesale trade. The special permit uses include *adult entertainment business;* institutional use; and mortuary. Customary accessory uses are also allowed.

I-Industrial: The I-Industrial Zoning District has a minimum lot size of 15,000 square feet for all uses. The minimum lot width in this district is 75 feet and the minimum lot depth is 100 feet. The permitted uses include; *assembly of previously manufactured goods and services;* automobile/vehicle sales or rental; banks; *bottling works;* medical, dental, business and professional offices; bulk sales and rentals; *cold storage; contractor's and building material storage yard; creamery; farm supply and feed store;* food-processing plant, baking plant; foundries, blacksmithing and boiler works; general manufacturing; junkyard; *laundry and dry cleaning plants; lumberyard;* motor vehicle parking lot; motor vehicle repair garage; *plastics modeling;* printing and publishing of books and newspapers; public utility buildings; publicly owned buildings; research, development and experimental or testing laboratory; sewing of fabrics plant; stone crushing, refineries, gasoline storage tanks; vehicle body/fender works; warehouse and wholesale trade. The only special permit use is institutional use. Customary accessory uses are also allowed.

Summary of Zoning District Recommendations: A review of the Village's residential zoning districts reveals the districts are well tailored to the residential neighborhoods in terms of bulk regulations, permitted height and allowable land uses. However, it is also recommended that some permitted uses listed be stricken from the Table of General Use, Bulk and Off-street Parking and Stacking Space Requirements, as they may no longer be compatible with existing or proposed land use.

I-INDUSTRIAL ZONING DISTRICT

“THIS PLAN SUPPORTS A STRONG INDUSTRIAL BASE WITHIN THE I-INDUSTRIAL ZONING DISTRICT AS A MEANS OF SUPPORTING THE LOCAL TAX BASE AND PROVIDING EMPLOYMENT OPPORTUNITIES FOR RESIDENTS.”

Residential Zoning Districts: Given the high number of vacant housing units within the Village, it is further recommended that Bed & Breakfast establishments be allowed as a Special Permit use within all the residential zoning districts within the Village.

CBD-Central Business District: The Central Business District allows several uses that are not compatible with the Land Use goals of a vibrant mixed use Downtown. These include auto vehicle sales or rentals, drive-thru fast-food restaurants and gasoline service stations. Auto sales and service stations require a minimum lot area of 10,000 square feet, which encourages the consolidation of several smaller lots to make room for the service station/convenience store. This would also be required to accommodate an auto-oriented fast-food establishment.

Such development tears away at the fabric of the mixed-use Downtown and is out of character with the mixed-use center. For these reasons, coupled with the fact that the CBD Zoning District is situated almost entirely within a FEMA Designated 100-year floodplain, it is recommended that these uses should no longer be listed as permitted uses within the CBD Zoning District. Any existing auto sales or gasoline sales/convenience store would then become a pre-existing non-conforming use, but would be allowed to continue under the non-conforming use provisions of the Zoning Law.

There are also uses that should be added to the list of permitted uses in the CBD Zoning District including artist lofts, bed & breakfast establishments and shops for custom work. Each of these should be allowed within the CBD as Special Permit uses.

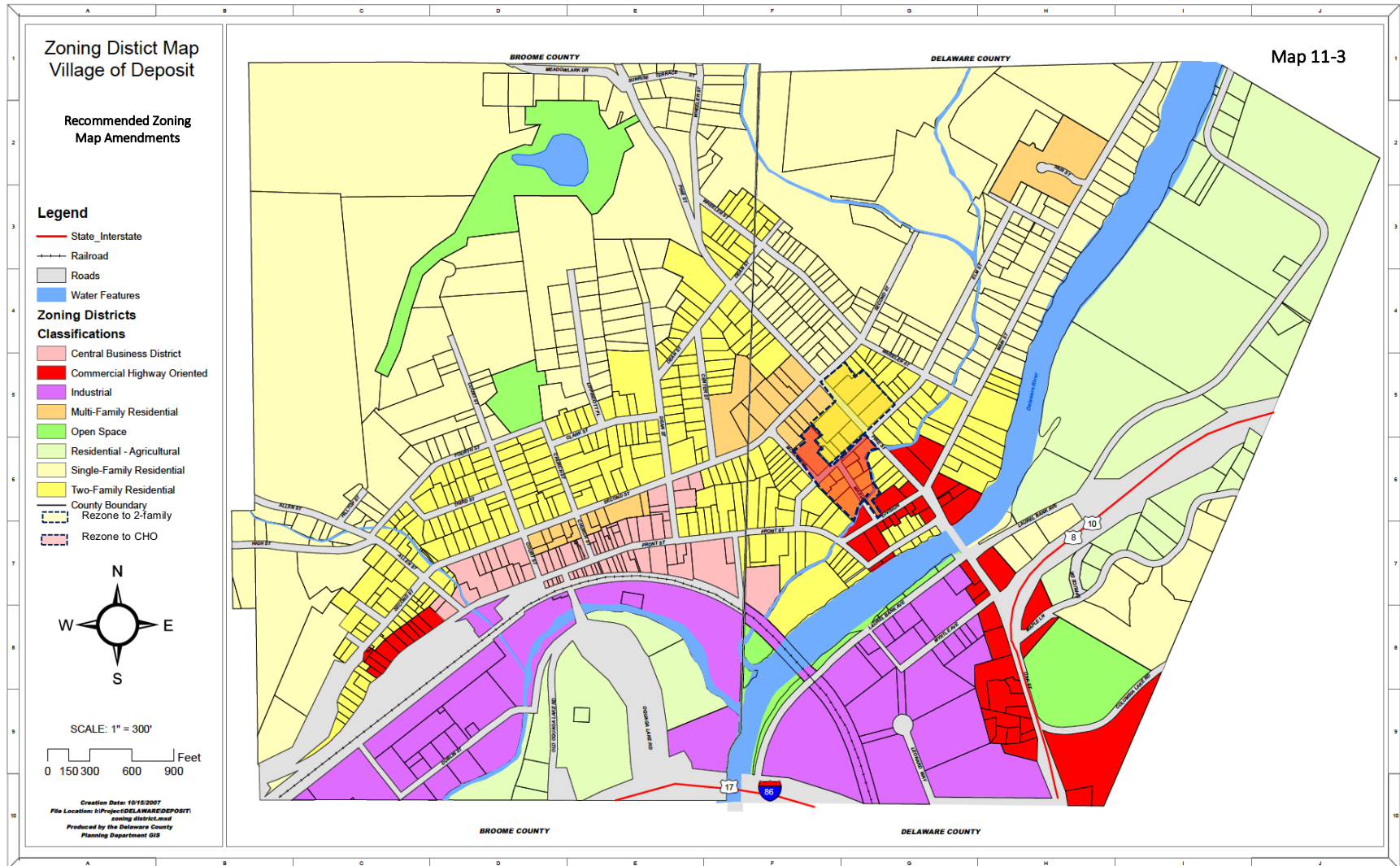
CHO-Commercial Highway Oriented District: There are no changes recommended to the list of permitted or Special Permit uses.

I-Industrial: This Plan recommends that junkyards be removed from the list of permitted uses within the I-Industrial Zoning District.

Zoning Map Amendments: This Comprehensive Plan recommends several Zoning Map Amendments in the Elm Street and Pine Street as depicted on Map 11-3 on the next page. The proposed maps amendments are intended to better reflect existing land uses, while also factoring in the flood prone nature of this area of the Village near the Butler Brook.

**CBD-CENTRAL
BUSINESS DISTRICT
ZONING DISTRICT**

“THERE ARE ALSO
USES THAT SHOULD BE
ADDED TO THE LIST OF
PERMITTED USES IN THE
CBD ZONING DISTRICT
INCLUDING ARTIST
LOFTS, BED &
BREAKFAST
ESTABLISHMENTS AND
SHOPS FOR CUSTOM
WORK.”



11.3 Site Plan Review

Site plan review is a powerful planning tool, which the Planning Board can use to shape the character of new development. Through site plan review the Planning Board can control the placement of buildings, and other elements of the site plan including landscaping, signs, lighting, and off-street loading and parking. The Village's Site Plan Regulations are simple in that they lay out the applicability; procedures and requirements for site plan review along with some basic objectives to help guide the Planning Board's decisions. However, there is some grey areas in the existing law that has caused confusion as to what actions require Site Plan review by the Planning Board.

Chapter 140 Zoning, Article IV, §140-9 through §140-15 of the Village Zoning Law grants the planning Board with the authority to review and approve site plans. Article IV, §140-9 - Issuance of approval; exemptions states "The following are exempt from Site Plan Review: agricultural buildings and uses, single-family detached and semi-detached residences, two-family detached and semi-attached residences, mobile homes, accessory uses to these principal uses, residential and non-residential signs and building additions that do not generate additional parking needs." This Section of the Zoning Law is vague and has resulted in conflicts between Code Enforcement and the Planning Board with respect to what actions require Site Plan review by the Planning Board.

This Comprehensive Plan recommends that Chapter 140 Zoning, Article IV, §140-9 Issuance of approval; exemptions be revised to clarify what actions require Site Plan approval. The proposed amendments to this section of the Zoning Law would be provided in a draft Local Law for the Village Board's consideration. This Plan also recommends that development on lands lying within a Flood Hazard Area or within flood hazard zone areas as defined by the Federal Emergency Management Agency (FEMA); also, be subject to Site Plan review by the Planning Board. It is further recommended the Planning Board be given the authority to review the proposed placement of stand-alone pole or monument signs associated with non-residential development.

Chapter 140 Zoning, Article IV, §140-9 should also be amended to make it clear the provisions for site plan review apply to all land uses that are listed as Special Exception uses in all zoning districts, which is a requirement of NYS Village Law §7-725-a and §7-725-b. Finally, this Plan recommends the Zoning Law grant the Planning Board the authority to require developers to provide escrow to cover the cost of professional consultants when needed in project reviews.

PLANNING BOARD SITE PLAN REVIEW

"THIS COMPREHENSIVE PLAN RECOMMENDS THAT CHAPTER 140 ZONING, ARTICLE IV, §140-9 ISSUANCE OF APPROVAL; EXEMPTIONS BE REVISED TO CLARIFY WHAT ACTIONS REQUIRE SITE PLAN APPROVAL."

11.4 Signs

Signs are regulated pursuant to Chapter 140, Article VIII of the Village Code. The Village Zoning Law regulates the type of signs that are allowed, their placement and the maximum permitted size of all signs. The existing sign regulations do not make a distinction between the Village's Central Business District (CBD), the Commercial Highway Oriented (CHO) or I-Industrial Zoning Districts, which are very different in character and have different needs with respect to signs.

It is recommended the Village create specific sign standards for its CBD Zoning District that encompasses Downtown. These standards would not only regulate the type and size of permitted signs, but also how they are placed on buildings and on windows. Within the Downtown Business District, it is very important that wall signs are placed on buildings in a manner that does not mask the architectural elements of building or cover second floor windows. Most buildings within Downtown - such as NBT Savings Bank building - have an area called the "lintel" that lies between the first and second floor. This area is designed to accommodate a wall sign to identify the business. This is where the wall sign should be placed and signs should be sized to fit within the lintel of the building.

Within the Downtown, pole signs are not necessary and detract from the quaint central business district. Ground mounted monument signs, may be appropriate in some settings such as the monument sign at the U.S. Post Office (photo bottom right). Roof signs are also allowed in all non-residential districts. Roof mounted signs create visual clutter and this Plan does not recommend roof signs to be allowed anywhere within the Village.

Within the Commercial Highway Oriented (CHO) Zoning District monument signs are appropriate and should still be allowed. This Plan recommend the Village Board further evaluate whether pole signs should be permitted within the CHO Zoning District, which is the gateway to the historic Downtown Business District. This Plan recommends that monument signs continue to be allowed in the CHO Zoning District, but that roof mounted signs and pole sign no longer be permitted.

A Local Law to outlines amendments to Chapter 140, Article VIII will be submitted for the Village Board's consideration concurrently with the submission of the Comprehensive Plan.



Above: Photo showing NBT Bank Building (now vacant) with proper placement on wall sign; photo of former E.D. Hartz & Sons Hardware showing proper placement of wall signs; and photo of U.S. Post Office with appropriate wall sign and monument sign. This Comprehensive Plan encourages different standards for signs within the CBD, CHO and I-Industrial District to respect the unique character of the community.

11.5 New Urbanism

New Urbanism or Traditional Neighborhood Design (TND) is an approach to designing human-scale, walkable communities with moderate to high residential densities and a mixed-use core. Instead of driving on highways, residents of TND neighborhoods can walk to shops, businesses, theaters, schools, parks, and other important services that are near one another. The heart of a TND community is the mixed-use center where residents can live above stores and where a variety of retail, cultural, or professional services and institutional uses (such as a Post Office) are available to serve the community's needs.

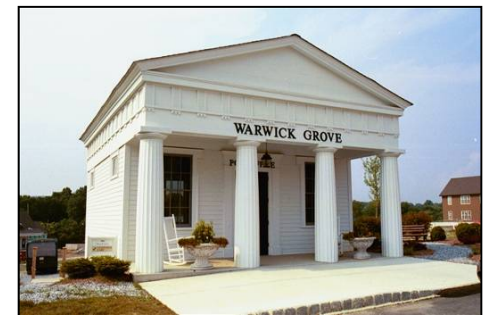
Another important aspect of TND developments is the way buildings and streets are arranged to foster a sense of community closeness. A dense network of narrow streets with reduced curb radii is fundamental to TND design. Houses are also placed near one another on smaller lots to reinforce the human-scale of the community and sense of place. This closeness greatly enhances the pedestrian scale of the community.

Architecture and design are also important design features of TND communities. The architectural styles in TND communities often borrow heavily from traditional periods of American Architecture including Victorian, Colonial, Federal, Greek Revival as well as other architectural styles.

TND concepts could also be used to encourage infill development that would better define the Village of Deposit's sense of place and complement its historic character. This Plan supports the use of New Urbanism or TND concepts within the Village where it may be feasible to do so such as the former school property on Second Street and within the Downtown.

11.6 Alternative Energy

Alternative renewable energy resources, such as wind and solar, should be encouraged within the Village of Deposit to reduce dependence on foreign energy supplies and to reduce greenhouse gas emissions. The Village Board should review its zoning laws to allow alternative energy facilities and establish land use laws to regulate the placement of such facilities to ensure they are visually acceptable and don't adversely affect adjoining property owners.



Above (top to bottom): Celebration, Florida a New Urbanism community circa 1992; Warwick Grove – Warwick, NY showing new single-family residential homes circa 2006; and Warwick Grove – Warwick, NY Community Post Office circa 2006. This Plan supports the use of New Urbanism or TND concepts within the Village where it may be feasible to do so.

11.7 Land-Use Goals, Objectives and Policies

- LU.1. Clearly communicate the Village’s future land-use goals, law standards and requirements to the development community and the public.
- Create a developer’s guide to site plan, special permit and subdivision review.
 - Provide a copy of this Plan to the Planning Board, Village Board and Zoning Board of Appeals.
 - Provide Village code online and place 2017 Comprehensive Plan on the Village Web site.
- LU.2. Review the Village’s zoning law and subdivision regulations, as well as other parts of the Village Code, to ensure these land-use regulations adequately implement the Comprehensive Plan.
- Adopt amendments to the zoning law as identified in this Plan based upon Village Board priorities.
 - Determine specific zoning law and subdivision regulation amendments, which are necessary to:
 - Encourage reinvestment and growth Downtown.
 - Protect natural resources.
 - Reflect differences in sign needs between CBD and CHO Zoning Districts.
 - Stimulate economic development.
- LU.3. Consider the compatibility of development with surrounding uses.
- Utilize strategies such as landscaping, tree preservation and other buffering techniques.
 - When necessary, require modification of site development plans to minimize impacts.
 - Encourage developers to work with surrounding property owners to resolve community concerns prior to formalizing their development plans.
- LU.4. Encourage mixed-use infill development within the Downtown Business District.
- Encourage the use of New Urbanism design principles to strengthen the character of Downtown.
 - Develop and implement a comprehensive long-term parking strategy for Downtown.
 - Amend CBD Zoning to allow artist lofts, bed & breakfast establishments and shops for custom work.
 - Continue to secure funding to advance streetscape improvements throughout Downtown.
- LU.5. Encourage more construction of U.S. Green Building Council’s LEED certified buildings.
- LU.6. Utilize the tool of cluster development to enhance the natural environment and preserve prime farmland and open space.
- LU.7. Regulate outdoor lighting to balances nighttime visibility and security needs while protecting the night sky, natural environment and wildlife habitats.

LAND USE POLICIES

“REVIEW THE VILLAGE’S ZONING LAW AND SUBDIVISION REGULATIONS, AS WELL AS OTHER PARTS OF THE VILLAGE CODE, TO ENSURE THESE LAND-USE REGULATIONS ADEQUATELY IMPLEMENT THE COMPREHENSIVE PLAN.”

- LU.8. Through the land-use and decision-making process and cooperation with the Towns of Sanford and Deposit, protect the integrity and quality of water resources in the Village.
- LU.9. Conserve the riparian zone along major streams and tributaries, including West Branch of the Delaware River, Oquaga Creek and Butler Brook and their tributaries.
- LU.10. Require the preservation of vegetation along the perimeter of sites and landscaping during land development to buffer neighboring properties.
- LU.11. Support the right-to-farm and the placement of Deposit farms in the New York State Department of Agriculture and Markets Agricultural Districts Program.

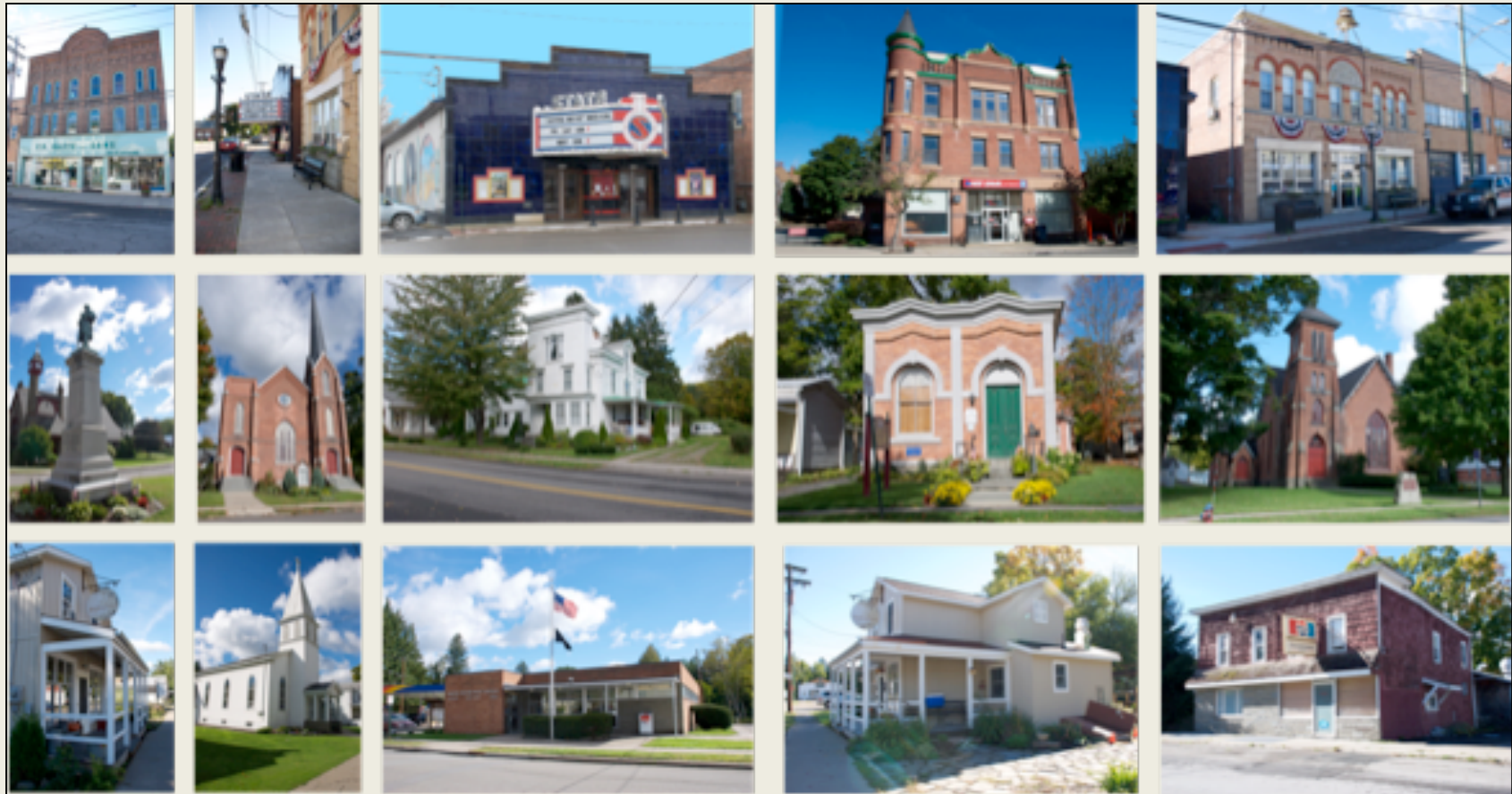
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LAND USE POLICIES

“CONSERVE THE RIPARIAN ZONE ALONG MAJOR STREAMS AND TRIBUTARIES, INCLUDING WEST BRANCH OF THE DELAWARE RIVER, OQUAGA CREEK AND BUTLER BROOK AND THEIR TRIBUTARIES.”

COMPREHENSIVE PLAN

VILLAGE OF DEPOSIT, NEW YORK



Prepared for New York State Energy Research and Development Authority and the Village of Deposit, New York.
Prepared by Planit Main Street, Inc.

FINAL DRAFT 6-14-2017



Notice

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CHAPTER 12.0 PLAN IMPLEMENTATION

For this Comprehensive Plan to be effective, the Village of Deposit must actively apply the policies that are contained within the Plan. Furthermore, its Planning Board and Zoning Board of Appeals must use the Plan as a framework to guide their decisions with respect to the review of development proposals. Certain recommendations contained herein will require the subsequent action of the Village Board of Trustees to enact recommended revisions to the Zoning Code and other land use regulations. Other actions such as the preservation of natural resources, transportation improvements, or the development of programs to support the historic preservation will require the collaboration between the Village, County, State and not-for-profit entities. These actions are outlined in implementation tables provided in this Chapter along with the party responsible for taking a leadership role in the implementation of the policy or program.

Each member of the Village Board, Planning Board and Zoning Board of Appeals should have a copy of this Plan. The Village Board should appoint a Comprehensive Plan subcommittee to spend time each month reviewing progress on the implementation of this Comprehensive Plan and coordinating efforts with other entities where necessary. The following pages provide a summary of the major recommendations that are part of this Plan. The recommendations are organized under the broad topic areas as follows: Natural Resource Protection, Agricultural Resources, Cultural, Historic & Recreational Resources, Transportation, Community Facilities & Services, Jobs & Housing, Downtown Revitalization, Sustainability and Resiliency and Land Use Policies.

For each subject, there is a list of specific recommendations, along with an indication of when the recommendation should be implemented and the party responsible for ensuring that the recommendation is followed. The Implementation Plan table is useful in helping the Village Board to set priorities for the subsequent actions that will be necessary to implement this Comprehensive Plan. Some recommendations should be implemented immediately including the recommended revisions to the Village’s Zone Law. Other measures will be implemented in the “short-term” within two (2) years of adopting this Comprehensive Plan. There are other recommendations that are “long-term” in nature - meaning they are anticipated to be completed over a 2-5 year timeframe. It is not reasonable to assume that all the recommendations contained herein will be implemented immediately. The implementation of the Plan is meant to be a process that will occur over a period of years. Setting priorities ensures the process will get underway.

PLAN IMPLEMENTATION

“FOR THIS COMPREHENSIVE PLAN TO BE EFFECTIVE, THE VILLAGE BOARD OF TRUSTEES AND ITS PLANNING BOARD MUST ACTIVELY APPLY THE POLICIES THAT ARE CONTAINED WITHIN THE PLAN.”

Village of Deposit Comprehensive Plan Implementation Plan					
No.	Recommendations	Action	Priority	Responsibility	
Natural Resource Protection					
1	NR.1. Protect and conserve the natural beauty of Deposit’s setting and natural environment.	Policy	Immediate	Planning Board Village Board	
2	NR.2. Promote land-use decisions that encourage the protection and sustainable use of the Village’s natural resources.	Policy	Immediate	Planning Board Village Board	
3	NR.3. Consider importance of protecting natural resources in the review of any development proposals.	Policy	Immediate	Planning Board Village Board	
4	NR.4. Protect and develop appropriate access to the community’s natural resources and public open spaces for the enjoyment and recreation of residents and visitors.	Policy	Immediate	Planning Board Village Board	
5	NR.6. Support the right-to-farm and the continued use of prime agricultural lands for farming.	Policy	Immediate	Planning Board Village Board	
6	NR.7. Be proactive in keeping important institutional uses such as churches, museums and the Deposit Central School campus in the Village.	Policy	Immediate	Planning Board Village Board	
7	NR.8. Develop a Street Tree Planting Program to maintain tree lined streets.	Policy	Immediate	Planning Board Village Board	
8	NR.9. Encourage the conservation of the steep hillsides (e.g. through the application of forestry best management practices), wetlands, floodplains, stream corridors and natural contours of the land, which form the scenic backdrop for the Village of Deposit.	Policy	Immediate	Planning Board Village Board	
9	NR.10. During the development review process, ensure that natural resources, including native habitats of threatened or endangered species, are protected.	Policy	Immediate	Planning Board Village Board	
10	NR.11. Conserve and protect wildlife corridors between development sites consisting of natural vegetation, forested areas, wetlands and undeveloped steep slopes.	Policy	Immediate	Planning Board Village Board	
11	NR.12. Implement SWPPP best management practices as required by the NYSDEC.	Policy	Immediate	Planning Board Village Board	
Immediate = 1 Year		Short-Term = 1-2 Years		Long-Term = 2-5 years	

Village of Deposit Comprehensive Plan Implementation Plan				
No.	Recommendations	Type	Priority	Responsibility
Natural Resource Protection				
12	NR.13. Minimize impact of development on the natural resources through best management practices (BMP) and <i>low-impact design standards</i> .	Policy	Immediate	Planning Board DPW
13	NR.14. Conserve the riparian zone along major streams and tributaries, including West Branch of the Delaware River, Oquaga Creek and Butler Brook and their tributaries.	Policy	Immediate	Planning Board Village Board DPW
14	NR.15. Explore opportunities to acquire conservation easements along the West Branch of the Delaware River to create a greenway that links to the proposed waterfront park on River Street.	Policy	Immediate	Village Board Planning Board DPW
15	NR.16. Ensure that all developments comply with NYSDEC and United States Army Corps of Engineers (USACE) wetland regulations.	Policy	Immediate	Planning Board Village Board
16	NR.17. Restrict development in riparian buffer zones to protect stream banks from erosion.	Policy	Immediate	Planning Board Village Board
17	NR.18. Encourage conservation of threatened or endangered species habitat through appropriate site design, best management practices and conservation easements.	Policy	Immediate	Planning Board Village Board
18	NR.19. Regulate outdoor lighting to balances nighttime visibility and security needs while protecting the night sky, natural environment and wildlife habitats.	Policy	Immediate	Planning Board Village Board
19	NR.5. Pursue State and federal funding to implement construction of proposed parkland improvements identified in the Master Plan for waterfront park along River Street.	Project	Short-term	Village Board DPW
21	NR.20. Work with NYSDEC to identify threats related to invasive species and secure funding through the NYSDEC Invasive Species Eradication program to eradicate such species when identified.	Program	Long-term	Village Board NYSDEC DPW
Agricultural Resources				
21	AG.1. Encourage both private and public efforts to preserve and manage agricultural lands through purchase of development rights (PDR) program administered by the Delaware County Ag & Farmland Protection Board and NYS Agricultural & Markets Districts.	Policy	Immediate	Village Board County Ag & Farmland Protection Board (AFPB)
Immediate = 1 Year		Short-Term = 1-2 Years		Long-Term = 2-5 years

Village of Deposit Comprehensive Plan Implementation Plan				
No.	Recommendations	Type	Priority	Responsibility
Agricultural Resources				
22	AG.2. Encourage conservation subdivision design to preserve prime soils when farms are subdivided.	Policy	Immediate	Planning Board Village Board
23	AG.3. Require sufficient vegetative buffer on the nonagricultural land, so farms are buffered from homes.	Policy	Immediate	Village Board DPW
24	AG.4. Support local farmer efforts to diversify their farms by providing letters of support to farmers who may be seeking funding through USDA loan and grant programs.	Policy	Immediate	Village Board AFPB/ Cornell Cooperative Ext. (CCE)
25	AG.5. Encourage participation in the New York Farm Link Program (nyfarmnet.org) to match farmers who are selling their farms with people who are looking to purchase a farm.	Policy	Immediate	Village Board AFPB CCE
26	AG.6. Encourage shared, or “cooperative” infrastructure development (storage and processing facilities, locations for CSA drop-off and pickup, regional food hubs, etc.).	Policy	Immediate	Village Board AFPB County Eco. Devel.
27	AG.7. Increase community engagement and consumer demand for locally grown food.	Policy	Immediate	Village Board CCE
28	AG.9. Continue support for agricultural programs provided by Cornell Cooperative Extension (CCE) and Broome & Delaware County Soil and Water Conservation District (SWCD).	Policy	Immediate	Village Board CCE SWCD
29	AG.10. Continue to support the Koo Koose Farmers’ Market at Memorial Park in the Downtown.	Policy	Immediate	Village Board AHRB
30	AG.8. Review and revise regulations pertaining to farm operations to ensure these laws do not needlessly inhibit farming (e.g. farm stands, year-round farmer’s markets, greenhouses, value-added product operations, U-picks, CSAs, and agri-tourism sites).	Zoning Amendment	Long-term	Village Board Planning Board AFPB CCE
Cultural, Historic and Recreational Resources				
31	CR.1. Collaborate with local cultural institutions to help them grow in the community and market their resources to the surrounding region.	Policy	Immediate	Village Board Chamber of Commerce
32	CR.2. Provide support for cultural events and the Koo Koose Farmers’ Market in the Downtown.	Policy	Immediate	Village Board Chamber of Commerce
Immediate = 1 Year		Short-Term = 1-2 Years		Long-Term = 2-5 years

Village of Deposit Comprehensive Plan Implementation Plan				
No.	Recommendations	Type	Priority	Responsibility
Cultural, Historic and Recreational Resources				
33	CR.3. Help promote the not-for-profit Deposit Community Theater and Performing Arts Center as a singular facility for the performing arts and support its long-term sustainability.	Policy	Immediate	Village Board Chamber of Commerce Community Theater
34	CR.6. Provide support for cultural activities at Deposit Free Library and at the proposed Riverfront Park.	Policy	Immediate	Village Board Deposit Free Library
35	CR.7. Promote community support to ensure library is supported in capital and programing budget.	Policy	Immediate	Village Board Deposit Free Library
36	CR.4. Support efforts to develop a cohesive cultural identify for the Village of Deposit and to market its products and leisure experiences for residents and visitors.	Program	Short-term	Village Board Chamber of Commerce Historical Museum
37	CR.5. Include cultural and historic resources in a new Deposit wayfinding sign system.	Project	Short-term	Village Board Chamber of Commerce
38	HR.1. Support nominations for individual listing of properties on the National Register of Historic Places.	Policy	Immediate	Village Board Historical Museum
39	HR.2. Provide support letters to individuals or organizations that seek grant funding for historic preservation through the NYS Office of Parks, Recreation & Historic Preservation.	Policy	Immediate	Village Board Historical Museum
40	HR.5. Foster stewardship of public squares, monuments and other public spaces.	Policy	Immediate	Village Board DPW
41	HR.7. Ensure Planning Board reviews development applications for land adjacent to historic resources to aid the Village’s heritage-resource protection efforts.	Policy	Immediate	Planning Board Village Board
42	HR.8. When historic resources can’t be saved, they should be documented compliant with the Historic American Buildings Survey (HABS), Historic American Engineering Record (HAER), Historic American Landscape Standard (HALS) or other nationally recognized standard.	Policy	Immediate	Village Board Planning Board Historical Museum
43	HR.3. Seek grants to research, survey, document and rehabilitate historic resources in Deposit.	Program	Short-term	Village Board Historical Museum
44	HR.6. Develop a set of voluntary historic preservation guidelines for residents.	Design Guidelines	Long-term	Planning Board Village Board
Immediate = 1 Year		Short-Term = 1-2 Years		Long-Term = 2-5 years

Village of Deposit Comprehensive Plan Implementation Plan				
No.	Recommendations	Type	Priority	Responsibility
Cultural, Historic and Recreational Resources				
45	HR.4. Maintain accurate inventories of eligible historic properties in the Village, so that they can be considered in planning and development actions.	Program	Long-term	Village Board Historical Museum
46	HR.9. Create special permit criteria in the zoning law to allow the conversion of carriage houses and other outbuildings to residential and nonresidential uses.	Zoning Amendment	Long-term	Village Board Planning Board
47	HR.10. Consider the adoption of a preservation plan to further the Village’s goals for the preservation and conservation of historic resources.	Project	Long-term	Planning Board Village Board
48	HR.11. Further evaluate the potential benefits of Certified Local Government status and its potential application in the Village of Deposit.	Program	Long-term	Village Board Planning Board Historical Museum
49	HR.12. If sufficient benefit is determined to arise from CLG designation, pursue designation in cooperation with the New York State Office of Parks, Recreation & Historic Preservation.	Program	Long-term	Village Board Planning Board Historical Museum
50	HR.13. Amend zoning law to allow for adaptive reuse of historic structures subject to special permit approval by the Planning Board.	Zoning Amendment	Long-term	Village Board Planning Board
51	RR.1. Ensure Deposit’s recreation legacy for future generations by providing public parks, recreational services, and special events [e.g., Lumberjack Festival, Trout Run 5K, Koo Koose Farmer’s Market] for residents of all ages.	Policy	Immediate	Village Board Planning Board Chamber of Commerce
52	RR.3. If the Village disposes of property acquired through the tax foreclosure process, prior to the sale of the property, due consideration shall be given to protecting significant portions of open space on the property with a conservation easement or by other means and/or assessing whether such lands may be suitable for public parkland.	Policy	Immediate	Village Board Planning Board DPW
Immediate = 1 Year		Short-Term = 1-2 Years		Long-Term = 2-5 years

Village of Deposit Comprehensive Plan Implementation Plan				
No.	Recommendations	Type	Priority	Responsibility
Cultural, Historic and Recreational Resources				
53	RR.4. Collaborate with Town’s and County’s to provide recreational amenities within the Village.	Policy	Immediate	Village Board DPW
54	RR.5. Create an interconnected local system of trails and walkways to link Deposit’s residents and businesses to its recreational resources. Ensure that recreational facilities and programs are easily accessible by Deposit’s sidewalk system, bike lanes, trails and other pedestrian links.	Policy	Immediate	Village Board Planning Board DPW
55	RR.6. Develop partnerships within the community and region to increase access to recreational facilities, for residents. Continue to collaborate with The Deposit Fire Department, Inc., and the school district to share recreational facilities and make them available to Deposit’s residents.	Policy	Immediate	Village Board School Board Fire Department DPW
56	RR.7. Ensure that a well-balanced maintenance program is established and funded for all parks, recreational facilities, athletic fields, vehicles, and maintenance equipment, such as signage, lighting and bathrooms.	Policy	Immediate	Village Board DPW
57	RR.2. Implement improvements envisioned in the Deposit Riverfront Park Master Plan. Construct, design, operate and maintain the planned Riverfront Park, facilities and programs to the most economical extent possible in an environmentally friendly manner to help achieve the dual purpose of the Deposit’s parks. Protecting the environment while providing recreational space.	Capital Improvement	Long-term	Village Board Planning Board DPW
Transportation				
58	TC.1. Identify safety challenges for pedestrians, bicyclists, or other users through analysis of accident data, and walkability audits; and develop solutions to safety issues.	Policy	Immediate	Village Board Planning Board DPW
59	TC.2. Prioritize modifications to safety challenges and identify funding streams and implementation strategies, including which features can be constructed as part of routine street projects.	Policy	Immediate	Village Board DPW
60	TC.3. Enhance Deposit’s grid street network so that it better accommodates multiple modes of transportation, including bike, bus, pedestrian, truck and vehicular access.	Policy	Immediate	Village Board DPW
Immediate = 1 Year		Short-Term = 1-2 Years	Long-Term = 2-5 years	

Village of Deposit Comprehensive Plan Implementation Plan				
No.	Recommendations	Type	Priority	Responsibility
Transportation				
61	TC.4. Work with business owners and trucking companies to explore alternatives for dealing with heavy truck traffic on Second Street and Pine Street (e.g. dedicated truck routes, delivery hours, rail, etc.).	Policy	Immediate	Planning Board Village Board DPW
62	TC.7. Actively participate in the Metropolitan Planning Organization (MPO) for Broome and Tioga Counties updates to the metropolitan planning organization’s Binghamton Metropolitan Transportation Study to ensure the needs of the Village of Deposit are identified and met.	Policy	Immediate	Village Board DPW
63	TC.5. Establish consistent gateway treatments at the Village’s primary entry-points; including lighting, seasonal banners, plantings and wayfinding sign scheme, to better direct visitors to the Downtown and enhance the sense of place for the Village of Deposit.	Capital Improvement	Long-term	Village Board DPW Chamber of Commerce
64	TC.6. Identify additional funding streams and implementation strategies to retrofit existing streets to include Complete Streets infrastructure. The Village could pursue funding through the NYSDOT Safe Routes to Schools and Transportation Alternatives Program to make complete street improvements.	Capital Improvement	Long-term	Village Board Planning Board DPW NYSDOT County Highway
65	BP.1. Advance opportunities for bicycle and pedestrian connections between residences, parks, institutions and the Downtown business district. For example, such as those planned as part of the Front Street revitalization and those called for in the Deposit Riverfront Park Master Plan.	Policy	Immediate	Village Board Planning Board DPW
66	BP.2. Require bike racks and amenities for commercial sites, schools, parks and public facilities.	Policy	Immediate	Village Board Planning Board
67	BP.4. Integrate complete streets infrastructure and design features into street design to create safe and inviting environment for all users to walk, bicycle and use public transportation.	Policy	Immediate	Village Board DPW/NYSDOT County Highway
68	BP.5. Capitalize on the Village's compact development and classic grid system by making enhancements to the street system to better encourage non-motorized transportation modes.	Policy	Immediate	Planning Board Village Board DPW
Immediate = 1 Year		Short-Term = 1-2 Years		Long-Term = 2-5 years

Village of Deposit Comprehensive Plan Implementation Plan				
No.	Recommendations	Type	Priority	Responsibility
Community Facilities and Services				
81	CF.4. Plans for new facilities should include opportunities for future additions and expansions. New facilities should accommodate multiple Village departments, agencies and offices from other government entities, where appropriate.	Policy	Immediate	Village Board Planning Board DPW
82	CF.5 Cooperate with school district to share recreational facilities, where feasible to do so, like in the case of the community swimming pool.	Policy	Immediate	Village Board School Board
83	CF.6. Create a Capital Improvement Plan (CIP) for capital facilities with an asset management plan that identifies funding sources. A CIP would assess the useful life of capital facilities, maintenance needs and replacement schedules.	Policy	Immediate	Village Board DPW
84	U.1. Provide an adequate and reliable water distribution system throughout the Village that meets State water specifications and standards that strive to limit water loss. This includes construction of new facilities plus maintenance and upgrades of existing facilities.	Policy	Immediate	Village Board DPW
85	U.2. Periodically conduct well pump tests to ensure safe and sufficient water supply for the community.	Policy	Immediate	Village Board DPW
86	U.3. Assess the need for measures to protect the Village’s wellheads from potential sources on contamination. If a threat is identified, enact wellhead protection measures.	Policy	Immediate	Village Board DPW
87	U.4. Upgrade water lines to provide fire protection service, ensuring fire hydrants are installed as part of any new water main improvements to the water system.	Policy	Immediate	Village Board DPW
88	U.5. Ensure the public water system provides adequate water storage facilities to serve Village residents.	Policy	Immediate	Village Board DPW
89	U.6. Ensure that all residents within the Village limits and outside users are served by public utility services that provide adequate and reliable water and wastewater services.	Policy	Immediate	Village Board DPW
90	U.7. Require new developments to utilize pipe design and construction of the water system in accordance with Village Code and development standards.	Policy	Immediate	Village Board DPW
Immediate = 1 Year		Short-Term = 1-2 Years		Long-Term = 2-5 years

No.	Recommendations	Type	Priority	Responsibility
Community Facilities and Services				
91	U.8. Encourage water reuse, including collection and reuse of stormwater and reuse of graywater.	Policy	Immediate	Village Board DPW
92	U.9. Provide a resilient, sustainable and cost-effective public wastewater service that is in conformance with all state and federal regulations.	Policy	Immediate	Village Board DPW
93	U.10. Continue an ongoing inspection and maintenance program for the existing wastewater system.	Policy	Immediate	Village Board DPW
94	U.11. Annually apply for funding through State or federal agencies to make needed improvements to the Village’s water and sewer systems without placing an undue financial burden on residents.	Policy	Immediate	Village Board DPW
95	U.12. Where opportunities arise, such upgrades should incorporate energy efficiency measures to reduce operating costs.	Policy	Immediate	Village Board DPW
96	U.13. Support measures to develop renewable energy technologies within the Village of Deposit.	Policy	Immediate	Village Board DPW
97	U.15. Support the development and expansion of electric and natural gas service that is reliable, cost effective, properly maintained, and responsive to customer needs.	Policy	Immediate	Village Board NYSEG
98	U.14. Provide cost-effective, energy-efficient street lighting in the Village that is appropriate to the use and character of the area and that promotes the Night Sky initiatives (see also Section 3.4).	Project	Short-term	Village Board NYSEG
99	PS.1. Create an environment that encourages respect, mutual responsibility, community outreach and cooperation between public safety officials and citizens through citizen education programs, safety education programs, mediation, conflict-resolution services and other outreach opportunities.	Policy	Immediate	Village Board Police Dept.
100	PS.2. Provide citizens with the highest quality public safety services and facilities by maintaining high levels of training opportunities for police, fire, and rescue personnel. Establish public safety levels of service and consider these levels when evaluating the impact of future land-uses on Village services.	Policy	Immediate	Village Board Police Dept.
Immediate = 1 Year		Short-Term = 1-2 Years		Long-Term = 2-5 years

No.	Recommendations	Type	Priority	Responsibility
Community Facilities and Services				
101	PS.3. Work with Town’s of Deposit and Sanford to ensure cellular carriers provide cellular service village wide and town wide to ensure cell users can access emergency responders through the 911 system in the event of an emergency.	Policy	Immediate	Village Board Towns Cellular Providers
102	TC.1. Strive for the highest level of broadband network is available throughout the Village to give Deposit a competitive advantage in its business retention and recruitment efforts.	Policy	Immediate	Village Board Towns Broadband Providers
103	TC.2. Pursue public and private partnerships to complete projects linking major facilities (e.g. Village government, library, cultural institutions, business and industrial parks) with fiber optic networks.	Policy	Immediate	Planning Board Towns School Districts
104	TC.3. Seek State and federal grants in cooperation with service providers to provide broadband and wireless communication service to underserved areas of the Village and Towns of Deposit and Sanford.	Policy	Immediate	Village Board Towns
105	TC.4. Require co-location on wireless communication antennas on existing towers.	Policy	Immediate	Planning Board
106	TC.5. Wireless communication towers should first be considered on existing structures (e.g. water tanks, silos, steeples) or existing towers.	Policy	Immediate	Village Board Planning Board
107	TC.6. New wireless communication towers should be designed to be inconspicuous in nature through tower placement or stealth design	Policy	Immediate	Planning Board
Jobs & Housing				
108	ED.1. Cooperate with County, regional and State efforts, as well as those of local business organizations within the Village, to promote economic development.	Policy	Immediate	Village Board Chamber County Eco. Dev.
109	ED.2. Work cooperatively with business organizations to better understand business needs and to implement infrastructure improvements and programs that support business growth.	Policy	Immediate	Village Board Chamber
110	ED.3. Encourage manufacturing uses within the Village and surrounding Towns.	Policy	Immediate	Village Board Chamber
111	ED.4. Promote tourist-oriented business development, based upon the historical, cultural and natural resource attractions (cold water fisheries) of the Village and surrounding area.	Policy	Immediate	Village Board Chamber
Immediate = 1 Year		Short-Term = 1-2 Years		Long-Term = 2-5 years

No.	Recommendations	Type	Priority	Responsibility
Jobs & Housing				
112	ED.5. Promote the Village’s reputation as a safe and walkable community.	Policy	Immediate	Village Board Chamber
113	ED.6. Continue infrastructure, sidewalk, Downtown streetscape and parkland improvements.	Policy	Immediate	Village Board DPW
114	ED.7. Highlight the educational opportunities within the Deposit Central School District.	Policy	Immediate	Village Board School District
115	ED.9. Take advantage of the proximity to the West Branch of the Delaware River, Cannonsville Reservoir, Oquaga State Park and other natural resources. The Village’s proximity to these resources provide a treasure trove to recreational opportunities for its residents, which enhance the overall quality of life.	Policy	Immediate	Village Board Chamber
116	ED.10. Promote access to the regional transportation system (including Binghamton Airport) that allows residents to commute to employment centers and businesses the ease to reach regional markets.	Policy	Immediate	Village Board Chamber
117	ED.11. Promote Deposit’s proximity to SUNY Binghamton and SUNY Delhi.	Policy	Immediate	Village Board Chamber
118	ED.12. Promote Deposit’s proximity to major medical facilities in the surrounding region.	Policy	Immediate	Village Board Chamber
119	ED.13. Coordinate with telecommunications providers to ensure planning for broadband and cellular service is consistent with Village goals, objectives and policies of this Comprehensive Plan.	Policy	Immediate	Village Board Chamber Providers
120	ED.14. Cooperate with landowners to undertake pre-development activities to facilitate shovel ready sites.	Policy	Immediate	Village Board Chamber
121	ED.17. Support efforts like the <i>Eagle River Valley</i> , which is an organization that promotes the exciting cultural, recreational and economic attributes in 3 town corridor of Hancock, Deposit and Windsor, NY.	Policy	Immediate	Village Board Chamber
122	ED.20. Support local festivals and events in Deposit (e.g., Lumberjack Festival, State Theatre, etc.).	Policy	Immediate	Village Board Chamber
123	ED.21. Promote State and regional business retention and expansion programs to help its existing businesses to grow.	Policy	Immediate	Village Board County Eco. Development
Immediate = 1 Year		Short-Term = 1-2 Years		Long-Term = 2-5 years

No.	Recommendations	Type	Priority	Responsibility
Jobs and Housing				
133	ED.16. Explore opportunities to raise the elevation of flood prone industrial sites to accommodate expansion of manufacturing within the Village.	Project	Long-term	Village Board County Eco. Dev.
134	H.1. Enforce <i>property maintenance laws</i> on all residential properties in the Village - whether owner or renter occupied. In instances where homeowners are dealing with financial hardships, the Code Enforcement Officer should work with the property owners to address deficiencies over time - except for deficiencies that pose concerns related to health & safety.	Policy	Immediate	Village Board Code Enforcement Officer (CEO)
135	H.6. Promote <i>second home ownership</i> within the Village to help reduce vacancy rates.	Policy	Immediate	Village Board Realtors
136	H.8. Support efforts to develop <i>affordable senior housing, nursing homes and assisted living facilities</i> that enable elderly residents to continue to live in the Village <i>while providing needed job opportunities</i> .	Policy	Immediate	Village Board Planning Board
137	H.2. Implement a <i>first-time homebuyer</i> program that provides down payment assistance and below market rate financing programs. This can be done through not-for-profit housing agencies in Delaware and Broome Counties.	Program	Short-term	Village Board Housing Agencies Counties
138	H.3. Implement <i>housing rehabilitation programs</i> that provide financial assistance to restore both owner occupied and investor owned housing for low-moderate income and senior residents.	Program	Short-term	Village Board Housing Agencies Counties
139	H.7. Streamline permit process to encourage reuse of large homes for <i>Bed & Breakfast</i> establishments.	Zoning Amendment	Short-term	Village Board Planning Board
140	H.9. Secure State and federal funds to construct new sidewalk segments in the residential neighborhoods with the goal of creating a comprehensive sidewalk system that is accessible to all persons.	Program	Short-term	Village Board DPW
141	H.10. Zoning Code Amendments – Amend Zoning Code to restrict the "Conversion of a single-family residences" to no more than a two-family residence, subject to a special permit.	Zoning Amendment	Short-term	Village Board Planning Board
142	H.4. Undertake <i>blight removal</i> - acquisition and demolition of substandard vacant dwellings "unsuitable for habitation" - to remove blight and create opportunities for single-family infill development.	Program	Long-term	Village Board Housing Agencies Counties
Immediate = 1 Year Short-Term = 1-2 Years Long-Term = 2-5 years				

No.	Recommendations	Type	Priority	Responsibility
Jobs and Housing				
143	H.5. <i>New Infill Housing Incentive Program</i> – Provide a 5-year tax abatement program [50% reduction stepped down 10% each year] for those who build a new house on an infill lot.	Program	Long-term	Village Board
144	H.11. Establish a foreclosure agreement with County’s for foreclose on delinquent properties.	Program	Long-term	Village Board County’s
Downtown Revitalization				
145	DR.1. Keep civic and cultural anchors within the Downtown Business District.	Policy	Immediate	Village Board Planning Board
146	DR.2. Encourage better business owner participation in local and regional Chambers of Commerce and promote the Downtown business district as a whole rather than the sum of its parts	Policy	Immediate	Planning Board Chamber of Commerce
147	DR.3. Emphasize quality - quality design, quality of goods & services, quality merchandise displays and appealing restaurant settings.	Policy	Immediate	Village Board Chamber
148	DR.4. Follow the Village’s adopted <i>Design Guidelines</i> to ensure renovations to buildings are done appropriately and infill development strengthens fabric of Downtown.	Policy	Immediate	Village Board Planning Board
149	DR.5. Identify complementary and needed businesses or services for Downtown such as a pharmacy.	Policy	Immediate	Village Board Chamber
150	DR.6. Review Zoning Law to ensure existing regulations do not hinder efforts to create new business establishments (e.g., off-street parking requirements, permitted density, etc.).	Policy	Short-term	Village Board Planning Board
151	DR.8. Secure <i>New York Main Street</i> funding to assist business retention and expansion efforts.	Project	Short-term	Village Board Chamber
152	DR.7. Build capacity for Downtown revitalization efforts by forming a <i>Downtown Revitalization Committee</i> to clearly identify responsibilities of each stakeholder in the Downtown revitalization effort and to strengthen cooperation among various stakeholders over time.	Program	Long-term	Village Board Chamber
Immediate = 1 Year		Short-Term = 1-2 Years		Long-Term = 2-5 years

No.	Recommendations	Type	Priority	Responsibility
Sustainability and Resiliency				
153	LU.1. Encourage infill development with access to existing water, sewer and transportation infrastructure.	Policy	Immediate	Village Board DPW
154	LU.2. Encourage mixed use infill development and/or redevelopment in the Downtown Business District.	Policy	Immediate	Village Board Planning Board
155	LU.3. Promote a diverse housing stock to accommodate a mix of incomes, age groups, and to allow for a modest increase in density for new senior housing opportunities	Policy	Immediate	Village Board Planning Board
156	LU.4. Concentrate community facilities, such as schools and community centers, in close walking distance of residential areas.	Policy	Immediate	Village Board DPW
157	LU.5. Locate parks and recreational amenities within walking distance of residential neighborhoods.	Policy	Immediate	Village Board DPW
158	LU.7. Reduce vehicle miles traveled by encouraging local food production within the Village and surrounding Towns of Deposit and Sanford.	Policy	Immediate	Village Board Planning Board
159	LU.6. Reduce vehicle miles traveled by employees and visitors by encouraging a wider range of complementary uses within the Downtown Business District.	Policy	Immediate	Village Board Planning Board
160	TP.1. Ensure that new streets are interconnected with the existing grid street system.	Policy	Immediate	Village Board Planning Bd./DPW
161	TP.2. Make complete street improvements as streets are rehabilitated to address the needs of pedestrians, bicyclists, drivers and those that use public transit (i.e., bus transportation).	Policy	Immediate	Village Board DPW
162	TP.3. Improve existing sidewalk system as funds become available to improve walkability and ensure Americans with Disability Act compliance.	Policy	Immediate	Village Board DPW
163	TP.4. Retrofit existing streets to provide bike lanes where there is sufficient right-of-way width to accommodate a bike lane.	Policy	Immediate	Village Board DPW
164	TP.5. Enhance bicycle and pedestrian access to recreational opportunities and the Downtown through the development of multi-use paths.	Policy	Immediate	Village Board DPW
165	TP.6. Explore opportunities with Broome and Delaware Counties to enhance public transportation to and from the Village of Deposit and regional employment centers.	Policy	Immediate	Village Board DPW
Immediate = 1 Year Short-Term = 1-2 Years Long-Term = 2-5 years				

Comprehensive Plan

Implementation Plan

No.	Recommendations	Type	Priority	Responsibility
Land Use Policies				
178	LU.1. Clearly communicate the Village’s future land-use goals, law standards and requirements to the development community and the public.	Policy	Immediate	Village Board Planning Board
179	LU.3. Consider the compatibility of development with surrounding uses.	Policy	Immediate	Planning Board
180	LU.4. Encourage mixed-use infill development within the Downtown Business District.	Policy	Immediate	Village Board Planning Board
181	LU.5. Encourage more construction of U.S. Green Building Council’s LEED certified buildings.	Policy	Immediate	Village Board Planning Board
182	LU.6. Utilize the tool of cluster development to enhance the natural environment and preserve prime farmland and open space.	Policy	Immediate	Village Board Planning Board
183	LU.7. Regulate outdoor lighting to balances nighttime visibility and security needs while protecting the night sky, natural environment and wildlife habitats.	Policy	Immediate	Village Board Planning Board
184	LU.8. Through the land-use and decision-making process, protect the integrity and quality of water resources.	Policy	Immediate	Village Board Planning Board
185	LU.9. Conserve the riparian zone along major streams and tributaries, including West Branch of the Delaware River, Oquaga Creek and Butler Brook and their tributaries.	Policy	Immediate	Village Board Planning Board DPW
186	LU.10. Require the preservation of vegetation along the perimeter of sites and landscaping during land development to buffer neighboring properties.	Policy	Immediate	Village Board Planning Board
187	LU.11. Support the right-to-farm and the placement of Deposit farms in the New York State Department of Agriculture and Markets Agricultural Districts Program	Policy	Immediate	Village Board County AFPB
188	LU.2. Review the Village’s zoning law and subdivision regulations, as well as other parts of the Village code, to ensure these land-use regulations adequately implement the Comprehensive Plan.	Zoning Amendment	Short-term	Village Board Planning Board
189	LU.3. Amend Zoning Map in accordance with Map 11-3	Zoning Map Amendment	Short-term	Village Board Planning Board
Immediate = 1 Year		Short-Term = 1-2 Years		Long-Term = 2-5 years

Site lighting should be sufficient to facilitate the safe and convenient circulation of motorists and pedestrians, but not too bright so as to produce excessive light and glare. Given the historic character of the Village, coupled with the close proximity of residences in the vicinity of the Village’s commercial and industrial areas, lighting shall be designed, directed and shielded in such a manner that direct light does not leave the perimeter of the site.

All outdoor lighting, including the fixture, pole, and other supporting elements, shall be designed to complement the overall design of the site and prevent excessive glare. To minimize excessive lighting, entry points and pedestrian crosswalks can be lit with accent lighting that helps to define these areas rather than using brighter lights throughout the site. Lower-level lighting can then be used in other areas of the site where less lighting is required. Shorter lighting poles can also be used to light pedestrian walkways. The following shall be incorporated into all commercial lighting plans.

- Timing mechanisms and photo cells to reduce light levels and conserve energy during non-operational hours.
- Light that is mounted on the building shall also be down-lit and integrated as an architectural component of the building.
- All pole-mounted lighting (as shown above) shall have a full cut-off lens that does not allow light to shine above a 90-degree angle measured from the vertical line from the center of the lamp.
- Low pressure or high pressure sodium lights, metal halide, florescent and compact florescent lights are encouraged.
- Height of poles shall not exceed building heights and should be limited to no greater than 18 feet in height as measured from the ground to the top of the lighting pole.

<p>POOR</p> <p>Ground-mounted Billboard Floodlights</p>	<p>GOOD</p> <p>Top-mounted Billboard Floodlight (carefully focused onto billboard)</p>
<p>POOR</p> <p>Post-style Lamp (more than 1,800 lumens)</p>	<p>GOOD</p> <p>Post-style Lamp (lamp set in opaque top)</p>
<p>EXAMPLES OF SOME COMMON LIGHTING FIXTURES</p>	
<p>POOR</p> <p>Typical "Wall Pack"</p>	<p>GOOD</p> <p>Typical "Shoe Box" (forward throw)</p>
<p>POOR</p> <p>Typical "Yard Light"</p>	<p>GOOD</p> <p>Opaque Reflector (lamp inside)</p>
<p>POOR</p> <p>Area Flood Light</p>	<p>GOOD</p> <p>Area Flood Light with Hood</p>

Above: Examples of "Poor" and "Good" lighting fixtures.
Source: Otsego County Conservation Association "Starry Nights in Otsego County"