

TOWN OF FRANKLIN, NEW YORK COMPREHENSIVE PLAN



PREPARED BY TOWN OF FRANKLIN COMPREHENSIVE PLAN COMMITTEE
WITH PLANIT MAIN STREET, INC. & DELAWARE COUNTY PLANNING DEPARTMENT ADOPTED OCTOBER 10, 2006

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Geographic Information Systems Mapping

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7.0 Cultural, Recreational, & Historic Resources

7.1 Cultural Resources

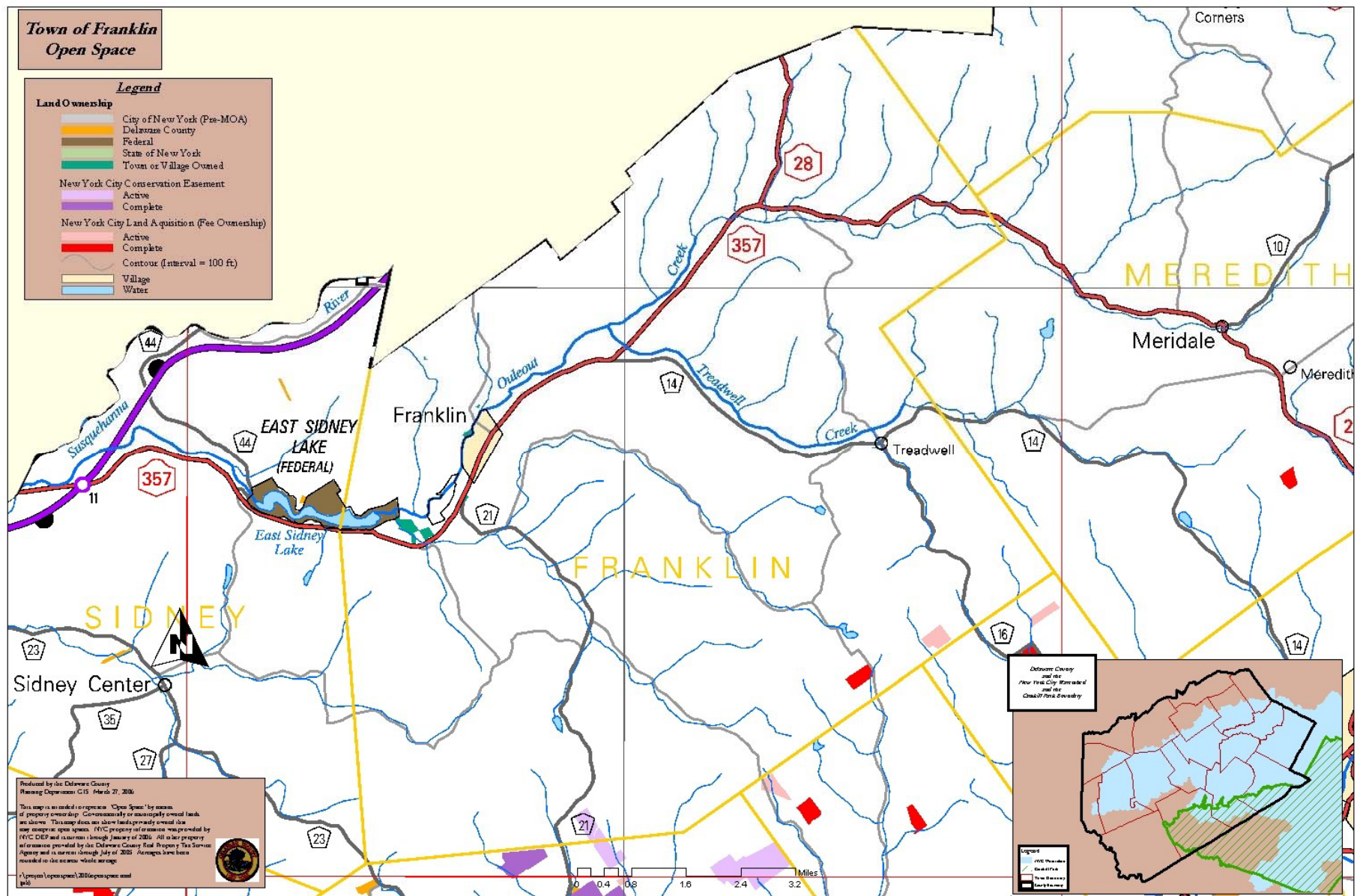
The Town of Franklin has a wide variety of cultural resources that could be marketed to further grow the tourism industry within the Town. Within the hamlet of Treadwell is the long-established Bright Hill Center. The Center invites talented poets from across the State to read at the Center for its hosts *Word Thursday* readings which are held throughout the year. The Bright Hill Center also houses a literary & arts library with a special children's section.

There are also a variety of very talented local artists who reside in the Town of Franklin whose works are sold throughout the New York Metropolitan region. The creation of art galleries to support the sale of local art could be encouraged within the Town. It is also recommended that the Town's regulations for home occupations take into consideration the unique needs of local artist such as sculptors, potters, and others. Many of these artists have studios that involve welding, the use of kilns and other machinery that is necessary to produce their art. Zoning should be flexible to allow such uses while setting some basic special permit standards to protect the public health, safety and welfare. Such standards are described in greater detail in Chapter 11 of this Plan

Other cultural resources within the Town include long-established special events. Each year, Old Franklin Days is held on the grounds of Franklin Central School attracting visitors from throughout the region. This event includes entertainment such as Civil War re-enactments, food, music and local craft vendors. Throughout the summer, the Franklin Stage Company produces a variety of summer plays that attracts visitors from the surrounding region. In July, the Treadwell Stagecoach Run hosts an annual tour of artist studios in the community.

There is an opportunity to promote and/or expand cultural resources in the Town to better enable it to capture a larger share of the tourism market. Heritage tourism is one of the fastest growing segments of the tourism industry. The historic business districts in the Village of Franklin and hamlet of Treadwell are the perfect setting for art galleries that display and/or sell local art works. It is recommended that the Town coordinate with local not-for-profit arts organizations and the County to promote its cultural resources and that it support efforts by local not-for-profit organizations to expand existing cultural programs and/or events. The Town could also work with its local chamber of commerce and not-for-profit arts organizations to compile a directory of cultural, recreational, and historic that could be made into a brochure to market these resources. What follows is a description of recreational and historical resources in the Town of Franklin.

“The long-established Bright Hill Center is located in the hamlet of Treadwell. It hosts *Word Thursday* readings which brings talented poets from across the State to read at the Center throughout the year.”



7.2 Recreational Resources

Within the Town of Franklin there are a variety of recreational activities available to residents. Facilities include ball fields at local schools; swimming, boating, and picnicking at East Sidney Dam [in the Town of Sidney], and golfing at the Ouleout Golf Course. The rural area lends itself to hiking and fishing activities. However, the Town of Franklin does not independently own its own park facilities and public access is limited. There are national standards that can be used as a guide the Town as it plans for the possibility of providing such facilities in the future. The table below provides an overview of needed recreation facilities based upon population size. The needs for a community the size of Franklin are modest.

Facility Type	Standard per 1000 persons	Need	Max. Travel Time
Neighborhood Park	1 acre	2 acres	20 min. foot/bike
District Park	2 acres	4 acres	30 min car/bike
Field Games	3 acres	6 acres	car/bike
Tennis Courts	½ court	2	car/bike
Basketball Courts	½ court	2	foot/bike

This Plan recommends that the Town not only consider the immediate active recreational needs of the community [such as ball fields, etc.], but that it also look ahead to long-range passive recreational opportunities that could attract visitors to the community. The following strategies are recommended to help the Town develop recreational resources for its resident's immediate needs as well as developing the recreational infrastructure needed to support growth in the eco-tourism industry.

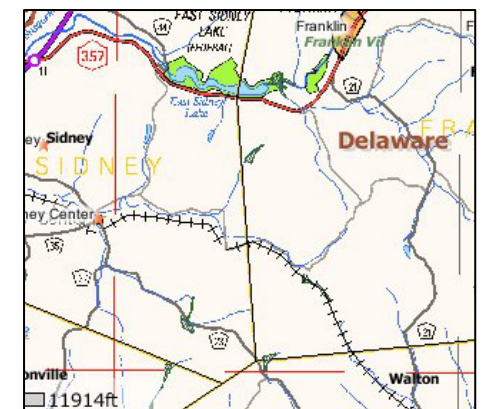
Ensure that new residential development helps to fund future park improvements. New York State Town Law provides a mechanism for funding the creation of parks, the need which is generated by new residential development. Section 277 of Town Law establishes that, concurrent with subdivision approvals, the Planning Board may require the reservation of land for park, playground, or other recreational purposes. It may also require payment in lieu thereof. The Town Board could adopt such provisions.

Work with property owners, local residents and not-for-profit entities to pursue the development of an O&W rail trail in the vicinity of Merrickville. With a recreation easement from property owners, Transportation Enhancement Program funding could be obtained to build a rail-trail along the O&W right-of-way. The creation of a rail-trail along this r-o-w would provide a recreational resource for residents and also draw visitors to the Town.

“The Town needs to ensure that new residential development helps to fund future park improvements.”



**Playground
Village of Franklin**



**O&W right-of-way
Merrickville**

Coordinate with the NYSDEC to identify and develop public access points along the Ouleout Creek. The Town should coordinate with the New York State Department of Environmental Conservation to identify and develop public access points along the Ouleout Creek. The Ouleout is stocked with Trout each year by the New York State DEC and is DEC designated Trout Stream. Trout fishing is a major attraction for many communities within the western Catskills bringing numerous fly fisherman and other sportsmen to the area. These visitors support the local economy by purchasing goods and services during their visits.

In order to attract sportsmen, a community must first provide opportunities for public access. Presently, there are no DEC public access points within the Town along the Ouleout Creek. However, there are several opportunities within the Town for providing public fishing access to the Ouleout Creek. A great opportunity exists in the vicinity of Otego Road near the Village of Franklin. The area is shown in the photo in the upper right hand corner of this page. At this location, the old roadbed leads down to the creek providing an opportunity for the creation of an off-street parking area and DEC regulated public access point to the creek. During the preparation of this Comprehensive Plan a DEC Biologist visited this site and determined it to be an ideal location for a DEC public access point. Several other sites within the Town were noted as being very good locations for public access.

The New York State DEC will work with communities to develop such resources and it is a recommendation of this Plan that the Town and DEC coordinate to create a public access point at the Otego Road location. Looking ahead, additional DEC access points along the Ouleout Creek and other trout streams within the Town could be pursued. These access points will not only serve residents, but also attract visitors.

Coordinate with local school districts to develop recreational resources that can be used by the general public during non-school hours. The Town could coordinate with its local school districts to jointly develop recreation fields for use by the general public. While residents use the school facilities on an informal basis, there is a need for additional recreational facilities to serve the needs of the school and the community. By working together to develop such facilities, and agreeing to times when either party can use them, each could reduce the cost of developing and maintaining such facilities.

Work with regional tourism entities to promote existing active recreation in the Town including the Ouleout Golf Course. The Ouleout Golf Course is an active recreational resource that draws visitors to the Town of Franklin and also creates employment opportunities for area residents. Promoting this resource in the context of other outdoor recreational opportunities in the Town along with heritage tourism could lead to further growth in the tourism industry.



**Potential DEC Fishing Access Point
Otego Road looking toward Village**



Ouleout Creek



Ouleout Golf Course on Route 357

Continue to work with surrounding towns to expand regional snowmobile trail systems. The New York State office of Parks Recreation and Historic Preservation administers the Snowmobile Trail Grant Program. Funding through this program can be used to develop and maintain snowmobile trails that are designated as part of the State Snowmobile Trail System. Applications for grants through this program are due by September 1st of each year. In order to be eligible for funding, the OPR&HP must first designate the proposed trail as being part of the State Snowmobile System. There are existing segments of this system within the Town of Franklin and it is recommended that the Town continue to work with neighboring Towns to expand the snowmobile trail network to serve the winter recreational needs of the community and to create a winter destination for visitors.

Work with not-for-profit groups to develop passive recreational opportunities for area residents. The Town could explore the possibility of working with local not-for-profit organizations such as 4-H, the Nature Conservancy and others to identify and develop passive recreational opportunities within the Town. The 4-H organization presently has a wildlife ranch within the Town of Franklin off of Leland Hull Road. There may be opportunities in the future to work with such organizations to create public access opportunities for local residents and visitors.

Support efforts to create hiking trails along existing designated snowmobile trails. There are existing snowmobile trails within the Town of Franklin that connect into the regional State Snowmobile Trail System. These trails also offer a wonderful opportunity to create a regional hiking trail system. It is recommended that the Town support efforts by local organizations to work with property owners to open up such trails to hiking during the spring, summer and fall.

Work with private property owners and local conservation groups to develop an Ouleout Creek foot trail or linear park. With easements from property owners, a foot trail could be developed along the banks of the Ouleout Creek to provide passive recreational opportunities. A Ouleout linear park could also be considered.

Support efforts by property owners to participate in the Conservation Tax Credit (CTC) Program. The New York State legislature passed the CTC in 2006 that gives landowners whose land is restricted by a permanent conservation easement an annual rebate of 25% of the property taxes paid on that land, up to \$5,000 per year. This credit is available to all owners of easement-restricted land regardless of when the easement was created, provided that the easement was wholly or partially donated to a land trust or governmental agency. The CTC does not reduce local property taxes. The landowner pays their normal taxes to the Town and receives a rebate from the State.



**4-H Two Seven Wildlife Ranch
Leland Hull Road**

7.3 Historic Resources

As discussed in the Historical & Regional Context Chapter of this Plan, the Town of Franklin has a rich history. During its 214 years as a municipality, Franklin has experienced very distinct periods of growth. History is generally defined as a “story or narrative of events” and the Town of Franklin has many stories to tell. The Town has served as a center for the tannery industry, experienced the boom years with the arrival of rail and the rise of the dairy industry, and time and again has redefined itself anew. This history is reflected in the Town’s settlement patterns, the unique architecture of Main Street buildings, local schools, religious institutions and its large working farms.

If one looks closely, the visible evidence of this history is plain to see in the community’s historic buildings. Architectural styles range from Greek Revival to Italianate; along with Federal styles. It is important that the Town adopt policies to help preserve the historic buildings, barns, and other structures in the community that give it its unique sense of place.

It is recommended that the Town pursue grant funding to conduct an historic resources inventory of properties in the Town. This inventory would be used to draw attention to historic resources but the decision of whether to pursue National Register listing would remain with the property owner.

The purpose of the inventory will be to identify all historically significant buildings in the Town so that they can be saved for future generations. The inventory may also point to opportunities to create historic districts within the Town’s hamlets that could complement the Village of Franklin Historic District.

The images to the right provide some examples of historic resources in the Town. While the barns are not presently listed on the National or State Register of Historic buildings, due to their age they are likely eligible for listing. The building to the lower right is a National Register listed building. One way to help maintain the integrity of the Village’s historic district is to retain historic farm buildings within the Town. Doing so will protect the rural character of both communities. There are a variety of tools that can be used to preserve historic resources. Some specific recommendations are provided below.

Provide incentives for the adaptive reuse of historic structures by permitting a wider range of uses to occur in such structures as special permit uses anywhere in the Town. Such uses include:

- bed & breakfast;
- antique shop or art gallery;
- museum;
- artist studio;
- office use; and
- mixed residential/commercial in hamlets.



Alexander Farm – Route 357



Smith Farm – Route 357



**National Register Building
Village of Franklin, NY**

Protect and preserve existing historic resources that help to define the Town's history. The Town should continue to support local efforts to place historically significant buildings on the National Register of Historic Places.

The Town could also pursue the enactment of a local historic preservation law. Section 119-dd of the General Municipal Law establishes that Town Boards are empowered to “provide the regulations, special conditions and restrictions for the protection, enhancement, perpetuation and uses of places, districts, sites, buildings, structures, works of arts and other objectives having a special character or special historical, cultural, aesthetic interest or value. Such regulations, special conditions and restrictions may include appropriate and reasonable control of the use or appearance of neighboring private property within the public view, or both.”

The Town Board could establish a landmark and historic preservation commission to carry out the regulations. An alternative approach would be to use the Town's existing Planning Board as the reviewing agency. The first step in the process, however, is an inventory of historic resources.

Create Town recognition of historic resources. The Town could develop its own recognition program for historic properties to recognize property owners that have restored historic resources in the community. Town of Franklin Historic plaques could be developed. Such

programs raise awareness of the importance of historic preservation and acknowledge those who contribute to those efforts. The Town could also designating local farms of distinction for farms that have been in one family for generations.

Pursue funding through the New York State Office of Parks Recreation & Historic Preservation. Each year, the New York State Parks, Recreation and Historic Preservation Office announces grants for acquisition of public recreation easements, parkland acquisition, and historic preservation efforts. The acquisition grants programs provides funding for such things as the acquisition of permanent easements or fee title to lands for open space and recreation purposes. The parks grant program can be used for such things as playgrounds, swimming, boating, camping and other recreational activities. The historic preservation grant is to be used for projects that improve, protect, preserve, rehabilitate or restore properties on the State or National Register for use by all segments of the population. Listing a property on the State or National Register makes it eligible for funding.

Raise awareness of the NYS Office of Parks Recreation & Historic Preservation Barn Restoration & Preservation Grant applications. Each fall the NYS OPR&HP announces a barn restoration grant for owners of historic barns. These are grants that can be used to repair and maintain historic barns. This Plan strongly supports local efforts to secure such funding.



Historic Barn
Route 357 – Bartlett Hollow



Historic Barn
Route 357 – North Franklin



Historic Barn
Route 357 – Leonta

Promote the Farmer's Protection and Farm Preservation Act Income Tax Credit as a means of preserving historic barns. The Farmer's Protection and Farm Preservation Act allows for an income tax credit equal to 25% of the cost of rehabilitating historic barns. The barn must be income producing, in non-residential use, placed in service before 1936, and work must not materially alter the historic appearance of the structure.

Raise awareness of the State's existing Real Property Tax Exemptions for Historic Properties. The Real Property Tax Exemptions for historic properties gives authority to local communities to offer a five-year freeze on increases in assessment that commonly result after an owner has rehabilitated a property. After five years, the increased taxes will be phased in over the next five years, resulting in a ten-year delay before the full impact of the new assessment is felt. Rehabilitation work must be performed on properties designated as local landmarks or located in local historic districts, and work must be approved by the landmarks commission.

It is a recommendation of this Plan that the Town considers the adoption of this provision and encourages participation in the program to persuade owners of historic properties to restore such properties which – over time – will help to protect historic resources in the Town.

Summary

There are a number of communities throughout the Catskills, Adirondacks, and across New York State that have strengthened their economies through the protection of their cultural, recreational and historic resources. These communities have been able to tap into the heritage tourism and second home market that has helped them to create jobs while retaining their community character. Examples include: Andes, Cooperstown, Lake Placid, Livingston Manor, Margaretville, Narrowsburg, and Roscoe, New York. What makes these communities unique – like the Town/Village of Franklin – is that they have retained their historic resources and avoided the pattern of strip retail development and sprawl that defines so much of our country. As a result, Franklin has retained a community character that is unique, inviting, and one that is worth promoting to attract new residents, small-scale businesses and visitors interested in heritage tourism.

It is recommended that the Town work with its local chamber of commerce and not-for-profit arts organizations to compile a directory of its cultural, recreational, and historic resources. The directory could be used to market the area and could possibly be included in The Delaware County Chamber of Commerce's *I Love New York* publications or its calendar of events that is posted on the County website.

“It is recommended that the Town work with its local chamber of commerce and not-for-profit arts organizations to compile a directory of its cultural, recreational, and historic resources so that it can better promote such resources to the tourism industry.”

8.0 Community Facilities

8.1 Police

The necessity to provide police protection is a matter of public policy and is also based upon the public's perception of security and their satisfaction with response time of existing entities. The Town of Franklin does not have its own police force but instead relies upon State Troopers and County Sheriff patrols for its law enforcement needs. These services appear to meet the Town's needs at the present time.

8.2 Fire & Ambulance

Two volunteer fire departments serve the Town of Franklin. These are the Franklin Fire Department within the Village of Franklin and the Treadwell Department within the hamlet of Treadwell. Both departments fall under the general jurisdiction of the Town of Franklin Fire Commissioners.

The Town is also served by two ambulance squads. Both are co-located within the firehouse buildings in the Village of Franklin and the hamlet of Treadwell. On-going needs for fire and ambulance service within the Town include the need for volunteers and up-to-date vehicles and equipment to provide service. The State now provides tax benefits for volunteer fire and ambulance workers which could be promoted.

8.3 Libraries

The Franklin Free Library is located on Main Street in the Village of Franklin. The library is housed in 1,200 square feet of space and has a total book collection of 10,000 books. The American Library Association (ALA) recommends that libraries maintain 2 volumes per capita – the Franklin Free Library maintains approximately 4 volumes per capita. In addition to books, the library has a collection of books on CD, hundreds of books on tape, an extensive large-print book collection and Reading Rainbow Kits for preschoolers. The library also has a photocopier, fax and two computers with high speed internet service. The computers are available to the public and are equipped with Microsoft's Office Suite, Encarta Reference materials and other databases. The library also houses an extensive genealogy collection and Town Board minutes back to 1793.

Within the hamlet of Treadwell is the long-established Bright Hill Center which hosts Word Thursday readings. The Bright Hill Center also houses a Literary & Arts Library which was created in 2004. The library houses a special children's section. While the library is not presently a circulating library, it is a goal of the Center to create a general circulating library at this location. The Center offers free wireless internet access at the Library.



Franklin Free Library



**Bright Hill Center
Literary & Arts Library**



Franklin Fire Department

8.4 Schools

There are two school districts within the Town of Franklin. The Franklin Central School District covers most of the Town. The portion of the Town near the hamlet of Treadwell actually lies within the Delhi Central School District. The Franklin Central School building is a K-12 facility that is located within the Village of Franklin. The Abraham Lincoln Kellogg Elementary School, which is part of the Delhi Central School District, is located within the hamlet of Treadwell. These schools provide the public educational opportunities for area children, but they also serve other important functions within the community.

The public schools in Franklin are also centers for public gathering. Many events and meetings are held at school facilities. They also provide recreational resources and employment opportunities for area residents. This Plan supports the existing location of the school facilities within the Town and their continued operation to serve the needs of local residents.

High school students within the Franklin School District also have the option of attending the Robert W. Harrold BOCES Campus in nearby Sidney Center. BOCES offers life skill programs in agriculture, office technologies, food service and vocational studies as well as adult education classes for area residents.



**Franklin Central School
Village of Franklin**



A.L. Kellogg School – Treadwell, NY

School	2004-2005	2005-2006
Franklin Central School		
Student enrollment K-12		351
Teachers		36
Other professional staff		
Treadwell Elementary School		
Student enrollment*	52	42
Teachers	3	1
Other professional staff	1	1
Robert W. Harrold Campus BOCES		
Student enrollment		35

8.5 Colleges

Within the surrounding region, there are a variety of higher educational opportunities including SUNY Oneonta, Hartwick College in Oneonta, and SUNY Delhi which are all within a half-hours drive for most Town of Franklin residents. These universities provide courses in liberal arts, technical sciences, and advanced sciences. Their research libraries and cultural activities also serve the greater region. The close proximity of these resources to the Town of Franklin is an important asset of the community.

8.6 Water & Sewer

The public water supply for the Village of Franklin is located with the Town off of Bissell Road. The Town has a Public Water Supply Zoning District that limits land uses to residential land uses only which is described in greater detail on page 74 of this Plan.

The Town of Franklin also maintains a public water system that serves the hamlet of Treadwell. This system is fed by local wells. The adoption of additional water quality protection standards through a Water Supply Overlay District is recommended for the areas around public or central water supplies within the Town. The overlay district would help to ensure wellhead protection and limit activities near wells that had the potential to contaminate public wells.

Presently, the entire Town and the Village of Franklin are served only by septic. This places limitations on development or the ability to have higher density development within or close to existing centers. In recent years, the Village of Franklin has been looking toward developing a wastewater treatment facility. A wastewater treatment facility could help the Town and Village better comply with issues related to the Susquehanna River Basin Commission and Chesapeake Bay Program – especially as it relates to reducing nutrients flowing into the Ouleout Creek.

8.7 Town Highway Facilities

The Town's Highway Barn is located at the southeast corner of State Route 357 and County Route 21. The site provides good access to the Route 357 which is the primary arterial within the Town of Franklin.

The Town Highway Barn is home to the Town Highway Department and also serves as the Town Hall. The Town Board, Planning Board and Zoning Board of Appeals meetings are all held within the general meeting room at the Town Highway Barn.

The existing Town Highway Barn property presently is of sufficient size to meet the needs of the Town Highway Department and its central location makes it easily accessible for most residents of the Town and the Village.



Town Highway Equipment



Town Highway Barn Route 357

8.8 Post Offices

There are two Post Offices in the Town of Franklin. One is located in the Village of Franklin on Main Street and the other in the hamlet of Treadwell. This Comprehensive Plan recommends that the Town take proactive measures to ensure that its existing Post Offices remain in the heart of its hamlet centers and the Village of Franklin rather than outlying areas. Centrally located post offices benefit downtown businesses by bringing people downtown during the course of a day.

8.9 Recommendations

- Support efforts at the State level to provide incentives to encourage and retain volunteer firemen and ambulance workers through the Emergency Services Volunteer Incentive Act.
- Create a Water Supply Overlay District around the Town's wells for the hamlet of Treadwell to protect water quality.
- Support efforts to retain the existing Post Office buildings in Downtown Franklin and Treadwell. Where new facilities are sought by the U.S. Post Office, the Town should identify sites Downtown.
- Continue to support efforts to retain an elementary school in Treadwell.
- Work with the Robert W. Harrold BOCES Center to develop a special curriculum that focuses on the techniques used in the restoration of historic structures. With an historic district in the Village of Franklin, City of Oneonta and other nearby communities, the need for skilled craftsman to undertake restoration work is increasingly in demand. Developing an historic restoration studies program at BOCES could give area students skills that are increasingly in demand thus enhancing employment opportunities. It could also provide, within the community, the next generation of skilled craftsman needed to undertake local restoration projects in the Town and Village of Franklin.
- The Town should participate in a Source Water Protection Plan which can be funded by the New York State Department of State Water Quality Planning & Implementation Grants and produced by the Delaware County Department of Planning. With such funding, a consultant could be retained to analyze wellhead and source water areas in the Town to provide recommendations for greater resource protection.
- Support efforts by the Village of Franklin to develop a wastewater treatment plant.

9.0 Agriculture & Farmland

Through the public participation process it became clear that there was a strong desire by Town residents to preserve farmland within the Town of Franklin. Eighty-three percent of survey respondents indicated that the right-to-farm was something that the Town should protect. When asked whether the Town should preserve and protect farmlands, 88.35% of the respondents agreed. Keeping land in agricultural production is one of the best ways to preserve open space and keep taxes low.

According to the American Farmland Trust, maintaining active agricultural lands and open spaces is far more beneficial to maintaining low tax levels and municipal budgets than is residential developments. Studies have shown that residential development cost a municipality more than a dollar for every dollar it takes in from real property taxes. However, for every dollar a farm generates in taxes, it cost the Town less than a dollar to provide services.

Farms also provide the greatest economic multiplier of any industry and more importantly the dollars generated through farming come back into the community through the purchase of local goods and services that support the industry. The preservation of farmland will help to maintain the rural landscape of the Town which will also benefit the eco-tourism industry which will in turn strengthen the local tax base.

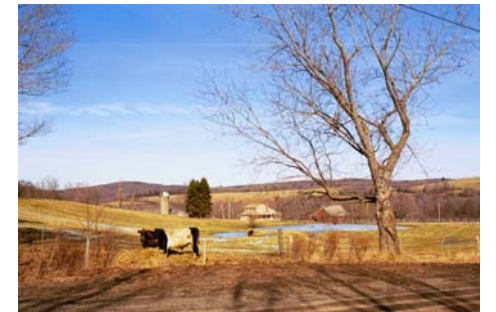
There are a variety of land use tools that can be employed to assist the farming community in the Town. Purchase of development rights, cluster subdivisions and right-to-farm laws are but a few. A more detailed discussion on agricultural & farmland protection within the Town follows:

Keep existing farmlands in production. It is a reality that many farm children have chosen not to pursue the farming way of life. When their parents retire, there is no one to take over the family farm, increasing the likelihood that the farm will be converted to some other use. Within New York State, there is a New York Farm Link Program that is designed to help match those farmers who are selling their properties with persons who are looking to purchase a farm. Local farmers and real estate agents should be made aware of this program.

The Town should work with Delaware County's Department of Economic Development to support existing farming operations in the Town. The provision of technical resources and low interest loan programs to support agricultural industries could be pursued by the Town to support agri-businesses. In the past, the County Department of Economic Development provided an agri-business education program to teach business management skills to new agri-business owners. The Department of Economic Development also administers a low interest revolving loan fund that could be used by agri-businesses and farmers in the community. Funding is available as loans are repaid.



Dairy Farm on CR 16 Treadwell



Beef farm on Snake Hill Road



Dairy Farm on CR 14 Leonta

Pursue the purchase of development rights from area farmers. Purchase of development rights involves the purchase of certain specified rights in the land through a variety of easements relating to different purposes such as farmland preservation and the limitation on future development. With recent second-home development pressure in the Town of Franklin, there is clearly an imminent threat to losing prime farmlands within the Town. To assist those farmers who want to keep their lands in production, the Town should support applications to NY Ag & Markets for grants to purchase the development rights of area farms. Doing so will allow area farmers to take equity out of their properties while ensuring that the farmland is preserved for farming into the future. One difficulty in getting the State grants is often obtaining the local match. To this end, the Town should coordinate with the County to create a fund to provide the local match for the State PDR program. Potential vehicles include a transfer tax or mortgage recording tax.

Explore opportunities with Delaware County Economic Development Office to create value-added products. Examples include on-farm production of cheeses, Kosher and Halal products, maple products, beekeeping, growing of organic foods and production of woodcrafts. Each one of these products, in turn, enhances opportunities for eco-tourism and agri-tourism within the Town. The Town could work with the County to provide incentives to grow these small-scale agri-businesses.

Allow certain supplemental farming activities as-of-right. The Town should permit certain farm business activities such as the provision of farm stands, value-added on-site processing, nurseries, greenhouses, timber processing, and like activities as-of-right.

Preserve historic barns by encouraging property owners to seek funding through the New York State Historic Preservation Office's Barn Restoration Program. Funding through this program is offered annually. Historic barns tell a unique story of the Town of Franklin's agricultural history and heritage, and provide a visual account of rural life both past and present within the Town of Franklin. They have become an integral part of the Town's agricultural scenic landscape where framing continues to be, an industry of economic importance.

Continue the Town's strong support of right-to-farm laws and proactively work with County with respect to updating its NYS Ag & Markets Districts. With the growing, second home community there will inevitably be conflicts between farmers and second home owners. The Town should strengthen farming rights laws in order to provide greater protection to area farmers from nuisance lawsuits. It should also ensure that local realtors are following the disclosure requirements of NYS Ag and Markets Law to avoid potential disputes. The Town should work with the County to update its NYS Ag & Markets Districts to ensure compliance with Section 25AA update requirements.



Farm Stand/Nursery on Route 357



Smith Farm on Route 357



Smith Farm off of Cob Web Road

The Planning Board should follow the requirements of NYS Ag & Markets 25AA, Section 305-a. The provision of this section requires that the Planning Board take into consideration the goals of Agricultural District Law when rendering its decisions. The Planning Board, should generally avoid unreasonable regulations on farming operations within Agricultural Districts.

Make available information to area farmers regarding the availability of tax relief through the Real Property Tax Law. There are a variety of programs available to help support agriculture as an industry in New York State. These include: Section 482 of the RPTL; NYS Farmers School Tax Credit and Section 480-A Forestry Management Program. These programs can help to reduce the tax burden on area farms.

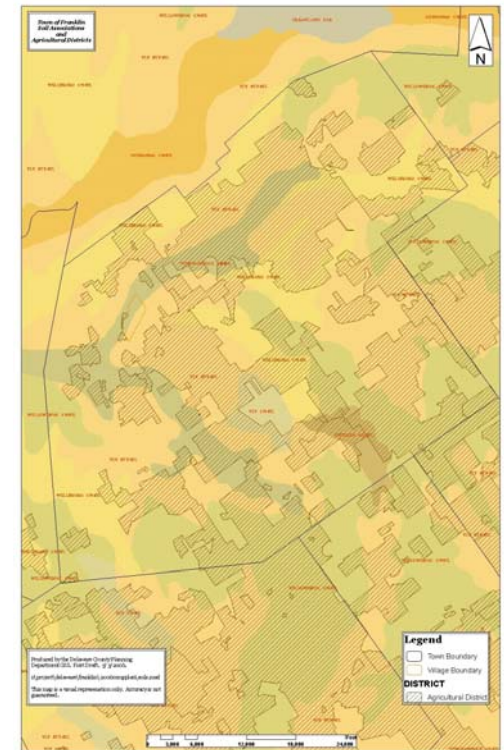
Enforce the tax-abatement roll-back provisions of New York State Ag and Markets 25AA. One of the provisions within the tax abatement programs for working farms is that the landowner has to pay back the amount abated is the land is taken out of farmland production to a non-farm use. When a farm is subdivided into a single-family subdivision it is being converted to non-farm use. The Planning Board, when reviewing applications for subdivisions should require the property owner to provide information pertaining to whether or not the property was enrolled in the agricultural tax-abatement program. If so, the required roll-back penalties should be enforced by the Town assessor.

Require buffer strips as part of non-agricultural development in or near existing farms. Ensuring that sufficient buffer strips are provided between new residential subdivisions and existing farming operations is necessary to avoid potential conflicts.

Encourage commodity diversification among area farmers. Fluctuations in the price of a single commodity can lead to financial difficulties when the price of that commodity suddenly drops. To reduce this risk, farmers are increasingly looking to subsidize their primary income with niche agricultural products.

One example would be a dairy farmer that produces on-farm cheeses or grows spring and fall vegetable crops. Another way for farmers to diversify their incomes is devote less productive portions of their farm land to tree farms or nurseries.

Nurseries can help to keep fallow land from converting to second forest while providing an important income stream to the farmer or other landowner. Nurseries are also a good fit to most farming activities in that the needs for maintaining the nursery can be scheduled around other farming activities. The New York State Department of Environmental Conservation Forestry Management Division is a good source for area landowners to contact if they are interested in pursuing the development of a tree farm operation.



Existing NYS Ag & Markets Districts



Tree Farm - Oneonta

Summary**This column reserved**

The resident survey showed that Town residents' have a strong desire to preserve farmland. A number of measures that can be used to preserve farmland have been outlined above. It is critically important that the Town bring into play as many of these measures as it can to retain the prime agricultural farmlands in the valleys which are also the most productive farmland in the Town. These areas should receive the first priority for farmland preservation efforts including the purchase of development rights.

In recent years, less productive farmland in the upland areas of the Town have remained fallow or been allowed to revert to second growth forest. While efforts should still be made to keep uplands in agricultural production [e.g. nurseries, grazing of livestock, etc.], the priority should be to retain the prime agricultural lands in the valleys. To this end, in its review of subdivisions involving large tracts of farmland, the Planning Board should encourage developers to retain large tracts of prime farmland in the valleys so that it can remain in agricultural production, while steering housing development toward less productive uplands.

10.0 Economic Development

During the assets and challenges exercise, residents spoke of the desire to attract new businesses but to do so in a manner that respected the rural character of the community. Residents also spoke of the need to provide for future economic opportunities for young people in the town.

The Town has a number of competitive advantages. To begin, it has beautiful natural resources such as Ouleout Creek and areas with breathtaking views of the western edge of the Catskill Mountains. The historic Village of Franklin and hamlet of Treadwell are wonderful historic resources. Its many dairy farms [27 or the most of any Town in Delaware County in 2000] is a tremendous agricultural and open space resource. The Town's intact historic centers, coupled with the surrounding areas with working farms, create the quintessential bucolic landscape many find so appealing. Together they tell the story of Franklin's past and present way of life. These are resources that lend themselves well to farming and heritage tourism.

In order for the Town to seize upon these competitive advantages, it must first protect its existing historic, cultural, agricultural, and natural resources and then ensure that all new commercial development fits into the rural character of the community.

Create matching grant program to support Main Street Revitalization: Delaware County use to administer a matching grant program that provided up to a \$5,000 grant to local business owners to undertake a renovation of their building façade. The County no longer has funds in the program; however, there are now resources available through the State New York Main Street program to assist in such efforts.

The Town could pursue a grant application for the hamlet of Treadwell. It could pursue a joint application with the Village of Franklin to fund Main Street building renovations within the hamlet of Treadwell and Village of Franklin. A coordinated effort might be the best chance to receive funding through this program. Stimulating reinvestment in the historic mixed use buildings within the Town's hamlet centers will help to strengthen the economic base of the Town and ensure that historic resources are protected.

Support the development of the Arts & Entertainment Industry. As one of the fastest growing industries in the Town and County, there is a real opportunity to encourage growth in this sector. The preservation of historic resources, protection of farmland, revitalization of Main Streets, and restoration of historic structures could all work together to benefit growth in this sector. The Town should work with regional tourism agencies to promote these resources.



Tree Farm - Oneonta



Franklin Central School



Walkers Country Market - CR 21

The Town should work with Delaware County's Department of Economic Development to support existing farming operations in the Town. The provision of technical resources and low interest loan programs to support agricultural industries could be pursued by the Town to support agri-businesses. In the past, the County Department of Economic Development provided an agri-business education program to teach business management skills to new agri-business owners. The Department of Economic Development also administers a low interest revolving loan fund that could be used by agri-businesses and farmers in the community. Funding is available as loans are repaid.

Support small-scale industries within the Town in order to create jobs for area residents. While large-scale industrial uses are inappropriate to the Town of Franklin, there are a variety of small-scale industries that could help the Town to expand its employment base without impacting the rural character of the community. Such industries include but are not limited to dairy processing facilities, small-scale tool & die manufacturers, furniture production, research & technology companies, and other like industries.

It is important that the site plan application for such uses be carefully reviewed to ensure that proposed buildings are aesthetically pleasing and are landscaped in a manner that allows them to blend into the rural landscape of the Town.

Encourage continued growth of small businesses that are compatible with the Town's rural character and that will support continued growth in the Arts & Entertainment Industry. Examples include artist studios, antique shops, bakeries, agri-tourism activities, bed & breakfast establishments, greenhouses/nurseries, home based businesses, and restaurants. Each one of these businesses, in turn, enhances opportunities for eco-tourism and agri-tourism. The Town could work with the County to provide incentives to encourage these businesses.

Support efforts to establish small-scale agri-business based alternative fuel processing in the Town. With the rising cost of petroleum-based fuels, there may be an opportunity to establish agri-business based [e.g. ethanol and bio-diesel] alternative fuel processing facilities in hand with existing farming operations within the Town. This Plan supports such activities provided they are developed in a manner that is respectful of the rural character of the Town.

Encourage sustainable forestry practices by the logging industry to ensure long-term economic opportunities within the Town. There are many properties within the Town that participate in New York State 480-A Forestry Management Program. The Town should encourage participation in the program which provides tax benefits to land owners in exchange for limiting the annual cutting of timber to ensure a sustainable harvest.

*Work with Franklin Chamber of Commerce to develop a Franklin Farmer's Market.*¹ A Franklin Farmer's Market could be operated on Friday evenings or Saturday mornings from late June thru early October. The farmer's market must be one that is unique and that offers a product that is recognized for its quality, not cheapness. A successful farmer's market must also offer an exciting shopping experience.

Some guiding principals of the proposed farmer's market include: 1) All goods sold must be grown or produced by the vendor on local farms, and 2) wholesale purchase of produce by vendors for retail sale shall not be permitted. Part of the experience that today's customers are looking for is the interaction with local farmers who grow the produce. The theme of the Franklin Farmer's Market should be quality, variety, and experience.

Variety of Goods Sold at Farmers Market: The Franklin Farmer's Market need not solely be limited to fruits and vegetables. There are a variety of value-added products produced throughout the Catskills that are also appropriate for the proposed market. Other items that should be permitted provided they are locally grown or

¹ An existing Farmer's Market in Liberty, New York has been in existence for the past eight (8) years. That market has thirty-six (36) vendors and attracts hundreds of people Downtown every Friday evening from July thru September.

produced include: dairy products, beef, poultry, lamb, fish, eggs, honey, grain products and baked goods, apple cider, flowers and other nursery products. In addition, homemade crafts including: soaps, candles, and baked goods such as pies and pastries should be allowed. These items, coupled with locally grown fruits and vegetables will help to create a very inviting market that has the potential to draw customer's to the hamlet of Treadwell and/or the Village of Franklin.

Implementation: It is recommended that the Town and Franklin Chamber of Commerce work closely with the Delaware County and/or Cornell Cooperative Extension for guidance. Such a market should attract vendors from farms throughout the Western Catskills. There is funding available through the USDA Rural Business Enterprise Grant Program and NYS Ag & Markets that could be made available to help establish the "Franklin Farmer's Market." Such funds could be used to hire a part-time farmer's market manager to recruit vendors, design the layout and promote the Franklin Farmer's Market. The manager would also ensure that goods sold were goods grown or produced by area farmers. Farmer's markets are a great way for area farmers, craftsman, artists, beekeepers, maple producers, and others to sell their goods locally. Farmer's Markets help to attract visitors from the surrounding region which over the long-term helps to support other local businesses.



Farmer's Market – Albany, New York



Farmer's Market – Liberty, New York

Increase the number of guest rooms to support continued growth in the Arts & Entertainment Industry and to support heritage tourism. Providing accommodations for visitors to stay within the Town of Franklin will help to maximize the benefit from growth in Arts & Entertainment Industry. Bed & Breakfast establishments are, perhaps, the most appropriate way to create visitor rooms within the Town. Bed & Breakfast establishments are small-scale businesses that would compliment the rural and historic character of the Town.

Pursue designation of roads associated with the Catskill Turnpike as a New York State Scenic Byway. The Town could work with the County to pursue the designation of the Catskill Turnpike as a New York State Scenic Byway. Each year the NYSDOT invites applications from communities for designation of scenic roadways as New York State Scenic Byways. In addition to scenic resources, Scenic Byways should also have significant cultural, natural, and historic resources that help to tell the story of the proposed Byway. The Catskill Turnpike has all of these attributes and would lend itself to NYS Scenic Byway designation.

The process of becoming a NYS Scenic Byway involves the development of a Corridor Management Plan. Each plan must outline how the scenic byway will be marketed to promote economic development, how the communities along the byway plan to protect the resources

along the byway and how they will accommodate the anticipated influx of visitors.

Once designated a NYS Scenic Byway, the byway becomes eligible for funding from NYSDOT for marketing efforts, scenic overlooks, informational signage, visitor centers and a variety of other activities. Designated NYS Scenic Byways also are prominently displayed on I LOVE NY maps. This helps to draw attention to the communities along the Byway increasing the likelihood of attracting visitors. Scenic Byway designation of the Catskill Turnpike could help the Town further grow the Arts & Entertainment industry.

Support efforts to improve infrastructure that enables the Town's small businesses to remain competitive in the growing global market place. The provision of high speed internet service, daily USPS/UPS/FEDES pickup, and reliable cell phone coverage are increasingly basic needs of many small businesses. The Town should coordinate with local providers to ensure that such services are provided to the greatest extent possible.

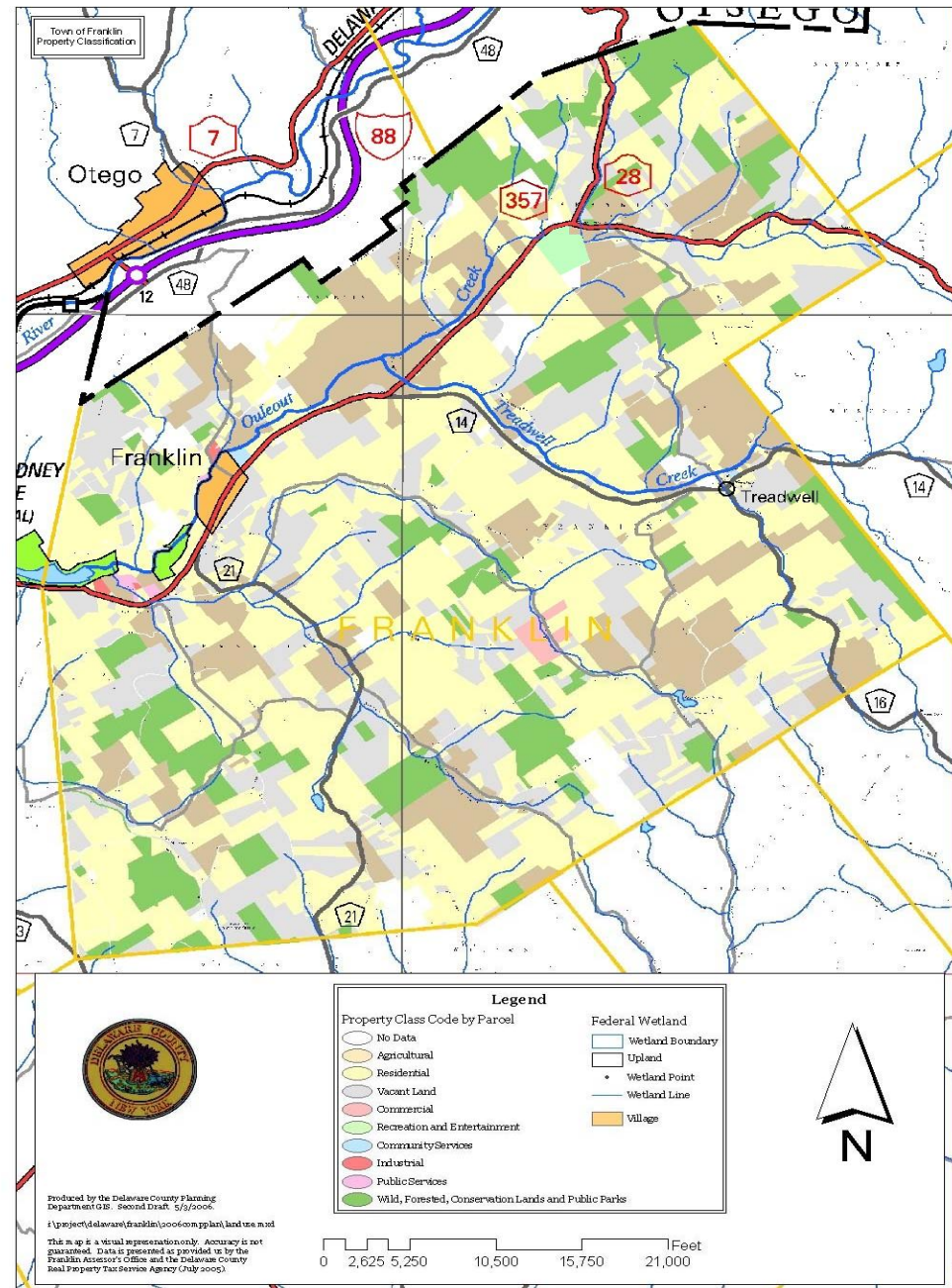
11.0 Land Use & Zoning

11.1 Land Use

The Town of Franklin has a geographic area of 81.56 square miles. Of this, 81.45 consist of dry land and the remaining 0.11 square miles is comprised of land under water. There are 640 acres in a square mile, yielding a total of 52,198 acres of land within the Town of Franklin.

Land use refers to how individual parcels of land are used. Generally, land use is divided into broad categories including: agricultural, residential, commercial, industrial, and mixed use. Residential land uses are further defined by the density of housing that is developed on such sites. Having a clear picture of existing land use patterns is very useful when planning for future development within a community.

In the Land Use Map to the right, agricultural lands are shown in tan; residential lands in light yellow; vacant lands in light grey; industrial uses in red; commercial and public services in pink; wild, forested, conservation lands and parks in dark green, and recreation and entertainment in mint green. One of the largest concentrations of active farmland is within the Ouleout Valley lying north of Route 357 in the vicinity of Leonta. Other concentrations of farmland are found in Bartlett Hollow, Treadwell, Merrickville and North Franklin.



Information from the County Planning Department and Real Property Office was also useful in examining trends in the number and size of parcels in the Town over time. The most recent data that was available was for the year 2005. In 2005, there were 1,920 tax parcels in the Town. Between 1980 and 2005, the number of tax parcels in the Town increased from 1,363 parcels to 1,920 parcels or a 41percent increase.

This dramatic increase in the number of tax parcels is the result of subdivisions that have occurred in the Town since 1980. One alarming trend is the subdivision of large farm properties which could pose a threat to farming in the future by reducing the amount of prime farmland. This Plan recommends the use of cluster subdivisions and the purchase of development rights as measures that can be used to help save large tracts of land for agricultural purposes. Such measures will also help to preserve open space and retain the rural character of the Town.

Presently, 12.2% of all parcels in the Town are less than one acre. Most of these are existing lots within the Village of Franklin and the hamlet of Treadwell. Another 10.6% of parcels range in size from 1 to 1.99 acres; 13.5% from 2-4.99 acres; 19.9% from 5-9.99 acres; 19% from 10-24.99 acres; 9% from 25-49.99 acres; 8.8% from 50-99.99 acres, and 6.7% 100 acres or more.

Looking again to the table, we see a significant increase in the number and percent of parcels that are between 5-9.99 acres and 10-24.99 acres in size. Between 1980 and 2005, those parcels 5-9.99 acres in size increased from 8.7% of all parcels to 19.9% and those parcels 10-24.99 acres in size from 12% of all parcels to 19%. In 1980, parcels over 50 acres in size accounted for 24.7% of all parcels in the Town. By 2005, they comprised only 15.7% of all parcels. In the following sections of this Plan, specific land use recommendations to retain large tracts of land for agriculture are discussed in greater detail.

“Between 1980 and 2005, the number of tax parcels in the Town increased from 1,363 parcels to 1,920 parcels or a 41% increase.”

Parcel Size Inventory										
Parcel in Acres	1950	%	1960	%	1970	%	1980	%	2005	%
Less than 1 acre	221	27.2	238	28.4	271	27.4	295	21.6	234	12.2
1-1.99 acres	51	6.3	63	7.5	97	9.8	163	12.0	204	10.6
2-4.99 acres	49	6.0	63	7.5	94	9.5	176	12.9	260	13.5
5-9.99 acres	40	4.9	33	3.9	47	4.8	118	8.7	383	19.9
10-24.99 acres	62	7.6	64	7.6	85	8.6	163	12.0	364	19.0
25-49.99 acres	46	5.7	43	5.1	68	6.9	111	8.1	173	9.0
50-99.99 acres	101	12.4	95	11.3	100	10.1	151	11.1	169	8.8
100-249.99	222	27.3	215	25.7	202	20.4	168	12.3	118	6.1
250-499.99	20	2.5	23	2.7	23	2.3	17	1.2	15	0.8
Over 500	0	0.0	1	0.1	1	0.1	1	0.1	0	0.0
Total	812	100.0	838	100.0	988	100.0	1,363	100.0	1,920	100.0

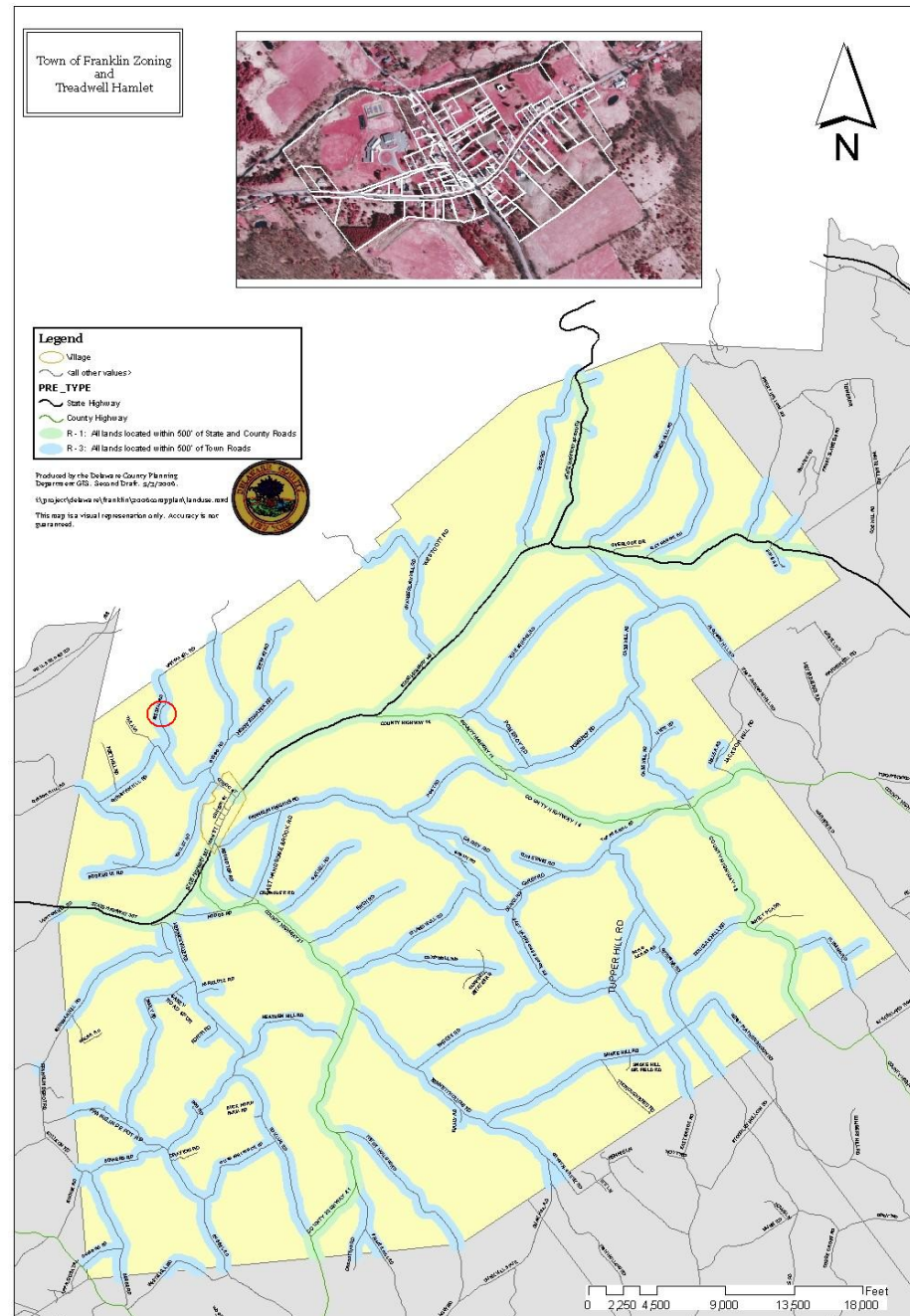
11.2 Zoning

Land use in the Town of Franklin is presently regulated by five general zoning districts: R-I Rural, R-III Rural, R-IV Rural, H-Hamlet and PWS-Public Water Supply. Each of these zoning districts provide specific regulations that govern the placement, spacing, height and bulk of structures; the types of land uses permitted as well as special permit standards for certain land uses. We begin with a discussion of the Town's existing zoning districts which are shown on the map to the right.

11.2.1 R-I Rural

The R-I Rural District within the Town of Franklin is shown in mint green on the Zoning Map to the right. The R-I District encompasses all lands within 500 feet of all State and County Roads within the Town. The R-I District allows a maximum permitted density of one dwelling unit per acre – the highest density zoning district in the Town. Within the R-I District, all lots must have a minimum lot frontage of 250 feet and a front yard setback of 100 feet.

Permitted uses within the R-I District include: single-family residences and mobile homes. Residential uses allowed by special permit include multi-family dwellings and mobile home parks. The R-I Rural District is also the Town's most permissive zoning district as it relates to commercial and industrial uses.



11.2.2 R-III Rural

The R-III Rural District is shown in light blue on the Zoning Map on page 72. The R-III District encompasses all lands within 500 feet of all Town roads that are maintained year round. The R-III District requires a minimum lot size of three (3) acres per dwelling unit. Within the R-III District, all lots must have a minimum lot frontage of 300 feet with a front yard setback of 75 feet.

Permitted uses within the R-III District include: single-family residences and mobile homes. Residential uses permitted by special permit include multi-family dwelling and mobile home parks. As it relates to commercial and industrial uses, the R-III District allows the same uses as those permitted in the R-I District, with the exception of shopping centers and wholesaling which is prohibited in the R-III District.

11.2.3 R-IV Rural

The R-IV Rural District is shown in light yellow on the Zoning Map on page 72. The R-IV District encompasses all lands not within 500 feet of County, State or year-round Town Roads. The R-IV District requires a minimum lot size of five (5) acres per dwelling unit. In the R-IV District, all lots must have a minimum lot frontage of 350 feet with a front yard setback of 75 feet. This district encompasses most of the Town of Franklin.

Permitted uses within the R-IV District include: single-family residences and mobile homes. Residential uses permitted by special permit include multi-family dwellings. Mobile home parks are prohibited in this District. As it relates to commercial and industrial uses, far fewer uses are permitted in this district than within the R-I and R-III Districts. Within this district, business offices, social clubs, motor vehicle rentals or sales, retail stores, service stations and shopping centers are prohibited. Industrial uses that are permitted include alternative energy generation, junk yards, mineral extraction, and sawmills or lumbering.

11.2.4 H Hamlet

The H-Hamlet District within the Town of Franklin is shown in the inset on the Zoning Map on page 72. The Hamlet District encompasses the hamlet of Treadwell. The Hamlet District requires a minimum lot size of ½ acre per dwelling unit reflecting the traditional settlement pattern in the hamlet. In the Hamlet District, all lots must have a minimum lot frontage of 100 feet with a front yard setback of 55 feet.

The Hamlet District allows a wide variety of commercial and industrial uses. Prohibited commercial uses include animal hospitals, feed stores, kennels and shopping centers. Prohibited industrial uses include fuel distributors, junk yards, manufacturing, mineral extraction, sawmills or lumbering and wholesaling.



Taggart Farm - Merrickville Road



Aerial View of Treadwell

By Wes Fleming 1991

11.2.4 PWS Public Water Supply

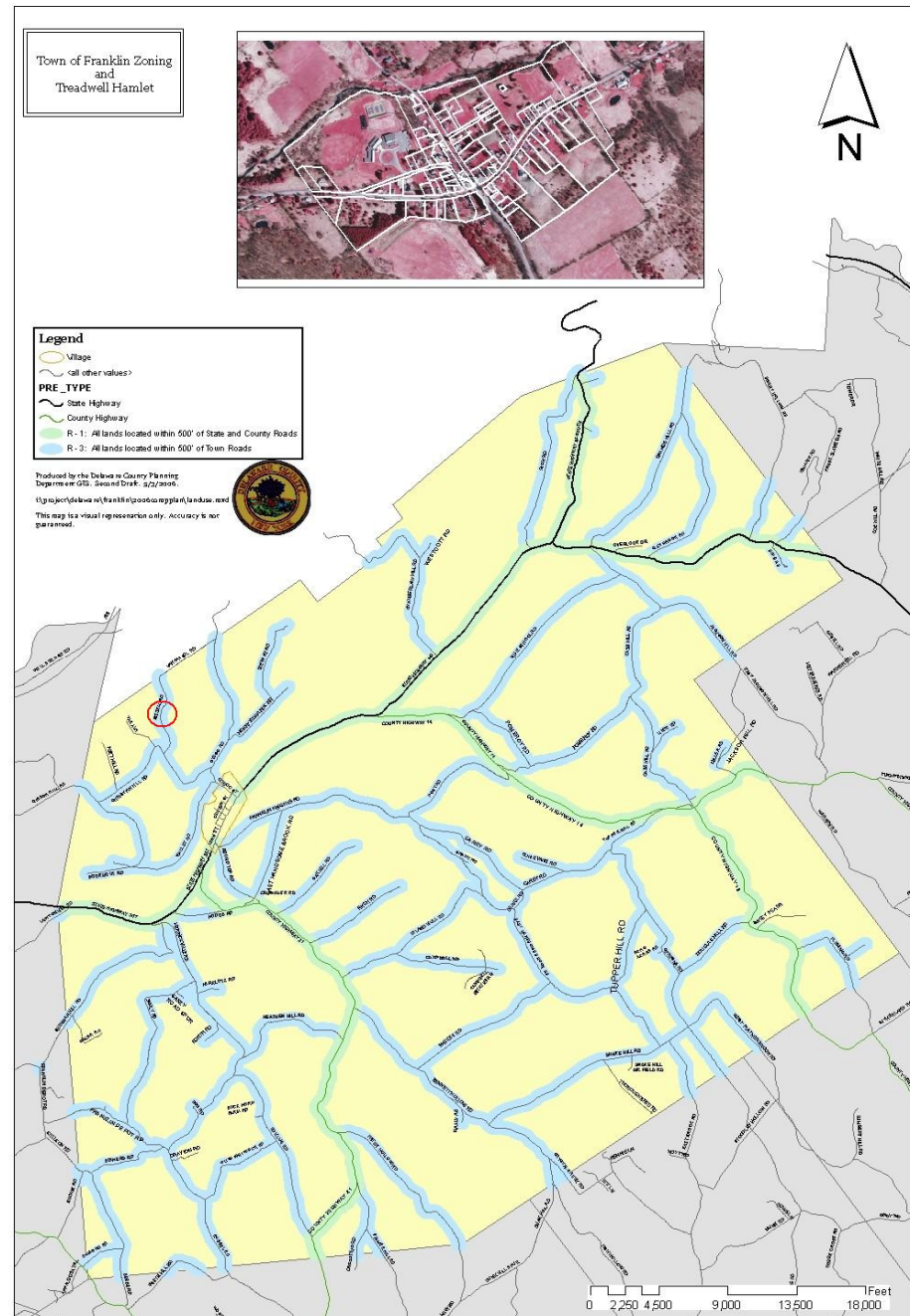
The PWS Public Water Supply District is located off of Bissel Road and is shown within a green shaded circle on the Zoning Map on page 72. The PWS District requires a minimum lot size of ten (10) acres per dwelling unit. In the PWS District, all lots must have a minimum lot frontage of 300 feet with a front yard setback of 200 feet.

11.2.5 Permitted and Accessory Uses

Within each zoning district there are a variety of land uses that are allowed without the review by the Town's Planning Board and they are referred to as "permitted uses." Such uses include the construction of single-family homes and agricultural practices. If a use is a permitted use, owners must still comply with the local building code in order to construct a new building. This involves getting a building permit from the Town prior to construction.

Accessory uses describe those activities that are customary and incidental to the primary land use, but excluding any activity commonly conducted as a business. Such uses include private garages, swimming pools, farm labor buildings, roadside stand, barns, sheds, etc.

If a use is not listed within the Zoning Law as being a permitted, accessory or a special permit use [described below] it is prohibited.



11.2.6 Special Permit Uses

A special permit use is a land use that is allowed within a certain zoning district when it is shown that such use, in a specified location, will comply with all the conditions and standards for the location or operation of the use as specified within the Town's Zoning Law. Any use that is listed within the Town's Zoning Law as being a special permit use requires the review and approval of the Planning Board. Within the Zoning Law there are general standards for the review of all special permits uses. If the Planning Board determines that an application for a special permit use does not comply with the standards set forth in the Zoning Law, it can deny the special permit request.

With respect to the list of special permit uses, this plan recommends that "eating and drinking establishments" be redefined as "restaurants" since Franklin is a "dry" Town. It is also recommended that "shopping centers" be stricken as a permitted use given the desire of the Town to maintain its rural character. It is also recommended that several new special permit uses be added including: artist studios, banks, bed & breakfasts, art galleries, or nursing homes.

This Plan also recommends that the general standards for special permit uses be expanded within the existing Zoning Law to include specific special permit standards for the following land uses:

- Banks,
- Bed & breakfasts,
- Service stations,
- Self-storage facilities, and
- Wind turbines.

With respect to *banks and service stations* special permit standards could be developed to establish minimum lot sizes for such uses, requirements for the placement of driveways, separation and screening between adjacent residential uses, hours of operation, etc. Standards for sight distance and site design are also suggested. For *service stations*, standards for the placement of stored vehicles out of public view could also be established. A general standard limiting the maximum size of retail stores to 10,000 sq. ft. is recommended so that such uses fit into the rural landscape.

Presently, there are no *junkyards* in the Town of Franklin. Junkyards are listed as a special permit use under the Town's existing zoning law. Given the unique historical resources [including a National Register Historical District] and agricultural resources within the Town of Franklin, it is recommended that junkyards not be permitted within the Town. Junkyards could adversely affect important viewsheds which would harm an emerging heritage tourism industry. Creating junkyards in the Town would also be inconsistent with the goal of preserving the rural character of the Town of Franklin.

“A general standard of limiting the maximum size of retail stores to 10,000 sq. ft. is recommended so that such uses fit into rather than dominate the rural landscape of the Town of Franklin.”

While this Plan supports *bed & breakfast establishments*, it is important that certain minimum standards be enforced to ensure the viability of these businesses and the protection of the community. Special permit standards for signage, the placement and number of off-street parking spaces; the provision of smoke detectors, maximum occupancy, maximum number of rooms, and number of employees permitted could be established to help guide the Planning Board's decisions. The requirement for owner occupancy would also be established.

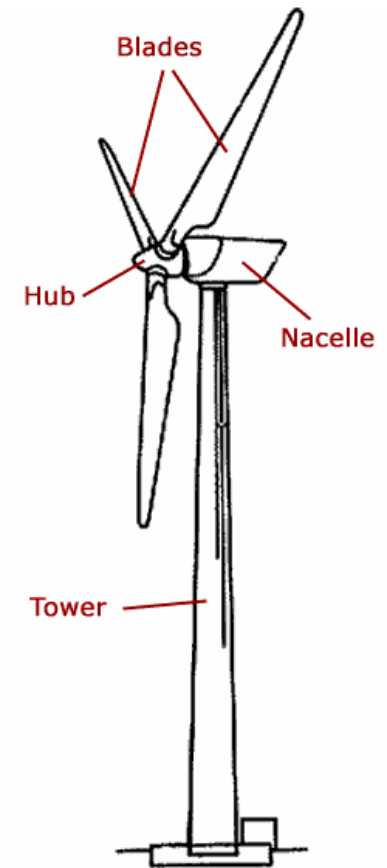
With respect to *storage and warehousing*, specific standards could be developed to regulate the placement of mini-storage facilities. One concern with these uses is that they can adversely impact that aesthetics within a community if poorly designed. Special permits standards that set the minimum lot size, the placement of storage units, and lighting, landscaping, screening, setback from roads, hours of operation, and type of fencing permitted are recommended to ensure that such facilities do not detract from the Town's bucolic landscape.

A major new land use phenomenon facing a number of communities within Delaware County and Upstate New York are the placement of commercial *wind turbines*. The Town of Franklin's Zoning Law allows the placement of alternative energy facilities within the Town and it is a recommendation of this Plan that it adopts standards for the placement of wind turbines.

To begin, it is recommended that wind turbines be established as a specific special permit use within the Town Zoning Law. Specific standards for the minimum lot size required for the placement of individual turbines and/or *wind energy facilities* [aka "wind farms"] should be developed. Furthermore, standards for design safety and mitigation of visual or noise impacts should be included. These might include the requirements for climb prevention locks, controls and brakes, placement of warning signs, fencing of electrical equipment, and compliance with applicable standards for construction.

To mitigate noise impacts, applicants would be required to show the sound levels that would be generated from proposed turbines along with mitigation measures to reduce nuisances to its neighbors. The ambient noise levels must be low enough that they don't cause a nuisance to adjoining property owners.

Standards to mitigate visual impacts may include use of non-obtrusive colors, limitations on lighting, minimum setback and lot size standards, and the placement of on-site transmission lines underground. The Town must ensure appropriate setbacks based upon the height of the turbine [as measured from the base to the hub] from any occupied building on properties where the owner is participating in the project. For neighboring properties, industry standards recommend a setback that is five (5) times the turbine height as defined above.



The erection of today's wind turbines require the construction of large concrete foundations. The transport of large parts and equipment on heavy trucks to the site during construction and for the operation and maintenance of such facilities is also required. To this end, the Town should include within its special permit standards requirements that wind turbine erection will not adversely affect local roads. To this end, requiring the applicant to pay for an engineering assessment of the local roads affected by the proposed project should be required.

It is further recommended, that where roads are impacted, that the applicants be required to bring the roads up to the minimum standards necessary to handle the heavy weight loads associated with the construction and operation of such proposed uses. In addition to roads, impacts on culverts, bridges, and leading up to the site should be assessed and improved where necessary. Storm water runoff must also be controlled.

Finally, given the emerging nature of the wind farm industry, it is recommended that the Town Board establish minimum standards for the decommissioning of wind farm operations at the owner and operators expense. Decommissioning would include the removal of wind turbines, buildings, cables, electrical components, roads, foundations and any other associated facilities. It is recommended that the Town explore with Delaware County, the legal mechanisms that could be employed to enforce decommissioning.

11.2.7 Signs

Section 535 Signs of the Town Zoning Law regulates the placement of signs within the Town. The standards contained therein are, for the most part, in keeping with the goal of preserving the rural character of the Town. There are two classifications of signs that are permitted in the Town. The first class is those that are allowed without a permit [e.g. home occupation signs not exceeding two square feet, real estate signs less than 6 square feet, and certain temporary signs.] The second class is those signs that require a permit.

There are a few areas within the sign regulations that should be revised to ensure that signage is more in keeping with the rural character of the Town. To begin, it is recommended that Section 535 (A) (4) be revised to do away with pole signs that allow signs that are twenty-five feet in height. It is instead recommended that standards be developed for the placement of monument signs such as those illustrated in the photos to the right. It is likely that bed & breakfast establishments will be located within the Town's R-1, R-3, and R-5 Rural Districts. Presently, Section 535 (A) (5) does not allow illuminated signs in the Rural Districts. It is recommended that a Section 535 (C) (8) be added to the Zoning Law to allow an exterior lit signage for bed & breakfast establishments. It is also recommended that home occupations signs be allowed up to a maximum size of 4 square feet.



Stone Ridge Healing-Stone Ridge, NY



NBT Bank-Lake Placid, NY



Catskill Rehabilitation-Harris, NY

Finally, the provisions of Section 535 (C) (5-7) allow up to two (2) signs that are eighty (80) square feet [e.g. 8' x 10' signs] for commercial, industrial and gasoline service stations within the zoning districts where such uses are permitted. Such signs are allowed to be free-standing or attached. It is recommended that the maximum size of such signs be limited to forty (40) square feet [e.g. 4'x10' signs]. Limiting the size of signs, coupled with the requirement that free-standing signs be monument signs, will ensure that all commercial and industrial signage does not detract from the Town's rural landscape.

11.2.8 Definitions

It is a recommendation of this Plan that additional definitions are added to the Town's Zoning Law and that the definition of lot coverage is revised. The Zoning Law defines "Lot Coverage" as "the portion of a lot area, expressed as a percent that is covered by the maximum gross section of the building or buildings at finish grade level." The Town Zoning Law sets maximum permitted lot coverage for each zoning district to limit impervious surfaces. However, the definition provides a loophole that could allow the lot to be covered with impervious parking areas. It is recommended that lot coverage is redefined as follows: "That portion of the lot area, expressed as a percentage that is covered by buildings or other impervious surfaces." Some new definitions are also needed to reflect new uses.

It is recommended that a specific definition of Bed & Breakfast (B&Bs) be created. Presently, B&Bs are defined in a like manner as Boarding Houses. However, B&Bs differ from rooming houses in that they are truly transient accommodations, with guest rarely staying more than a few days. In addition, the owner lives in the facility. The following definition is recommended: Bed & Breakfast – Overnight accommodations within an owner occupied dwelling that includes a morning meal that is provided to transients for compensation.

In addition to the above, definitions should be added for wind turbines and wind generating facilities to complement the special use standards for the regulation of wind energy facilities.

11.2.9 Site Plan Review

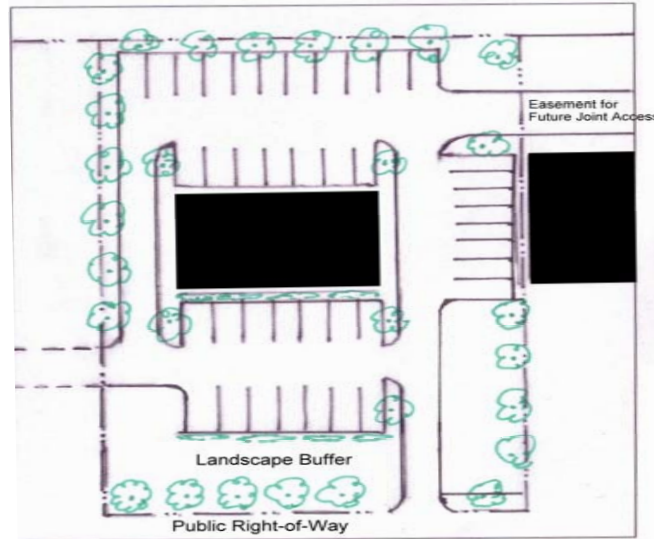
The majority of respondents to the Comp Plan Survey (70.73%) felt that it was very important for the Planning Board to consider the protection of nearby streams and hillsides in their review of new commercial and industrial developments. The impact on scenic resources (62.06%), potential impact on nearby farms (60.98%), potential impact on historic resources (56.84%), screening of nearby residents (52.57%, and driveway placement (52.30%) were rated as "very important" considerations. In its review of site plan applications, the Planning Board should carefully consider the potential impacts of new development on these resources.

“Over seventy percent of the Comprehensive Plan Survey respondents felt that it was “very important” for the Planning Board to consider the protection of nearby streams and hillsides in their review of new commercial and industrial developments.”

Section 706 of the Zoning Law provides the Planning Board with the necessary tools to ensure that natural resources are protected. When the Board feels a new commercial business or special permit use may pose potential harm to the environment, it should request the necessary information needed to make an informed decision. These items include sediment and erosion control plans, grading plans; location of environmental constraints including wetlands, steep slopes and other natural features relevant to the Planning Board's review. Requiring all commercial businesses to complete a Long Form EAF is also recommended.

11.2.10 Landscaping and Design Standards

The Comprehensive Plan Survey showed that 60.70% of Town residents would like to see additional landscaping and design standards for new commercial and industrial development. An overwhelming majority of residents, 77.51% also felt that "big box" retail stores were inappropriate in the Town and that the size of retail stores should be limited. Presently, Section 506 Landscaping of the Town's Zoning Law provides only general guidelines for landscaping and none for design. For example, Section 506 (B) only requires a strip of land 15' wide in any required rear and side yard for commercial uses. It is recommended that a 20' landscaping strip be required along the front yard along with standards for trees and other plantings as is shown in the following illustration.



As part of the site plan review process, the Planning Board should require a landscape plan for all commercial development. A landscape plan is presently an optional item that the Planning Board may require during the site plan review process and it is recommended that this be changed to be a mandatory submission item within the Zoning Law.

It is also a recommendation of this Plan that the Town adopts design standards to ensure that new commercial uses do not detract from the character of the community. Such issues as signage, building placement, building materials, and other factors should be taken into consideration. Design guidelines could be developed to help guide the Planning Board's decisions and to give applicants a clear idea of the Town's expectations regarding new commercial development.



Mobile Gas-Stone Ridge, NY



Jiffy Lube-Colonie, NY



Ulster Savings-Marbletown, NY

11.3 Subdivisions

The Town of Franklin's Subdivision Regulations were adopted in 1984 and last amended in 1990. Since 1990, there have been changes in NYS Town Law Section 276 Subdivision Review; the State Environmental Quality Review Act; and the adoption of the New York City Watershed Rules which impact the southernmost portion of the Town. It is important that the Town's Subdivision Regulations be amended to ensure consistency with these regulatory requirements. The following are some technical amendments that are necessary.

- Public Hearing Notice: Town's existing regulations specify a 45 day timeframe in which to schedule a public hearing. Section 276 of Town Law specifies a 62 day timeframe;
- The Town's subdivision regulations must be revised to reflect the requirements of the NYCDEP regulations and standards as they apply to those areas that lie within the New York City Watershed;
- Add definitions for Subdivision, Preliminary Plat, Preliminary Plat Approval, Final Plat, Conditional Approval of Final Plat, and Final Plat Approval as defined in Section 276 of Town Law; and
- Broaden the narrative with respect to compliance the State Environmental Quality Review Act (SEQRA).

11.3.1 Simple Subdivisions

The Town's existing Subdivision Regulations provides for simple subdivisions. These are defined as "Any division of land where no more than three (3) lots are created and where each lot is at least one (1) acre in size and has one hundred fifty feet (150') of frontage on an existing public road." A simple subdivision allows the division of a parcel twice, but never to exceed a total of three (3) lots. Presently, landowners only have to submit a copy of the County Tax Map to the Planning Board in order to get approval for their simple subdivision. This gives the Planning Board very little information from which to make its decision. It is recommended that a survey, sketch plan, perk test and deep test pit be required for a simple subdivision. A public hearing, however, would not be required for a simple subdivision. It is further recommended that the Planning Board conduct site visits of all simple subdivisions.

The existing resubdivision provisions allow a developer to come back into the Planning Board within a year to subdivide a newly created lot once again. These should be revised to prevent the chopping up of large parcels over time through the simple subdivision process. It is recommended that once a property is divided through the simple subdivision, all subsequent subdivision of lots created through the simple subdivision are treated as either a minor or major subdivision subject to a more thorough review.

“The Town’s subdivision regulations must be revised to reflect the requirements of the NYCDEP regulations and standards as they apply to those areas that lie within the New York City Watershed.”

11.3.2 Resubdivisions

The Town's subdivision regulations define a resubdivision as "any change in a map of an approved or recorded subdivision plat if such change affects any road layout or any lot line shown on such plat or if it affects or changes any map or plan legally recorded prior to the adoption of any regulations controlling subdivisions." Under the Town's regulations, *"any further subdivision of a lot previously included in an approved subdivision, shall be reclassified according to the total lots created from the original subdivision and the proposed subdivision, if the resubdivision occurs within five years."* Classification refers to whether the subdivision is classified as a "Simple", "Minor", or "Major Subdivision." A minor subdivision involves the subdivision of land involving the creation of 3 to 6 lots. Major subdivisions involve the subdivision of parcels into more than 6 lots.

The requirements for the review of a major subdivision are more extensive than for minor or simple subdivisions. Under these provisions a two lot subdivision of a lot created through a major subdivision would be treated as a major subdivision - if the lot was created within the past five years. The real focus of resubdivision should be on whether the proposed lots are buildable. The classification should be based upon the number of lots proposed, not the previous subdivision.

11.3.3 Flag Lots

The Town's allows flag lots but nowhere in the Zoning Law or Subdivision Regulations are they defined. It is recommended that the following definition be added to the Zoning Law:

Lot, Flag: A lot having the required lot *frontage* that does not have the minimum required lot width, measured across the front lot line or across a straight line measured at a point distant from the street line the same distance as the required front yard, but having the required lot width measured at a point somewhere in the interior of the lot. The Town allows private driveways within flags of up to 1,400 linear feet. Such flags present a concern as it relates to the maintenance of driveways and/or the provision of emergency access. As a general policy, flag lots should be discouraged by the Planning Board and approved only in cases where there is a public benefit arriving from a flag lot or where the landowner can demonstrate a hardship. The maximum flag length shall not be greater than four times the minimum required frontage of the Zoning District in which the property is located.

11.3.4 Private Road Standards

Where a developer is proposing private roads, they shall be constructed in accordance with the Town's design standards for new roads along with assurances of long-term maintenance by the developer and/or successors.

“Flag Lots need to be defined and a minimum flag length of 200 feet should be established within the Zoning Law.”

11.3.5 Lot Size Averaging

The Town's Zoning Law Section 411 Lot Size Averaging includes provisions that give the Planning Board the authority to allow a developer of a subdivision to reduce the size of up to twenty percent of the lots to a minimum of one acre, provided the average size of all lots is not less than three acres in the R-3 District or five acres in the R-4 District.

As presently written, there is concern by the Planning Board that these provisions could have an adverse impact on water quality. It is recommended that these provisions be revised to address these concerns.

It is recommended that the Planning Board continue to evaluate the impacts of new subdivisions as they relate to their impact on open space preservation and the protection of prime agricultural lands. In the future, the Town might explore the adoption of cluster subdivision regulations in accordance with Section 278 of NYS Town Law. This would give the Planning Board the discretion needed to permit variation in lot sizes or clustering in a manner that conserves valuable open space, natural resources, or prime agricultural lands. Such provisions might include standards for the conditions that the Planning Board could place on an "open space" parcel including the future ownership and limitations on the future use of the property.

11.4 Mobile Homes/Campers

Sections 528 and 529 of the Town of Franklin Zoning Law refer to the Town's Manufactured/Mobile Home and Manufactured/Mobile Home Park Regulations which were adopted by Local Law in 1981 and revised in 1998. The provisions regulating Mobile Homes appear to be satisfactory. However, one area within the Town's Manufactured/Mobile Home Law should be revisited – Section 7 (A) (1) (f).

Section 7 (A) (1) (f) regulates the placement of travel trailers, motorized homes, pick-up coaches or campers, camping trailers, converted buses, or other similar devices normally used for temporary portable housing. It also goes on to allow these units to be used for *permanent or seasonal use provided such units meet the applicable standards pertaining to individual manufactured/mobile homes.* This Plan recommends that the Town revise the Manufactured/Mobile Home Law to provide specific standards for the placement of campers and that they not be permitted for permanent residency. Campers are not designed for year-round use and do not meet energy efficiency or safety standards for year-round living.

Regulations for the year-round placement of campers for seasonal use should include minimum standards for the provision of septic, water and electricity and minimum maintenance requirements to avoid unsightly appearance.

“Sixty-five percent of Comprehensive Plan Survey respondents thought the Town should improve regulations with respect to the placement of campers.”



Seasonal Camper, Russell Road

11.5 Code Enforcement

The presence of junk vehicles on residential properties has a negative visual impact on the environment within the Town. The Town has a local law that gives the Code Enforcement Officer the authority to address such nuisances and to impose penalties on those who do not comply with local regulations.

Results from the Comprehensive Plan Survey showed that 80.49% of respondents felt that the Town should do more to regulate junk vehicle storage in the Town. Discussions during the Comprehensive Plan Committee meetings and other public feedback also showed a desire in the community to enhance code enforcement measures within the Town.

The ultimate responsibility for enforcing violations of the Town's building code rests with the Town's Code Enforcement Officer (CEO). It is recommended that revisions be made to the local law to clarify the authority of the CEO as well as the enforcement procedures to be followed. This would include the imposition of fines for noncompliance with the building code.

There also needs to be a mechanism in place that allows neighbors to report violations to the CEO for verification. If the violation is verified by the CEO, then the CEO should have the responsibility for enforcement the Town's building code and ensuring owner compliance.

There are instances where local residents simply do not have the financial resources to provide for clean-up or trash removal. The Town could sponsor an annual trash pick-up day to encourage voluntary clean-up measures. Another mechanism that can be used to get the community involved in clean-up efforts is "litter-pluck" days which can be sponsored by the Town or local not-for-profit agencies within the community. Stricter code enforcement will help to enhance the aesthetics in the Town which in turn will help to maintain property values.

11.6 Zoning District Boundaries

It is a recommendation of this Plan that the Town re-examine its zoning district boundaries. Presently, its zoning districts are defined as follows: The R-I District encompasses all lands within 500 feet of all State and County Roads; R-III all lands within 500 feet of all Town roads that are maintained year round; and R-IV all lands not within 500 feet of County, State or year-round Town Roads – whereby density is decided by transportation infrastructure alone. One concern with the existing zoning districts is that they split parcels between districts. These districts also ignore other factors that should be considered when identifying the appropriate density of development such as soils, slopes and availability of central water and/or sewer. County Planning could assist in the evaluation of district boundary revisions using its state-of-the-art Geographic Information System mapping.

“The Comprehensive Plan Survey showed that 80.49% of respondents felt that the Town should do more to regulate junk vehicle storage in the Town.”

11.7 Driveways

It is a recommendation of this Plan that the Town adopts minimum standards within its Subdivision Regulations for the construction of private driveways. There are existing driveways in the Town that do not have a compacted base of either coarse bank run gravel or stone. During the spring thaw, these driveways become muddy making access difficult. This poses a real concern with respect to the ability of emergency vehicles to reach residences at the end of such driveways. This problem is especially true with respect to flag lots. It is recommended that the Town Highway Superintendent work with the Planning Board to establish minimum standards for driveways which can then be incorporated into the Town's Subdivision Regulations.

11.8 Small-scale Wind Turbines

This Plan supports efforts by area farmers and homeowners to develop small-scale to medium – scale (< 50 KW) wind turbine systems for on-site use. It is recommended small to medium-scale wind turbines be permitted in all zoning districts as a special permit use and that minimum standards be developed to guide the Planning Boards review of such uses. To protect the health, safety and welfare of the public a minimum setback of 1.1 times the height of the wind turbine [as measured from the base to the hub] from any occupied building should be required.

11.9 Mineral Extraction & Natural Gas

The Town's existing Zoning Law permits mineral extraction and alternative fuel generation as a special permit uses within its Rural 1, Rural 3 and Rural 4 Zoning Districts. There is an existing small-scale bluestone mining operation on Snake Hill Road and several small-scale sand & gravel operations throughout the Town. These activities are appropriate if they are small-scale and well-sited. For example, the existing bluestone operation on Snake Hill Road is well-screened and not really visible from the public right-of-way which allows the activity to exist without detracting from the Town's rural character.

Future proposals for bluestone or aggregate mining should be carefully reviewed by the Planning Board to ensure that such activities are carefully sited. Activities near important view sheds, such as historic properties or districts, should be discouraged. At a minimum, proposed mining activities near historic properties should be limited in scale and well-screened so as not to adversely impact the context of adjacent historic sites. In general, the Planning Board should ensure that a vegetative buffer remain between the public right-of-way of all proposed mining operations to screen the activities from public view. Likewise, proposal for natural gas exploration in the Town must be carefully monitored by the Planning Board to ensure they are well-sited. If natural gas production is proposed, such sites must be well screened.

11.10 Encourage Greater Local Oversight of the New York City Land Acquisition and Easement Program.

To prevent future contamination of the water supply and ensure filtering capability in the future, New York City established a program to purchase land and encourage conservation easements. According to the MOA, the City must solicit owners of 355,000 acres of land in the Catskill/Delaware watershed over the next ten years. Land is to be purchased only from willing sellers and for full market price.

Conservation easements are funded through a number of different Federal, State and City strategies. Easement programs, such as the US Department of Agriculture (USDA)'s Conservation Reserve Enhancement Program (CREP), are supported jointly by USDA and New York City. Several citizens groups have formed to ensure local participation in decision making. The nonprofit Watershed Agricultural Council (WAC) provides a voice for farmers and forest landowners. Presently, the Franklin Town Board has input on New York City's proposed acquisition of lands within the New York City Watershed. There has been, however, less local review of easements that are being obtained by New York City. It is recommended that the Town enlist its Planning Board in the review of conservation easements that are being considered within the Town.

Specifically, the Planning Board should review such easements to ensure that they do not effectively result in non-conforming lots or lots that cannot be used for their intended purpose. It is further recommended that the Town Board formally request that the City notify the Town of any pending easements so that they can be referred to the Planning Board for its review.

12.0 Goals & Objectives

Goal	Objectives	Means of Achievement
Rural Character		
Goal 1: Retain Rural Character of Town	<ul style="list-style-type: none"> • Keep farmland in production • Preserve open space • Ensure new businesses do not dominate the rural landscape • Preserve historic barns 	<ul style="list-style-type: none"> • Encourage cluster subdivisions • Support PDR applications • Work with County to support the agricultural industry • Encourage participation in 480-A Forestry Management Program • Establish maximum size of new retail businesses at 10,000 square feet • Provide minimum landscaping and open space req. • Support applications through the New York Barn Restoration Program • Promote Farm Preservation Act Income Tax Credit
Goal 2: Revitalize Hamlet Business Centers	<ul style="list-style-type: none"> • Improve appearance of building façades • Support entrepreneurs 	<ul style="list-style-type: none"> • Support County Economic Development efforts to reinstate façade renovation grant program • Coordinate with County to secure New York Main Street grant for Treadwell & Village • Work with County Eco Dev Department
Goal 3: Enhance Economic Opportunities	<ul style="list-style-type: none"> • Expand agri-businesses • Promote eco-tourism • Small business devel. 	<ul style="list-style-type: none"> • Promote County's agri-business loan programs • Retain existing farms within the Town. • Create DEC access points on the Ouleout Creek • Further expansion of snowmobile trails system • Develop O&W rail trail • Support County Micro-enterprise program
Goal 4: Preserve Historic Resources	<ul style="list-style-type: none"> • Preserve historic bldgs. • Retain historic barns • National Register listing 	<ul style="list-style-type: none"> • Provide incentives for historic preservation • Encourage participation in NYS Barn Grant Program • Permit variety of uses in historic bldgs. as-of-right. • Real Property Tax Exemption for Historic Properties • Conduct an historic resources inventory of the Town and encourage property owners to seek National Register Listing of their properties. • Develop local listing/recognition program

Goal	Objectives	Means of Achievement
Rural Character		
Goal 5: Protect natural resources	<ul style="list-style-type: none"> Protect steep slopes Protect water quality Preserve open space 	<ul style="list-style-type: none"> Restrict construction on slopes in excess of 15% Require sediment & erosion control measures where steep slopes are disturbed Encourage Forestry Best Management Practices Plan where timbering disturbs steep slopes Maintain DEC required 100 ft buffer between stream course and proposed developments Require strict adherence to DEC regulations Require Storm Water Pollution Prevention Plans where potential impacts are identified Promote retention basins to retain drainage on-site Require compliance with NYCDEP Watershed Rules Encourage PDR applications Require 30% of commercial sites to be undeveloped Encourage participation in 480-A Forestry Management Program
Goal 6: Better Design of Commercial & Industrial Developments	<ul style="list-style-type: none"> Better signage regulation Improve landscaping Buildings that respect community character 	<ul style="list-style-type: none"> Enhance the Town's sign regulations Limit maximum size of signs to 40 sq. ft. Prohibit pole signs Require landscaping in front yard of businesses Req. min. 20% landscaping within parking areas Create a process for design review within the Town Develop design review guidelines for new businesses Limit maximum size of commercial buildings to 10,000 square feet.
Goal 7: Maintain Transportation System	<ul style="list-style-type: none"> Maintain LOS C or better on area roadways Improve roadway safety 	<ul style="list-style-type: none"> Coordinate with County and State to monitor traffic on area roadways and make necessary improvements Require traffic impact studies for large scale developments along with mitigation measures Encourage joint access driveways between adjacent commercial businesses to limit number of driveways Monitor accident reports and work with the County and State to make necessary improvements

Goal	Objectives	Means of Achievement
Rural Character		
Goal 8: Recreational Opportunities	<ul style="list-style-type: none"> • Recreational resources for residents • Recreational resources to attract visitors 	<ul style="list-style-type: none"> • Use revenue from payment-in-lieu-of-parkland to acquire and improve Town Park facilities • Coordinate with local school districts to share and develop recreational resources • Consider acceptance of land-in-lieu-of-parkland from large subdivisions that could be used for a public park • Pursue development of an O&W rail trail • Improve and expand DEC access points along the Ouleout Creek starting with the Otego Road site.
Goal 9: Retain Agriculture and Farmland	<ul style="list-style-type: none"> • Protect the right to farm • Preserve valuable farmland • Enhance viability of farms • Foster niche agri-businesses • Increase sale of produce and other goods such as honey and maple syrup locally • Acquire development rights for the Town's prime farmlands • Keep farmland in agricultural production 	<ul style="list-style-type: none"> • Strengthen right-to-farm laws • Increase participation in State Ag Districts Program • Work with County to meet requirements of Ag & Markets Law 25AA Section 305 • Promote County's agri-business loan programs • Allow farm stands for the sale of produce grown on farms as-of-right • Develop a Farmer's Market in the Town of Franklin • Work with County to support Purchase of Development Rights (PDR) applications to NYS Ag & Markets and to encourage farmer participation • Work with the County to create a fund to provide the local match for this program which serves a County-wide purpose of farmland preservation. • Encourage growth in beef, sheep and horse farms on marginal pasture lands to keep it in production • Develop a tree farm or nursery industry on less productive agricultural lands within the Town • Work with County to sponsor workshops for area farmers regarding emerging niche farm markets • Make known the Farmlink program

Goal	Objectives	Means of Achievement
Rural Character		
Goal 10: Improve Appearance of Town	<ul style="list-style-type: none"> • Better code enforcement • More landscaping • Visually appealing signage • Reinvestment in hamlets 	<ul style="list-style-type: none"> • Strengthen code enforcement laws • Require CEO to enforce building code where violations are reported • Prohibit junk yards in the Town • Expand landscaping requirements for commercial businesses and off-street parking areas • Amend signage regulations to reduce maximum permitted size and to eliminate pole signs • Support applications to the New York Main Street Program to secure funding for a façade grant program for local building owners in Treadwell and Franklin
Goal 11: Community Services	<ul style="list-style-type: none"> • Maintain volunteer forces for fire departments and ambulance squads • Keep elementary school in hamlet of Treadwell • Keep Post Offices Downtown 	<ul style="list-style-type: none"> • Work with volunteer companies to offer incentives for participation, to recruit new members, and work with the County to sponsor training to local volunteers. • Continue to work with the Delhi School District to monitor enrollment at the A.L. Kellogg School and to take proactive steps to keep the school in Treadwell. • Work with U.S. Post Office to monitor needs for its Post Offices in Franklin and Treadwell. If new sites are needed, insist that they be provided Downtown.
Goal 12: Enhance Land Use Regulations	<ul style="list-style-type: none"> • Protect Natural Resources • Better standards for landscaping and signage • Create standards for specific special permit uses • Clarify definitions • Evaluate Zoning Districts 	<ul style="list-style-type: none"> • Create Water Supply Overlay District for Treadwell • Revise Zoning Law to add specific requirements for landscaping and signage for business establishments. • Create standards for junk yards, bed & breakfast establishments, and wind turbines. • Add and expand definitions section of Zoning Law • Work with County Planning to evaluate existing zoning district boundaries with an eye toward creating district boundaries that are based upon other factors including soils, steep slopes and proximity to central water and sewer. • Create Source Water Protection Plan

13.0 Implementation Plan

Town of Franklin Comprehensive Plan Implementation Plan				
No.	Recommendations	Type	Priority	Responsibility
Land Use:				
1	The Town should complete the Zoning Text Amendments necessary to implement the recommendations contained within Chapter 11.0.	Zoning Law	Immediate	Town Board & Planning Board
2	The Town should develop landscaping standards within its Zoning Law for new commercial and industrial developments [p. 80].	Zoning Law	Immediate	Town Board & Planning Board
3	Revise the signage regulations to limit the maximum permitted size of signs to 40 square feet and to prohibit pole signs within the Town [p.78].	Zoning Law	Immediate	Town Board & Planning Board
4	Create special permit standards for the regulation of bed & breakfasts, and wind turbines [p. 76-77].	Zoning Law	Immediate	Town Board & Planning Board
5	Create a Water Supply Overlay District to protect the hamlet of Treadwell public water supply wells [p. 44].	Zoning Law	Immediate	Town Board & Planning Board
6	Remove junkyards from the table of permitted uses in the Town [p. 76].	Zoning Law	Immediate	Town Board & Planning Board
7	Revise regulations concerning simple subdivisions in accordance with Section 11.3.1 of this Plan [p. 81].	Subdivision Regulations	Immediate	Town Board & Planning Board
8	Revise subdivision regulations to treat the resubdivision of simple subdivisions as either minor or major subdivisions to ensure a more thorough review by the Planning Board [p. 81].	Subdivision Regulations	Immediate	Town Board & Planning Board
9	Revise regulations pertaining to flag lots and private roads in accordance with the recommendations in Section 11.3.3 and 11.3.4 [p. 82].	Subdivision Regulations	Immediate	Town Board & Planning Board
10	Pursue the development of design standards to ensure that new commercial and industrial development does not detract from the rural character of the community [p. 80].	Zoning Law	Short-term	Town Board & Planning Board
11	Revise “Lot Size Averaging” standards and consider the future adoption of cluster subdivision regulations [p. 83].	Zoning Law	Short-term	Town Board & Planning Board
Immediate = 1-2 Year		Short-Term = 2-5 Years		Long-Term = 5-10 years

Town of Franklin Comprehensive Plan Implementation Plan				
No.	Recommendations	Type	Priority	Responsibility
Natural Resource Protection:				
12	Amend subdivision and site plan review regulations to include requirements for storm water management [p.42].	Local Law	Short-term	Planning Board
13	Work with County DPW to reduce phosphorous levels along County highways within the Town [p. 35].	Program	Long-term	Planning Board
14	Require a SEQRA Long Form EAF for all major subdivisions [p. 41].	Administrative	On-going	Planning Board
15	For minor and major subdivisions, require applicants to show all environmental features [delineation of wetlands, steep slopes, etc.] on subdivision plat and ensure that such features are protected [p. 44].	Administrative	On-going	Planning Board
16	Ensure that soil tests are performed on all lots that are created through the subdivision process to ensure that they can support septic systems while ensuring sufficient separation between septic and wells [p. 44].	Administrative	On-going	Planning Board
17	Where streams cross subdivision sites, ensure that the stream course and required 100' buffer are shown on the subdivision plat [p. 41].	Administrative	On-going	Planning Board
18	Where applicants are proposing grading of sites to construct roads, require the preparation of an erosion & sediment control plan [p. 41].	Administrative	On-going	Planning Board
19	Encourage adherence to Forestry Best Management Practices Plan where timbering activities are likely to impact steep slopes [p. 41].	Policy	On-going	Planning Board
20	For properties lying within the NYC Watershed, ensure strict compliance with NYCDEP Watershed Rules and Regulations [p. 43].	Administrative	On-going	Planning Board
21	During site plan review, ensure that 30% of commercial and industrial sites are undeveloped and pervious [p. 42].	Administrative	On-going	Planning Board
22	Encourage participation in the Real Property Tax Law Section 480-A Forestry Management Program to protect forest lands [p. 44].	Policy	On-going	Town Board
23	Buildings within the 100 year floodplain should be avoided and mitigation measures required for development in the floodplain [p. 36].	Policy	On-going	Planning Board
Immediate = 1-2 Year		Short-Term = 2-5 Years	Long-Term = 5-10 years	

Town of Franklin Comprehensive Plan Implementation Plan				
No.	Recommendation	Type	Priority	Responsibility
Agriculture and Farmland Protection Recommendations:				
24	Develop a Farmer's Market in the Town of Franklin to allow for the sale of local produce and other farm products [p. 69].	Program	Short-term	Town Board
25	Work with the County to ensure all requirements of the NYS Ag & Markets Law are met during the Ag District updates [p. 64].	Administrative	On-going	Planning Board
26	Support applications by willing farmers to NYS Ag & Markets for the Purchase of Development Rights [p. 64].	Policy	On-going	Town Board
27	Promote the County's Agri-business loan programs to farmers [p.63].	Administrative	On-going	Town Board
28	Make known the Farmlink Program that matches willing sellers of farms to persons looking to buy working farms [p. 63].	Administrative	On-going	Town Board
29	Require buffer strips as part of non-agricultural development in or near existing farms [p. 65].	Administrative	On-going	Planning Board
30	Reserved			
Historic Preservation Recommendations:				
31	Pursue funding through NYS OPR&HP to conduct an historic resources inventory [p. 56].	Project	Long-term	Town Board
32	Create a local historic resources recognition program for historic buildings and farms in the Town [p. 57].	Program	Long-term	Town Board
33	Promote and support applications to the New York State Barn Grant Program administered by the NYS Office of Parks, Recreation and Historic Preservation [p. 57].	Policy	On-going	Town Board
34	Provide information to residents regarding the Real Property Tax Exemption for Historic Properties and the Farmer's Protection and Farm Preservation Act Income Credit to preserving historic barns [p. 58].	Program	On-going	Town Board
35	Maintain and provide an interpretation of the Town's history.	Program	On-going	Town Historian
Immediate = 1-2 Year		Short-Term = 2-5 Years	Long-Term = 5-10 years	

Town of Franklin Comprehensive Plan Implementation Plan				
No.	Recommendations	Type	Priority	Responsibility
Hamlet Centers:				
36	Support County efforts to re-establish a Main Street Matching Grant Program for building façade renovations [67].	Policy	On-going	Town Board
37	Work with the Village of Franklin and a not-for-profit agency to secure \$200,000 through the New York Main Street program for Treadwell and the Village of Franklin for downtown improvements [p.67].	Program	Immediate	Town Board
Community Aesthetics:				
38	Do not allow junk yards in the Town [p.76].	Zoning Law	Immediate	Planning Board
39	Better define and strengthen landscaping requirements for commercial and industrial land uses [p. 80].	Zoning Law	Immediate	Town Board & Planning Board
40	Amend sign regulations to limit maximum permitted size of signs to forty square feet and to prohibit pole signs within the Town [p. 78].	Zoning Law	Immediate	Town Board & Planning Board
41	Develop design review standards for new commercial and industrial uses on State Highway 357 and County Route 21 [p. 80].	Zoning Law	Short-term	Town Board
42	Strengthen code enforcement as it relates to storage of junk vehicles and other code enforcement violations [p. 84].	Administrative	Short-term	Town Board & CEO
Traffic:				
43	Encourage joint access agreements between businesses [p. 50].	Administrative	On-going	Planning Board
44	Coordinate with law enforcement agencies to monitor speeds on local roads and to enhance patrols to reduce the incidence of accidents [p. 50].	Administrative	On-going	Town Highway Department & Law Enforcement
45	Work with County DPW and NYSDOT to complete Route 21 Corridor Study ensuring that needs of the Town are addressed [p.49].	Administrative	Immediate	Town Highway Department
46	Support efforts by County DPW and NYSDOT to correct roadway geometry at the intersection of Bennett Hollow Road and CR 21 to improve safety and reduce accidents at this location [p. 49].	Administrative	Immediate	Town Board & County DPW & NYSDOT
47	Explore new opportunities for public transit with the County [p. 49].	Administrative	Long-term	Town/County
Immediate = 1-2 Year		Short-Term = 2-5 Years		Long-Term = 5-10 years

Town of Franklin Comprehensive Plan Implementation Plan				
No.	Recommendations	Type	Priority	Responsibility
Recreation:				
48	Require a payment-in-lieu of parkland for all new minor and major subdivisions to provide funding for Town park improvements [p.53].	Local Law	Immediate	Planning Board & Town Board
49	Work with NYSDEC to provide public access to Ouleout Creek [p. 54].	Program	Immediate	Town & NYSDEC
50	Explore feasibility of creating a rail-trail along the O&W rail line[p. 53].	Program	Short-term	Town Board & Property Owners
51	Coordinate with local school districts to develop joint recreational resources including ball fields and indoor recreational amenities [p.54].	Program	Short-term	Town Board & School District
52	Promote NYS Conservation Tax Credit program to secure conservation easements for linear parks or access to Ouleout Creek [p. 55].	Administrative	On-going	Town Board
Community Services:				
53	Play active roll with local school district to keep schools within the Village of Franklin and hamlet of Treadwell [p. 62].	Policy	On-going	Town Board
54	Support efforts to keep Post Office's downtown within the Village of Franklin and the hamlet of Treadwell [p. 62].	Policy	On-going	Town Board
55	Support efforts to provide incentives to encourage recruitment and retention of firemen and ambulance workers [p. 59].	Policy	On-going	Town Board
56	Support efforts by local libraries to secure grant funding to maintain and expand their services [p. 59].	Policy	On-going	Town Board
Watershed Protection:				
57	Ensure that requirements of NYC watershed regulations are reflected within the Town's subdivision regulations [p. 35].	Subdivision Regulations	Immediate	Planning Board
58	Provide training for the Planning Board with respect to the requirements under the NYC watershed regulations.	Program	Short-term	County Planning and NYSDOS
59	Ensure that subdivisions – within the portion of the Town lying within the NYC Watershed - comply with Watershed Regulations [p. 35].	Policy	On-going	Planning Board
60	Ensure compliance with Susquehanna River Basin Commission and Chesapeake Bay Program regulations [p. 33-34].	Policy	On-going	Planning Board
Immediate = 1-2 Year		Short-Term = 2-5 Years		Long-Term = 5-10 years

Town of Franklin Comprehensive Plan Implementation Plan				
No.	Recommendations	Type	Priority	Responsibility
Economic Development:				
61	Support small-scale industries within the Town [p. 68].	Policy	On-going	Town Board & Chamber
62	Support effort to establish small-scale agri-business based alternative fuel processing in the Town	Policy	On-going	Town Board & County Eco Dev
63	Encourage sustainable forestry practices by the logging industry	Policy	On-going	Town Board & County Eco Dev
64	The Town should work with Delaware County's Department of Economic Development to support existing farming operations in the Town [p. 68].	Policy	On-going	Town Board & County Eco Dev
65	Support the development of the Arts & Entertainment Industry [p. 67].	Policy	On-going	Town Board & County Eco Dev
66	Create matching grant program to support Main Street revitalization [p. 67].	Policy	On-going	Town Board
67	Work with Franklin Chamber of Commerce to develop a Franklin Farmer's Market [p. 69].	Administrative	Short-term	Town Board & Chamber
68	Pursue the designation the roads associated with the Catskill Turnpike into a New York State Scenic Byway [[p. 70].	Administrative	Long-term	Town Board
Immediate = 1-2 Year Short-Term = 2-5 Years Long-Term = 5-10 years				

Definitions

Bed & Breakfast – Overnight accommodations within an owner occupied dwelling that includes a morning meal that is provided to transients for compensation.

Bulk Storage: The storage of chemicals, petroleum products, grains and other materials in structures for subsequent resale to distributors or retail dealers or outlets.

Condominium: A building, or group of buildings, in which dwelling units, offices, or floor area are owned individually and the structure, common areas, and facilities are owned by all the owners on a proportional, undivided basis.

Detention Basin: Are usually dry basins that fill with water during a storm event. They work by delaying the storm water so that it is released at a rate that mimics the predevelopment flow.

Dwelling, Multi-Family: A building containing three or more dwelling units, including units that are located one over another.

Farm: A parcel of land used for agricultural activities including the production, storage, keeping, harvesting, grading, packaging, boarding, or maintenance, for sale, lease, of plants and animals useful to humans.

Light Manufacturing: A use engaged in the manufacture, predominately from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, packaging, and incidental storage, sales, and distribution of such products, but excluding basic industrial processing.

Retention Basin: A basin that holds water in a pool. The only outlet is through an emergency spillway that allows the basin to overflow in a controlled manner should it become too full. The retention basin loses water through infiltration and evaporation but is designed with capacity to hold the runoff from average storm events.

Recreation, Active: Leisure Time activities, usually of a formal nature and often performed with others, requiring equipment and taking place in prescribed places, sites, or fields.

Recreation, Passive: Activities that involve relatively inactive or less energetic activities, such as walking, sitting, picnicking, and hiking.

Warehouse: A building used primarily for the storage of goods and materials.