

Town of Pittsfield Comprehensive Plan

OK for
correction
& to give to
Board.
Thank you!

Pittsfield Comprehensive Committee:

Carole Barry
Doris Koop
Bill Johnson
Bob Rumovicz
Lenny Westfall

Approved by the Pittsfield Town Board:

Donna Wells
Michael Berthel
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**1221 surveys were mailed
201 were returned
resulting in a 20.4% response rate**

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I INTRODUCTION

The Comprehensive Plan is not a law, but a guideline for present and future Town Boards to enact rules and regulations based on what the town population has expressed through survey results. The plan will be reviewed every five years.

II HISTORY

The Town of Pittsfield known for it's rich fertile lands and natural beauty is situated on the western edge of Otsego County. It consists of 35 square miles and 22,584 acres of hilly uplands and descends into the Unadilla River Valley. The Wharton Creek and tributaries of the Butternut Creek flow through the township before joining the Unadilla River.

The Town has been designated a Zone 3 for horticultural purposes. Agricultural products that farmers grow in this climate are corn, oats, barley, rye, buckwheat and potatoes. Hops were also raised successfully for a short time for the beer industry in our history. Two hamlets reside in the township; Pecktown, that at one time had several businesses and Hoboken, that once was home to the Arkwright Cotton Mill and Borden Milk Condensery.

In it's earlier history, Pittsfield was inhabited by the Native American Mohawk Tribe. Europeans began arriving in the 1700's to hunt and trap the area and stayed on to become our first farmers. The township was formed from the Gratz, Hillington, TenBroeck and Wharton Creek Tracts in the 1790's. It inherited it's name from the early settlers who moved from Pittsfield, Massachusetts. Throughout its early history settlers prospered by working the land and being self-sufficient. The dairy industry, which was the main source of income for local families during the 1800 and 1900's has slowly diminished. The recent appearance of an Amish Community has revitalized the dairy and logging business, but because Pittsfield is an isolated location, other industries have not materialized.

The Comprehensive Planning Committee was formed to address the issue of what kind of growth the citizens of Pittsfield would like to see for their community. Issues that were considered are; additional history, demographics, geology, communities and locations. This information can be ^{found} on the Otsego County website or at http://en.wikipedia.org/wiki/Pittsfield,_New_York

III Purpose

The Pittsfield residents have indicated their wishes for the protection and development of the Town of Pittsfield. Wishes and matters of importance are outlined in the addendum VI – I "Survey". A public hearing was held on 7/17/13. There were ⁹ no additional public in attendance, no additional comments presented.

IV GOALS

Overall:

- Maintain and promote agriculture in the town.
- Protect quantity and quality of water ~~to preserve~~ ^{to R} future needs.
- Protect the towns scenic views and rural country atmosphere.

Transportation:

- Maintain functional and safe level of service on all Pittsfield Town Roads
- Ensure roads are sufficient to support agribusiness and other industries.

Recreation, Historic & Cultural Resources:

- Protect and preserve historical artifacts, IE: Beardslee Hop House
- Maintain public access to Unadilla River and Wharton Creek
- Maintain the little league baseball fields and playground behind the fire house.
- Support and promote recreational facilities in the town IE: Butternut Valley Golf Course. (~~land in Pittsfield you play on~~ ^(A portion of the course lies in Pittsfield.))
- Provide social opportunities for senior citizens.

Economic Developmental

- Support growth in the industries that compliment the rural character of the town.
- Support local businesses.

V BUSINESSES IN THE TOWN OF PITTSFIELD

- | | |
|--|-----------------------|
| 1. William's Tire | 17. 10 dairy farms |
| 2. Bice Gravel | 18. 3 beef farms |
| 3. Seward Sand & Gravel | 19. 3 horse farms |
| 4. KMC Sand & Gravel | 20. 6 livestock farms |
| 5. Amber's Hair Salon | |
| 6. Kingbury's Custom Cabinets | |
| 7. Village Florist | |
| 8. Curtis Lumber | |
| 9. Leatherstocking Veterinary Service | |
| 10. Pittsfield Veterinary Clinic | |
| 11. Country Thyme | |
| 12. Bonnie Plant Farm | |
| 13. Paul Rowe Accounting Services | |
| 14. Sunrise Bed & Breakfast | |
| 15. Great Northern Auto Shop | |
| 16. Au Fil DE L'Eau Antiques ^{- web based only} | |

ADDENDUM VI.1
Pittsfield Community Survey – 2012

1. What is your gender?

Male	101
Female	97

2. What is your age group?

18-20	0
21-34	4
35-54	54
55-61	39
62-64	18
65	83

3. Check all of the following descriptions that apply to you in the Town of Pittsfield

Registered voter	128
Year-round Resident	110
Seasonal resident	30
Property owner	172
Renter	3

4. Which best describes your residence in the Town of Pittsfield?

Single-Family	148
Two-Family	1
Mobile Home	21
Apartment	1

5. If you run a business in the Town of Pittsfield, which best describes your place of business?

Commercial	4
Industrial	0
Working Farm	31
Office	2
Home Office	11

6. Please indicate the top three reasons provided for your connection with the Town of Pittsfield. (only 3)

Agricultural opportunities	47
Born or raised here	26
Close to friends or relatives	67
Community reputation	5
Convenient to work	27
Country-like atmosphere	135
Educational opportunities	1
Low cost of living	37
Proximity to metropolitan areas	9
Reasonably priced housing	35
Scenic beauty/landscape	116
Other-write in:	9

7. How long have you lived or owned property in the Town of Pittsfield?

Less than 2 years	1
2 to 4 years	17
5 to 7 years	15
8 to 15 years	43
15+ years	123

8. How do you rate the physical quality of the roads in the Town of Pittsfield?

Excellent	9
Good	98
Fair	62
Poor	26

9. Next to each service indicate whether you think they are needed or not and if so whether you would be willing to pay for that service through your town taxes.

	Needed	Not Needed	Willing to Pay
Improved roads	120	56	47
High-Speed Internet	65	82	26
Wireless	78	75	29

telecommunications			
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10. Rate how important the following factors are to your quality of life? Check one for each line.

	High Importance	Important	Low Importance	Not important
Employment Opportunities	57	61	25	35
Water,Air & Soil Quality	124	59	4	2
Educational Opportunities	47	82	20	32
Accessible Medical Care	91	83	8	5
Active, operating farms	79	85	10	10
Recreation	31	80	54	18
Accessibility of Shopping	19	84	58	20
Cultural Opportunities	15	69	74	24
Social opportunities	11	58	82	28
Historic Preservation	46	73	45	18
Tourism as part of local Economy	26	58	58	42
Scenic Landscape	89	73	19	8
Other (specify)	10	0	0	0

11. Where is the last place you lived prior to moving to Pittsfield?

Elsewhere in Pittsfield	0	N.Y.C./Westchester/Rockland/L.I.	40
Elsewhere in Otsego County	31	Pennsylvania/N.J/Connecticut	29
Elsewhere in Upstate NY	42	Elsewhere in the U.S.	19
Always lived here	17		

12. On what scale would you support new employer development in the town?

Large (200+ employees)	64
Mid-sized (50-200 employees)	64
Small (10-50 employees)	95
Micro (less than 10 employees)	50

13. How many acres do you have in the township?

- than acre	22	5-50 acres	77	100+ acres	38
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1-5 acres	33	50-100	28	Don't own land	5
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14. Choose your top three (only 3) preferred industries for growth and development in the town of Pittsfield.

Agriculture	148
Arts & Entertainment	26
Construction	36
Education	34
Food Services	13
Health Care	68
Logging	17
Manufacturing	55
Professional (Law,finance, insurance etc.)	16
Real Estate Sales, Rental, Leasing	11
Retail Sales	22
Social Assistance	9
Tourism	31
Transportation	15
Warehousing	12
Waste Management	7
Other (specify)	14

15. If there are children under 18 yrs old living at home with you, please indicate number by age category?

Preschool age	6	Middle school age	14
Elementary school age	5	High school age	23

16. What school district are you in?

Unadilla Valley	124	Morris	42	Edmeston	9
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17. Please indicate where you work?

Chenango County	31	Pittsfield	23
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Otsego County	34	Elsewhere in NY	28
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18. Which best describes your current employment status?

Employed full-time	65	Retired	83
Employed part-time	11	Student	2
Self-employed full-time	22	Unable to work	5
Self-employed part-time	14	Unemployed, seeking work	1

19. How would you describe your present occupation(s)?

Executive/mgt.	16	Farming	18	Homemaker	9
Professional	60	Mining	0	Craftsman	8
Technician	8	Machine operator	0	Laborer/helper	8
Sales	6	Transportation	2	Retired	80

20. How would you rate the quality of the following public and semi-public services?
REA-48 NYSEG-49

	High Quality	Good Quality	Neutral/ undecided	Fair Quality	Poor Quality
State/County Police protection	15	86	49	27	3
Fire protection	41	97	31	11	4
Ambulance Service	47	85	37	11	2
Public Schools	27	72	49	15	11
Health Care Services	13	63	54	34	34
REA/NYSEG (circle provider)	48	89	16	9	0
Cellular Phone	11	53	33	37	44
Telephone Service	19	107	21	25	4
Cable Television	11	45	44	13	31
High speed Internet	13	53	48	28	7
Maintenance State Roads	17	111	19	28	7
Maintenance County Roads	11	80	23	52	16
Maintenance Town roads	14	73	22	49	26
Overall code Enforcement	8	50	76	26	14
Transfer Station	24	92	46	12	0

21. If you are a farmer (someone who generates \$10,000/yr income from agriculture), please rate the following for importance to farming in the town.

	Very Important	Important	Not Important
Limit increases in property taxes	27	2	0
Help with environmental compliance (CAFO & NYC)	5	15	5
Right to farm laws	21	6	0
Agriculture district development	13	11	1
Purchase of developmental programs	4	9	7
Direct marketing of products to consumers	6	15	5
Development of new products and markets	4	15	5
Consumer "buy local" education	4	14	6
Youth agricultural education	11	10	4
Farm neighbor education	12	9	3
Estate planning education	5	11	7
Utility cost reductions	18	8	1
Financing availability	6	14	3
Agricultural land cost	13	12	1
Access to support businesses	10	11	2
Availability of skilled labor	8	12	4

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

	Very Important	Important	Not Important
Preservation of historical heritage	60	73	38
Profitable Farms/Farm preservation	136	46	5
Improved recreational facilities	27	100	54
Development of tourism industry	21	55	96
Higher quality development	40	62	60
"Clean & green" environment	89	62	27
Thriving timber industry	20	91	62
More second home development	13	42	118
More diversified business & economic base	50	88	32

More small scale industrial jobs	58	82	40
More local shopping opportunities	28	81	69

23. Do any members of your family volunteer time or otherwise participate in the following town activities? If not, are you interested?

	Now Participate	Would like to Participate
Fire Department	12	5
Fire Auxiliary	0	5
Ambulance Service	10	3
Scouting, 4-H	4	3
Other civic group	9	8

24. How would you rate the appearance of the properties in our town?

Poor	29
Fair	114
Good	68

25. In summary, what do you consider to be the Town of Pittsfield's strengths, assets, or opportunities?

(#of response/response made)

- | | |
|---|---------------------------------------|
| 68- Beauty of area/small town feel | 10-Working farms/forestry |
| 9- Fire &First Aid Services | 6-Well maintained roads |
| 6- Room for growth & development | 3-Proximity to work/services |
| 15- Good people | 5-Healthy environment |
| 2- Outdoor Recreational vehicle areas | 5-Ideal for vacation homes/retirement |
| 3- Town board willing to address issues | 2-Curtis Lumber & Williams Tire |
| 8- Reasonable taxes/Ag Status | 4-Low housing costs |
| 4- Low cost of living | 6-Right to farm law |
| 15- No large Businesses/industries | 1-Lack of fracking |
| 1- Bartering | 1-Wonderful library in New Berlin |
| 5- Veterinary services | 1-Small school atmosphere |
| 10-Limited code enforcement/no zoning | 1-Amish added to culture |
| 3-Transfer Station | 1-Property values |
| 2- Hunting | 1-Low crime |

26. In summary, what do you consider to be the Town of Pittsfield's negative deficiencies, weaknesses, or threats?

(#of response/response made)

1.

- | | |
|--|---|
| 1-No Transportation | 28- Roads need repair |
| 23-Lack of job opportunities | 8- Not enough businesses |
| 2- Poor cell reception | 1- Real estate losing value |
| 3- Lack of paved roads | 1- Lack of full time residency |
| 1- weak fire service | 2- Law enforcement too far away |
| 4- Lack of hi-speed internet | 2- Loggers leave a mess |
| 5- Threat of fracking | 1- Lack of interest in change |
| 1- Neglected cemeteries | 1- Need vehicle weight restriction on roads |
| 1- Unrestrained dogs | 2- Spreading of fertilizer/foul smells |
| 1- Unequal treatment of roads | 1- Not enough community involvement |
| 11- Outsiders not welcome | 1- Lack of support for local agriculture |
| 2- Poor school system | 1- Not enough support for little league/parks |
| 2- No Post Office | 2- Lack of knowledge of Road Superintendent |
| 3- Lack of recreation | 7- Farmers going out of production |
| 20- Properties in disrepair | 3- Taxes too high/disproportionate |
| 1- too far from interstate hwy | 5- Not enough local/decent shopping |
| 2- Drug use | 1- No taverns |
| 1- Large parcels being divided | 1- Legal notices should be in online paper |
| 3- Young people moving away | 1- No concern for nonresident property owners |
| 1- Not enough rentals | 1- Speed limit on County 13 too high-Speed |
| 1- No pig farms | 2- Need dry hydrants/ponds |
| 2- No access to rail service | 1- Too much salt used on the roads |
| 2- Lack of health care | 2- Fire department too political |
| 1- Outsiders increase taxes | 1- Hwy Superintendent should be appointed |
| 1- Town should not regulate current businesses | |

27. Is there anything else you would like to tell us for use in our Comprehensive Plan or any question where you wished you could offer an answer we didn't offer as a choice? If so, please provide your thoughts here. **THANK YOU VERY MUCH FOR YOUR HELP WITH THIS ENDEAVOR!**

((# making comment/ comment made)

- 2- Protect environment
- 5- Encourage tourism
- 1- Leave Pittsfield unchanged
- 1- preserve agro-tourism
- 3- increase dairy farming
- 3- Unhappy with survey
- 1- No more regulations needed
- 1- Unhappy with town hall
- 1- No landfills
- 1- Think Global
- 1- Hop farm
- 1- reopen Parker Road ext.
- 1- No littering signs
- 12- Survey good idea
- 1- need affordable housing
- 7- Move to green energy
- 2- Need zoning/more code enforcement
- 1- Only permanent residents should make decisions
- 8- Need employment development to increase jobs / lowering taxes
- 1- Any new job is a good job to keep young people in town
- 6- Hire road superintendent based on qualifications, position needs to be answerable to the board
- 5- Accept natural gas development based on well based studies
- 35- No fracking
- 32- Gas drilling should be passed
- 3- Encourage alternative businesses (breweries, wineries, orchards)
- 1- Oppose increase in industrial farming
- 1- Road crew should offer dirt to local residents when resurfacing
- 1- Don't supply water to other towns without compensation
- 1- Ban heavy truck traffic
- 4- Develop rules for safe drilling/fracking
- 1- if the town doesn't move forward it will die
- 1- Glad town is looking toward the future
- 1- Need a center of town
- 1- Need more community involvement
- 9- Need more entertainment/recreation
- 1- Like to see bee hives for honey production
- 1- Offer 2nd location to Chobani/Golden Artists
- 1- like to see more vacation homes
- 1-Was going to retire here but area too depressed
- 1- need better long range road plan
- 1-get Pittsfield sign to anchor & define town
- 1- Transfer station needs evening option
- 1- Need more exemptions for vacant land/Ag use
- 1- Gas drilling should have been in survey
- 1- Need grants for businesses/homeowners
- 6- Encourage small farms/organic farms
- 1- Notify when roads are being worked on
- 1- Make good fiscal decisions for town
- 1- Make roads safe for runners/bikes/walkers

* Only unique comments were included , if comments were alike just different wording the numbers were combined to reflect the general thought.

ADDENDUM VI.2

Local Laws presently in place and enacted prior to this plan. Explanation of laws is available at the town clerk's office.

- #2-2013 Leashing & Controlling Dogs
- #1-2013 Tax Grievance Day
- #1-2012 Local Override Law
- #1-2001 Regulating Telecommunications & Facilities
- #1-2000 Regulating Waste in the Town of Pittsfield
- #2-1998 Alternative Exemption for Veterans
- #1-1998 Pittsfield games of Chance Law
- #1-1990 To Protect the Rights of Farmers
- #2-1988 Pittsfield Fair Housing Law
- #2-1985 To Conduct the Game of Bingo within the territorial Limits of Pittsfield
- #1-1985 Not to Have the Exemption of Section 458a of the Real Property Tax Law Apply in the Town of Pittsfield
- #2-1983 Providing for a Sole Assessor in the Town of Pittsfield
- #1-1983 Waving Local Responsibility for the Administration & Enforcement of the NYS Uniform Fire Prevention & Building Code
- #1-1980 Prior notice law

ADDENDUM VI.3

- An ad was placed in the legal newspaper of the town (Daily Star) as well as the Wharton Valley Pennysaver requesting members of the community to participate in the Comprehensive Plan committee.
- The Comprehensive Planning Committee met On 10/30/12, 12/4/12, 2/5/13, 3/5/13, 3/17/13, 3/20/13, 3/25/13 to prepare the survey. On 4/17/13, 5/1/13, 6/5/13 & 7/17/13 they met to compile the survey results.
- On 5/2/13 an ad was placed in the legal newspaper to extend the deadline return date of the surveys ^{due to} numerous "Undeliverable Returns".
- On 7/17/13 a meeting was held for residents to review the survey results. Nine residents attended, no additional comments or recommendations were received.
- On 11/5/13 Committeemembers met to review written Plan, and approved it for submission to the Town Board for Review + approval.