

Town of Warren Comprehensive Plan

Prepared by Town of Warren Planning Board

December 2015

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Section 1: Resolution, Title, Purpose, Impact Review and Updates

Section 1.1: Resolution

Date: _____

The Town of Warren Town Board, County of Herkimer, State of New York, under the authority of Section 272a of Article 16 of Chapter 62 of the Consolidated Laws of the State of New York, hereby adopts the following Comprehensive Plan for the Town of Warren.

Section 1.2: Title

This document shall be known as the: Town of Warren Comprehensive Plan

Section 1.3: Purpose of the Comprehensive Plan

This Comprehensive Plan provides the basis for land use regulations to guide future development by:

- Looking at the history of the town
- Looking at the character of the town as it is today
- Looking at the resources and geography of the town

Section 1.4: Updating the Plan

The Town of Warren Comprehensive Plan should be updated every 5 years. If it is determined that an update is not needed or review action is not taken by the Town Board, the latest version of the Town of Warren Comprehensive Plan shall remain in effect.

Section 1.5: Plan Goals

The goals of this Comprehensive Plan are:

- Goal 1: Maintain the Town of Warren as an un-crowded, rural, agricultural and residential community with large areas of open space.
- Goal 2: Protect attractive and important natural features such as lakes, streams, woodlands, wildlife, scenic areas, wetlands, and aquifers; as well as buildings or sites of historic significance.
- Goal 3: Protect current and/or potential farmland so that it remains available for agricultural use.
- Goal 4: Provide for gradual, modest residential development consistent with other Plan goals.
- Goal 5: Provide for limited commercial and/or industrial development in locations and of types consistent with other Plan goals.
- Goal 6: Provide, without imposing unnecessary restrictions, effective control of unsightly, destructive, or disruptive land uses; including but not limited to signs, solid waste

disposal, junk storage, recycling processes, or other operations generating excessive traffic, noise, or other disturbances to Town residents.

- Goal 7: Provide effective control over mining, quarrying, drilling, or timbering operations within the Town; to the extent permitted by State and Federal law; minimizing the area of the Town devoted to such practices, and ensuring adequate and timely reclamation of disturbed lands.
- Goal 8: Provide for some public facilities in keeping with the Town's rural character, while controlling growth of Town expenditures and taxes.
- Goal 9: Provide a sound basis for fair and uniform regulation of land use and development.

Section 2: Town of Warren “Through the Looking Glass”

Section 2.1: History of the Town of Warren

Town of Warren History – How the town became the town we know today.

Historical References are thanks to the Historical Society publication “Through the Looking Glass”. Town of Warren Historical Society Museum and Resource Center are located in the Jordanville Public Library.

The township, located in the southern end of Herkimer County, has had a long and varied history which began as part of what was then called Tryon County. Later, this area became Montgomery County. Various counties and townships were formed, the borders of which were often changed. The town of Warren was once a part of the German Flatts Township. It wasn't until February 5, 1796, that the Legislature incorporated the Township of Warren. At that time, what is now the Town of Columbia was also included in the Town of Warren as was a small portion of what is now the Town of Stark. The Town of Columbia was formed in 1812 from a portion of the original Town of Warren and additional land was added to the Town of Stark and the Town of Little Falls in 1869 from the Town of Warren.

The town is composed of land from two patents. The Henderson Patent, granted to James Henderson, his son, and John Kelly in 1739 is mainly in the northern part of the township. The southern part of the town is included in Young's Patent, granted in 1752 to Theobald, Adam, Frederick and Andries Young and seven others. The town is named in honor of General Joseph Warren who fell in the Battle of Bunker Hill.

Prior to the Revolution, schools were taught in German until 1798, when the first English speaking school was started. In 1878 there were eleven school districts in the township. In the 1930's these schools were centralized. Those in the southern part of the town went to Richfield Springs Central School District and those in the northern part of the town attended the Van Hornesville Central School District, renamed the Owen D. Young School in Van Hornesville after Young's death.

The first town meeting was held April 5, 1796, by the beginning of the nineteenth century, the Town of Warren was thriving with sawmills, gristmills, a tannery, distillery, brewery, wagon makers, carpenters, doctors, stores, inns, blacksmiths, cheese factories, post offices and other businesses necessary to support the area farming communities. Churches in which they could renew their faith were a prominent presence in their lives.

According to the Herkimer County Gazetteer in 1824, the population of the town was 2013. There were 1955 head of cattle reported and 731 horses. Sheep numbered 4561 with 14,426 yards of cloth manufactured for household use. Dairying was the chief industry.

Several villages made up the township: Andrustown (Henderson) Little Lakes (Warren); Cullen (Page's Corners); Crain's Corners; Jordanville. The hamlets of Warren, Cullen, Henderson and Jordanville still remain. There are at present 23,000 acres in the township. The land is broken up with several ranges of hills and three lakes. Mud Lake is located in the eastern part of the town and Young and Weaver Lakes are in the southern part. Fish Creek, named Ocquionis by the Indians, flows throughout the township.

The farms and businesses have dwindled down to just a few during the ensuing years. The communities may have become smaller in size, but the people who live in them retain the friendliness, spirit and faith of those before them.

The Town of Warren is filled with many wonderful and interesting stories. There are several United States Presidents connected to our town's history, which includes President Theodore Roosevelt mentioned below, President James Garfield, his aunt Esther Noble, is buried in Jordanville Cemetery, in the Gelston Castle Estates property is the family cemetery for Frances "Fanny" Monroe Robinson's family, she is a niece of President James Monroe. In the Jordanville Cemetery, clockmaker Harvey M. Carpenter is buried, whose clocks are enjoyed by collectors today. There are countless number of men who fought for our freedoms, which we benefit from today. They served in the American Revolutionary War, War of 1812, Civil War, World Wars I and II and other wars and conflicts.

Section 2.2: Locations on the National Register of Historic Places

There are Five Locations in Warren That Can Be Found on the National Register of Historic Places List

CHURCH OF THE GOOD SHEPHERD in Cullen on State Route 167. It is known as "The Crain Chapel". This private family chapel of 1892 was built as a memorial to Dr. Rufus Crain and his family. The architectural chapel is Victorian/Gothic. In 1977, it was the first property from Warren to be placed on the list. Our 2012 Cullen Village sign is across the street from the "Crain Chapel". Crain family members are buried in the Crain Family Cemetery on Hogsback Road. Dr. Rufus Crain's headstone reads: "He is wrapped in the shroud of his glorious deeds, and many a heart in its gratitude bleeds; He has left his own monuments, raised his own urn, where the incense of truth will eternally burn."

JORDANVILLE PUBLIC LIBRARY in Jordanville on the Main Street. It was built in 1908, as a library. President Theodore Roosevelt dedicated the Jordanville Public Library on August 26, 1908. The library continues to serve all ages and reading ability with up-to-date resources like computers and laptops using the wireless systems inside the library and outside and books for those, who still enjoy this pleasure. Many programs are planned for all ages throughout the year. This two-room library is always keeping up with the needs of the citizens of Warren. Our town library was put on the list in 1984, thanks to the Town of Warren Historical Society doing the paperwork and research for making that happen.

SUNSET HILL HOUSE on State Route 167 on the town lines of Warren in Herkimer County and Richfield Springs in Otsego County. The house was built in 1923 on land purchased from Richard Montgomery. It is a beautiful Colonial Revival home. It was placed on the list in 2007. Sometimes it was lived in and used as a summer home while families lived in New York City in the winters. One time, the owners were Eugene D. Stocker's family. One of their summertime neighbors were the Cyrus H. McCormick's family. McCormick's house was built in 1882 and sad to say, it was razed in 1957. Sunset Hill is presently owned by Sid and Grace Talma.

HOLY TRINITY MONASTERY on Robinson Road in Jordanville. It had a very humble beginning in 1930 when Russian immigrants had purchased some land with their \$24 down payment from the Rufus Starkweather farm owners. It was put on the list in 2007. The faithful followers of the monastic life continued on in spite of a difficult beginning when the house, which was just finished, burned down. This did not stop the faithful ones to carry out their mission, which they still do today.

SEELEY BLATCHLEY HOMESTEAD in Jordanville at 370 Blatchley Road. This Italianate style home was placed on the list in 2008 after the family of Michael Rogers' lovingly restored an old family homestead. The house was built ca. 1824. The Blatchley family was one of the first families in town.

Section 2.3: Additional History

Other areas in the town that are not included in the national registry but are significant to the town include:

OLD JORDANVILLE CEMETERY – The cemetery, located in the center of Jordanville on NYS Rte 167 between the Jordanville Federated Church and the Jordanville Public Library, was established on donated land when a young child died and there was no burial place in the community.

The cemetery is the resting place of a number of Revolutionary War Veterans:

- Dr. Jonathan Averell, d. 8-16-1835, a 79, was a volunteer at the Battle of Bunker Hill.
- John Ward, d. 4-21-1834, a. 75, served as a soldier carrying dispatches from Washington's headquarters.
- Samuel Cleland, d. 10-10-1834, a. 90, moved to the Town of Warren with his 5 sons in 1786.
- Daniel Talcott, d. 1843, a. 84, Christian philanthropist and patriot.

- Rhoda Lawrence Blatchley, d. 1862, a. 90, During the Revolutionary War Rhoda molded bullets and did sentinel duty.
- Other Revolutionary War Veterans include:
 - Moses Leonard, d. 1843, a. 86
 - Timothy Loomis, d. 1838, a. 86
 - Deacon Warren Mack, d. 1843, a. 83
 - William Morgan Sr., d. 1847, a. 82
 - Bildad Noble, d. 1799, a. 39
 - Allen Wightman, d. 1833, a. 85

ANDRUSTOWN MONUMENT, HOYER HILL CEMETERY AND CRIM CEMETERY – This area was probably settled around 1723. During the French and Indian War in 1757 the settlement was attacked and destroyed, with only a few settlers making it to Fort Herkimer. In 1758 settlers returned and lived in peace until the Revolutionary War.

In 1778 they were again attacked and the entire settlement destroyed during the Andrustown massacre.

Today the area remains a farming area. The original settlement is gone, with the Crim and Hoyer Hill Cemeteries reminding us of the brave families that pioneered the area. The Andrustown Monument, located along Route 167 is dedicated to those early settlers.

Other cemeteries in the town include: Hicks (Marshall) Cemetery Bloomfield Cemetery (Rte. 167), Warren – Little Lakes Cemetery, Chyle Cemetery, Methodist-Episcopal Cemetery (US Route 20), Helmer Cemetery, Highland Rural Cemetery on the eastern edge of the village of Jordanville – In 1901, The Soldiers, Sailors & Marines Committee for internment of deceased servicemen recommended the purchase of a plot of land near the village to be used for the burial of soldiers, sailors and marines.

Young's Settlement – Little Lakes – The Village of Warren – In 1752, Theobald Young and ten others obtained a patent of 14,000 acres surrounding Waiontha Lakes (Young and Weaver Lakes). By the time of the Revolution, they were prosperous farmers. It was a Tory settlement and in 1778, the Indian Chief Brant and his followers received aid and directions on their way to and from Andrustown and the massacre that occurred there. In retaliation for the help given to Brant, Young's settlement was destroyed by the party from Fort Herkimer as they went in pursuit of the Indians. Most of the buildings were plundered and burned.

The first settlement following the Revolution was begun in 1784 by John Tunnicliff Jr. From that time on for over one hundred years, the settlement prospered.

In the early 1900s, the accepted mailing address was changed from Little Lakes to Warren to avoid the confusion of the name with that of nearby Little Falls.

With the advent of modern conveniences and the decline in farm families, however, the Village of Warren has become a quiet hamlet with only memories of the accomplishments of its early settlers.

Page's Corners (Cullen) – About 1795, James Page moved from Orendorf's Corners to the area near Fish Creek in the Town of Warren and there built a sawmill, tannery, an ashery and a store. In 1798, Lucius Weatherbee came to the same area and built a tannery on the east branch of Fish Creek. He operated this business for many years. Several small houses were built along the creek and were known as "the tan houses". The bark from the tannery was used to make roads. His son, Alvin, helped with the business. The hamlet became known as Page's Corners. Mr. Page sold his mills to Alvin Weatherbee. Alvin's son, Brayton, continued on with the milling and tanning profession. The Weatherbees then purchased the Freeman Mills, located about two miles farther south and established the Weatherbee Mills. All the equipment at Page's Corners including the machinery, stone masonry, and buildings were moved to the new mill location. The location is where the Millstone Road meets State Route 167. Those mills were dismantled in the early 20th century. Little evidence currently remains.

In 1814, Mr. Page built a large two and one-half story frame house which was considered the most attractive home in the village. In 1826, Dr. Rufus Crain who had settled at Crain's Corners, purchased the Page home and gave it to his son, Colonel William Cullen Crain, probably as a wedding gift. Colonel Crain occupied a prominent position for many years in politics. Upon the death of Colonel Crain and his wife, the Crain Mansion became the property of their son, Dunham Jones Crain, a prominent New York lawyer. The home became known as Cullenwood and is no longer standing. Wishing to honor his distinguished father, Dunham had the post office changed from Page's Corners to Cullen in 1856.

Once a thriving community, Cullen was the location of a cheese factory on what is now Earl Road. This business met its fate in 1921. Although many of the places that once graced the Cullen area no longer exist, there are still several residences and active farms in the area. Even the old town pump at the corner of State Route 167 and Cullen Road remains as a reminder of days of yore.

Jordanville – Situated in the northern half of the Town of Warren, Jordanville, was settled in 1788 at the intersection of the Oneida Trail and the old Minden Turnpike which now forms its Main Street. Soon after 1788 there was a great religious revival. The residents dammed Fish Creek which ran through the center of the area and many were baptized by immersion in the creek. Worshipers felt that the experience was reminiscent of being baptized in the River Jordan, thus the area became known as Jordanville.

Business increased with the coming of the trolley line through the village in 1902, but with improvements in other forms of transportation making easier access to communities with a larger variety of activities. Jordanville became the quiet village of today. Farming in the area continues on a small scale but the atmosphere of the sleepy country village prevails.

Jordanville Quarry – Opened in 1925 on Kingdom Road, this quarry was listed as the largest in the locality at that time; it was stated that there was not a limestone quarry in this part of the

state to compare in size and production of crushed stone and lime. In 1935 it was leased by the General Crushed Stone Company and is presently run by Hanson Aggregates.

Section 3: Town of Warren Today

Section 3.1: Pressures on the Town

The Town of Warren as an entity is under pressures that takes more than one form. This is in common with most rural townships in the United States.

The “town government” of the Town of Warren, consisting of the Supervisor, Town Clerk, and Town Board is under pressures to deliver services to Town residents; keeping the level of services from deteriorating; while maintaining and not increasing residents’ property taxes. These services primarily consist of maintaining Town highways by the Highway Department, and the routine services provided by the Town Clerk and other officials, and the Town Board.

The Highway Department maintains 29 miles of town roads year-round, and performs snow and ice removal on an additional 41 miles of county and state roads in the town. The increasing size of trucks traversing town roads is a pressure on the Town and the Highway Dept., as larger trucks hasten destructive wear to roads previously engineered for lighter vehicles and loads. The trend for larger and spread-out farms to be worked by larger equipment also impacts roads as they must be made wider to accommodate wide machinery. The Highway Dept. (and all town departments) must deal with and meet increasing standards of engineering and environmental regulations, while attempting to keep labor, equipment and overhead costs under control and maintain and replace equipment at the lowest possible expense to taxpayers.

The Supervisor and Town Board are subject to pressures from multiple constituencies; some demanding “modern” amenities and services for town residents; some looking for greater economic development efforts; and some wanting minimum services and minimum taxation to pay for them.

Residents of the Town of Warren feel the pressures on the Town as individuals or families living in the rural area. Those employed outside the Town feel the pressure of increased commuting expense, and extended travel in all weather. This is offset by the “rural quality of life” and low crime rate. Maintaining rural housing with private water and sewer systems puts pressures on residents. A negative pressure is the lack of medical, educational, cultural, shopping, and recreational facilities nearby. Residents must travel to reach these facilities. Aging residents feel pressure about maintaining rural property and lifestyle into retirement.

Farm landowners feel the pressure of property tax rates per acre that are higher than other areas of the state. Landowners wishing to rent their acreage are finding they can bargain for increased rental rates as there is some competition for productive cropland from farmers in other towns seeking more land to plant to crops. Farmers located in the town feel this as negative pressure as they are forced to compete for rentable cropland.

As was stated above, the pressures, both positive and negative, felt by the government agencies and the residents of the Town of Warren, are typical of rural towns across the country. Residents and government have to continually perform a “balancing act” to deal with these pressures.

The Town of Warren is a very special economic resource to property owners. Uncontrolled development can have a negative effect on this resource. New residential and commercial projects may:

- Increase congestion
- Crowd the school systems
- Stress the environment
- Raise taxes for existing property owners
- Make the area less attractive as a place to live and work

Proposals that will affect the Town’s character need to be carefully reviewed by the Town Board.

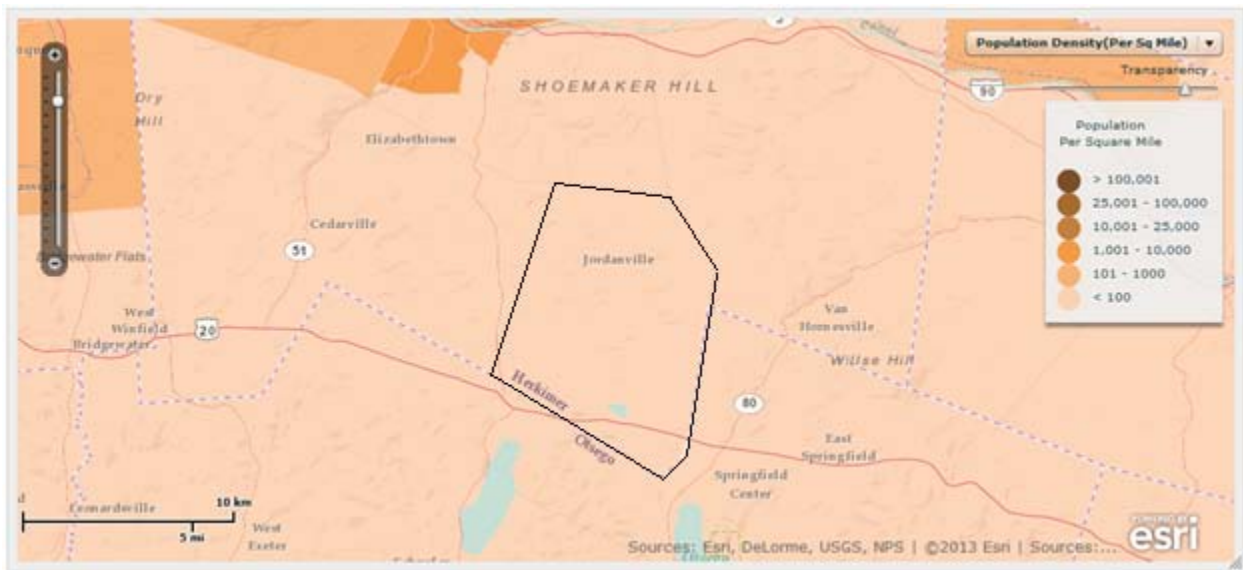
Section 3.2: Demographics

Section 3.2.1: 2010 Census Data - Population Density

Census of 2010: Selected Social Characteristics, DP02 of Appendix 5

- 1131 people
- 428 households
- 335 families residing in the town
- Population density was 29.4 people per square mile (11.4/km²)
- 428 housing units at an average density of 11.2 per square mile (4.3/km²).

The map below indicates a population density of <100 per square mile, this is very similar to all adjacent towns. This low density indicates the town is primarily agriculture with residences dispersed throughout the town.

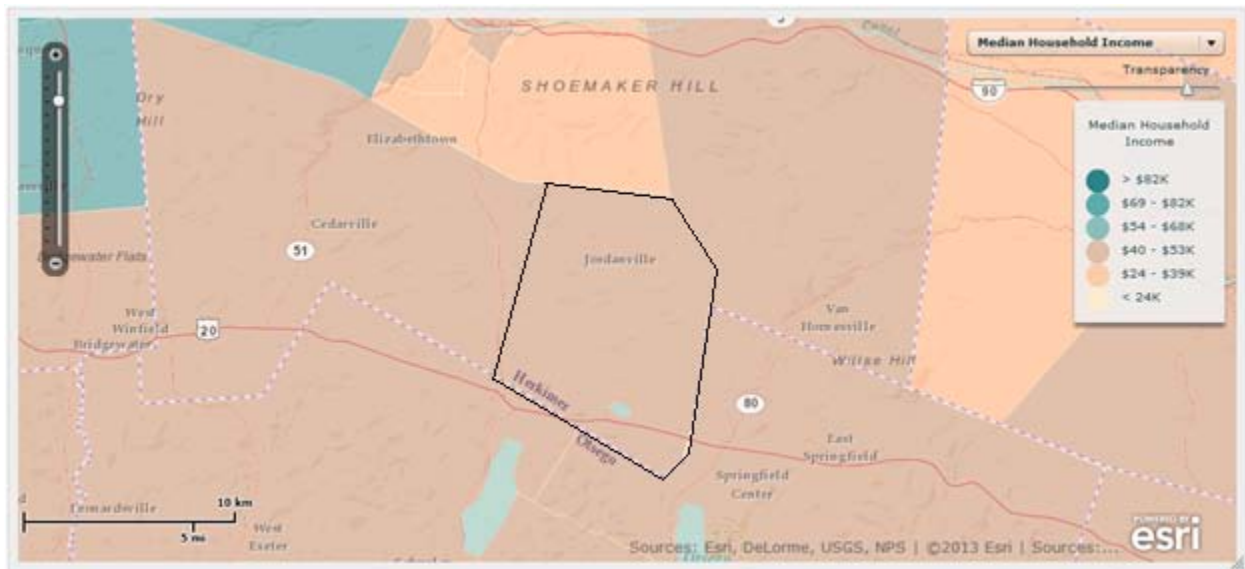


Section 3.2.3: 2010 Census Data – Selected Economic Characteristics

Statistics: US Census DP03, 2006-2010, Appendix 5

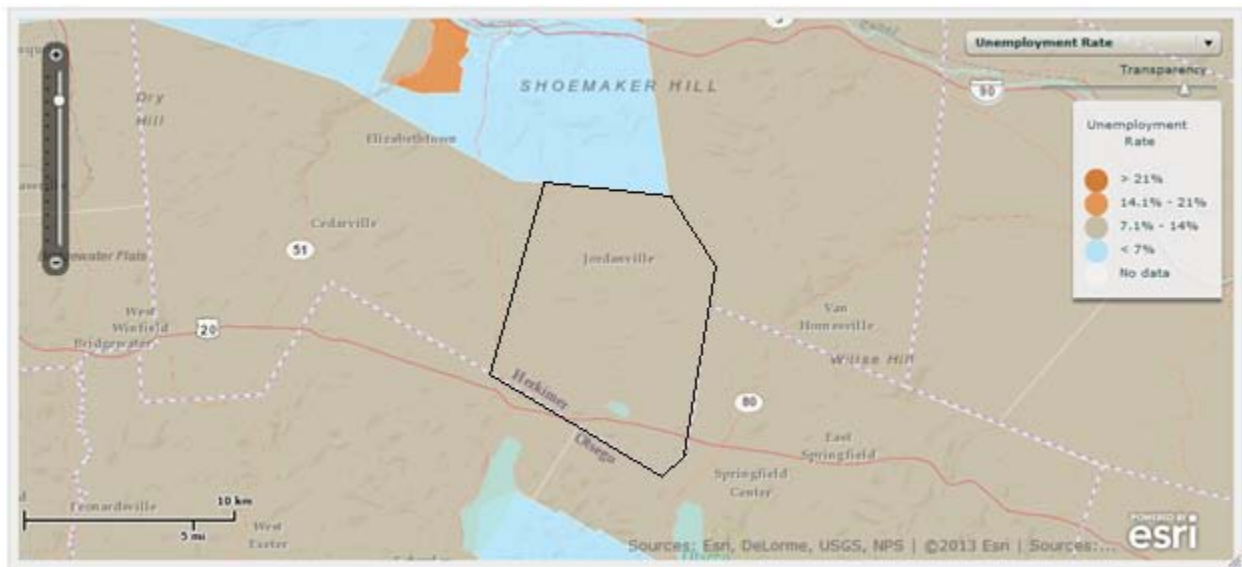
- Median income for a household in the town was \$43,750
- Mean household income was \$50,045
- Median income for a family was \$45,104
- Mean family income was \$52,766
- The per capita income for the town was \$19,395

Income data for the town shows income is similar, \$40-\$53K, to the adjacent townships.



Section 3.2.4: 2010 Census Data – Unemployment Rate

US Census Bureau, Selected Economic Characteristics, 2006-2010 American Community Survey 5-Year Estimates (DP03), shows unemployment for the area to be 8.6%, the map below shows the immediate area to be in the 7.1% - 14% with the valley area at a lower rate of <7%.

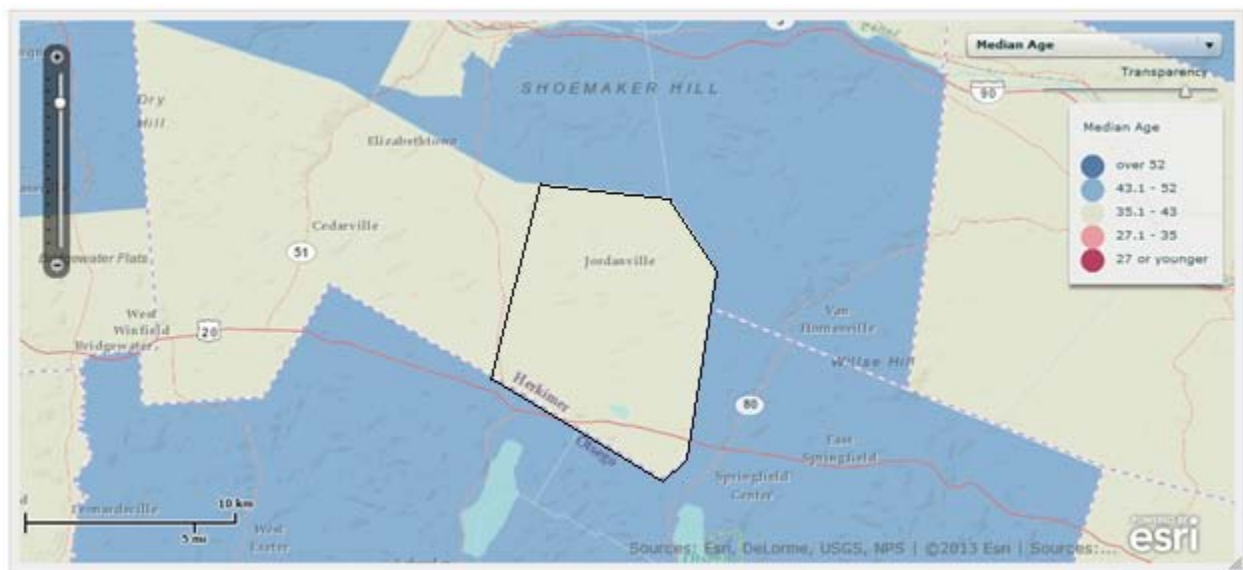


Section 3.2.5: 2010 Census Data – Households and Age Data

Statistics: US Census DP02, 2006-2010, Appendix 5

- There were 428 households,
 - 29.4% had children under the age of 18 living with them
 - 62.1% were married couples living together
 - 5.6% had a female householder with no husband present
 - 21.7% were non-families.
- 16.8% of all households were made up of individuals living alone
 - 6.3% had someone living alone who was 65 years of age or older.

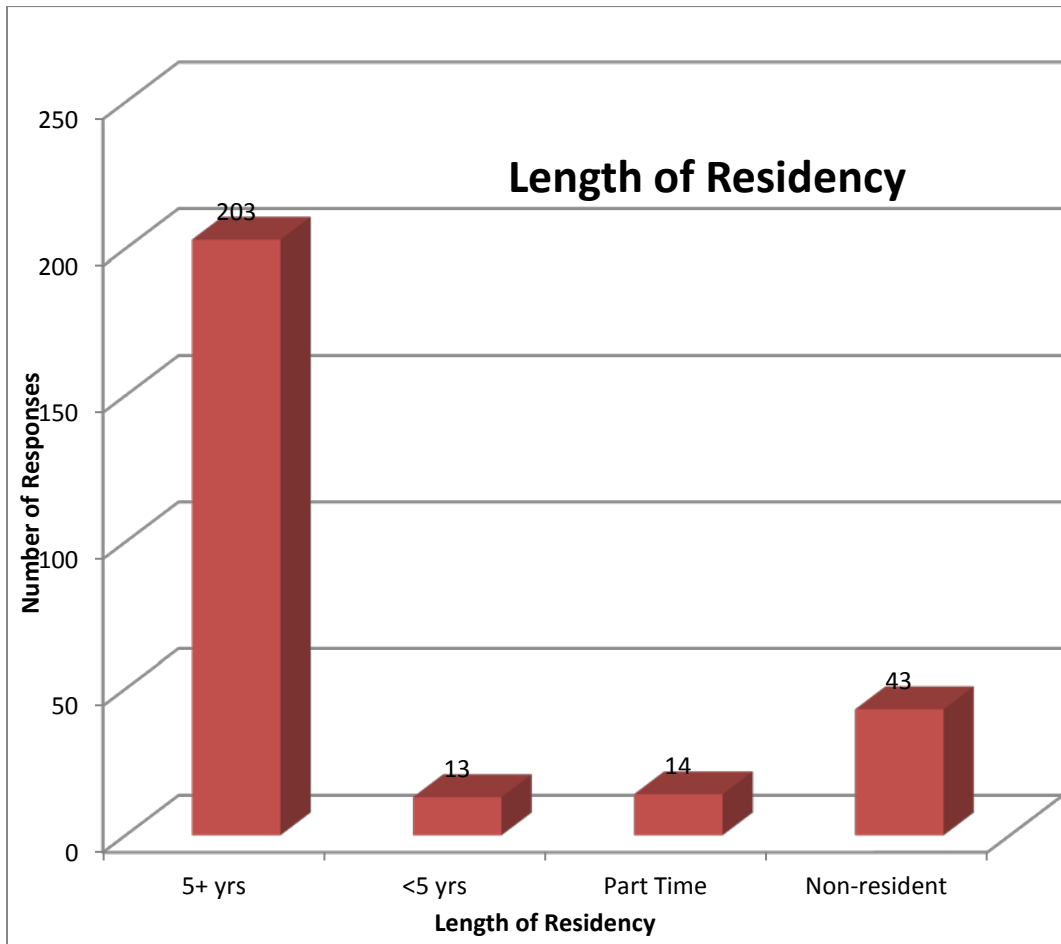
The map below shows the median age for the Town of Warren to be 35.1-43 years. The areas to the north, east and south of the town show a higher, 43.1-52 age range while the area to the west is similar to the town.



Section 3.2.6: 2013 Town Survey Results

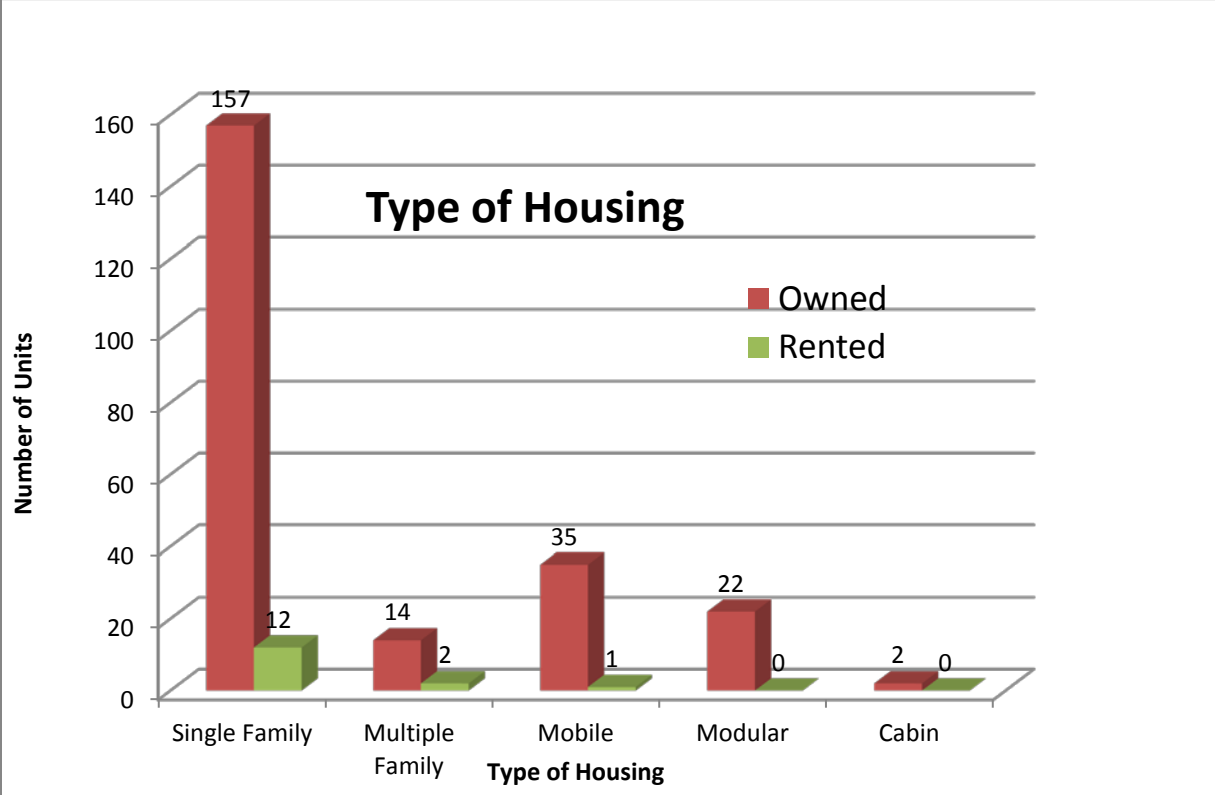
Section 3.2.6.1: Length of Residency

Survey data indicates the majority of residents who responded have been in the town for more than five years. There are not many new residents.



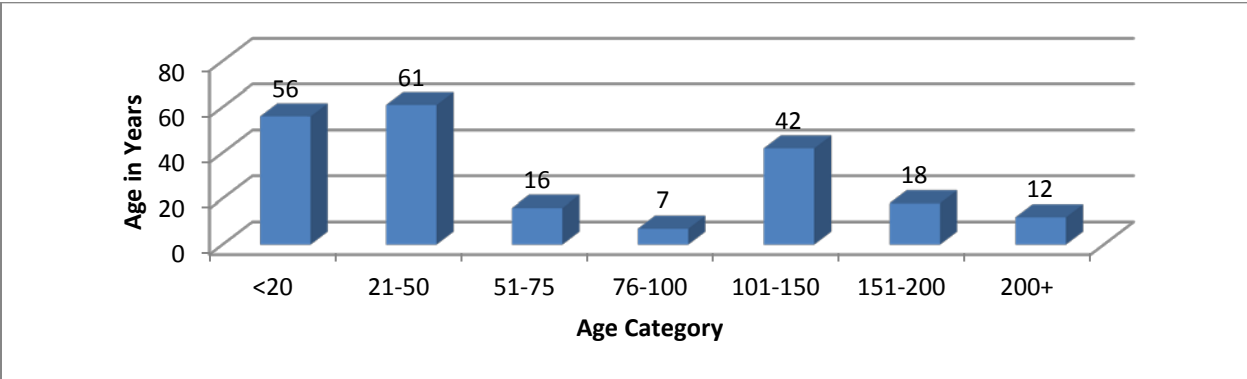
Section 3.2.6.2: Type of Housing

Survey data indicates that 72% of survey respondents lived in single family homes, 18% in mobile homes, and 10% other. Less than 10% of respondents rent and over 90% own their home.



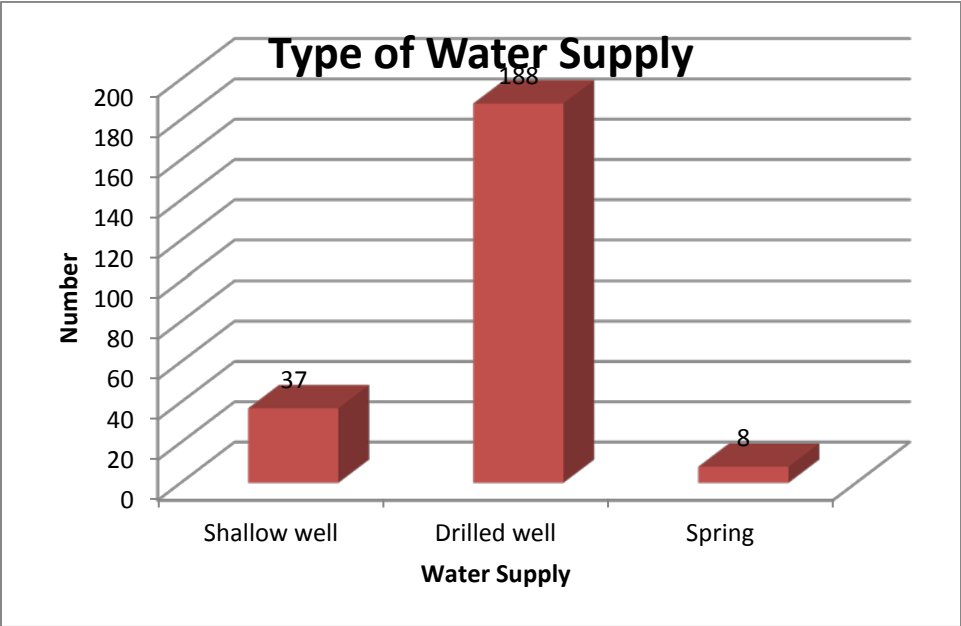
Section 3.2.6.3: Age of Dwelling

Survey data indicates 45% of respondents homes were built before 1963 and 55% of the homes were built after 1963. A large number of the homes (roughly 34%) are over 100 years old.



Section 3.2.6.4: Type of Water Supply

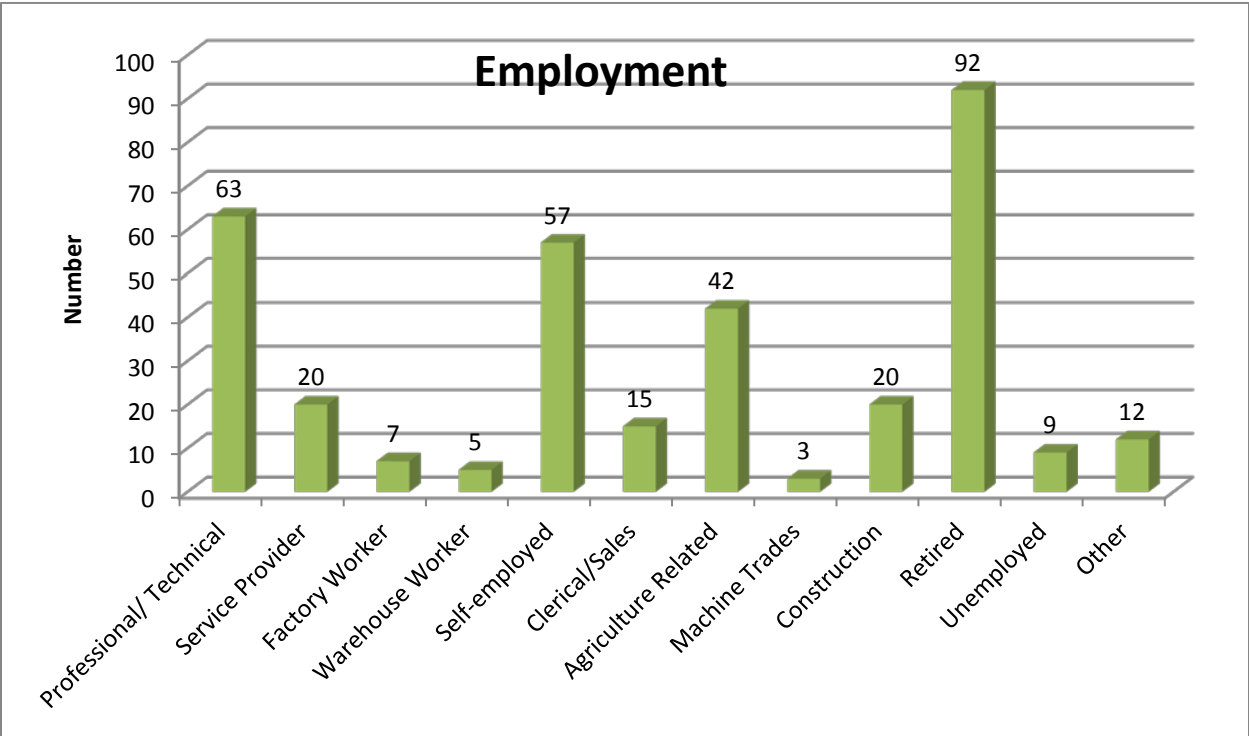
Survey data indicates 80% of households have a drilled well for water supply. The rest have shallow well or spring water supply. There is no area of the Town of Warren that has a public water supply or public sewer system. Households are dependent on electricity to power their water systems.



Section 3.2.6.5: Employment

Survey data indicates 62% of survey respondents consider themselves employed, 27% retired and 11% unemployed or other. Of those respondents who consider themselves employed 71% are privately employed, 13% are employed by government agencies and 15% are self-employed.

*Survey results indicate there may have been some confusion as how farmers should respond, are the self-employed or agriculture related.

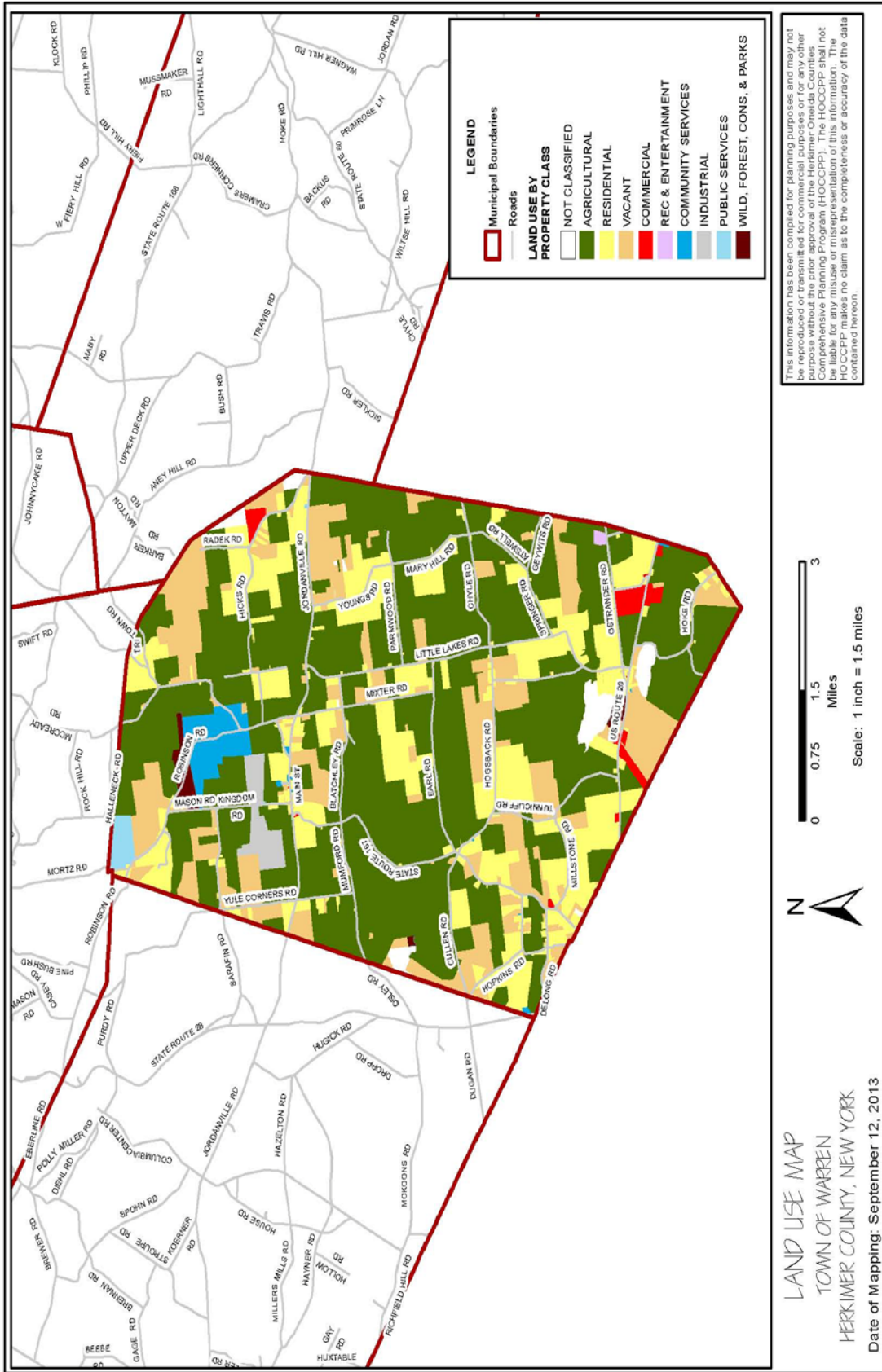


Section 3.3: Land Use

Existing patterns of land use in the town should be respected to preserve the integrity of the town. Uses consistent with existing patterns should be encouraged when compatible with factors such as drainage, erosion control, water supply, sewage, waste disposal and accessibility.

Section 3.3.1: Land Use Map

The Land Use Map shows that the land making up the Town of Warren is primarily used for agricultural and residential purposes. The map shows agricultural land all through the town. Agricultural land uses includes hay and forage crops, small grains, soybeans, cash crops, pasture land and woodlots. The map also shows that much of the non-agricultural land in the Town is classified as residential or vacant. Residential land use is primarily homes and the land around them. Lot sizes vary greatly, from a few hundred square feet to many acres. Vacant land is land that may be or have been part of farms, but is unsuitable for farm use; or other land too steep or wet for farm or residential use. In the Town there are areas of old farms that have some residential use and are also vacant, the land growing up to brush and woods. There is some commercial use of land in the hamlets of Jordanville and Warren and along US Route 20. The Hanson rock quarry north of Jordanville is considered industrial land use, and is surrounded by agricultural and residential land. The Holy Trinity Monastery north of Jordanville is shown on the map as community services.

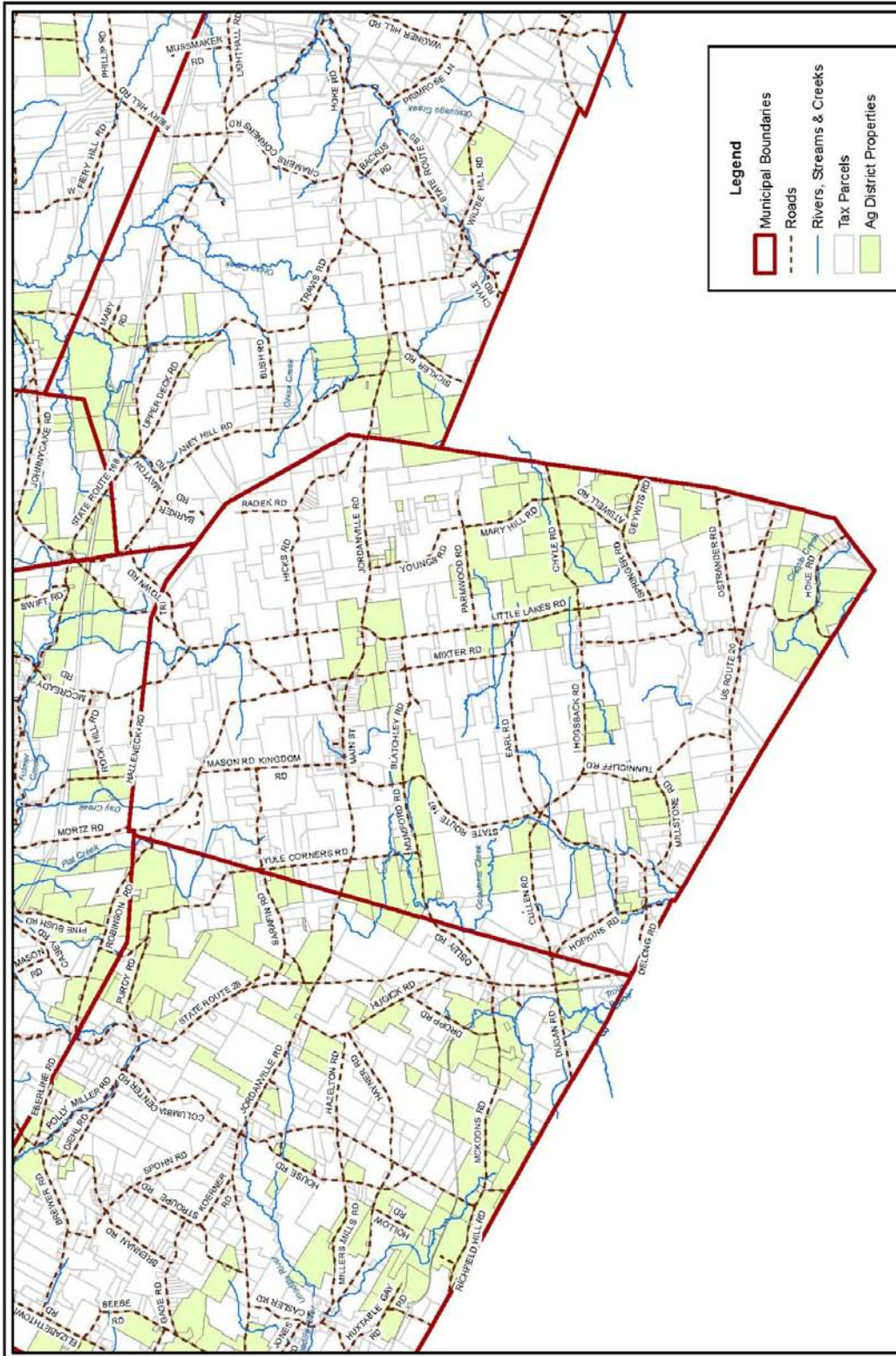


Section 3.3.2: Agricultural Districts

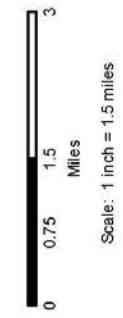
There are several “certified agricultural land districts” in the Town. They are shown on the Agricultural Land District map. The districts are mainly south of Jordanville, on the Little Lakes Road, Chyle Road, Hoke Road, Cullen Road and Mumford Road areas.

The districts include land used for dairy farm forage production (corn and hay), grass fed beef operations, small grains production, grain corn production, soybean production, cash crop hay and commercial poultry.

Article 25-AA of the Agriculture and Markets Law authorizes the creation of local agricultural districts. As defined by the Department of Agriculture and Markets, the purpose of agricultural districting is to encourage the continued use of farmland for agricultural production. The program is based on a combination of landowner incentives and protections all of which are designed to forestall the conversion of farmland to non-agricultural uses. Included in these benefits are protections against overly restrictive local laws, government funded acquisition or construction projects, and private nuisance suits involving agricultural practices.



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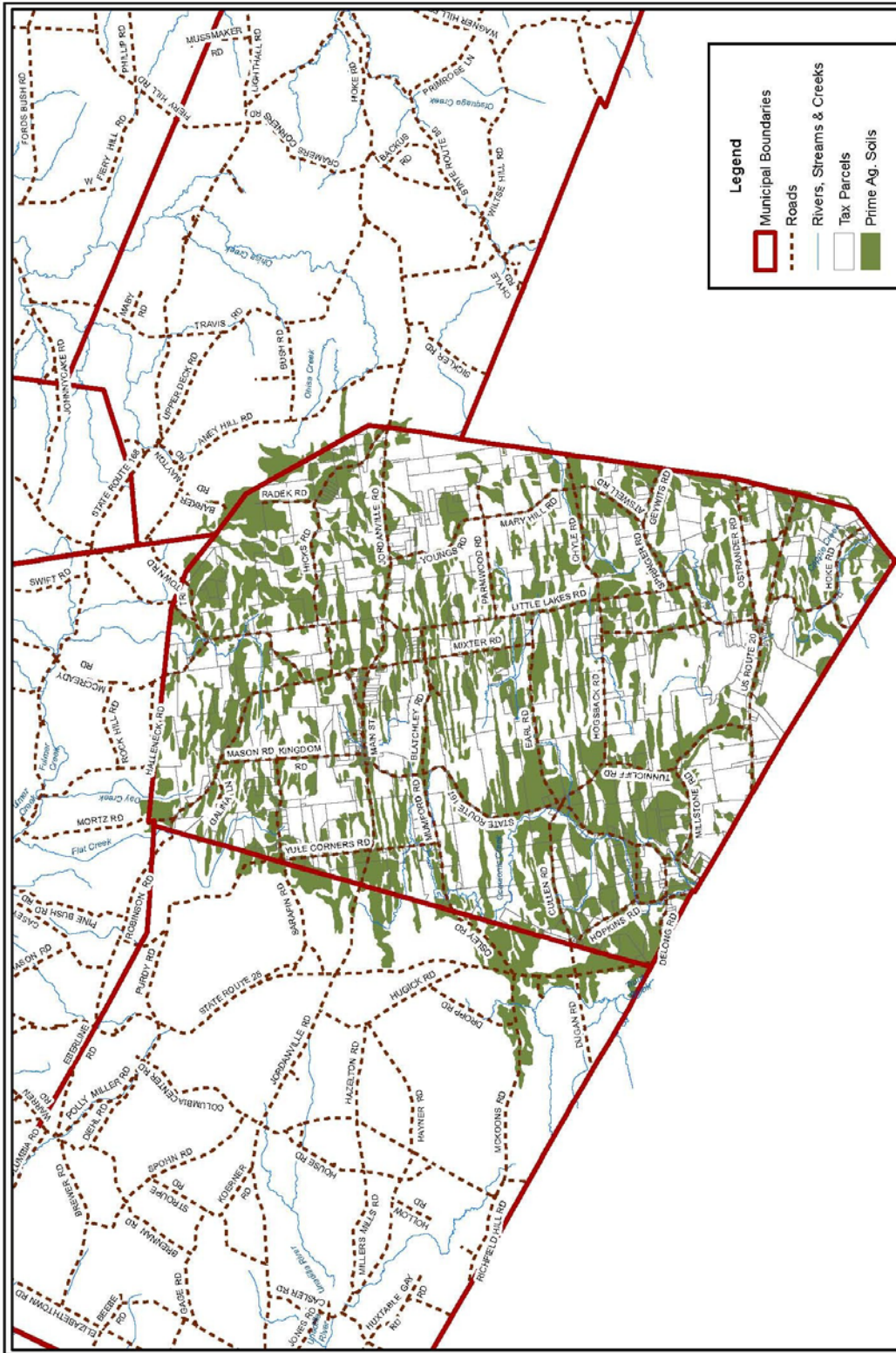


AGRICULTURAL DISTRICT MAP
 TOWN OF WARREN
 HERKIMER COUNTY, NEW YORK
 Date of Mapping: July 10, 2013

Section 3.3.3: Prime Agricultural Soils

The Prime Agricultural Soils map shows that good soils for farming use are evident throughout the Town. This fact adds to the Town's reputation as a good area for hay and crop farming.

The existence of agricultural districts and the presence of plentiful prime ag soils points up the fact that the Town of Warren is primarily a farming area. There is potential for expanded agricultural activity on land presently unworked, if the economic returns justify the cost of returning unused land to production.



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PRIME AGRICULTURAL SOILS MAP
 TOWN OF WARREN
 HERKIMER COUNTY, NEW YORK
 Date of Mapping: September 10, 2013

Section 3.3.4: Residential Use

There is also the potential for greater residential use of land in the Town, if economic activity in Upstate New York results in increased housing demand. Residential development is likely to be more of individual residences as there are no public water or sewer utilities to support the development of multiple housing units. The Town's rural character remains an attraction to those seeking such an area to settle in.

Section 3.4: Highway System

The Town of Warren is presently served by a network of Federal, State, County and Town roads. There is a 2.5 mile section of US20 and a 10 mile section of NYS 167 that pass thru the town.

The current highway structure is composed mainly of roads classified as Low Volume Roads, <400 vehicles per day ADT (Average Daily Traffic). These roads would be classified* as:

- Low Volume Collector
- Residential Access
- Farm Access
- Resource/Industrial Access
- Agricultural Land Access
- Recreation Land Access
- Minimum Maintenance Roads

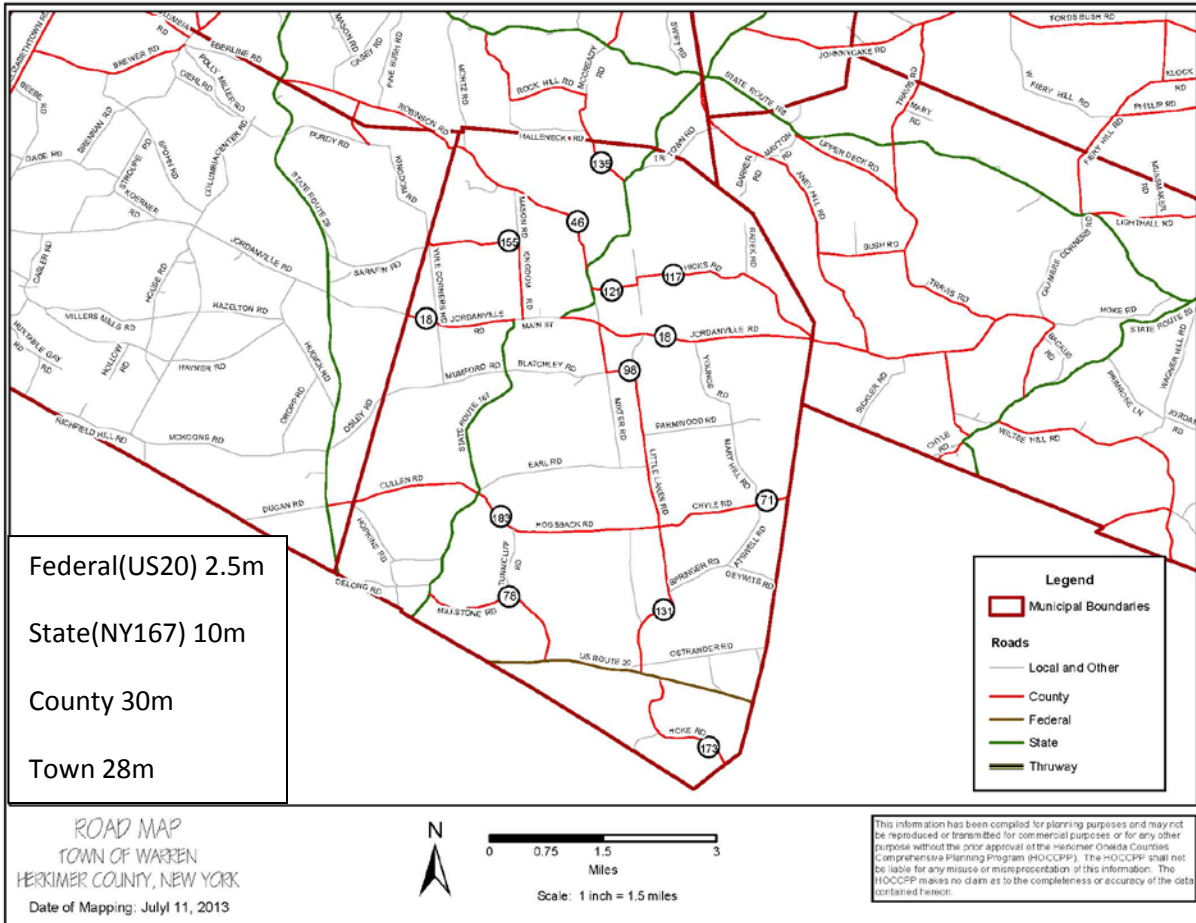
*Highway Standards for Low-Volume Roads in New York State, Cornell Local Roads Program, September 2009.

The historical road map in the appendix depicts the Town of Warren highway network that existed in the year 1868. This is a good representation of how the highway system has changed with the addition and abandonment of roads over the last 150 years.

With the passage of time, many manmade creations outlive their usefulness and become obsolete. Over the years, automobiles, trucks and farm tractors have replaced horses and iron wheeled wagons causing the previously desirable and needed short cut routes to be found unnecessary. Town officials may in the future consider changing the highway system in the Town of Warren. This may include abandoning some of the roads that are currently used on a seasonal basis, to increase available resources to be used for improving the town infrastructure on the roads that are currently deemed necessary.

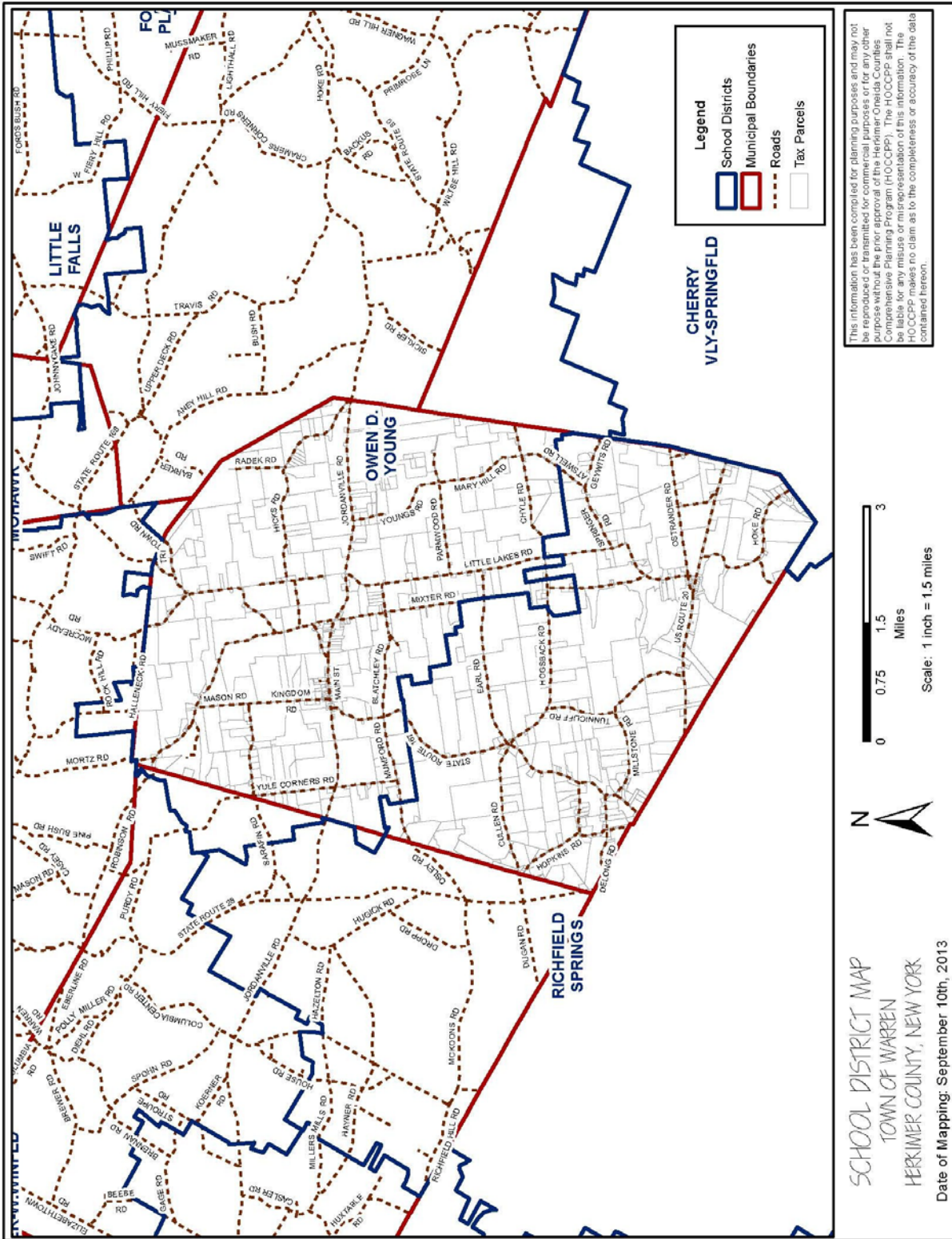
Mileage summary from this map:

Federal Highway (US20)	2.5 miles
State Highway (NY167)	10 miles
County Highways	30 miles
Town Roads	28 miles



Section 3.5: School Districts

The Town of Warren is comprised of two school districts. With a jagged line running approximately through the middle of the town, Owen D Young Central School occupies the northern part, and Richfield Springs Central School the southern part of the town.



Section 4: Concerns for the Environment

Section 4.1: Introduction

A major objective of the Town of Warren should be to maintain the natural environment so that it may be used and enjoyed by all the citizens of the Town. Residents and visitors have a right to a clean and safe environment. The cost of keeping the environment clean is always much less than the cost of clean-up.

The costs of preventing pollution should be borne by the businesses, institutions or individuals that generate it. Restoration of a resource should not be the burden of the tax payers.

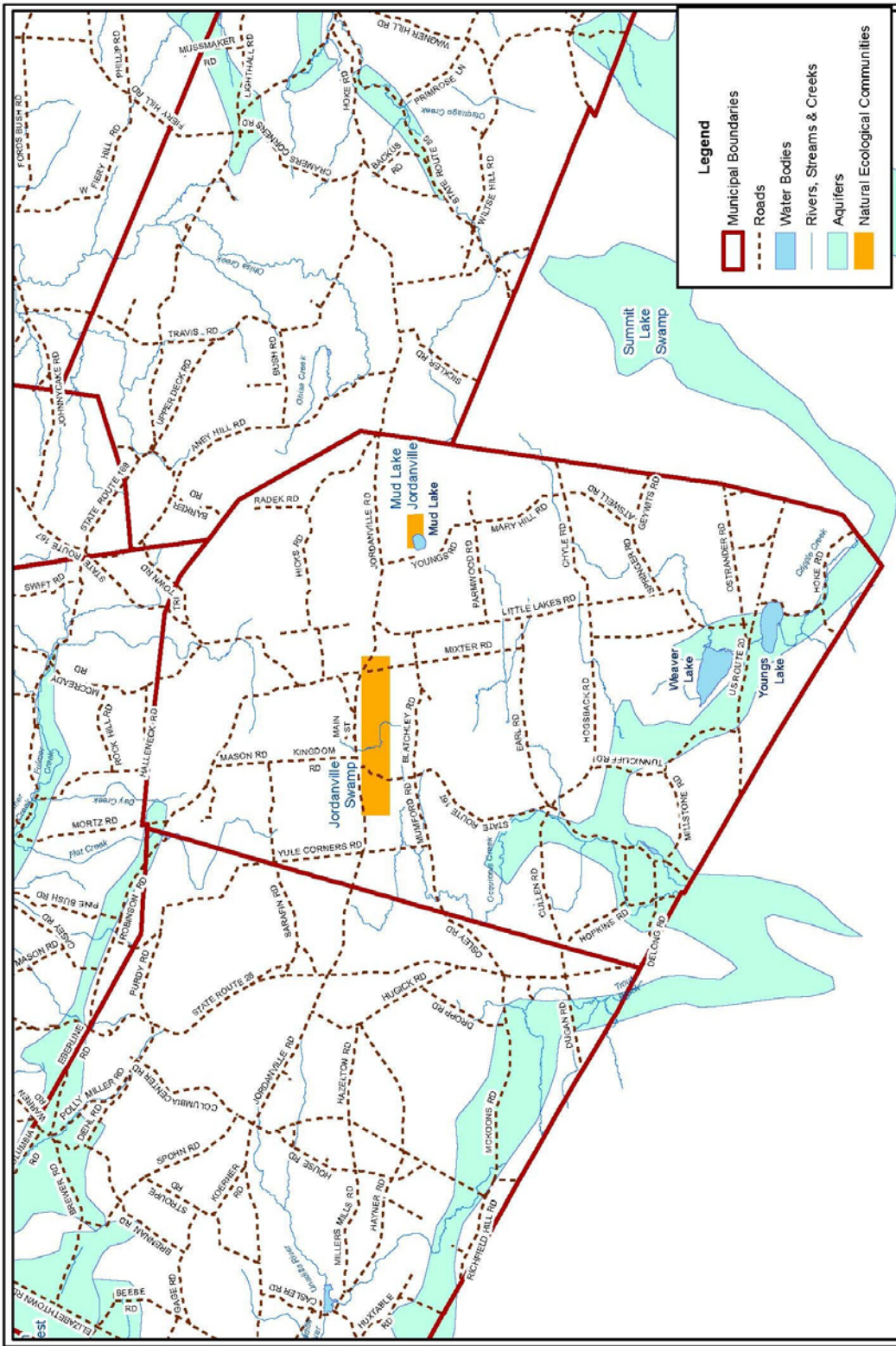
Section 4.2: Water Resources and Ecological Communities Map

This map shows the water resources and ecological communities present in the Town of Warren. The water resources are sources of water that are useful or potentially useful. Uses of water include agricultural, industrial, household, recreational and environmental activities. The majority of human uses require fresh water.

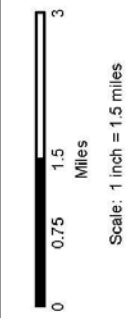
The water bodies indicated refer to any significant accumulation of water such as oceans, seas, and lakes, but it includes smaller pools of water such as ponds, wetlands, or more rarely, puddles. A body of water does not have to be still or contained. Most are naturally occurring geographical features, but some are man-made.

Among their many ecological benefits, rivers provide drinking water and transportation for humans as well as a clean, renewable energy source, besides fueling the fishing industry and providing for irrigation of crops. Rivers and streams have an important role in the ecosystem. Their waters nourish life in and around them as well as shape the landscape. Lotic ecosystem is the scientific term for a river ecosystem.

The natural ecological communities indicate locations of rare or high-quality wetlands, forests, grasslands, ponds, streams, and other types of habitats, ecosystems, and ecological areas. These areas are significant because they serve as habitat for a wide range of plants and animals, both rare and common; and because natural communities in good condition provide ecological values and services. The conservation of high-quality examples of all the natural community will help ensure that all New York State's plants and animals are preserved.



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WATER RESOURCES &
 ECOLOGICAL COMMUNITIES MAP
 TOWN OF WARREN
 HERKIMER COUNTY, NEW YORK
 Date of Mapping: September 12, 2013

Section 4.3: NYS Freshwater Wetlands Map

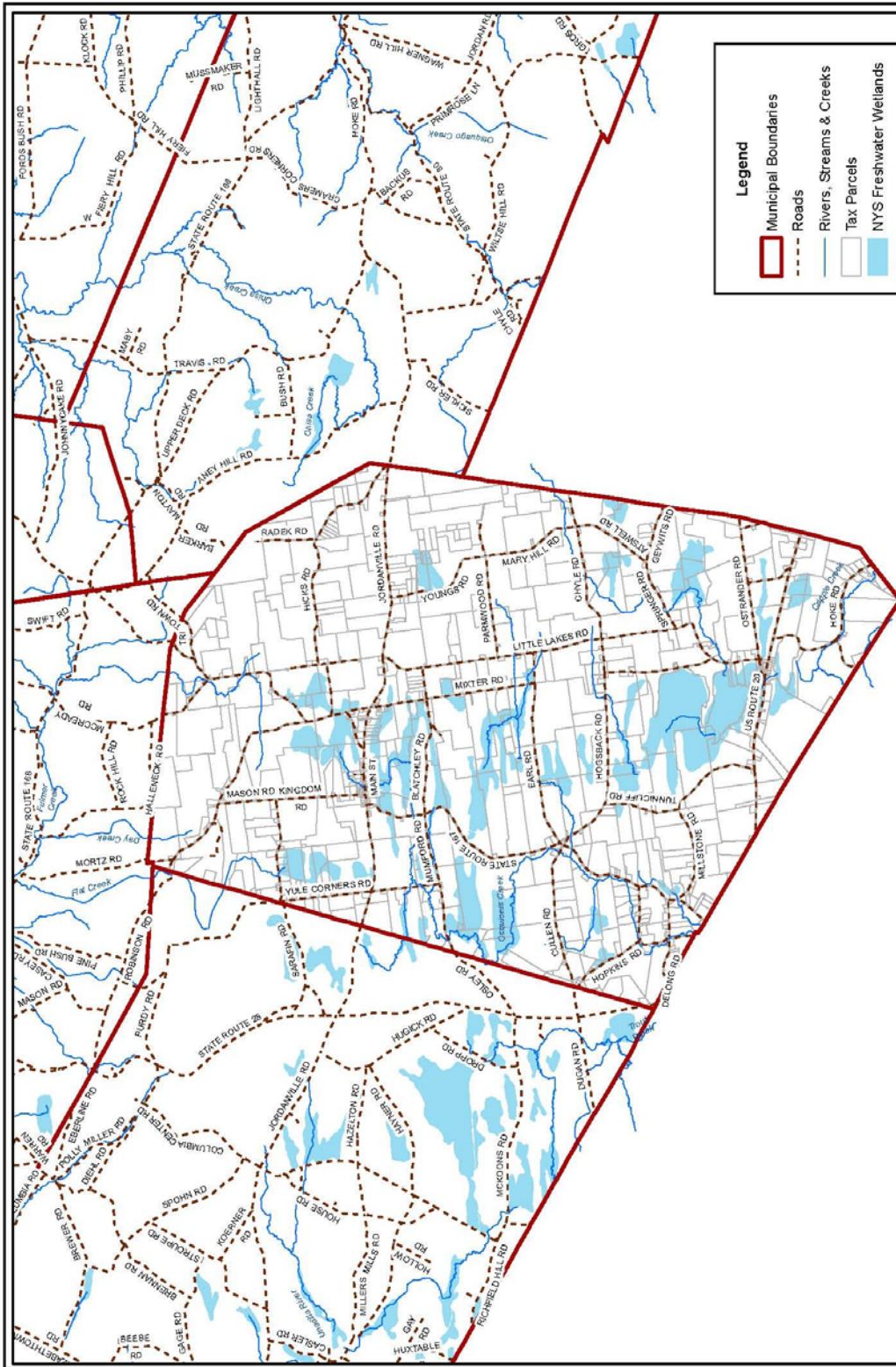
The Town of Warren has large areas of fresh water wetlands which would restrict the type and amount of commercial development.

Wetlands are known by many names, such as marshes, swamps, bogs, and wet meadows. Wetlands are transition areas between uplands and aquatic habitats. For many years, people did not recognize the many diverse benefits and values of wetlands. Consequently, New York has lost almost half of its historic wetlands to such activities as filling and draining. However, wetlands are valuable to the people and environment of New York State. Some of the functions and benefits that wetlands perform include:

- Flood and storm water control. They absorb, store, and slow down the movement of rain and melt, minimizing flooding and stabilizing water flow.
- Surface and groundwater protection. Wetlands often serve as groundwater discharge sites; maintaining base flow in streams and rivers; and supporting ponds and lakes. In some places, wetlands are very important in recharging groundwater supplies. Wetlands also improve water quality by absorbing pollutants and reducing turbidity.
- Erosion control. Wetlands slow water velocity and filter sediments, protecting streams, lakes, reservoirs and navigational channels. They also buffer shorelines and agricultural soils from water erosion.
- Pollution treatment and nutrient cycling. Wetlands cleanse water by filtering out natural and many manmade pollutants, which are then broken down or immobilized. In wetlands, organic materials are also broken down and recycled back into the environment, where they support the food chain.
- Fish and wildlife habitat. Wetlands are one of the most productive habitats for feeding, nesting, spawning, resting and cover for fish and wildlife, including many rare and endangered species.
- Public enjoyment. Wetlands provide areas for recreation, education and research. They also provide valuable open space, especially in developing areas where they may be the only green space remaining.

The State Legislature passed The Freshwater Wetlands Act, "Environmental Conservation Law, Article 24" with the intent to preserve, protect and conserve freshwater wetlands and their benefits, consistent with the general welfare and beneficial economic, social and agricultural development of the state.

To be protected under the Freshwater Wetlands Act, a wetland must be 12.4 acres (5 hectares or larger), wetlands smaller than this may be protected if they are considered of unusual local importance. Around every wetland is an 'adjacent area' of 100 feet that is also regulated to provide protection for the wetland.



Legend

- Municipal Boundaries
- Roads
- Rivers, Streams & Creeks
- Tax Parcels
- NYS Freshwater Wetlands

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NYS FRESHWATER WETLANDS MAP
 TOWN OF WARREN
 HERKIMER COUNTY, NEW YORK
 Date of Mapping: July 10, 2013

Section 4.4: Bedrock Geology Map

Bedrock Geology is the study of solid rock deposits that typically are buried beneath soil and other broken or unconsolidated material. Bedrock is made up of igneous, sedimentary or metamorphic rock, and it often serves as the parent material for unconsolidated material and soil.

A majority of the Town of Warren is composed of Dhg (Port Ewen Formation) and Dou (Onondaga Limestone) neither of which are optimal formations for gas well drilling at this time.

The Port Ewen Formation is a part of the Helderberg Group. The primary rock type is limestone and the secondary rock type is dolostone (dolomite)

The Onondaga Formation is a group of hard limestones and dolostones of Devonian age that form an important geographic feature in some areas in which it outcrops, in other areas the formation can be less prominent. Onondaga Limestone was quarried as dimension stone for construction of limestone buildings.

Both the Utica and Marcellus Shales are “blanket” formations that cover much of the central and western part of the state. There are several different factors that play into a company’s choice for well location, therefore it is possible that anyone living where these formations exist could be approached regarding the sale their mineral rights. For more information regarding the shale gas plays see the Oil and Gas portion of the Current Research section of the NY DEC website.

Karst topography is a landscape formed from the dissolution of soluble rocks such as limestone, dolomite, and gypsum. It is characterized by underground drainage systems with sinkholes, dolines, and caves. Subterranean drainage may limit surface water with few to no rivers or lakes. The most common bedrocks involved in karst formation are marble, limestone and dolostone. When communities are built on this bedrock, it is important to consider their volatility when engineering the foundations of buildings. The groundwater that provides a community’s water supply in many regions is drawn from karst aquifers, a naturally clean source. Unfortunately, pollutants travel easily and far through karst aquifers, allowing pollutants from many miles away to impact town water supplies.

In New York, there is karst topography which is nicely developed in a narrow band along the Helderberg Escarpment in Schoharie and Albany counties. These areas are triggered by highly soluble Silurian and Devonian rocks including the upper part of the Rondout Formation and upward to the Onondaga Formation. The Onondaga Formation has caverns as far west as Rochester, but are two to three hundred feet below the surface. Sink holes occur when underground holes are created either naturally or artificially, and collapse do to induced force. Limestone and dolomite are prone to void formation, but take much more time to form.

The Town of Warren is part of the Onondaga Formation which has been known for its karst features most notably sinkholes that exist in the Town. A karst formations map is included in the appendix.

Section 4.5: Surficial Geology Map

Surficial Geology refers to the study of landforms and the unconsolidated sediments that lie beneath them. The majority of the unconsolidated sediments found at the land surface were deposited 21,000 to 13,600 years ago.

A majority of the Town of Warren is composed of t (till). There are smaller areas composed of pm (swamp deposits), km (kame moraine), og (outwash sand and gravel), and k (kame deposits).

Till has variable texture (boulders to silt), usually poorly sorted sand-rich diamict, deposition beneath glacier ice, permeability varies with compaction, thickness variable (1-50 meters).

Kame deposits are coarse to fine gravel and/or sand, includes kames, eskers, kame terraces, kame deltas, ice contact, or ice cored deposition, lateral variability in sorting, texture and permeability, may be firmly cemented with calcareous cement, thickness variable (10-30 meters).

Kame moraine has variable texture (size and sorting) from boulders to sand, deposition at an active ice margin during retreat, constructional kame and kettle topography, locally, calcareous cement, thickness variable (10-30 meters).

Outwash sand and gravel is coarse to fine gravel with sand, proglacial fluvial deposition.

Swamp deposits are peat-muck, organic silt and sand in poorly drained areas. Un-oxidized, commonly overlies marl and lake silt, potential land instability, thickness 2-20 meters.

NYS Surficial Geography Listed Alphabetically (for a complete explanation, see Map & Chart Series Number 40 available from NYS Museum Publications Department)

k-Kame deposits

km-Kame moraine

og-Outwash sand and gravel

pm-Swamp

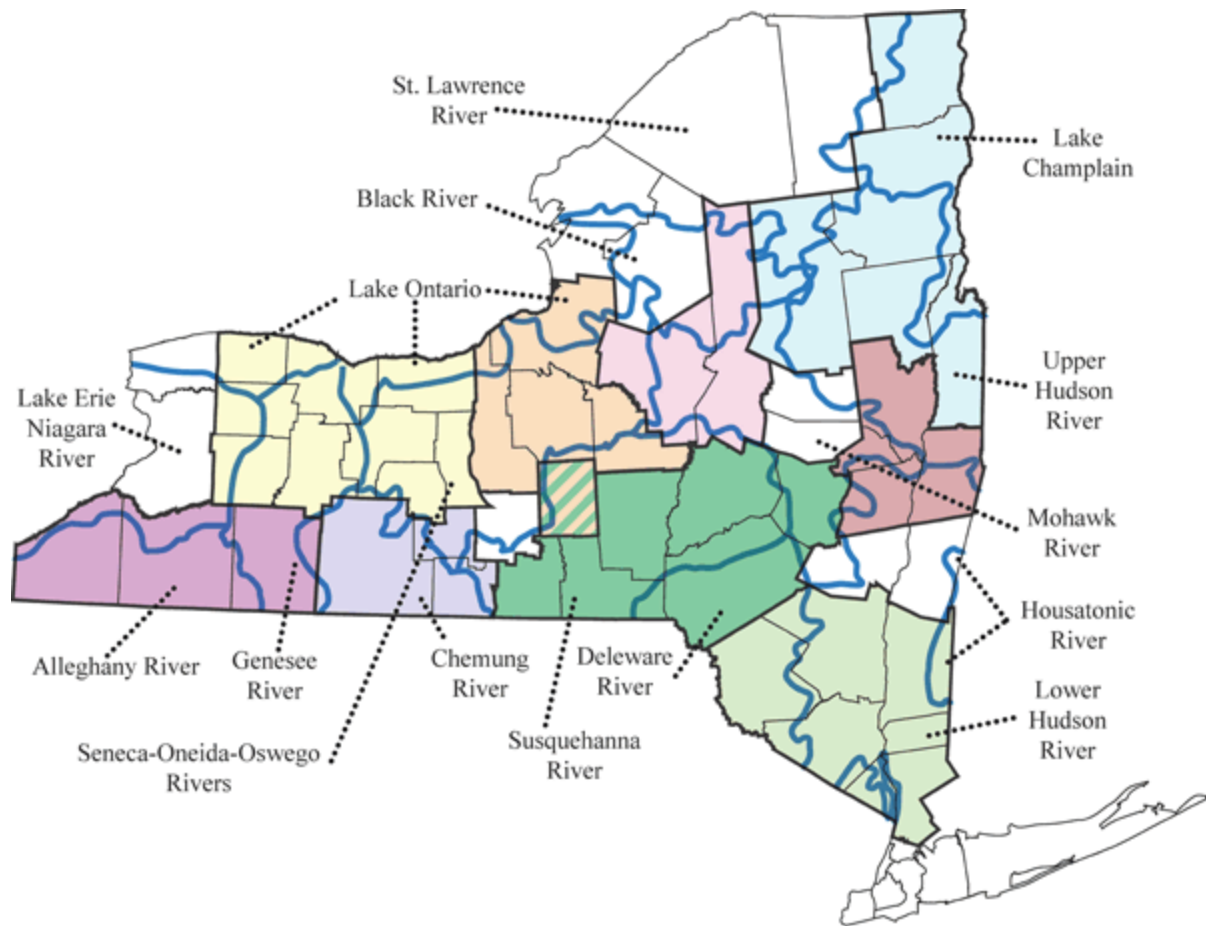
t-Till

Section 4.6: Watersheds

A watershed is the land that water flows across or under on its way to a river, lake, stream or bay. Water travels over farm fields, forests, suburban lawns and city streets, or it seeps into the soil and travels as groundwater. Watersheds are typically divided by high elevation such as hills or slopes. In total there are about 17 major watersheds in New York State. In the Town of Warren there are two major watersheds, the Susquehanna River and the Mohawk River. A majority of the Town is located within the Upper Susquehanna watershed and only a small portion the northern part of the Town is in the Mohawk.

The Susquehanna River Basin is the second largest east of the Mississippi. The 444 miles of the Susquehanna drain 27,500 square miles covering large parts of New York, Pennsylvania and Maryland before emptying into the Chesapeake Bay. The Susquehanna River Basin is divided into two watersheds, the Upper Susquehanna and Chemung River watersheds. The Upper Susquehanna watersheds includes most of Broome, Chenango, Cortland, Otsego and Tioga Counties, portions of northern Delaware, southern Madison, eastern Chemung Counties and small parts of Schuyler, Tompkins, Onondaga, Oneida, Herkimer and Schoharie Counties making up 4,520 square miles of land area within New York State (excluding the Chemung River Watershed.)

The Mohawk River Watershed lies entirely within the borders of New York State. The Mohawk River flows 140 to the east where it joins the Hudson River. It originates in the valley between the western Adirondacks and the Tug Hill Plateau. The Mohawk Watershed includes all of Montgomery County, most of Schoharie, much of Schenectady, Greene, Fulton, Herkimer, Oneida Counties and smaller parts of Albany, Saratoga, Delaware, Otsego, Hamilton, Madison and Lewis Counties making up 3,460 square miles of land area all within New York State.



Section 5: Future Development in the Town of Warren

This plan serves as a foundation to guide development in the Town of Warren.

To support plan goals laid out in Section 1.5, this plan recommends that the Town consider and adopt the idea and features of smart growth.

Smart growth strategies enable a Town to encourage development; while measuring the infrastructure and maintenance costs of development, protecting existing farm lands and the local environment, and protect and enhance rural character.

Development proposals should strongly consider the history, economy, climate, geographical and physical features, population, and resident concerns. Development considerations will change over time.

It is recommended that development include a review of the fire/ambulance contract the Town Of Warren has with the Richfield Springs Fire Department.

This plan recommends that the Town create guidelines to use and maintain existing infrastructure, focus on target growth areas within the Town, foster mixed-use development, and engage in community-based planning. Any land-use planning should consider limiting sprawl.

Features of the Town of Warren which are generally accepted as positive by residents should be protected from harm or degradation. Development which may be detrimental or harmful to the character of the town should be identified, evaluated, and discussed so the Town Board can properly protect the town.

Although it is not possible to identify or list all possible positive OR negative features of an area; it is possible to consider how such features should be protected and/or regulated.

Residential, agricultural, some forms of commercial, and industrial development are 4 types of development commonly found in and considered for areas like Warren.

Section 5.1: Residential Development

Residential development already exists in the Town and has existed for over two hundred years. Nearly all residences are single family homes on individual plots. Some are situated individually in the rural areas of the Town, and many are grouped into the hamlets of Jordanville, Warren, Cullen or the Rt. 20 corridor west of American Homes. These residences consist of many older style houses (some 200 years old), new stick-built houses, modular homes, or mobile homes. Presently there are few multiple unit residences in the Town. There will likely be a continued slow to moderate growth in single family residences in the Town, by those desiring a rural lifestyle. If this type of residential development is considered beneficial, the Town may decide to upgrade infrastructure to enable or enhance development.

The town lacks any kind of public water system or sewage disposal system so all types of development must deal with that fact. It may be necessary to consider and enact regulations regarding water supply and sewage disposal in anticipation of development proposals.

Existing subdivision and/or mobile home regulations should be reviewed and updated.

The nature of the Town's roads should be considered when future residential development is considered. Many town roads may not be well suited to increased traffic, especially those classified as seasonal roads. The Town may wish to develop guidelines for residential development on seasonal or other town roads.

Land use regulations could be enacted to foster future residential uses; and to protect current residential areas. For example; all or part of the town could be designated as "Residential" or "Residential-Agricultural". In these areas single/two family residential use and development could take place as of right with no special approval other than building permit.

Section 5.2: Agricultural Development

Agricultural development currently exists in the Town of Warren in the form of the many farms. They range from commercial dairy, livestock, and crop, poultry/egg producing operations with millions of dollars invested, to hobby farms satisfying individual or family desire for rural lifestyle. All farms provide benefit to the economy in general by their purchasing power.

Future development opportunities in agriculture could include new or upgraded dairy, livestock, or poultry operations. Other forms of agriculture may include cash crop hay or grain operations, vegetable growing, greenhouse, nursery, hydroponic, maple products, cheese making operations, farm produce stands, brewery or distillery, meat processing, crop drying, feed and fertilizer distribution. Some developments may be a hybrid of agricultural and commercial development, especially those involving large vehicles, trucking, water usage, waste handling, noise or glare.

The Town may wish to encourage some of these types of development; and at the same time provide some regulation so that development is orderly and does not have a harmful effect on existing land uses. Highways, noise, storm water run-off, and specific site usage, among other factors should be considered and addressed.

Site plan review and special use permit are two land use regulation tools that could be used to encourage orderly and safe agricultural development in the Town. The dimensions, road access, and drainage features of agricultural enterprises can have minimum values specified so that the developed project is in harmony with the features of the area.

Section 5.3: Commercial Development

Non-agricultural Commercial Development in the Town of Warren currently exists in the areas along Route 20 and in Jordanville. Highways in these areas are generally federal, state, county, or improved town roads. Commercial developments could include retail establishments, commercial or institutional offices, restaurants, motels, convenience stores, machinery dealerships or service businesses, sports facilities or tourist attractions. These development types often require a higher level of Town infrastructure than is required for residential or agricultural development. The Town may wish to implement regulations for commercial development and require site plan review, or the issuance of special development permits for commercial development. US Route 20 is a designated NYS Scenic Byway route, and carries

tourism related traffic as well as local and commercial traffic. Specific land use districts, such as “Commercial Highway” or “Route 20” areas could be established, with specific standards for site dimension, highway access, noise, glare, water/sewer/drainage, height restrictions or other issues. Certain uses could be prohibited by regulation in these areas.

Commercial development in other areas of the town could be prohibited.

Section 5.4: Industrial Development

Industrial development in the Town of Warren has traditionally been of a limited nature. At present the only industrial development is the Hanson quarry near Jordanville. “Industrial development” has been thought of until recently as factories or similar facilities. Today, industrial development also includes project like oil and gas exploration, alternate energy facilities, mining, waste handling facilities, and other types of industry that are not traditional factory buildings.

Industrial development can offer the Town opportunities for economic growth; and offer potential long term problems. These opportunities and problems can be identified and addressed so that the Town is at least partially prepared if industrial development is proposed. The use of site plan review, special use permits, and specific industrial regulations can allow flexibility for future Town actions. A site plan review process and standards for site dimension, highway access, noise, glare, water/sewer/drainage, height restrictions or other issues should be implemented. Certain uses may be prohibited by regulation.

Section 5.5: Land Use Regulations

Section 1.5 lists 9 goals of this Comprehensive Plan. These goals are general in nature. They suggest policies to be created and adopted by Town government to achieve the goals. Planning policies take the general issues addressed in the list of goals, and outline specific actions to achieve the goals. Actions can vary from stating a specific planning policy to formulating and adopting land use regulations.

Land use regulations can be enacted in the Town to enable and/or restrict land use and development. Regulations can be enacted to permit uses in certain areas of all or part of the Town; and can be enacted to prohibit uses in the same or other areas. Protection of the health and safety of Town residents and the Town’s natural resources and scenic beauty are the primary reasons to establish land use regulations.

Land use guidelines can be designated for a specific geographic area; for example: there could be a “Hamlet Land Use District” applied to the hamlets of Jordanville and/or Warren. A “Highway Commercial Land Use District” could be established and applied to the US Rt. 20 area. Area(s) of the Town not made part of a specific district could be included in “Town-Wide Residential-Agricultural District”.

Land use guidelines establish a framework to enable or prohibit land use activities within the designated area. It may be appropriate to have minimum regulation for residential, and a greater level of regulation and oversight by the Town for commercial or industrial uses.

There are numerous resources and examples of land use regulations in effect in townships in Upstate New York and Herkimer County. The Town may wish to model its land use regulations after some in effect in other rural Herkimer County towns.

Section 5.6: Comprehensive Plan Summary

The Town of Warren Comprehensive Plan is a compilation of history, demographic information, land use and resources maps and suggestions prepared by the Town of Warren Planning Board to be used by the Town Board as a guide to developing desired land use regulations. Development opportunities and land use regulations in the Town should receive thoughtful review by the Town's elected representatives and residents. The information compiled in this Plan is intended to assist in such reviews or actions by the Town.

Section 6: Supplemental Appendix (List of additional data/information)

To obtain copies of this Comprehensive Plan and additional information contact the Town Of Warren Town Clerk.

1. Town of Warren Voter Survey w/summary results
2. Comments from survey response(names redacted on comments)
3. Historical Road Map
4. Graphs and Analysis of data from survey
5. U.S. Census Bureau Data, 2006-2010
 - a. PP02-Selected Social Characteristics,
 - b. PP03-Selected Economic Characteristics,
 - c. PP004-American Community Survey
6. "Through the Looking Glass", Town of Warren Historical Society, "A Pictorial Journey Through the Town of Warren and Into The Present". Available at the Jordanville Public Library.