

# TOWN OF ROSEBOOM

## Revised Comprehensive Plan

Updated March 2024

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# TOWN OF ROSEBOOM COMPREHENSIVE PLAN

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## **Section 1: ENACTMENT AND PURPOSE**

### **1.1 Enactment**

At the February 12, 2010 Town Board meeting there was a general discussion that took place about the Planning Board's duties and responsibilities. Several areas were identified: Comprehensive Plan, by-law review, high speed internet service, gas drilling, town parking law, cell tower grants, and grant writing.

On February 15, 2010, the Planning Board met and was given the information. It was decided that the Planning Board would begin the process of creating the Comprehensive Plan at that meeting.

### **1.2 Purpose/Vision Statement**

#### **TOWN OF ROSEBOOM VISION STATEMENT**

This vision statement reflects the views of the townspeople through their input at workshops, focus groups, and the updated survey of 2015. This statement will serve as a benchmark for decision-making and actions for the Town. It is meant to set the stage for the Town's future direction; it gives the citizens' views as to what they desire now, and what they envision for the Town in the years to follow. The Town continues to look for growth opportunities and grant funding.

The Town of Roseboom is located on the eastern side of Otsego County within the State of New York. The Town cherishes and desires to protect and preserve the rural character, natural resources and landscapes, scenic vistas and clean and safe land, air and water, with the full enforcement of all Local, State and Federal laws and mandates.

Priorities of the highest order include preservation of and accessibility to open spaces, maintenance of safety and security for residents and future generations, viability of agriculture and the farming community, and safeguarding of the Town's rural character.

The people want to assure continued accessibility to all of the Town's plentiful open spaces for their families' recreation and health. It is also important to the economy of Roseboom that we preserve our active agricultural and farming community. We desire safe environmental conditions for future generations to

live and grow, while maintaining the town's important national historic character. Our Town is rich with the history of America's earliest colonial beginnings, and we want to keep that in mind while we enter the 21<sup>st</sup> century infrastructure.

In the coming years, we will responsibly manage and improve new growth while respecting property rights in order to protect the integrity of our town. We do need well-built and maintained roadways, but we also need traffic volume and speed controlled, to be in harmony with the gentle nature of our Township.

We wish to set quality design standards to ensure that new growth and development will enrich our community aesthetics. We wish to hold together the existing fabric of our Town and its hamlets, while still connecting the people of Roseboom to the rest of the world. As such, this Vision Statement and Comprehensive Plan must be an ever changing and on-going document.

## **Section 2: PUBLIC PARTICIPATION**

### **2.1 Community Survey (see Appendix)**

A new survey was sent out in October of 2015 to 300 residents and landowners. 69 completed surveys were returned by the due date of Nov. 9, 2015. The response date was extended to December 1, but no additional surveys were submitted.

### **2.2 Planning Board Meetings to discuss survey and update the Comprehensive Plan**

December 5, 2023

January 9, 2024

Feb. 5, 2024

March 4, 2024

## **Section 3: INVENTORY AND DESCRIPTION**

### **3.1 Town of Roseboom Inventory and Description**

The Roseboom Historic District was listed on the National Register of Historic Places in 1998. Portions of the text below were adapted from a copy of the original nomination document.

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The Roseboom Historic District comprises the historic core of the rural hamlet of Roseboom, located at the intersection of NY Routes 165 and 166 and the Cherry Valley Creek in the town of Roseboom, Otsego County, New York. The hamlet is surrounded by open valley land, some under cultivation, which rises to hilltops crowned by woods. The Cherry Valley Creek itself divides the hamlet into two areas, which in earliest times had different names, but from the midnineteenth century have been considered one place. NY Route 166 runs along the Cherry Valley Creek valley floor, which runs south southwest to north northeast, and the flanking ridges rise to approximately 1800 feet on either side. NY Route 165 runs roughly south southeast to north northwest and crosses the creek and its associated floodplain. The area southeast of the creek was once called Lodi, while that northwest of the creek was known as Greenbush. The latter focused on NY 166, once a plank road leading to the village of Cherry Valley to the north, and a highway leading to Milford to the south. In addition to the main routes passing through Roseboom, smaller streets provide extra space for hamlet buildings. Joining NY 166 and NY 165 with an elbow is Beaver Street, while joining NY 165 and Gage Road in a similar way is John

Deere Road. Near the intersection of NY 165 and John Deere Road, County Route 57 follows the earlier course of the road adopted as NY 165. Beyond the western boundary of the Roseboom Historic District is Roseboom Hill Road, which developed as part of the hamlet after World War II.

The hamlet of Roseboom includes a variety of building types and styles common in rural New York State hamlets meant to serve a local populace in the nineteenth century. The Roseboom Historic District includes two churches, a cemetery associated with the former Baptist Church, a general store, two early twentieth-century industrial buildings, a schoolhouse (now used as a dwelling), a grange hall (now disused), and dwellings with associated agricultural, industrial, and commercial outbuildings. The bulk of these properties developed between 1840 and 1900. Due to the widening of NY 166, a stone blacksmith's shop, a barn, and a small number of dwellings on the west side of the highway were lost in 1959. A doctor's office associated with #118 NY 165 was moved to the Genesee Country Village and Museum in the 1980s. And the large, Greek Revival Style Roseboom Hotel, once standing at the main intersection of the hamlet burned in 1973. Other than these losses, the hamlet retains its plan and a large number of its nineteenth-century buildings with few intrusions. In addition, many retain original finishes and stylistic details dating to their initial construction or to typical remodeling episodes of the late 1800s or early 1900s. The hamlet as a whole retains a

high degree of historic integrity dating to the latter half of the nineteenth century. The portion of the hamlet west of the Cherry Valley Creek has a more commercial aspect than the part east of the creek. The general store, currently called Bob's Country Store, stands at the southeast corner of the intersection NY 165 and NY 166. This frontal gable, two-and-a-half-story, frame building retains the form and some decorative features of a late nineteenth century commercial building, but it has been resided recently and some of its windows replaced. The store housed the post office until 2021, which must earlier had been located in at least two other buildings near the crossroads. Further north on the opposite side of the road stands the Greek revival style Methodist Church building (built 1861). This frontal gable building retains a late nineteenth century, Gothic style-stained glass window in the front façade and an off-center entrance porch. The older, Grecian bell tower survives, as do the corner pilasters and the full return on the front. The second church building in Roseboom, the Baptist Church (now the Roseboom Historical Association) faces onto NY 165 about three-quarters of the way between the main intersection and the bridge crossing the Cherry Valley Creek. Also, a Greek revival style building (built 1844), the frontal gable church retains a square bell tower and paired entrances in the front façade. A louvered fan accents the flush-boarded tympanum. This building retains a simple, late Victorian interior with bead board wainscoting, complete with its metal-lined baptismal font set into a dais at the front of the sanctuary. Behind the old Baptist Church is the community cemetery. Graves here date from the earliest settlement of the hamlet in the early 1800s to the present, and stones from all periods, including early "bed board" types in marble and shale, obelisks, mid-Victorian examples, and twentieth-century granite blocks, are represented.

Backing onto the cemetery's southern boundary is the lot containing the last Roseboom village school (built 18xx). A frontal gable, two-room affair with a decorative arched window in the front peak and small frieze band windows on the sides, this building is now a dwelling. A Modern porch and entrances alter its appearance, but its typical "school form" remains evident. Across from the old school on Beaver Street is the old grange hall (built c.1930), the two-story, frontal gable building also retains the iconography of its type. Dwellings round out the build environment of this side of the hamlet. Those facing onto NY 165 appear to be not only the best preserved, but perhaps the most stylistically developed. The earliest remaining dwelling, #111, is a well-developed example of the Greek revival style. This house retains the classically derived pilasters and frieze typical of the style. Less fancy are #108 and #122, on the opposite (side) of the road. Built at roughly the same time as the Baptist Church, the house built by Dr. Sterrick (#118) has a frontal gable

with flush board tympanum embellished with a steeply arched louvered fan mirroring the one on the church across the way. The doctor's house was added to about 1870, about the time his son joined his practice. Most of the remaining houses facing onto NY 165 north of the creek date between 1856 (the Gates map) and 1868 (the Beers atlas). They tend to retain the rectangular forms with gable roofs popular during the first half of the century, which their detailing is less classical. The fairly plain appearances suggest middle class dwellings, though #113 retains a full set of very exuberant matching Italianate window and door frames, probably purchased from a local mill.

Beaver Street, laid out in the 1870s and now almost entirely residential, retains two dwellings in this same style. The frontal gable dwelling (#155) near the corner of NY 166, once the plank road to Cherry Valley, retains the gable roof of earlier designs, but the entire building is much taller in proportion to Greek Revival ones. Its "eared" door frame is similar to those of the window and door frames of # 113 NY 165. A more purely Italianate house stands a little further down at #148 Beaver Street. This building has a blockier form surmounted by a flat roof with the deep frieze, wide cornice, and brackets typical of this style. Other dwellings on Beaver Street are smaller and less detailed than these two, suggesting working class dwellings of the third quarter of the century. A few properties on Beaver Street retain outbuildings, mainly small barns and workshops dating to the last quarter of the nineteenth century and early twentieth centuries.

NY 166, the old plank road to Cherry Valley, was the main commercial street of the hamlet of Roseboom. This has lost two buildings that emphasized this function, including the stone blacksmith's shop and the old hotel. Once a narrower road, both sides were lined with buildings, those on the west side abutting the hillside beyond. North of the Methodist Church, a frame barn, used since the early 1900s as a store, is set well back from the road. This stands on the site of a nineteenth-century cheese factory shown in the 1868 atlas. South of the store at the main intersection, mainly nineteenth-century dwellings, an early twentieth-century shop building, and one modern house line the road for a few hundred yards before the hamlet gives way to open land. These retain the forms and sometimes details of the Greek revival and Italianate styles. Like NY 165 north of the Cherry Valley Creek, this portion of the hamlet also developed between 1856 and 1868, and all but one residence illustrates the late use of the Greek revival style: low, rectangular, and gable-roofed, with modest detailing. Because several of these buildings have been



renovated with non-historic materials, they may also have lost some stylistic details since their construction. One further Italianate dwelling stands in this row. This retains the deep frieze and cornice supported by brackets typical of the style, as well as the flat-roofed boxy form.

Several properties in this part of the hamlet retain characteristic nineteenth century outbuildings. On NY 165, #108 retains an assemblage, including a novelty-sided carriage barn with a raking cornice set off with a high Italianate taste molding and a small arched window in the gable end, a small dairy barn, a two-story shop building, and a c.1920 frame milk house. Across the street, #103 NY 165 retains a brick smokehouse, while the Roseboom Cafe restaurant #3220 NY 166 on the corner of NY 165 and NY 166, on the site of the old Roseboom Hotel, has a stone one. On NY 165, both #113 and #119 retain small barns. Two frame outhouses also survive: one at # 119 NY 165 and a second, moved from #103 to #111 NY 165, and used as a garden shed.

On the opposite side of the Cherry Valley Creek, the hamlet of Roseboom includes mill sites, agricultural outbuildings, and several dwellings. Because of the open land within the hamlet, this part of the Roseboom Historic District feels more rural than the area north of the creek, which evolved as a commercial area. This area grew up around mills situated on a creek feeding into the Cherry Valley Creek, which remains dammed about half a mile from the hamlet on Gage Road. An additional dam, now breached, remains partly visible in woods to the east, and several races and two millpond areas remain visible. One race ran under John Deere Road: then turned north to fill a millpond near the old Howland mill, marked by a cinder block building set on an older stone foundation. That foundation once supported the new Howland mill, built in the 1860s to replace the first one, built in 1800. The building was last used as a feed store, farm supply, and John Deere dealership, thus giving the road its name. A depression east of #116 John Deere Road marks its location. A second race came down from the smaller dam and millpond east of John Deere Road, passing the old Eldred mill at the corner of John Deere Road. NY Route 165 diverges from the Roseboom-Pleasant Brook Road's earlier route at the southern edge of the hamlet and the older course is now called CR 57. Through most of the south part of the hamlet, NY 165 follows the old course and passes two frame houses dating to the first half of the nineteenth century. Where new NY 165 veers off, a large square-plan stone house with a frame wing is a prominent landmark on County Route 57. Across from this stands a relatively early hop house, which was noted in the 1868 Beers Atlas.

John Deere Road, which creates an elbow from NY 165 to Gage Road, retains four frame dwellings dating to the early nineteenth century, as well as several nineteenth-century barns and two additional hop houses. Two of these houses, #105 and #147, belonged to mill owners. The first, built shortly after 1800, retains fairly elaborate Federal taste details, including the Palladian window in the gable end. The second, with its heavier lines and square Doric columns supporting the veranda, dates later, possibly to the purchase of the mill from Delos White of Cherry Valley by the Elwells in 1836. In addition to these two houses, there are two more Greek revival houses; a very small example retaining its frieze and raking cornice #116 and a temple-form house with an inset porch supported by Doric columns.

### **3.2 Historic Significance**

The Roseboom Historic District is significant in the areas of community development and architecture as a highly intact example of a typical upstate New York rural hamlet developed primarily during the period 1800 to 1940. Located in northeastern Otsego County in the Town of Roseboom, the hamlet is about two miles south of the larger and older commercial Village of Cherry Valley. The hamlet of Roseboom first developed as a mill hamlet about 1800 on the south side of the creek; by the mid-1830s, a commercial and service district developed on the north side of the creek. By the 1850s, these two areas were considered one hamlet and known as Roseboom.

Virtually all the hamlet's built environment was in place by 1900, and the community has suffered relatively little loss since then. The Roseboom Historic District preserves the appearance and some of the services of a small rural hamlet nearly a century later, with its general store, church, meeting hall (in the old Baptist Church building), and cluster of mainly Greek revival and Italianate style dwellings.

Roseboom grew up around mill seats established on the Cherry Valley Creek and one of its tributaries, possibly before 1800. French's Gazetteer of 1861 states that the hamlet's first grist mill was erected by Brice and Bros. in 1796. More commonly, the hamlet's recorded history states that Abraham Roseboom started the first mill to saw timber in 1806, but this appears to have been farther north than the hamlet itself. Abraham Roseboom has established an estate further north, near the present-day Cherry Valley town line, in 1800. Born in 1772. Abraham was a member of the rising generation at the close of the American Revolution, and like many of his peers, eager to expand into new

areas like Otsego County. The son of Jacob Roseboom, who in colonial times held the Belvedere, McKean, Long, and Beaverdam Patents, encompassing land in the modern towns of Cherry Valley, Roseboom, and Middlefield, Abraham Roseboom took land south of Cherry Valley. Except for that village to the north, much of the area remained forested after the Treaty of Paris of 1783 as was typical of Otsego County.

The hamlet that would eventually become known as Roseboom developed about a mile south of Abraham's estate on the road to Cherry Valley. Mills seated on a tributary flowing west into the Cherry Valley Creek played a central role in the hamlet's earliest development. Different sources record various mills: French's Gazetteer of 1861 notes a mill founded by Brice in 1796. Hurd's History of Otsego County notes that Cornelius Low started the first gristmill in Lodi in 1818. Hamond Howland's mill built in 1800 is the most commonly cited founding mill in the hamlet. Howland came from Dutchess County. Delos White of Cherry Valley also established a mill, which was sold from his estate to Benjamin and Samuel Elwell in 1836. By 1856, the Elwells and the Howlands appear to have held all the water rights and become the established millers.

The 1868 Beers Atlas shows a well-developed race system to power Elwell's large, three-level grist mill and Howland's sawmill and sash and blind factory. Four years earlier, Howland had rebuilt his mill with a coursed limestone foundation, which remains today. By 1950, the old Howland mill had ceased work, but the building was reused as a farm supply store. It burned in 1952 and was replaced in 1953 with the now-deteriorating building once used as a farm supply store occupying the site today.

In addition to milling, the Elwells and the Howlands owned agricultural land as well. The Elwells owned land across John Deere Road, north of Gage Road, which they sold to the Gage family before 1903. The Howland farm is now separated from the mill property, but a late nineteenth century dairy barn and at least one three-bay English barn, dating before 1850 still stand. Two additional English barns, one with an unusual Greek revival style cornice and partial returns, as well as a c.1880 hop house stand on the rise overlooking the elbow in John Deere Road. Before the Elwells mill was torn down, these would have overlooked that building as well. In addition to these, two more hop houses stand within the hamlet area. One at #157 NY 165 has been converted to a garage with a room above and a second, altered almost beyond recognition by a remodeling faces the stone house #107 on County Route 57.

This pattern of diversified economic activity in rural hamlets is common in upstate New York.

Like many small mill hamlets, the settlement around the Howland and Elwell mills, called Greenbush in the early period, was ignored or barely acknowledged by all gazetteers published before the Civil War period. For services beyond milling, farmers in the outlying area apparently relied on the much larger Village of Cherry Valley to the north where there were places for banking, legal services, trade, and spiritual sustenance from that village's several churches. In 1830, however, a plank road extended south from Cherry Valley Village through Lodi, following the route of modern Route 166 as far as NY 165, and then turned to cross the creek to Greenbush. Two years later, possibly prompted by the plank road's construction, Daniel Antisdal (also Antisdale) opened an inn and store at the point where the plank road turned south of the mill hamlet. The tavern, which burned in 1973, was in its day a success, as a decade later Antisdal provided funds to build a stone blacksmith's shop with two forges a little further south on the opposite side. The blacksmith's shop would have complemented the tavern as a service for travelers, as well as providing the local people with a shop closer than Cherry Valley. This formed the beginning of the commercial hamlet on the north side of Cherry Valley Creek, which called itself Lodi, and complemented the industrial hamlet of Greenbush on the south side of the creek.

In 1840, the English-trained physician, John Sterricker, opened his office in Lodi. While his residence #118 NY 165 remains, his free-standing office was taken to the Genesee Country Village and Museum in the 1970s. Sterricker's son, also John, carried on the practice after obtaining his certificate to practice medicine at Albany Medical College in 1875. Thus, by 1842, with the exceptions of the law and a bank, Lodi's small commercial and industrial establishments provided most of the services necessary to rural life of the nineteenth century and continued providing them until well after 1900.

Adding to these temporal services, were two churches. The Society of the First Baptist Church was organized under Deacon Sherman's leadership in 1843. A year later, the society erected its Greek Revival style building on land purchased from Abraham Roseboom for ten dollars. Built at a cost of two thousand dollars, this ambitious church was designed to seat eight hundred in balconies and on the main floor. The church building remains a prominent landmark in the hamlet's streetscape; from a considerable distance south of Roseboom, its white tower and frontal gable façade stand out in the

surrounding rural landscape as an icon of a typical nineteenth-century, upstate rural hamlet. Such Greek Revival-style churches were common: their classically derived forms and details alluded to the classical civilizations that Americans hoped to emulate in the new republic. Lodi was no exception, and at the time of the Baptist Church's erection, virtually the entire hamlet's-built environment illustrated the extremely popular Grecian taste. Though less commonly used for domestic architecture by the 1860s in much of the nation, the Greek taste survived in New York State's relatively remote rural areas. Thus, the Methodist Episcopal Society also built a Greek Revival church in 1861. This church's earliest symmetrical façade was altered about 1900 with an asymmetrical entrance and a large central stained glass window. This building also is prominent in the hamlet streetscape and still has an active congregation. The older Baptist church building is now owned by the Roseboom Historical Association and is the town's only remaining large meeting hall.

The large cemetery, still used, extends behind the Baptist church building to Beaver Street. In use since the mid-nineteenth century, this site provides a highly intact record of Roseboom's residents and a sort of illustrated catalog of common funerary monuments from the early nineteenth century to the late twentieth. Predating both churches, the graveyard was first a community plot, though the portion nearest the church belonged to the Baptist Society, according to the tax records, despite the society's dissolution in 1966 due to lack of funds and membership. A plot map hanging in the Methodist Church shows the boundary between the two areas. It also shows the plot owners, who came from both sides of the creek, thus demonstrating the link between the commercial and industrial hamlet areas from at least the mid-nineteenth century.

When Cyrus Gates mapped Otsego County in 1856, he labeled the community "Roseboom P.O.," which suggests that by this date the earlier names of Lodi and Greenbush were passing from use. Lodi was easily confused with Lodi in Seneca County and mail often went astray. Two years earlier, the Town of Roseboom was split off from the older Town of Cherry Valley, which may have provided the community with an easy way to distinguish itself. At this date, Roseboom was less than half the size of South Valley, the other hamlet within the new town's boundary, in terms of population and services. While Gates provided an expanded plan of South Valley, he surveyed Roseboom P.O. within the overall map only. Nevertheless, this map shows that Roseboom P.O. was still a very small community: a hotel, a doctor, a blacksmith shop, two

mills, a school on the south side of the creek, and eleven dwellings, with a plank road connecting it to Cherry Valley. J.H. French, who published a gazetteer in 1861, referred to the hamlet by its older name, Lodi. He recorded one church (the Baptist Church; Methodist built after French collected his material) and 111 inhabitants. The slightly earlier 1855 New York State census listed 1,887 souls for the town of Roseboom, revealing how agrarian the population was, as South Valley accounted for only an additional 225 people.

Between the time of Cyrus Gate's 1856 survey and G.W. Beers 1868 survey for an atlas of Otsego County, the hamlet of Roseboom exploded. South of the creek, in the old Greenbush section, Howland had rebuilt his mill and added a sash and blind factory. This map shows a large mill pond south of John Deere Road (aptly known as Mill Street in the earlier period). The Elwell race and its large upper mill pond are also shown on the 1868 map. The district school had moved north of the creek to the old Lodi area of the hamlet. It stood in a now densely packed hamlet streetscape of dwellings and commercial establishments, including two wagon shops, a cabinet shop, a dress shop, a store, and a meat market, which now line both sides of NY 165 and NY 166. The new Methodist Church stood at the north end of the hamlet with a cheese factory just beyond. In 1856, Gates mapped eleven dwellings; Beers recorded approximately thirty.

By 1872, Hamilton Child noted in his Gazetteer of Otsego County that Roseboom has two churches, two stores, a hotel, a wagon shop, two blacksmith's shops, a grist mill, two sawmills, a cheese factory, a shoe shop, a millinery and dress-making shop, a physician, and a planing mill. Two hundred twenty-five people resided there, a considerable rise from the 111 recorded in 1861.

The 1868 plan of Roseboom suggest that land in the commercial area had reached a saturation of development; this is borne out by the laying out of a new street, called "Side Street" in nineteenth century sources. Known today as Beaver Street, it creates an elbow southeast of the main crossroads of the hamlet. The form and style of domestic structures on Beaver Street suggest a platting date in the 1870s. It was certainly in place by 1881, because School District No. 2 built a new schoolhouse there, having outgrown the one on the plank road built between 1856 and 1868. This last School No. 2 was a one and-a-half-story, two-room, frontal gable, frame building with a raking cornice marked by a high, rounded Italianate molding. A small arched window in the front gable end and frieze band windows allowed light into the upper half-story.

These probably make converting the schoolhouse into a dwelling more appealing than most simple one-room schools as it had an upper floor and a somewhat larger than average footprint. Today the building survives as a dwelling, though its entrances are altered.

Child's 1872 statistics probably describe the hamlet of Roseboom near its peak population and range of services. By 1903, the next published map of the area, the shoe shop, the cheese factory, and the grist mill were gone. Throughout Otsego County rural hamlets and villages generally began a gradual population decline in the last quarter of the nineteenth century. Even as this began, as was often the pattern in rural upstate New York villages, urban industrialization and westward movement drew people from older agricultural areas in the northeastern United States.

While the population of the town of Roseboom was 1,887 in 1850, by 1980 it was 663, revealing that Roseboom has lost nearly two-thirds of its population in the past century and a half. This decline is most pointed in agricultural areas; the hamlet of Roseboom remains similar in population to the two hundred or so of the third quarter of the nineteenth century. It continues to offer some services locally: a diner, a general store, and a church. Moreover, it retains virtually the entire domestic streetscape visible in the late 1800s. A comparison with the 1903 map shows that fewer than five dwellings have disappeared; one has been replaced with a modern prefabricated house #3194 NY 166. An early twentieth century dwelling occupies a lot still open in 1903 #127 NY 165 and a modern house has been added on Beaver Street #106. The hotel, the blacksmith's shop, and the Elwell mill represent sizable losses in Roseboom's streetscape, but even so, the hamlet retains a high degree of historic integrity.

### **3.3 Population and Housing**

The most recent Census Estimate<sup><1></sup> was for 2021 and it gives Roseboom a population of 715 people.

The community of Roseboom is located in Otsego County. The 2021 Census gave Otsego County a population of 58,952 people. This means that Roseboom had 1.14% of the county's total population, making it Otsego's 28th most populous community.

At the same time, New York had a population of 19,378,102 people.

## Population Density

The 2021 Census shows Roseboom had a population of 715 people and a land area of 33 square miles. This gives a population density of 21.66 people per square mile.

## Housing Units

<https://uspopulation.org/new-york/otsego-county/roseboom/>

<b>Total Housing Units</b>	<b>446</b>
<b>Owner Occupied</b>	<b>251 (56.3%)</b>
<b>Renter Occupied</b>	<b>42 (9.4%)</b>
<b>Vacant Housing Units</b>	<b>153 (34.3%)</b>
<b>Median Home Value</b>	<b>\$ 196,023</b>
<b>Average Home Value</b>	<b>\$ 221,016</b>
<b>Housing Affordability Index</b>	<b>121</b>
<b>Median Household Income</b>	<b>\$ 63,,926</b>
<b>Average Household Income</b>	<b>\$ 86,826</b>
<b>% of Income for Mortgage</b>	<b>18%</b>
<b>Per Capita Income</b>	<b>\$ 38,141</b>
<b>Total Household</b>	<b>293</b>
<b>Average Household Size</b>	<b>2.28</b>
<b>Family Household</b>	<b>293</b>
<b>Average Family Size</b>	<b>3</b>

Statistics received from Town Assessor Office: (using Roll Year 2024)

1 family residences:	207
1 family residence w/Apt	1
2 family residences:	1
Rural residences:	97
Rural residential & agricultural:	13
Seasonal residences:	20
Manufactured housing:	53
Manufactured housings:	2
Resident multiple:	5
Multiple residences:	3
Total	402



The 2010 Census shows Roseboom had a land area of 33.41 square miles [86.5 km<sup>2</sup>]. This translates to 14.23 Housing Units per square mile [5.5 housing units/km<sup>2</sup>].

## **Location**

While generally coinciding with the GPS location (latitude/longitude) of Roseboom, the latitude and longitude given by the Census Bureau indicates the GPS location of the polygon for Roseboom. In the 2010 Census, the location was given as:

Latitude: 42.726358° (or 42°43'34" N) Longitude: 74.711108° (or 74°42'39" W)

## **3.4 Existing Land Use Patterns**

The Town of Roseboom is approximately 33.4 square miles, containing 21,248 acres with 818 parcels. The hamlets are: South Valley, Pleasant Brook and Roseboom.

**2024 South Valley includes:** The First Christian Church of South Valley on State Highway 165. The formerly Methodist-Protestant Church building on Kirshman Hill Road was used by the Women's Community Club of South Valley for over 50 years for their community dinners and activities. They gave that building up in 2021 due to Covid, and it is now privately owned; The Corner Store (formerly Snyder's) operating as an Antique Shop; Brodie's Sugar Bush (Maple Syrup Business); Hotaling Dairy Farm, the rest of the hamlet is primarily comprised of residential homes.

**2024 Pleasant Brook includes:** The Pleasant Brook Hotel; Alpha Tech Repair Shop; and is primarily comprised of residential homes.

**2024 Roseboom includes:** Bob's Country Store; Roseboom Methodist Church; Roseboom Historical Society; The Roseboom Grange Hall; Belvedere Mountain Taxidermist; Belvedere Campground; Stannard Maple Farm; while it also is primarily comprised of residential homes.

Specific patterns of residential, agricultural, commercial, and industrial development within the township can be located on the Property Use Map in the Appendix.

## **3.5 Cultural, Recreational and Historic Resources**

### 3.5.1 Cultural Resources

The Town's major cultural asset is the Roseboom Historical Society (the former Baptist Church) which has held community breakfasts, art exhibits, photo exhibits, yoga classes and is a seasonal Glimmerglass Opera rehearsal area. An additional cultural asset is the Roseboom Antique Power Days held during the third weekend in August. Tractors and small engines are brought from all over, and vendors sell to the public. A tractor parade sponsored by the Town of Roseboom is a featured event.

### 3.5.2. Historic Resources

Many cemeteries are on small family plots scattered throughout the town. The two main cemeteries are the South Valley-Pleasant Brook Cemetery and the Roseboom Baptist Church Cemetery. Both are maintained through private associations; the South Valley-Pleasant Brook Cemetery Association and Roseboom Cemetery Association.

### **Historical Register – South Valley Women's Community Club**

The Women's Community Club of South Valley was significant in the Town of Roseboom's social history because of its long and important role in the community life of the small hamlet of South Valley. The former Methodist Protestant church, built in 1846, was the meeting place for the Women's Club. The "Hall" as it was known, was listed on the National and New York State Register of Historic Landmarks in honor of its long association with this group of remarkable women who were responsible not only for saving the building, but the spirit of the community as well. The church structure received the Otsego 2000 Historic Preservation Award under the nomination category of *Stewardship* in 1999. This recognition was due to the efforts of the Club, formerly the Ladies Missionary Aid Society, who for a combined seventy years had supported the area in very positive ways.

The Women's Community Club of South Valley was a unique organization. It was formed before the emergence of a full-fledged "Women's Rights Movement" by a group of strong women who fought to retain their right to exist as an independent organization, not subject to the dictates of the church. They operated within their own constitution and by-laws with the specific goal of

holding the community together – and they did. The South Valley Women’s Club put on monthly “by donation” suppers for the community from May to November, attendance averaging well over 100 persons. Its members welcomed new babies with small gifts, rewarded local high school graduates, provided food and loving care for families during periods of illness and grief and provided a place for celebrating weddings, birthdays, funerals and reunions. Christmas cheer baskets were shared with the sick and elderly for many years. These women worked hard to make this part of Otsego County a good place to live. Unfortunately, the Covid pandemic in 2020 forced the closing of the club after 50 years. They were unable to hold their monthly community dinners, their sole means of support, which had enabled them to preserve and update the building over the decades. However, the history of the South Valley Hall still illustrates the significant traditional role of women in maintaining the structure of community life in a rural area.

In the late 19th century, the hamlet of South Valley relied primarily on agriculture for its existence. Small dairy farms surrounded the village, producing not only milk, but hops and maple syrup, as well. The farm families depended on services provided in the hamlet, which included a grange hall, a coffin factory, three glove factories, a two-room schoolhouse and three churches, Christian, Methodist Protestant, and Methodist Episcopal. Today, only two church buildings remain. One is an active worshiping congregation, the First Christian Church of South Valley, and the other, the former Methodist Protestant, was the meeting hall for the afore mentioned Women’s Club.

### **Roseboom Historical Association**

Roseboom Historical Association is a non-profit organization (501C3) dedicated to preserving and promoting the history of the town of Roseboom, New York. The Association is housed in a restored Baptist Church which was constructed in 1844. Located centrally on State Highway 165 in the farming hamlet and designated historic district of Roseboom.

RHA serves as a cultural and community center where residents and members participate in a variety of activities: art exhibits, concerts, historical talks, celebrations of local history, yoga and art classes, potluck suppers and pancake breakfasts. Not constrained within a strictly “historical” context, the Association serves as a central meeting place for the community-at-large.

### 3.5.3 Recreational Resources

Roseboom residents can enjoy a variety of recreational resources within the township. There is cross country skiing on Roseboom Nordic Ski trail – 4 miles of designated trail on Jocelyn Hill. State-funded snow mobile trails, hunting, fishing, hiking and horseback riding is all available. A bicycle rally is held on the country roads once a year. Glimmerglass State Park is nearby in Cooperstown, with Lake Otsego available for swimming, boating, fishing and camping. In addition, there are these Roseboom activities:

Antique Power Days, an annual event held in August.

Proper's Annual Tractor Pull on Honey Hill Road in South Valley.

The South Valley- Pleasant Brook Union Cemetery Association holds an annual benefit dinner in August.

The First Christian Church of South Valley has Vacation Bible School every summer for the children.

The Roseboom Historical Association has an annual Art Show, and a Father's Day Pancake Breakfast.

### **3.6 Environmental & Natural Resources**

Environmentally significant are the many New York State Department of Conservation protected State Forests in Roseboom. They include Bear Swamp State Forest (1729 acres) off of Buttermilk Hill Road in South Valley, the R. Milton Hicks Memorial State Forest (1293 acres) Perry Hill Road, the Honey Hill State Forest (1017 acres) Wes Brown Road, Edwards Road, and the Roseboom State Forest (620 acres) Roseboom Hill Road. These, and other heavily forested areas in the Town, host a variety of wildlife. Many species are on the endangered and threatened list put out by the NYS Department of Environmental Conservation (see appendix). Bald Eagles, Red-Tailed Hawks, and other birds of prey are often seen soaring over the treetops.

The Lordsland Conservancy, an 80 acre nature preserve in Roseboom, was given to the Nature Conservancy New York Chapter in 1971 by Mrs. Louise Moore and was acquired by the Otsego Land Trust in 2019. There are 1.4 miles of walking trails through forests, wetlands, meadows and steep slopes. According to the New York Natural Heritage Program, Lordsland is home to the highest quality known stand in New York State of Jacob's Ladder (*Polonium*

*van-Brentidae*), a globally rare plant that blooms in early Spring and Summer with a ladder-like arrangement of leaves and nodding flowers on top.

### 3.6.1 Water Resources

The Town lies within the Susquehanna River Basin and watershed. A watershed is a geographic area that is drained by, or contributing to, a stream, lake, or other primary body of water.

The Town of Roseboom is located at the headwaters of the Cherry Valley Creek, which flows into the Susquehanna River, and thus is part of the Chesapeake Bay Watershed Program, traveling through five states all the way to Chesapeake Bay. The Town's eastern streams flow to the Mohawk and Hudson Rivers. It is important that as such, we accept the responsibility to do what we can to preserve the purity of these streams.

The New York State Department of Environmental Conservation classifies all fresh waters as either "AA, "A", "B", "C", or "D."

Classes AA through B are regulated by the state. The highest classifications, AA or A, are assigned to protect waters for uses that include swimming and other recreational uses, but not for drinking. Class C and D waters are not regulated and include uses such as fishing. Waters classified as A, B or C can each have an added standard of (T) or (TS). The (T) indicates the waters support or have the potential to support a trout population and (TS) means it supports or has the potential to support trout spawning. All waters that have a (T) or (TS) designation are regulated including those with a classification of C.

Approximately 26.25 miles of protected trout stream runs through the Town of Roseboom. These waters are classified by the New York State Department of Environmental Conservation as A, B, or C, each with an added (T) designation.

### 3.6.2 Floodplains

Floodplains are the lands adjacent to a waterway where floodwaters spill out of the banks of a creek or stream. Floodplains are characterized as either 100 - year floodplains or 500-year floodplains. A 100-year floodplain has a one in one hundred (1%) chance of flooding in any one year while a 500-year floodplain has a one in five hundred (0.5%) chance of flooding in any one year.

Both zones in the town are depicted on the Water Resources Map in the Appendix.

The Otsego County Flood Map shows those portions of Roseboom that are not located on steep slopes are typically situated in 100-year or 500-year flood plain areas. Because of this, the Town faces challenges to development. Where it is not steep, it floods.

Floodplains, provide many beneficial functions including reducing the severity of a flood, handling severe storm water runoff, filtering nutrients and impurities, controlling sedimentation and creating rich alluvial soils. They offer diverse habitat areas for fish and wildlife by serving as feeding and breeding grounds and many wetlands are found in floodplains. Floodplain areas provide ideal opportunities for agriculture, parks, trails, bikeways, and areas for wildlife conservation. Development should avoid encroaching upon floodplains due to the loss of beneficial functions and resulting adverse impacts.

In August of 2011, the Town of Roseboom was catastrophically impacted by Hurricane Irene & Tropical Storm Lee. They were designated as 100, and 500- year floods, though they were only two weeks apart. These rare flooding events have become more prevalent in the last 10 years. It should be noted that in 2013, Governor Andrew Cuomo stated that *"There is a 100-year flood every 2 years now."*

### 3.6.3 Terrain & Slopes

Based on review of the Otsego County Flood Map, those portions of Roseboom that are not within the steep slopes (75% approximated above), are typically associated 100 and 500 year flood plain areas. Resultant from this is a Town largely compromised in its development potential....where it's not steep, it floods.

Topography describes the vertical configuration of the land surface and its relation to the features in the landscape, both natural and man-made. Slope is a measure of topography that describes elevation change over a given horizontal distance. Slopes are typically described in percentages, i.e. a 15 percent slope indicates that the ground rises 15 feet in elevation for every 100 feet in horizontal distance.

The Town of Roseboom consists of hills and valleys with streams flowing through the area and large fields that are dedicated to agriculture. Approximately 75% of the soils within the Town have slopes in excess of 9%.

Approximately 50% of the soils within the Town have slopes in excess of 12%.

The lowest point in Roseboom is 1235 feet, South of the Village of Roseboom, where the Cherry Valley Creek crosses into Middlefield.

The highest point in Roseboom is 2285 feet, South of the Village of South Valley, next to the Westford Town Line between Buttermilk Hill Road and Kirshman Hill Road.

See Town of Roseboom Soil Map, Town of Roseboom Slope and Topography Map in Appendix

### 3.6.4 Vegetative Cover

The predominate vegetative cover types are agricultural, deciduous forest, evergreen forest, and wetlands. Timber stands are prominent in the:

- Honey Hill State Forest, Wes Brown/ Edwards Road (1017 acres)
- R. Milton Hick Memorial State Forest, Perry Hill Road (1293 acres)
- Roseboom State Forest, Roseboom Hill Road (620 acres)
- Bear Swamp State Forest, Buttermilk Hill Road (1759 acres)

### 3.6.5 Wind Resources

According to the US Department of energy New York State Wind Map and Resource Potential website, portions of the town have wind speeds up to 80 meters per second.

### 3.6.6 Soils

The soils in the Town of Roseboom are clay, rock, slate, shale, and prime farmland soil. (Town of Roseboom Soil Map, Appendix Folder 13)

- Approximately 75% of the soils within the Town are “partially hydric” or “all hydric” soils: typically, indicative of wetlands.
- Approximately 75% of the soils within the Town have slopes in excess of 9%.
- Approximately 60% of the soils within the Town have slopes in excess of 12%.

### 3.6.7 Visual Resources

A well-known scenic vista is at the top of Jocelyn Hill Tower Road showing rolling hills, woodlands, fields, and scenic valley views. On top of County Route

39, known as Tower Hill Road, has a panoramic view of valleys and woodlands.

Honey Hill Road's view-shed is full of hilltops, rolling fields, and lush woodlands. Adair Road also has a similar valley view-shed. There are many more spectacular views throughout the Township.

### 3.6.8 Natural Gas

The Marcellus Shale and the Utica Shale underlie the Town of Roseboom. Both formations contain natural gas.

Leases in Town: In 2011, there were 32 leases to frack natural gas

Number of Acres leased: 1,964.47.

Number of Parcels (Town) 828

Percentage of Leased Parcels 3.91

Percentage of Leased Acres 9.25

In 2011, the residents and property owners in the Town of Roseboom made their voices heard through a petition bearing 333 signatures calling for a ban on drilling for natural gas in the Town of Roseboom. As part of a grassroots movement to ban fracking, ROAR (*Roseboom Owners Awareness Response Against Fracking*) was instrumental in getting a law banning heavy industry in the Town.

In 2012, the Town Board passed a Protection of the Rural Environment Law that affirms and supports the preservation and enhancement of the rural character of Roseboom; a safe, quiet, and scenic environment; a non-industrial, agricultural and tourist-based economy. This was two years before the New York State Department of Health and Governor Cuomo decided to ban hydraulic fracking in the State of New York on December 16, 2014, after concluding that the method posed inestimable public health risks.

The purpose of this local law which prohibits heavy industry in the Town of Roseboom, is to protect its citizens from the human health hazards presented by natural gas exploration, extraction or processing, as evidenced by public statements issued by the medical community. It is the goal of this



local law to uphold and support the Town of Roseboom Comprehensive Plan.

### **3.7 AGRICULTURE**

In 2017, Otsego County updated their Agricultural and Farmland Protection Plan (AFPP). It identifies seven recommended actions that will help achieve the vision of sustained agricultural development and farmland conservation. The specific plan can be found at:

<http://occainfo.org/wp-content/uploads/2017/07/FINAL-Ag-Plan-Draft.pdf>

In 2018 the County consolidated all the agricultural districts into one district, District #1. (see map in Appendix)

At that time, the Town of Roseboom had approximately 65 parcels, nearly 1,300 acres were used for some type of agricultural activity. Some of the types of agricultural operations that take place within the town include dairy, livestock, horse, and hobby farms. There are also apiaries and maple syrup producers.

### **3.8 Community Facilities, Services, and Infrastructure**

#### 3.8.1 Community Facilities & Services

- The Town Hall and Highway Garage is located at County Route 50, Cherry Valley.
- The Fire Department and Emergency Medical Services is contracted through the Cherry Valley Joint Fire District.
- Tri-county Bookmobile - stops at the South Valley Church
- Roseboom Historical Association
- First Christian Church of South valley
- Vacation Bible School
- Roseboom Methodist Church

#### 3.8.2 Transportation Infrastructure

There are 11.46 miles of state highways, 9.42 miles of county highways, and paved 7.5 miles, gravel 19.89 miles, dirt .73 miles, and 9.3 miles of seasonal dirt roads within the Town.

The Otsego Bus Service makes pick-ups in South Valley, Pleasant Brook and Roseboom to Oneonta and Cooperstown.

### 3.8.3 Water and Sewer Infrastructure

There are no municipal water resources in Roseboom. Private Wells and springs are our water sources. Approximately 4.6 sq miles of the town contains an extent of unconfined aquifer capable of 10 – 100 gallons per minute.

## **3.9 Economic Development**

Business in the Town of Roseboom is located throughout the area. Local businesses include:

Alpha Tech Automotive  
Belvedere Lake & Campsites  
Belvedere Mountain Taxidermy  
Bob's Country Store  
Breezy Acres Maple Farm  
Brodie's Sugar Bush  
Elk Creek Maple Farm  
G & G Drywall  
Gage Farm  
Gridley Excavation  
Hansen Farm  
Hotaling Farm  
Mark Mabie Contracting  
Oak Ridge Lodge Hunting Guide Service  
Pleasant Brook Hotel and Tavern  
Proper Farm  
Revolution Solar - Jim Doherty  
Rodney's Electric and Plumbing  
Stannard's Maple Farm

### **3.10 Local Government** <https://townofroseboom.com/>

In 2024, the Town of Roseboom's Local Government is comprised of the following:

#### **Town Board**

**Town Supervisor:** Patti Gustafson

**Deputy Supervisor:** Curtis VanDewerker

**Town Board:** Jack Barrett, Steven Gridley, Allegra Schecter

**Town Clerk:** Erin Seeley

**Highway Superintendent:** Dan Gage

**Assessor:** Matt Lippitt

**Code Enforcement Officer:** Otsego County Codes

**Judge:** Steven H. Mosenson

**Historian:** Patricia Mabie

**Dog Warden:** Bob Jorgenson (contracted by the Town)

#### **Planning Board**

**Chair:** Kim Gray

**Vice Chair:** George Duncan

**Secretary:** Patricia Duncan

Larry Lamb, Gary Schaffer, Sue Schaffer, Bob Schecter, Charles Wanamaker

**Board Liaison:** Allegra Schecter

#### **Board of Assessment Review:**

**Chair:** Matt Lippitt

Richard Hansen, Everett Yerdon, vacancy

## **SECTION 4: STRENGTHS, WEAKNESSES, OPPORTUNITIES AND THREATS**

### **4.1 Strengths**

Rural character

Low taxes

Desire of citizens to maintain and improve community.

Adequately maintained roads and thoroughfares

Potential for positive growth and access to public funding  
Healthy and clean natural environment  
Local fresh water supply

#### 4.2 Weaknesses

Lack of telecommunications and global access  
(cell phones and internet service)  
Decline in property values.  
Lack of employment opportunities

#### 4.3 Opportunities

The residents in the Town of Roseboom not only have several opportunities within the Town, but additionally have access to a variety of cultural, educational, and recreational resources nearby, but outside the Township.

- Employment – Mary Imogene Bassett Hospital in Cooperstown provides not only local medical care, but many job and career opportunities.
- Cultural enjoyment – Also in Cooperstown is the Glimmerglass Opera, the Baseball Hall of Fame, the Farmers Museum and the Fenimore Art Museum.
- Shopping and restaurants are close by in Cooperstown, Cobleskill, Cherry Valley, and Oneonta. Sharon Springs has clothes shopping, soap-making, spa, motel, bakery and restaurants.
- Recreational enjoyment – There is hiking, hunting, camping, fishing, snowmobiling, skiing and horseback riding. Swimming and fitness facilities in the Clark Sports Center in Cooperstown, also boating and swimming in Lake Otsego at Glimmerglass State Park in Cooperstown. Betty and Wilber Davis State Park in Westford has cabins for rent, picnic pavilions, fishing and hiking.

#### 4.4 Threats

Steady decline in quality of hamlets  
Civic Apathy  
Lack of protective land use regulation.

## **LAND USE AND GROWTH MANAGEMENT**

### **SECTION 5: GOALS AND OBJECTIVES**

#### **5.1 – GOAL 1:**

It is the goal of the town to protect its natural resources in an effort to assure their sustainability and availability, by preventing irreplaceable loss, misuse and/or degradation.

□ Objective 1.1 - The conservation, maintenance, and protection of environmentally sensitive areas including aquatic and terrestrial resources that include, but are not limited to, wetlands, floodplains, surface and groundwater resources, geologic features, prime and unique soils, steep slopes, woodlands, wildlife habitats, air and sound quality, and scenic views; and public and private land.

#### **2024 Update:**

In our area of Otsego County, flooding is the main concern from climate change. The Town of Roseboom adopted the Otsego County Hazard Mitigation Plan in August 2021. Town Board members and the Town Highway superintendent attended the relevant pre-requisite workshops. Our highway department is consistently maintaining our Town roads, always enlarging existing culverts whenever they need replacement due to deterioration.

In 2017 the Town Board passed two resolutions to move forward and support the Otsego County Soil and Water Conservation District application for the Otsego County Mohawk River Culvert Assessment and Education Grant, and the Otsego County Mohawk River Replacement Grant.

In June 2021, with the help of Otsego County Soil and Water and *Trees for Tribs* we planted a riparian buffer along the banks of a tributary of the Cherry Valley Creek that is adjacent to the Roseboom Town Garage. Our municipal building sits just above the edge of a FEMA designated 500 Year Flood Zone. In 2011, during Hurricane Irene and Tropical Storm Lee, the County Route 50 Bridge, located next to the Town Barn was washed away. After the bridge was re-built, the trees on the stream banks were never replanted. Now, thanks to the incentive of the Climate Smart Communities Riparian Buffer Action, we have planted 89 trees with the help of the Otsego County Soil and Water Conservation District to protect the stream from the Town's sand and salt storage runoff in a storm. In 2023, trees that did not survive were replaced with the additional help of *Trees for Tribs*.

□ Objective 1.2 Activities and practices that avoid and/or minimize excessive: grading and excavation, vegetative removal; clear-cutting of forested public and private areas; destruction of natural habitats, energy consumption; and waste generation.

**2024 Update:**

By adopting the Natural Resources Inventory Law (NRI) in November 2021, the Town of Roseboom affirmed its intent to establish a review process to guide land use and conservation planning. Integrating the NRI into the approval processes for development will encourage biodiversity, preserve surface and groundwater resources, reduce impact on agriculture and prime farmland soils, protect visual scenic areas and recreational opportunities.

- Objective 1.3 - The use of renewable energy resources such as wind, solar, and hydroelectric that is consistent to the protection of public health, safety and well-being of the community and is at a scale consistent with the goals and objectives in this plan.

**2024 Update**

In 2023, we installed an 11KW solar array on the roof of our new salt building. This provides all the electricity needed for our Town Barn.

- Objective 1.4 - Foster and encourage additional agriculture growth

**2024 Update:** In 2024, the Roseboom Planning Board renewed our Right to Farm Law.

**5.2 – GOAL 2:**

To effectively plan for and manage future changes in land use that allows development while preventing the loss of natural and cultural resources

- Objective 2.1 - Encourage property owners to put abandoned agriculture property into productive use
- Objective 2.2 - Keep agricultural practices in areas having prime soils and/or natural resources that will ensure productivity and competitiveness
- Objective 2.3 - Preservation of forested and vacant lands to provide for active and passive recreational opportunities, maintain open space, and contribute to the Town’s aesthetic character and healthy natural ecosystems and wildlife

**Recommendations:**

- Support current legislation prohibiting clear-cutting of more than two acres of woodland.
- Support current legislation prohibiting the extraction of natural resources without proper permits.

- Encourage use of renewable energy resources such as wind, solar, and hydroelectric that is consistent to the protection of public health, safety and well-being of the community but is at a scale consistent with the goals and objectives in this plan.

### **5.3 – GOAL 3**

Maintain and restore community character to encourage high quality diversified housing that meets the needs of all age and income groups

- Objective 3.1 - Enforcement of New York State codes regarding standards/specifications for potential nuisance uses such as junk yards and abandoned vehicles
- Objective 3.2 - Promote housing development that fosters a sense of community and neighborliness, encourages long term home ownership and creates pride in one's property
- Objective 3.3 - Consolidation and preservation of the Town's historical district and records

## **BUSINESS AND ECONOMIC DEVELOPMENT**

### **5.4 – GOAL 4**

Promote small business growth in the area to increase the tax base and encourage families to move to and stay in the area

- Objective 4.1 - Acquire higher speed internet services
- Objective 4.2 - Actively pursue a cell tower installation
- Objective 4.3 - Actively pursue telecommunication service improvement and access

### **2024 Update:**

In 2024, there is still no cell service or broadband available in the Town, only expensive and slow, Satellite Internet. As seen from our Comprehensive Plan goals, we have been trying to obtain cell service and some form of broadband internet in the Town for years. In March 2017, we even recruited a private developer who was willing to build a tower and offered Town land to build it on for free. He did a land survey of where the optimal coverage for a Roseboom tower would be, but still was unable to get any cell service or internet provider to sign on. In past years, we have written numerous letters and made countless phone calls to local State and

County Representatives to try to bring basic services to our Town. So far, they have all been unsuccessful. Spectrum cable stopped at our Town border and refuses to give us a franchise. They say there were not enough customers to make it worth their while. Even though a County owned Emergency Tower, already erected in Roseboom for Fire and Ambulance communication, had offered free use to any cell or internet provider, there were no takers - until now.

We are hopeful Verizon will build a tower in 2024, thanks to the passage of the new Rural Broadband Infrastructure bill. Until then, it is unlikely we will get new business or developers to come into the area.

When we finally do get 21<sup>st</sup> century capabilities, and builders become interested in our Town, we have adopted the Natural Resource Inventory Local Law of 2021 as a guide for any business expansion. The Natural Resource Inventory is based on all the information originally contained in our Comprehensive Plan. Now, as Law, it will protect and retain the important natural resources, including agricultural lands, and view sheds, in the town of Roseboom for “smart-growth” land use development. Of course, our County Codes Enforcement Officer would make sure all local, County, State and Federal building codes are followed.

## **TRANSPORTATION**

**5.5 – GOAL 5** - Maintenance and protection of our town’s roads and bridges. Minimizing hazards and congestion of roads within the township

- Objective 5.1 - Development that considers and respects existing local roadway capacities and does not require or add to the need to make significant upgrades to local roads
- Objective 5.2 - A transportation network that discourages the use of large trucks, heavy vehicles and other similar vehicles on local roads when those vehicles may be detrimental to the public safety, structural conditions and capacities of local roads and infrastructure
- Objective 5.3 - Prevention and remediation of damage to roads from logging and extractive operations
- Objective 5.4. - Limits on heavy truck traffic on roads in the township particularly as it impacts the farming hamlet and designated historic district of Roseboom, as well as the safety of the residents
- Objective 5.5 - Minimization of erosion and sedimentation relating to streams and waterways
- Objective 5.6 - Minimization of impact of road salt on streams, groundwater, wetlands, and vegetation, as well as cars, roads and bridges
- Objective 5.7 – Establishment of weight levels and exclusionary permits



## **2024 UPDATE:**

The Town of Roseboom is bisected by State Highway 165, which the Town keeps plowed for the State in the winter. We cannot keep heavy trucks from going through Roseboom's three hamlets. However, the State speed limit of 55 mph is reduced to 45 mph in the hamlets of South Valley and Roseboom and 40 mph in Pleasant Brook. In addition, there is a dangerous blind curve between South Valley and Pleasant Brook where the Town petitioned the State to install a blinking yellow light with a 30 mph speed limit after a fatal accident occurred there in 1999. This encourages truckers to find alternate routes such as I-88, if they are not making direct deliveries here, which keeps traffic relatively low.

## **NATURAL RESOURCES**

**5.6 - GOAL 6** - Protection of water resources, flood plains and wetlands in an effort to assure their sustainability by preventing irreplaceable loss, misuse, and/or degradation

- Objective 6.1 - Need to adequately protect prime and productive agricultural soils from indiscriminate or inappropriate development
- Objective 6.2 - Need to provide local standards in order to protect sensitive, environmental resources as well as the scenic landscape and historical resources
- Objective 6.3 - Need to establish a procedure to review land use so that incompatible or conflicting uses will be identified and land values and quality of life considerations will be secured
- Objective 6.4 - Need to maintain local control of potentially high impact industrial/commercial facilities
- Objective 6.5 - Encourage the use of renewable energy such as wind, solar, and hydroelectric that is consistent and appropriate to the protection of public health, safety and the well-being of the community and is on a scale consistent with the goals and objectives in this plan

## **2024 Updates:**

We have been consistent with our goal to encourage renewable energy, as set forth in our original Comprehensive Plan. In August 2022, the Town of Roseboom became a Bronze Certified Climate Smart Community. *Climate Smart Communities* (CSC) is a New York State program that helps local governments take action to reduce greenhouse gas emissions and adapt to a changing climate. In 2024 we applied for Re-certification of the Bronze level, by updating our actions.

It was a great honor to become the first Town in the Mohawk Valley Region to achieve this level of recognition. We did so by completing specified “Actions” that were required by the New York State Department of Environmental Conservation for this program. These actions took many years to complete.

Here are some of the CSC Action steps that were taken, in no particular order:

We appointed a Climate Smart Community (CSC) Coordinator for a renewable four year term, along with a Climate Smart Task Force for the same time period.

We completed 4 specific “High Impact Actions” for Certification in the Regional Climate Program, Clean Energy Communities. (CEC) This consisted of adopting a Unified Solar Permit (2016), installing LED Street lighting throughout the Town (2018), Benchmarking Building Energy Usage (2018), and Energy Code Enforcement Training (2019). We completed an Advanced Benchmarking Action in 2024.

We installed Automatic Overhead Garage Door Openers to mitigate heat loss in the Winter (2016) with a \$5000 grant from the Clean Energy Communities for adopting the Unified Solar Permit.

We installed Automatic Overhead Garage Door Openers to mitigate heat loss in the Winter (2016) with a \$5000 grant from the Clean Energy Communities for adopting the Unified Solar Permit,

We completed Exterior Lighting Upgrades to our Town Barn, by converting all our outdoor security lights to LEDs. (2016).

We completed Interior Lighting Upgrades by converting all fluorescents to LED lighting in the Town Barn (2021).

We insulated above the ceiling in the Town Garage (2018) and replaced all the weatherstripping on the 4 garage doors (2021).

We have used our Town Comprehensive Plan with added “Sustainability Elements” to guide our Town’s environmental direction and to create a Natural Resource Inventory (2019).

We have adopted the Roseboom Natural Resource Inventory as a local law in 2021. This will guide the future development of our Town and protect our scenic views and natural resources.

We have adopted the Otsego County Hazard Mitigation Plan in 2021, after attending all the prerequisite workshops.

We planted trees in a “Riparian Buffer Action”, to protect the stream bank adjacent to the Town Barn from runoff from our sand and salt piles (2021) and replaced them as needed (2023).

In preparation for increasing rainfall events due to climate change, we are continually enlarging replacement culverts over stream crossings, especially where there has been flooding in the past.

We contracted a Green Power Procurement Plan with NEXAMP for 10% solar credit on our National Grid bills for both our LED streetlights and the Town Barn (2019). \*

\*In October 2022, we replaced the NEXAMP plan with solar panels on our newly erected salt shed. They supply All the energy needs for our Town Barn. This was a long-time dream that was finally completed with the help of our Highway Department.

It is important to mention here, that the solar array did not “cost” the Town taxpayers anything. It was partially paid for with grant money from the *Clean Energy Communities Program* certification (\$5000), and additional grant money from the Town and County ARPA (American Rescue Plan Act) funding, along with NYSERDA (New York State Energy Research and Development Authority) rebates. In addition, the Town will be receiving \$50,000 in grants for this solar installation, which we plan to use for an electric vehicle and charging station.

We have continued our contract with NEXAMP for 10% Solar credit on our Street lighting bill.

We also completed a local government *Green House Gas (GHG) Inventory* (2020) which tracks the Town’s energy usage and produced CO2 and other emissions. This can be seen on our Town website [TownofRoseboom.com](http://TownofRoseboom.com)

Climate Smart Communities are committed to reducing GHG emissions, which include Carbon Dioxide (CO2), Methane (CH4) and Nitrous Oxide (N2O). These gases build-up in the atmosphere and contribute to global warming and climate change. By taking a Municipal Inventory, we can see where changes can be made to lower our emissions. Even though our government GHG footprint is relatively small, every little bit we can do locally to minimize these emissions, helps the planet.

Another Action necessary for the *Climate Smart Communities* Bronze certification was a Comprehensive Plan with Sustainability elements. That is what prompted the additional updates to this Comprehensive Plan.

## **HISTORIC AND CULTURAL RESOURCES**

**5.7 - GOAL 7** - To identify, protect, and preserve significant historical, archeological and other cultural resources of importance to the community, state and nation. Protect, preserve and as appropriate, the adaptive reuse

of historic properties.

- Objective 7.1 - Promoting the protection of local historic and cultural resources for the benefit of future generations
- Objective 7.2 - The rehabilitation, restoration and adaptive reuse of historic structures consistent with local, regional statewide and national historic preservation goals and guidelines

## **HOUSING AND NEIGHBORHOODS**

**5.8 - GOAL 8** - Encourage the creation and maintenance of quality diversified housing that meets the needs of all age and income groups resulting in neighborhoods that are safe, clean, friendly, and conveniently accessible to community services and public facilities

- Objective 8.1 - Housing development that fosters a sense of community and neighborliness, and encourages long-term home ownership, and creates pride in one's property
- Objective 8.2 – Restore and improve the character of the town by enforcing codes in effect.

## **SECTION 6: IN SUMMARY**

The maximum intervals for Review of Comprehensive Plan (required under TL Section 272-a) will be five years.

The Town Board of the Town of Roseboom, in adopting a Comprehensive Plan in May of 2012, established town policy guiding future growth and development as follows:

- A.** Protect the Town's natural resources in an effort to assure their sustainability and availability.
- B.** Effectively plan for and manage future changes in land use that allow development while preventing the loss of natural and cultural resources.
- C.** Maintain and restore community character to encourage quality diversified housing that meets the needs of all age and income groups.
- D.** Promote small business growth in the area to increase the tax base and encourage families to move to and stay in the area.
- E.** Promote and protect our historic structures and landscapes.

**F.** Maintain and protect the Town’s roads and bridges. Minimize hazards and congestion of roads within the Town.

**G.** Protect water resources, flood plains and wetlands in an effort to assure their sustainability by preventing irreplaceable loss, misuse and/or degradation.

**H.** Identify, protect and preserve significant historical, archeological and other cultural resources within the Town of importance to the community, state and nation. Protect, preserve and as appropriate, encourage the adaptive re-use of historic properties.

**SECTION 7: ACTION PLAN**

**LAND USE AND GROWTH MANAGEMENT**

**GOAL 1 - It is the goal of the town to protect its natural resources in an effort to assure their sustainability and availability by preventing irreplaceable loss, misuse and/or degradation**

<b><u>STRATEGY</u></b>	<b><u>OBJECTIVE</u></b>	<b><u>ACTION</u></b>	<b><u>RESPONSIBILTY</u></b>	<b><u>TIMEFRAME</u></b>
Write Land use regulations	1.1	Policy	Planning/Town Board	1 - 2 years
Encourage property owners to put abandoned agricultural land into productive use. Goal #7B Otsego County AFPP	1.2	Plan	Planning Board	Ongoing
Agricultural practices in areas having prime soils and/or natural resources that will ensure productivity and competitiveness Goal #7 Otsego Co. AFPP	1.3	Plan	Planning Board	Ongoing

**GOAL 2 - To effectively plan for and manage future changes in land use that will ensure productivity and competitiveness**

<b><u>STRATEGY</u></b>	<b><u>OBJECTIVE</u></b>	<b><u>ACTION</u></b>	<b><u>RESPONSIBILTY</u></b>	<b><u>TIMEFRAME</u></b>
Preservation of forested and recreational active and passive opportunities, maintain open space, and contribute to the Town's aesthetic character and healthy natural ecosystems	2.1	Plan	Town Board	Ongoing

**MAINTAIN COMMUNITY CHARACTER**

**Goal 3 - Maintain and restore community character to encourage quality diversified housing that meets the needs of all age and income groups resulting in neighborhoods that are safe, clean and promote increased residency.**

<b><u>STRATEGY</u></b>	<b><u>OBJECTIVE</u></b>	<b><u>ACTION</u></b>	<b><u>RESPONSIBILTY</u></b>	<b><u>TIMEFRAME</u></b>
Enforcement of codes in effect by New York State	3.1	Policy	County	Ongoing

Consolidating and preservation of the town's historical records	3.2	Plan	Town Historian	Ongoing
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Housing development that fosters a sense of community and neighborliness, encourages long-term home ownership, and creates pride in one's property	3.3	Plan	Town Board	Ongoing
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**BUSINESS AND ECONOMIC DEVELOPMENT**

**GOAL 4 - Promote small business growth in the area to increase the tax base and encourage families to stay**

<b><u>STRATEGY</u></b>	<b><u>OBJECTIVE</u></b>	<b><u>ACTION</u></b>	<b><u>RESPONSIBILITY</u></b>	<b><u>TIMEFRAME</u></b>
Acquire higher speed internet services Goal #6 Otsego County AFPP	4.1	Plan	Town Board	1 year
Actively pursue a cell tower installation Goal #8 Otsego County AFPP	4.2	Plan	Town Board	1 - 2 years
Actively pursue an upgrade to lines of communication in Roseboom	4.3	Plan	Town Board	1 - 2 years

**TRANSPORTATION**

**GOAL 5 - Maintenance and protection of our town's roads and bridges. Minimizing hazards and congestion of roads within the township**

<b><u>STRATEGY</u></b>	<b><u>OBJECTIVE</u></b>	<b><u>ACTION</u></b>	<b><u>RESPONSIBILITY</u></b>	<b><u>TIMEFRAME</u></b>
Development that considers and respects existing local roadway capacities and does not require significant upgrades	5.1	Plan	Town Board	Ongoing
A transportation network that discourages the use of large trucks, heavy vehicles and other similar vehicles on local roads when those vehicles may be detrimental to the public safety, structural conditions and capacities of local roads and infrastructure	5.2		Town Board	Ongoing
Damage to roads from logging and extractive operations	5.3	Policy	Town Board	Ongoing
Heavy truck traffic on roads in the township as it impacts the farming hamlet and designated historic district of Roseboom	5.4	Plan	Town Board	Ongoing
Erosion and sedimentation relating to road banks and drainage swales or ditches	5.5		Highway Superintendent	Ongoing

Impact of road salt on streams, wetlands, groundwater, and vegetation, as well as cars, roads and bridges	5.6		Highway Superintendent	Ongoing
Establish weight levels and exclusionary permits	5.7	Policy	Town Board	Ongoing

**NATURAL RESOURCES**

**GOAL 6 - Protection of water resources, flood plains, wildlife and wetlands in an effort to assure their sustainability by preventing irreplaceable loss, misuse, and/or degradation.**

<b><u>STRATEGY</u></b>	<b><u>OBJECTIVE</u></b>	<b><u>ACTION</u></b>	<b><u>RESPONSIBILITY</u></b>	<b><u>TIMEFRAME</u></b>
Need to adequately protect productive agricultural soils Goal #6 Otsego Co AFPP	6.1		Town Board	Ongoing
Need to provide local standards in order to protect sensitive, environmental resources as well as the wildlife, scenic landscape and historical resources	6.2	Policy	Town Board	Ongoing
Improve local control of potentially high impact industrial/commercial facilities including wind and solar	6.3	Policy	Town Board	Ongoing
To appropriately locate and design residential Development	6.4	Plan	Town Board	?

**HISTORIC AND CULTURAL RESOURCES**

**GOAL 7 - To identify, protect, and preserve significant historical, archeological and other cultural resources of importance to the community, state and nation. Protect, preserve and as appropriate, the adaptive reuse of historic properties.**

<b><u>STRATEGY</u></b>	<b><u>OBJECTIVE</u></b>	<b><u>ACTION</u></b>	<b><u>RESPONSIBILITY</u></b>	<b><u>TIMEFRAM</u></b>
Promoting the protection of local historic and cultural resources for the benefit of future generations	7.1		Town Board	Ongoing
The rehabilitation, restoration and adaptive reuse of historic structures consistent with local, regional statewide and national historic preservation goals and guidelines	7.2		Town Board	2+ years

**HOUSING AND NEIGHBORHOODS**

**GOAL 8 - Encourage the creation and maintenance of high quality diversified housing that meets the needs of all age and income groups resulting in neighborhoods that are safe, clean, friendly and conveniently accessible to community services and public facilities**

<b><u>STRATEGY</u></b>	<b><u>OBJECTIVE</u></b>	<b><u>ACTION</u></b>	<b><u>RESPONSIBILITY</u></b>	<b><u>TIMEFRAME</u></b>
	Restore and improve the character of the town by enforcing codes in effect concerning junk yards, condemned buildings, deteriorated structures and abandoned vehicles	8.1 policy	Town Board	Ongoing



# **REVISED COMPREHENSIVE PLAN - APPENDIX INVENTORY**

## **Roseboom Community Survey Results of 2015**

Prepared by Town of Roseboom Planning Board

## **Roseboom 2017 Orthoimagery**

Prepared by Otsego County Soil & Water Conservation District

## **Cemeteries of Otsego County**

Prepared by Otsego County Planning Department

## **Roseboom Annual Assessment Rolls 2017**

Office of Real Property Tax Services

## **Roseboom Bedrock Geology Maps 1&2**

Prepared by Otsego County Planning Department

## **Roseboom Flood Zones**

Prepared by Otsego County Planning Department

## **Roseboom Natural Gas Leases 2013**

Prepared by Otsego County Conservation Association

## **Roseboom Slope and Topography Maps 1&2**

Prepared by P. Wyckoff, Otsego County Planning

## **Roseboom Soils Quadrants**

Prepared by Otsego County Soil and Water Conservation District

## **Roseboom Soils Unit Legend**

Prepared by USDA Natural Resources Conservation Service

## **Roseboom Surficial Geology**

Prepared by Otsego County Planning Department

## **Roseboom Tax Parcels**

Prepared by Otsego County Soil and Water Conservation District

## **Roseboom Topo Quadrants**

Prepared by Otsego County Soil and Water Conservation District

**Roseboom Topographical Map 2**

Prepared by Otsego County Soil and Water Conservation District

**Roseboom Transportation Routes**

Prepared by Otsego County Soil and Water Conservation District

**Roseboom Water Resources 1, 2 &3**

Prepared by Otsego County Soil & Water Conservation District

**Roseboom Wetlands**

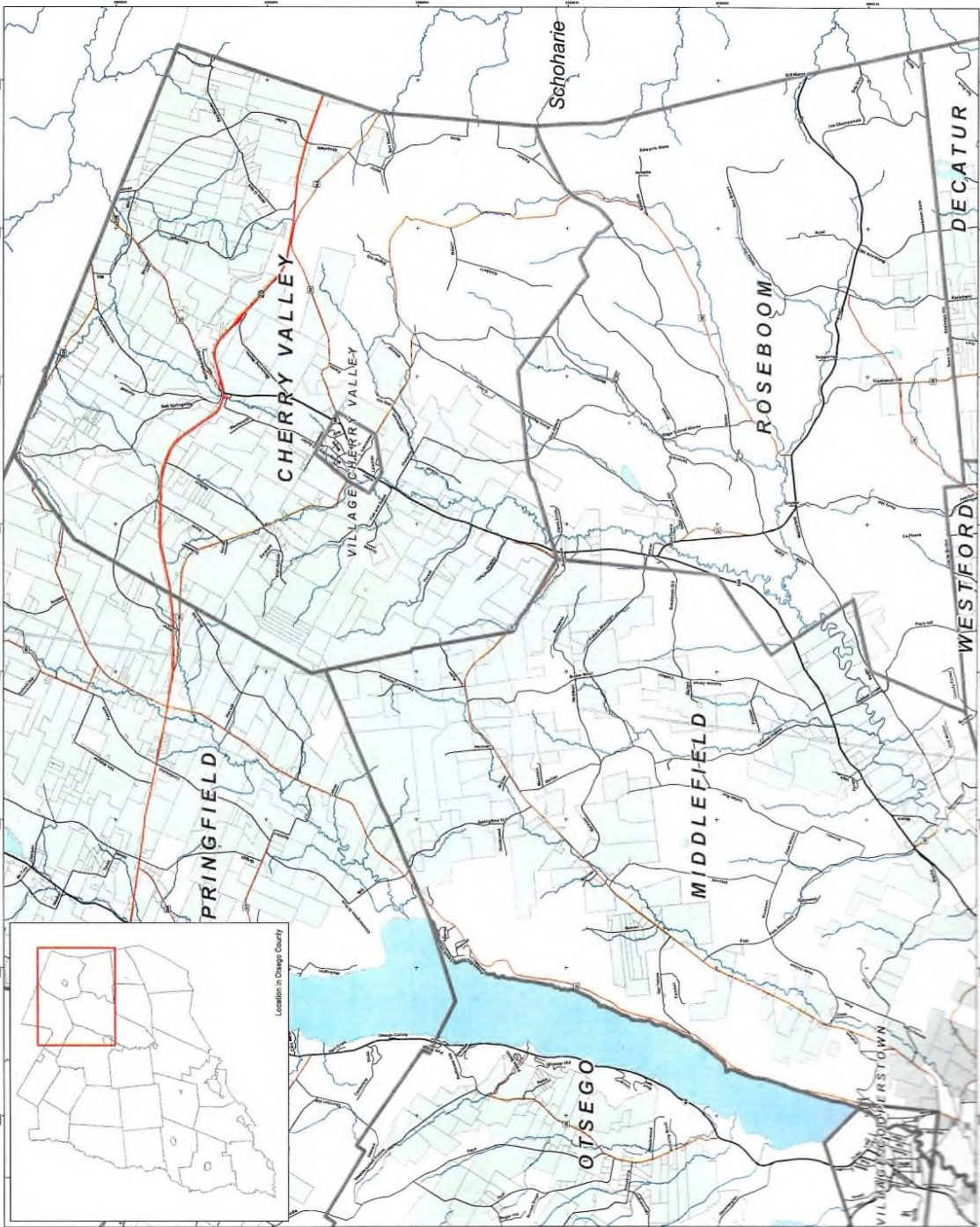
Prepared by Otsego County Soil & Water Conservation District

**Snowmobile Trails**

Randy Freeman Enterprises

**Threatened and Endangered New York State Fish & Wildlife Species.**

NYS Department of Environmental Conservation



**Agricultural District 1**  
 MODIFIED | CONSOLIDATED Districts 2, 3, 4, & 8 into District 1  
 Map Date - January 30, 2019

1:25,000  
 0 1 2  
 Miles

Legend:  
 District 1 Parcels  
 District 1 Boundary  
 Municipal Boundary  
 County Boundary  
 US Highway  
 NY State Highway  
 County Highway  
 Local Road  
 Lakes  
 Streams

Map Date - January 30, 2019

# Roseboom, NY Floodzones

7.9.2019

