

Village of Windsor

Comprehensive Planning

Committee

Economic Development Vision

INTRODUCTION

Our economic development plan acknowledges the rich locational, economic, and cultural heritage of the Village.

We seek to leverage these legacy assets to forge a more sustainable and prosperous future for the Village.

We recognize strategic and well planned economic development as a driver with the potential to sustainably revitalize our Village. Even a brief driving tour of upstate New York reveals the injuries inflicted on once viable rural villages by national and regional economic decline coupled with a failure of local imagination to capitalize on trends and resources available in an expanding, information intensive global economy.

In this comprehensive plan for sustainable economic revitalization, we believe the reader will find plans and programs that reflect the creative imaginations of Village residents.

The Village is blessed with numerous assets not found elsewhere, the Susquehanna River, the Village Green, the a desire for a pedestrian business community, and our close proximity to several very large population centers are some of the assets contributing to our overall attractiveness.

We as a community will seek to build upon these and other assets to re-build and sustain our economy.

THE ECONOMIC DEVELOPMENT COMMITTEE

The Economic Development Sub-Committee consisting of Mayor Ron Harting, James Melody and William DePersis have been charged with drafting an Economic Development Plan for the Village.

The Sub-Committee has met three (3) times. Two sessions were devoted to discussion focused on strengths, weaknesses, opportunities, and threats (S.W.O.T. Analysis). The third session involved a three (3) hour conversation with Tuff McBride and Gary Johnson. The members of the committee felt it important to gather input from current business owners and incorporate that input in the creation of a viable Economic Development Plan.

It is important to note that efforts of other Comprehensive Plan sub-committees have already created suggestions what will lead to increased economic development potential. First is the change the Land Use Sub-Committee proposes for Main Street and Chapel Street. The change proposes, through the effective use of the Special Permit process, allowing businesses in what today are single family homes. This change will eventually allow business like Quilt Shops, Book Stores, Craft and Antique stores and so on to occupy these area sections of the Village.

Second is the 485-B Tax Assessment Relief program. The 457-B plan allows for a per-determined delay, over a specific number of years, of an increase in taxable valuation due to rehabilitation / renovation of existing structures in the Village. This rule will apply to Commercial buildings only.

NOTE: At the time of writing this Comprehensive Plan, the Marcellus Shale bed with its millions of cubic feet of Natural Gas is being aggressively discussed in terms of Horizontal Boring and the Hydro-fracking drilling technique. The State of New York is in the process of reviewing the regulations governing the issuance of permits for such gas exploration. There is considerable debate on the Pros and Cons of this issue. The Village recognizes the economic value to the region as a whole once drilling has been authorized by the State.

Individuals with significant real estate holdings stand to gain substantial sums of money in return for leasing their land to gas exploration companies. This new found wealth will undoubtedly have some impact our local economy. When drilling actually begins, it is anticipated an increase from both gas companies and their employees seeking certain services. Housing, food, vehicle repair, laundry services, medical care, specialized support services, entertainment, and other yet to be determined goods and services.

At this time there is so much debate on the subject that it is difficult to accurately measure the economic value as well as the short and long term environmental, ecological threats, if any. For the purposes of this Comprehensive Plan, the planning committee strongly urges the Village Board and the Mayor to stay educated and fully informed on the situation as it unfolds and be prepared to govern in ways that best protects citizens and capitalize, to the best of their ability, on any surge in economic value associated with the Natural Gas industry.

In our discussions, the Committee conducted a SWOT (strengths, weaknesses, opportunities, and threats) analysis of Village strengths and weaknesses. Among the strengths of our Village, we identified:

Economic Development S.W.O.T Analysis

Village Strengths Include:

- 1. Relatively low priced land and existing buildings for commercial / retail use.*
- 2. Highly energized group of individuals driving the resurgence of the Village.*
- 3. Beauty of Village. Real Country charm yet close to urban centers.*
- 4. Excellent highway access*
- 5. Municipal Water System*
- 6. History*
- 7. Susquehanna River*

8. *Excellent Work Ethic and Community Pride among local residents*

9. *Park*

10. *Middle / upper-middle class population*

Village Weaknesses Include:

- 1.** Limited number of buildings for future commercial business operations
- 2.** Limited clear land for new business development
- 3.** Very little land available for industrial business opportunities
- 4.** Lack of Waste Water System
- 5.** Parking situation
- 6.** No hotel
- 7.** Lack of Natural Gas supply
- 8.** Fairly large Flood Zone
- 9.** Current 1st Impressions
- 10.** Current Availability of adequate Community Based Banking services
- 11.** Close proximity of large “Big Box” retail centers

Among Village Opportunities

- 1.** Marcellus Shale Bed and Natural Gas Exploration
- 2.** Village Municipal Gas Co-op
- 3.** Village Municipal Hydro Generation plan
- 4.** Development of land behind Village Pump House
- 5.** Development of Land North of Middle School

6. Development of land east of river / former rail road bed.
7. Rail Road Station conversion
8. Boat Launch / river access
9. Buy Local promotion
10. Niche Manufacturing
11. Web Based/ Home Based/ Tele-commuting residents
12. Expanded grocery outlets, organic / locally grown, quality meats, bakery

Possible Threats to the Village

1. Continued National and Statewide economic recession
2. Marcellus Shale Bed and Natural Gas Exploration and Drilling
3. Continued mis-management/ abuse of several buildings on Main Street and continued violations of local codes by non-resident landlords
4. Transient rental population
5. Continued Commercial development of the Eastern end of the County. To date most development has occurred in the Vestal area. Today a new Wal-Mart is being constructed at the site of the former Power Ranger Cord facility off of Airport road exit from Route 86 west.
5. Lack of grant / state/ federal stimulus funding.
6. Declining tax base
7. Foreclosures???
8. Poor 1st Impression

New FEMA Flood Plan Designations

Based on discussion to date it is felt that the Economic Development Plan for the Village should be focused on 1, small to mid – size commercial operations with the remote possibility of a very light industrial operation and 2, tourism. The reality of our situation, limited available land / buildings and current infrastructure (no waste water treatment or Natural Gas), all but eliminates the creation of an industrial based economy. Rather, the Village will depend on commercial business ventures. Retail, food and niche business opportunities including those from the Information Technology industry will drive the economic future of the Village.

The Village must do everything in its power to make the Village an extremely attractive place to open and maintain a business. Things the Village should begin and continue to do include:

- 1.** Create a list of the types of businesses the community desires and seek ways to locate and compel current business operations to either expand and or relocate to the Village. The list of desired businesses and services could be created using a focus group approach of interested Village residents.

Example: existing antique consignment operation located in Marathon, owner wants to be closer to Binghamton. The Village may be the perfect spot for their relocation plans. If our residents want a veterinarian office, the Village should be communicating with Colleges offering Veterinarian degrees and reach out to the graduating seniors and offer to assist with setting their practice up here in the Village in return for a 10 year pledge to stay in the Village. If the residents want a quilt / craft / antique / hand crafted retail store, the Village should aggressively be seeking existing operations with specs on existing and available buildings in Windsor suitable for their business.

- 2.** Aggressively support events like the Annual Window on the Arts Festival, Friday Band

Concerts, Farmers Market, annual Lions Race for Sight bike race, Antique Car Show, and the upcoming 1st annual Antique Farm Days event, and every other event that draws large numbers of people to and or through the Village. These large gatherings supply our existing and future businesses with new and hopefully repeat sales opportunities.

3. Work closely with Broome County Chamber of Commerce and Broome County Economic Development agency to promote the Village as a great place to open a business. These organizations should be provided with investor packets which clearly outline and highlight all the positive attributes of operating a business here in the Village.

4. Work closely with the Broome County Association of Realtors so they are completely aware of all the Village has to offer to prospective businessmen and women.

5. Promote through beautifully designed sidewalks, period lighting, benches, flower boxes and appropriate signage a very pedestrian community

6. Establish increased parking opportunities and enforce the current 2 hour parking rule in force today.

7. Support regional enhancements to high speed broad band internet service. The higher the quality of Broad Band service the greater potential for those “remote” or tele-commuting employees of larger firms who hve the ability to either work from a home office or in small office settings with others in a similar situation.

8. Support the advancement of arts as an economic development engine. We have a world class art gallery and a successful annual arts festival. The Village of Windsor with a bit of elbow

grease and vision can become a cultural arts center.

9. The Farmers Market in its current state is a lost opportunity. The Village should take the lead role in developing and promoting the weekly Farmers Market and drive it to becoming a recognized regional destination.

Tourism Driven Economy

Much of our economic development may come in the form of dollars generated as the result of tourism and the Village must recognize that fact and promote itself to the fullest extent possible. We today, have two types of tourists; first is the individual passing through on their way to somewhere else and due to the ease of travel into and from the Village, find themselves here quite by chance.

To make sure those who “stumble into our bedroom” feel compelled to stop, stay and spend, we must significantly improve our first impression quality. Only when our store fronts are so appealing one cannot pass by without stopping to take a peek and only when all of our Main

Street properties are restored to their full glory and splendor, will our Village have the overpowering magnetism needed to capture these unintended tourists. To this end an increase in Codes Enforcement and the establishment of façade standards should be established and enforced.

The second tourist type we as a community must aggressively pursue is the group of folks who intentionally travel into our lovely Village. They come for the Arts Festival, graduations, fishing, hunting, river access, golfing, homecoming celebrations, sporting events, physical therapy, medical center, family gatherings, to visit our existing retail operations (art gallery, railroad / hobby shop, furniture, flooring store, restaurants, and so on). Regardless of the reason we want our visitors to do more than pop in and out, we want them to stop.....spend time and money.

To maximize each and every moment that an individual is here in the Village, we need to know when they are coming and

what they plan to do while they are here. To that end the Village must promote its assets and the opportunities available to a visitor. Visitors need to know what to expect while they are here and to that end the World Wide Web and other mass communication tools may be our best communication investments. Other social media can also spread the word. Just go to “Celebrate Owego” on YouTube for a powerful example of how an organized force can effectively market the assets and beauty of its community for little to no cost.

The Village should consider retaining the services of a professional to promote and market itself as a destination spot. Cooperative regional marketing with the Villages of Deposit and Hancock would reduce the cost per individual entity while multiplying the collective return on individual investment made by each community. Early discussions with state officials representing the Governor’s office resulted in a very positive response and support for a regional marketing / promotion.

Downtown / Main Street Revitalization

Some of the things that are considered positive attributes to a thriving community are good sidewalks, enhanced lighting, appealing storefronts, law enforcement, suitable parking and easy access to the businesses. A public sewage system could be a key to attracting new business ventures. Regulating the construction and renovation of buildings is important to preserving the image we have of our village. Public safety is always of utmost concern as is a thriving business atmosphere and community spirit. Controlling the direction of our future is imperative to the continued success and positive growth of our community.

Definition

The definition of the Downtown / Main St. Business Corridor should include all businesses on Main St. and in the center of the village i.e.: Main St. from Marion's to the CITGO station; and to include the manufacturing plant near the park.

The citizens and the businesses need to work in cooperation to generate new business interests that could attract consumers from surrounding communities.

Sidewalks

Sidewalks that are consistent along Main St. would enhance the overall appearance of the business corridor. Sidewalks being considered are the ones on both sides of the street from the blinking light at the corner of Main and Chapel to the other side of the building occupied by TDS just past the bank. This could be expanded to a village wide code.

The committee should consider the following suggestions for the upgrade of sidewalks:

Establish the following guidelines to be added to the village code (although this report relates to the Main St. / Business

Corridor, the proposed new code would apply to future construction or repair of any sidewalks in the village, consistent with the vision for the community).

1. Concrete only
2. White in color
3. Of a standard size and configuration

We thought this was the best all around solution, although we did discuss other materials such as blue stone, which looks good when new, but sinks if not set properly and quickly flakes due to the water and frost that our region of the country gets.

We agreed that asphalt, while it is cheaper initially and an improvement over broken deteriorated sidewalks; doesn't really fit the "quaint old town" atmosphere that we are trying to establish for the village.

We also agreed that same width Brick Pavers between the walk and the street, such as exist in the area of the art gallery, would be a nice accent and appropriate to the vision of "Old Windsor". This would give it a good look and easy maintenance, but would have to be continued throughout the Main St. business area to be acceptable.

Renovations and New Constructions

Encouraging the development of appealing storefronts could be accomplished by planning groups working with interested businesses or property owners on what they would like to do and how we could help them to get there.

Strict enforcement of the housing code will encourage property owners to maintain a continued interest in their properties. No one, because of any personal misfortune, circumstance or station in life should have to live in substandard housing conditions.

Regarding building renovations and new construction in the village, the subcommittee proposes the following:

The Village should carefully consider amending the zoning map to include portions of Main Street and Chapel Street in

the new Residential / Commercial zone and the area across the river on old Rt. 17 as an Industrial zone. Alternately special use permits in these areas should be considered with an eye toward allowing individual parcel uses that offer positive growth to our community. Special use permits should have an amortization clause included so that the property reverts back to the original zoning restrictions when sold or vacant for a certain period of time.

The village code should be carefully amended to require that the exteriors of any new constructions in the Downtown / Main St. Business Corridor should conform to the historical aspect of the "quaint old town" vision that the committee is working to produce while allowing for the use of superior modern building materials and technologies. This idea could be expanded village wide as well.

Additionally, any exterior renovations to existing buildings should conform to either the original construction, if it is an historical building (defined as over 100 years old or possibly pre 1900), or to the above guidelines for new buildings, no "hodge-podge" repairs would be allowed under the proposed new code.

Interior renovations should be consistent with existing codes. We would encourage property owners to try and conform as much as possible to the buildings original historical aspect, again while allowing discretion for individual taste and the use of modern, superior building materials and technologies.

Business Development Plan

A Business Development Plan should be developed to assist new and existing businesses and commercial enterprises in areas such as developing a solid, successful business plan, marketing strategy, advertising, grants and financing, etc. This plan would need to identify which business types are desirable for location here, such as service businesses, doctors' offices, dental practices, and small, high traffic, stores that draw people during the day and into the evening. These not only increase pedestrian flow and bring financial stability to the

area, but equally importantly create a sense of civil order and security in the downtown.

Because of the depth and scope of the Business Development Plan, it should be designated to another subcommittee of its own (or possibly the Economic Development subcommittee) to explore the following ideas as well others that the committee might develop.

Rental Properties

Rental properties should be limited to properties that are already used for this purpose. Business / property owners along the Main St. business corridor (and any other areas of the village where it exists) should be strongly encouraged to renovate their buildings that are used for housing rental purposes; in order to provide decent affordable housing. This would also add to the profit margins for the businesses and property owners, as decent, renovated quarters command higher rents. Regarding nonconforming use for properties that are "grandfathered" under this new code, the nonconforming use should be eliminated for new owners when a property is sold. Also, the nonconforming use should be amortized if the property is vacant or not used for that purpose for six months.

Additions to the village code to prevent deterioration and squalid conditions from developing would need to be instituted; such as restricting the number of adult persons per unit or address, requiring periodic code or health inspections, etc. This will also lead to the upgrade of existing rental properties that are currently in a state of disrepair.

Business Co-op

The development of a Co-Op of existing business owners and government officials, to meet with property owners on the business corridor and possibly to include bankers, architects, contractors, etc. to work with new or prospective businesses.

The Co-Op should actively talk with property owners about how we as a community could work together to protect their investments, especially when they choose to upgrade; and

encourage those property owners, who choose to do so, to seek out renters that are responsible and respectful of the community around them, and help them to recognize how this could have a positive effect on the value of their properties. This could be done with planning groups of skilled professionals working together to consider the real cost and the return on investments. When business and property owners are doing well; they become an asset to our community.

Having in mind the goal of providing places to go and things to do, the Co-Op could be tasked to market our ambitions to interested investors. Through open discussions with all of the interested parties we could discuss the kinds of businesses that would fit into our plan for maintaining our culture and visions for the future. Some of the businesses to be considered could be such establishments as a bakery, bookstore and an upscale restaurant. Places for entertainment must also be considered.

We should continue to use the Village Green as a Central Point for community activities as this would add to the overall theme that has been discussed in previous meetings.

Uniform Signage

Business signage in the village should be of a uniform size and nature and conform to the historical aspect of the "quaint, old town" vision that this document is intending to produce for the village. Excessively large, oversize electric or neon type signs or signs of a modern style should not be allowed. A small electric or neon sign in a business window (such as one that states "OPEN", "CLOSED" or "PIZZA") would be acceptable. Overall, exterior signage should be painted wood or of a laminated plastic or nylon material which conforms to the look of an historical 19th century village. Size should be restricted to two feet in height and six feet in length as a maximum if attached to the side of a building; one foot by two feet if posted on a pole. Signage or advertising should not be painted directly onto the exterior wall of a building.

Parking and Utilities

There is an essential need for a sewage system in the village and when it is in place, this could be a boon to the community and attractive to future business.

The installation of natural gas lines throughout the village should also be encouraged and considered.

Additionally the village should at some future point bury the utility wires, and get rid of the poles, possibly leaving antique looking streetlights. This would give the downtown area a clean, 19th century look.

Another issue to be looked at is parking in the downtown area and where to locate it. Possibilities include a lot on the edge of the village and a shuttle for special events; or converting the area behind the Main St. businesses to an access road with slant parking or several small parking lots. A retaining wall system would need to be implemented to shore up this area. Also the gas and sewer lines could be run along this area as well.

In conjunction with satellite parking lots, a unique transportation system that could be used for special events within the village would be, in season, a horse or mule drawn cart. Given our heritage as the 4th largest buggy whip manufacturing town in New York, a horse with a driver and buggy whip would evoke memories of the past and draw tourists as well as easing the burden of traffic and parking in the downtown area.

Grants

An appointee should be made to research "Restoring America" and other grants once a 10 year or "vision of the future" plan is in place.

Trash Receptacles

The village should place trash bins along Main Street from village line to village line and require or encourage businesses in the village to place one outside their establishments. This

would tend to eliminate or at least discourage the tossing of refuse along our village streets as happens quite frequently now.

Public Safety

An area of significant concern is the need for public safety, recognizing the necessity of having an alternative to a cost prohibitive village police force. The lack of a full time police presence could tend to encourage quality of life crimes such as drugs and vandalism.

This would address the drug, violence and vandalism problems that exist in every community, but tend to be less visible in smaller rural towns like ours, especially to visitors or those not used to looking for or seeing such problems. While this is not something that is out of control in our town, it does need to be addressed to improve the quality of life for all of our residents and visitors.

Identifying quality of life crimes as a potential problem and putting in place a plan to deal with them is imperative to the vision we have for our community. As long as these problems exist, we will be hard pressed to bring about change, to improve buildings, create housing for the hard working productive segment of the market that will become contributors in the revitalization of the community, keep young families from leaving, attracting new families or encouraging new business enterprises.

A workable public safety program could well be accomplished through a program where citizens worked together to report rather than directly confront those activities that endanger the safety of our residents or guests of our community.

With a view towards establishing protocols to deal with various situations, the plan should encourage residents to watch for problems or suspicious activities and alert the police.

Residents could record license plate #'s, vehicle descriptions, take photos of suspicious activity, etc.

A CCTV system could be installed in problem areas. This would also act as a deterrent to crime.

The village should discourage citizen patrols due to liability reasons.

In a similar vein, the establishment of a "phone tree" to alert residents to problems, or for use in times of disaster, such as a flood should be considered. This could be a life saving program for the elderly who may have no one to look out for them. Perhaps the County Reverse 911 service could be used to this end.

This system could also be utilized in conjunction with the watch program to advise individuals of potential problems in their area. Evil flourishes when good people do nothing, but shrivels under the scrutiny of honest citizens.

Conclusion

In conclusion the Downtown / Main Street Revitalization Sub-Committee recognizes that while many aspects of the revitalization plan remain to be worked out , we also feel that light has been shed on those areas that are of utmost concern to the development, restoration and preservation of our wonderful village. With our recommendation for additional sub-committee study of a Business Development Plan and with the recommendations that have come forth in this report, we feel that significant progress has been made to toward our goal of planning for the revitalization of our downtown business district.

Sub-Committee:

Don Sibley, Bill Pesce, Jim Sorensen

Housing & Neighborhood Revitalization report:

The Village of Windsor is a safe yet vibrant community, where people want to make their home as a new family, as a long-standing Village resident, at retirement or in their golden years. We strive to make and keep the Village of Windsor a desirable place to live for all ages.

Housing & Zoning:

The Village housing focus is on our base of single family dwellings, while still supporting quality rental properties.

All properties rented within the Village must be registered with the Village Clerk denoting owner of the property. If the owner does not reside in the Village, a local property manager name and address must be registered. We suggest implementation of 1 year permit for rentals with inspection required to renew. Proper zoning will “invite” people who want a good community structure.

We also want to encourage Senior citizen facilities (i.e. like Windsor Woods), recognizing the need to have regulations to prohibit conversion to low-income housing (non-Senior?) through age or use restrictions. Another option would be small cottage homes in a community setting for Senior citizens.

It is recognized that no boarding houses would be permitted in the village RA zone. It is acceptable to rent a single family home as a single family dwelling in RA zone. Need some definition to monitor and maintain the scale and density within a house to prevent too many occupants in a single structure. It is recognized over time, various business influxes in and around the area may impact the nature of housing needed in the Village.

The village recognizes the increasing trend for people to work in a mobile environment, either full time from their home office or on an occasional basis. We will provide a favorable community with adequate services (DSL, wireless internet, mobile office options for meetings or when your home office

isn't suitable (school holidays, etc), lunch options, quiet working environment, etc). We want people to choose to live in Windsor if they are a mobile employee. We will be true to our vision while still supporting opportunity and needs of the businesses in the area.

We also suggest enforcement of a method to identify a property is non-compliant to zoning, and upon sale or transfer it must be back to compliance. (Also referenced in downtown revitalization sub-committee report). All non-conforming properties will be logged by the Village Clerk and upon sale or transfer of ownership, must revert to conforming zoning regulations. A special use permit would allow for non-residential use in residential area. (Also referenced in zoning report). Need to document the approval process and criteria for permit exception.

There is currently a historic district established in the Village. The homes currently included in the historic district have a specially-designed plaque displayed on the front of the house. There are currently no restrictions on the owner or property based on historic district designation. The committee encourages additional Village homes who meet the criteria to be added to the historic district.

There also needs to be established acceptable "noise hours". Village residents or anyone in the residential areas should not be able to have loud noises (banging, running equipment, excessively loud music, etc) prior to 7AM or after 10PM. In support of the mobile office worker in residential areas, this would also be a concern for sufficiently loud noise at any hour.

Other areas to address which have had input through village survey and resident input in the past: Stray dogs & cats, speeding and options for possibility of future police coverage in the village, unkempt lawns, property maintenance including unsightly debris or objects.

Community / Neighborhood Revitalization:

Windsor Village has strong community atmosphere and family ties, and we want to ensure we support civic vitality of our community through community events. We want to encourage school & elderly community activities (school activities

involving elderly in Village and elderly events involve school-aged children activities/involvement.) We also strive to maintain a quaint, historical overall appearance in the residential areas, while still being welcoming to cultures and diversity perspectives. Our goal is to create an environment that is welcoming to the types of family that we want to attract and retain as residents in Windsor.

We suggest institute a welcoming committee which would greet new home owners in the village. Options for welcoming committee “Introduction to Windsor” would be a welcoming basket with local products, gift cards of local businesses, community info. (Web site, brochures, maps, etc).

In order to facilitate neighborhood-friendly environment and supporting healthy living style providing walking and running-friendly paths, we suggest consistent sidewalks which will be prevalent in residential neighborhoods, but connect the residential sections to the business sections of Windsor. Our intent is that residents can easily walk (including handicapped-accessible transportation methods) within the neighborhoods, parks and businesses within the village. We would like to see village walking circuits marked with attractive 1 mile, 2 mile, 3 mile locations. Suggestion is to have medium sized rocks or other appropriate marker/post with the mile marker with local school artwork (changed at intervals) or more permanent item with historical (19th c.) “Image”.

Supporting the residential section of the village, it is imperative that there are sufficient facilities for the residents to have accessible locally, and not be required to travel to surrounding cities for required services. Services include dental, medical, pharmacy, grocery, various religious venues, ice cream parlor, schools, walking trails and other basic services. The park is a big component of neighborhood / community (reference Parks and Recreation report). We encourage activities that would enhance the community lifestyle with activities involving our parks.

In order to keep our neighborhoods safe, we want the type of community awareness where we can monitor and notify unusual activity to either confront or notify authorities. (Not the formal “neighborhood watch” program)

We feel strong communication channels informing both residents and visitors of activities in Windsor is key to the vitalization of our village. Communication channels include a community bulletin board(s) at gateway points to/from village, internet web site, and local newspaper focused on local events, etc. with attractive pictures and events enticing visitors, potential residents and existing residents to find out what is happening in Windsor. In order to insure local coverage, suggestion to have town or village employee responsible to submit articles (refer to Parks & Recreation report). In addition these communication channels can provide opportunity to make services known and advertise our community as a place this is available. (Local business or high school employment opportunity). Community communications need to have coordination of events & how to communicate to community & visitors. One suggestion is to have all community groups meet annually (Jan/Feb) or bi-annually (Spring/Fall) to share dates utilizing an on-line public-access calendar, events, etc. and general collaboration across the leaders of the village.

Suggested community activities include: Porch tours (lemonade, cookies, etc) on various porches of selected houses. Tour date(s), buggies, walking tour of village selected houses. Garden tours (similar to porch tours, but with gardens and not porches).

Habitat for Humanity or similar effort for a new home, or renovation project involving the community. The project could be as small as putting a porch on a house, painting a fence, or other neighborhood improvement.

In closing, we currently have 440 properties in the village, in various groupings of housing areas with various individual aspects. Overall, we strive to know the reasons people want to move to Windsor, and also to stay in Windsor while satisfying our goals as a community to be safe and vibrant, while meeting future needs of the families who will come to call Windsor "home".

HERITAGE AND GATEWAY

Conceptual and Physical Representation

A “theme”, i.e., central organizing concept, provides a number of benefits for the Village, residents, and merchants. A theme with a physical representation provides a “cultural symbol” with which residents, enterprises, and travelers, visitors, and prospective new residents and entrepreneurs may identify. Creatively designed, both a theme and its physical representation provide a viable marketing tool, a “symbol” representing the Village of Windsor.

Theme and a symbol- Recommendation:

THEME: Windsor- The Village with the Green

SUB-THEME- “Preserving Our Heritage to Enrich a Sustainable Future”

Physical, Symbolic

Consistent with our proposed conceptual theme, I suggest that we design a three dimensional object and a three or two dimensional representation of that object. The object: Windsor’s *signature* landmark, that for which the Village may best be known, that around which Windsor may construct its image for the future; namely, the Village Green with its Gazebo and two Civil War Era colonial style churches.

Observations of Existing Gateways

As we observed during the Comprehensive Planning Committee this Thursday evening (August 27, 2009), a traveler/resident may enter the Village through four main “portals”:

- 1) east bound exit of Rt. 17 with the off ramp terminating perpendicular to the Village Pump House;
- 2) east bound on Old Route 17 with the last 1,000 feet or so winding through semi-rural housing, recreational park, industrial areas and terminating at or about the Big M Sunoco shopping complex;
- 3) southbound on Rt. 79 with a direct entry to the Village;
- 4)

northbound on Rt. 79 passing by the Pump House, under the Rt. 17 bridge, and then to the traffic light and the Village itself.

Although aesthetically not off-putting, none of these “portals” to the Village could be described as “distinguished”, “distinct”, seductive, or attractive. Indeed, one may enter the Village through any one of these portals and proceed to drive through and then exit the Village all within a matter of minutes with little “eye-candy” to distinguish the experience save perhaps for the Village Green.

PHYSICAL GATEWAYS

Although the geographical actual routes of the current portals are unlikely to change, the psychological impact they have upon entering and exiting residents and visitors could be dramatically improved.

At minimum, we could locate at the beginning of each portal a “Gateway”, that is, a three dimensional symbolic representation that captures and encapsulates the “essence” of the Village of Windsor.

One suggestion for such a Gateway would be a 3-D image or projection of suitable dimensions (e.g., H=10”, W = 6”, D = 2-4”) of the Village Green with Gazebo and Churches. Such a “Gateway” should contain a 3-D diorama of the Village, sensitively sized receptacles for public and private sector brochures, and a listing of points of historical, cultural, and commercial interest. Such a Gateway would serve to “arrest” the attention of travelers, “catch” the eye of travelers, offer a convenient place to stop and learn more of the Village. Most importantly, the presence of aesthetically appealing Gateways would “mark the territory” of the Village and thus distinguish the Village as a definitive physical and socio-cultural community.

VIRTUAL GATEWAYS

The Planning Board recognizes that a potential visitor’s very first impression of the Village may in fact be delivered through the World Wide Web and other social media. The Village must work very hard to ensure that first look at the Village provides

a powerful and compelling reason for a person to visit. We must establish a great first impression because we may never have a second opportunity to do so. People often use the World Wide Web to learn about how and where they plan to spend their leisure time. Today's technology allows travelers to search the World Wide Web while traveling. As a traveler approaches the Village and types "Village of Windsor, New York" into his or her handheld Personal Data Assistant (PDA) we must be totally convinced they will want to stop and spend some time here in the Village.

The Village is at the date of this writing far behind other communities competing for visitors. Others have long recognized the impact and promotional value of the various social media outlets and are capitalizing on them. The Village of Windsor must make this one of its top priorities and to that end we recommend the Village engage the services of a professional web designer and social media consultant.

VILLAGE HERITAGE

Perched upon a threshold of opportunity, nestled along the Susquehanna River in the rolling hills just to the west of the Catskill Mountains, the Village of Windsor stands poised to identify and master the challenges of the emerging 21st century. From the 1800s through the 1950s and early 1960s, Windsor attributed its vitality to small-scale manufacturing, a vibrant business district, picturesque homes, and to the hard work of those who farmed the fertile valley land, cut the plentiful mountain blue-stone, and harvested our prolific hardwood forests.

From the mid 1960's onward, although agriculture, logging, and stone-cutting continued to feed the economic base, Windsor as a light manufacturing and retail center began to yield to the lure of shopping malls and knowledge-dependent jobs farther west in and around the City of Binghamton.

Throughout a history now spanning almost three centuries, Windsor's primary resources have remained constant. They include clean water, clean air, moderate summers, winters with cold and snow sufficient for cross country skiing, rivers

and streams bursting with game fish, mountains that beckon one to hike and hunt, trails upon which to walk and bike, affordable homes, top quality K-12 schools, and a downtown business district of historic buildings with the potential to charm year-round visitors and residents from near and far.

PRESEVING OUR HERITAGE

Policies and measures to preserve the heritage of the Village of Windsor and to erect upon that preserved heritage systems for a prosperous and sustainable future include:

- 1.** Policies at the state, county, town, and Village level that ensure that our surface and below surface stocks of water remain at least as pure and unpolluted as they are today; preferably that as time progresses the quality of this increasingly scarce resource will be enhanced from, for example, more effective control of agricultural non-point pesticide and herbicide pollutants and residual sewerage from septic and similar systems. Similar policies should be developed and implemented to maintain and enhance the purity of the town and Village air shed.
- 2.** At the time of this writing the Village is actively engaged in efforts to acquire the former D & H Rail Road Depot. The purpose of said acquisition is the creation of a museum honoring the heritage, history and impact of the Rail Road within our community and that of the Village itself. This is a Golden Opportunity and this planning board strongly urges the Village leaders to work hard to make this a reality.

A museum will serve as a repository for historical memorabilia and information and will preserve so much of our history / heritage we lose every day for the lack of an official site for said information. Additionally a quality museum will attract visitors and serve as an educational tool for our students.

3. Policies at the town and Village level that encourage a diversity of owner-operated and/or and small-sized for-profit and not-for-profit enterprises whose “added value” is consistent with and enhances the cultural and historical heritage of the Village.
4. Ordinances that ensure that any and all development, whether new or rehabilitative, occurring in the “Downtown Business District” embrace exterior facades and materials consistent with the architectural heritage of the Village and that the interiors of all buildings conform with state, county, town, and Village codes of occupancy and health.
5. Ordinances that ensure that the structural height, exterior facade, interior occupancy density, and functional use be consistent with and enhance the historical and cultural heritage of the Village
6. Ordinances that ensure that the use or re-use, development or redevelopment of any and all “undeveloped land” or land currently absent above-ground structures, be consistent with and enhance the historical and cultural heritage of the Village.
7. Policies at the town and Village level that encourage in the Downtown Business District maximum utilization of store and building frontage with and for enterprises that generate and support high density walking traffic and associated revenue generating commerce.
8. Policies at the town and Village level that encourage within the Downtown Business District high walking and bicycling density from pre-dawn to post dusk. We recognize that high volumes of human “street-level” activity are a primary source of healthy, vibrant, economically dynamic, and vibrant business districts.
9. Policies at the town and Village level that encourage a “pedestrian” and “bicycle” friendly Business District and community. As several of the above proposals suggest, economically vital and thriving business

districts are those that are friendly primarily to pedestrians with, however, appropriate opportunity for auto parking within accessible distance of the downtown itself.

In this regard, the Gateway and Heritage Sub-Committee recommends the town and the Village accord serious consideration (and subsequent revenue) to developing “satellite” parking areas at the edges of the Village. Individuals could either walk to the Downtown Business District (or to other locations) and/or elect to ride a suitable historic trolley(s) or other historically convivial conveyance, e.g., in the summer time one or more horse-drawn wagons whose driver is equipped with and displays a replica of original “Buggy Whips Manufactured in Windsor, N.Y.”

Conclusion:

In this brief paper, the Gateway and Heritage Sub-Committee of the Village of Windsor Comprehensive Planning Committee, has sought to define and describe the essential natural, historical, and cultural heritage of our Village (and surrounding area). In doing so we have proposed the creation and construction of more attractive and visitor-appealing “Gateways” to the Village at each of its four major access portals.

Most importantly, we have developed a set of specific recommendations for consideration and implementation, certainly at the level of the Village, but, hopefully and inevitably, at the level of the town (and, where applicable, the level of the county and/or state) that will significantly increase the probability that the Village will embrace and preserve its heritage and, in doing so, power its way toward a prosperous and sustainable future that serves current and future residents ensuring that they too may enjoy the options of those who have preceded them.

Sub-Committee:

Bill Depersis (Chair), Bill Pesce, Dick Rehberg

Land Use/Law Considerations

(Zoning)

Conceptual

A thematic statement for zoning in the Village might best be captured as “Maintain the Village as a good place to live”

It follows this statement that limited un-developed property is available within the Village. Much of the un-developed property is located within the 100 year flood plain. The physical commercial district is very limited and bound by residential housing or the flood plain. This fact sets much of the following discussion in the proper perspective.

The establishment of a comprehensive plan involving land use primarily consists of two activities. The first being establishment of what type of land use is desired and congruous with the available zoning categories, and secondly a review of the existing categories for definitions and protections of the desired land use. The categories of zoning are somewhat fixed and form the boundaries in which various land use applications must reside. Additionally land use encompasses future growth areas and the subsequent desired growth patterns. Essentially five parcels within the village remain undeveloped and viable for future use. These parcels are: the “northern hillside” behind the Palmer School, the “Johnson” property on RT 79 behind the current Pizza Shack, the land surrounding the old rail station, the land across County RT 28 behind the current “Urda Gardens”, and the vacant lots along Chestnut St east side to the village line. Suggested plans for each of these parcels are contained in the individual zone recommendations.

It is important to note that although zoning classifications are cast as iron clad, variances can be sought through the zoning

board of appeals process. This process does not alter the zoning classification of the parcel but rather grants (if appeal is successful) the current owner a variance to operate outside the confines of the property classification. Thus a restrictive zoning classification can prevent undesirable occupancies from entering a zone without due process of the people through the zoning board of appeals.

Residential (RA)

This residential classification is typically the most restrictive of any zoning classifications. The RA zone is intended for fostering and protection of single family dwellings typically residing in areas defined as neighborhoods. Much of the current Village of Windsor is zoned as RA. This RA classification is a key strength of the village's offerings providing a good place to live and raise a family. It is believed that the RA district maintains a reasonable level of stability to village residents. Single family dwellings tend to offer far less resident turnover compared to multi-family rental properties. Single family occupants also tend to have a greater vested interest in their community. A review of the current village zoning map indicates areas that are not currently zoned as RA but are occupied as such. These areas could be protected by either changing them to an RA district, or the proposed new RA/C district. Further modifications to the current RA district include changing Chapel Street from village line east to village line west to the new RA/C zone to enable positive niche business development. In general the definitions and restrictions within the zoning laws for RA districts seem compatible with the maintenance of sound residential neighborhoods. However several existing non-conforming properties are noted. These non-conforming properties are problematic due the fact that their very existence suggests a breakdown in code enforcement. Several recommendations for improvements to RA zones follow.

- Village code enforcement must diligently document all current non-conformities. This effort would encompass both properties that may have been previously non-conforming and have since reverted to full RA status under article 200-49 (abandonment) The goal of this

effort should be to eventually eliminate all non-conformities within the RA district.

- The Village must be diligent through code enforcement to prevent any innocuous family “apartments” from becoming future non-conformities.
- The Village should review the existing RA to RB zoning distribution and propose expansion of the RA or creation of the new RA/C district and reduction of the RB districts.
- Protect the future hillside parcel behind the Palmer school and encourage residential development in this parcel. This development should be focused on homes with several acre lots in lieu of more traditional lots. A separate zoning classification may be required to protect and promote this type of subdivision.
- The existing home occupation allowance in this zone should be reviewed and strengthened to support future “home office” occupations that are demographically likely to become prevalent. In addition, infrastructure should be maintained to further enable the home office occupations.
- Support the residential development of the vacant parcels on Chestnut Street. These parcels are attractive locations for new homes, could be supported with Village water, and have picturesque views.

Residential (RB)

This residential zone is less restrictive than RA zoning, allows multifamily dwellings, but does not typically allow commercial establishments. RB districts are suitable for apartment complexes and multi-family dwellings. A disadvantage of RB districts is they can allow the decay of a single family owner occupied dwelling by conversion to a multi-family, non-resident owned structure. This property use change can have disastrous effects on the surrounding single family dwelling units. Although RB districts are a necessary requirement, the scale of the district should be limited to only areas that

possess these types of multi-family dwellings. Several recommendations for improvements to RB zones follow:

- The northerly RB district which encompasses much of Main Street north of Elm should be modified to change the fundamental single family dwelling areas to the new proposed RA/C business transition zone. This will prevent possible decay of these homes to non-resident multifamily units, and enable this area to be used for expansion of future suitable business endeavors identified in the new RA/C zone
- The southerly RB zone which encompasses the Catholic Church and several surrounding single family homes should be modified to change the single family dwelling areas to the new RA/C zone.
- The rezoning effort should review the current RB areas to confirm that they are primarily comprised of single family dwellings.
- In general it recommended that the default zone shall be RA, or RA/C where applicable and it is noted that little if any advantage is gained by having any significant RB districts.

Commercial (C)

The commercial zone is less restrictive than the RA and RB zones in that it allows all applicable uses from RA and RB plus the indentified appropriate business activities generally listed. Expansion of the commercial district is not recommended due to the acceptance of RB uses. Additional business expansion should be limited to the new “transition” or RA/C zone. The existing commercial district within the Village is limited in size and bound by surrounding residential housing and flood plain. A significant handicap to significant commercial development is the configuration of the Rt 17 (86) on-off ramps. The separation between the east and west bound ramps prevent

any “easy off-easy on” configurations typically sought by chain type developers.

Historical structures within the Village should be protected by zoning which would require zoning office and planning board approval prior to any demolition. Of particular interest is the David Hotchkiss home on Main Street. This home resides within the commercial district in a busy intersection. An excellent adaptive reuse for this structure would be a bed and breakfast business. The homes location provides a good commercial lot, but zoning should require that commercial use of this location maintains the historical structure intact.

Generally new business within the Village should focus on niche development with an emphasis on internet traffic. Business units that compete with larger chain stores available in greater Binghamton will not likely have the local support to survive. Further business development such as a Bed and Breakfast could be supported by the development of water access for canoes/kayaks in the Susquehanna River

It is recommended that the existing zoning restriction which prevents the installation of a brewery be removed. A business such as a Micro Brewery could well survive within the village if located in the vicinity of the rail station.

The existing fields along Bridge Street are underutilized. These fields should be developed as football or soccer fields and be made available for special events such as car shows, farm days, etc. This area could also be developed as a focal point for river access, and include a boat launch, access road and picnic area. Development on these fields should be limited to improvements that are not significantly affected by yearly flooding.

New Zones

Residential/ Business (RA/C)

It is suggested that a new zone be created that allows for the expansion of a business in a residential area by special use permit. This zone might be identified as RA/C and would protect RA housing areas from the incursion of multifamily dwellings while allowing complementary business activities to exist by special use permit. The specific business activities identified for this zone would include art galleries, craft and antique shops, bed and breakfast homes, restaurants, bakeries, sporting goods, book shops and other niche businesses associated as congruous with residential areas. The special use permit would be applicable only for the specific business proposed, and would only be granted for specific applicant. No changes to zoning would be involved, and the specific details of operations such as hours, parking, noise, lighting, signage, etc can be clearly identified by the permit. The use of special use permits is currently defined in the Village of Windsor zoning regulations.

Sub Divisions

The establishment of a subdivision was discussed for the development of the “Northern Hillside”. A concept of having a cul-de-sac road configuration with larger high -end homes on lots consisting of several acres is proposed for this parcel. It is anticipated that this level of development would require a subdivision ordinance section in the Village code. It is suggested that this zone be written in harmony with the Town of Windsor sub division zoning. It is suggested that RGH coordinate this with the Village attorney and bring further input to this committee.

Green Initiatives

Related to land use are suggestions for green use of certain areas of the village to promote a pedestrian friendly Village and support niche business development. Two areas for green development are offered:

- The Klumpp park walking trail should be extended from Klumpp park easterly along Occanum creek to the Village owned green space on Main St. A majority of this trail is along a wooded section of the village, adequate protection of the residential yards along Main Street would be required to isolate the trail from home owner's yards.
- A river access is suggested for the village to allow canoe, kayak and fishing enthusiasts to gain access to the river. Currently access is furnished in Nineveh and at Oquaga, but public removal is not offered until Penn. A river access boat launch should be provided behind the Village pump house. This access would be maintained by the Village and could have a small picnic area at the river front near the boat launch. This launch could potentially be less substantial than the Nineveh access and only accommodate canoes, kayaks and small fishing boats.

Sub-Committee:

Tom Skinner, Jim Melody, Bill DePersis, Ron Harting

Parks and Recreation

The location of the Village of Windsor provides for an easy stop off point for people that are traveling to and from metropolitan areas such as Binghamton and New York City. We already have a good foundation for recreational and social activities with the Village Green, the Schools, our Parks and the Susquehanna River. All of these lend support and opportunities for countless numbers of social events and recreational activities.

We have a tight knit community that has a strong commitment to family values and the preservation of our small town heritage. Our hope is to share these attributes with our own citizens and to extend our wholesomeness and hospitality to our neighboring communities and those people that are passing through.

We are all very much aware of the economic realities of our time. And it is important that we have a vision of our Village beyond this economic environment to a time of prosperity and vibrant social activity.

Ideas considered in this report are based on our discussions and input from individuals in our community. They will be listed so that each item can be discussed as we decide which items are within the scope of this committee.

Klump Park

Recommendation:

- An appealing water facility.
- Creating a bridge over the creek to Klump park extension (off Grove Street).
- Upgrade the playground equipment in the Klump Park extension.

- Football Field
- Upgrade and extend the walking path to connect Klump Park to Main Street. Widen these paths to accommodate bicycles and roller blades.
- Install attractive lighting on walking paths and the bridge.
- Painting the Basketball court in such a way that it can be used for an ice skating rink in the winter.
- Concession Stand available all year around.
- Picnic area at base of the hill near Fire Station.
- Wi-Fi accessibility.
- Upgrade playing fields and parking lots.
- Summer camp activities
- Skateboard park
- Plan activities with the elderly population in mind.
- Restroom facilities open to the public when park is open.
- Explore green initiatives (such as solar panels for heating and lighting).
- Explore funding opportunities through grants and/or donations.

Procurement (Purchase, Lease or other access) & Development of the Field North of the Route 17 Bridge

- Football
- Soccer
- Baseball
- Lacrosse
- Field Hockey

Park near Pump House

Recommendation:

- Upgrade parking nearby to insure easy access.
- Upgrading the equipment that is there.
- Position a kiosk with information regarding parks, special functions, recreational facilities and other social events. The kiosk should cover permanent features like parks, and updateable calendar events like Windsor window on the arts)
- Possible thoroughfare for a boat access area on the river. Other areas considered for boat access were the field by bridge street, Gary Johnson's property or the east side of the river behind Urda's

Cresson Hill Reservoir

Recommendation:

- Family Picnic Area
- Bicycling
- Nature Trail

Nature Trail near Trim Street behind Middle School Recommendation:

Exploring options on how can we expand these areas and make them more visible?

“Connect these areas” (organize a 5k where you start at one nature area, end at the other?)

Throughout the Village Create a Bicycle friendly environment through road markings and public awareness.

Another idea is to fully utilize the river as one of our greatest assets. Using the boat launch ramp at the new Oquaga Bridge. Develop various activities (in collaboration with property owners) along the river with access by boat only.

Such as:

- Lunch stop or BBQ
- Rock climbing wall
- Paint ball course
- Horse shoe pits
- Zip lines
- Horseback riding
- Teenage activity park
- Art & Culture
- Rail Station Museum
- An indoor or outdoor water park.

Also keeping in mind other lazy river activities such as rafting, tubing and fishing. Provide a boat landing as previously mentioned. With parking area south of the Route 17 bridge. Working with business owners to establish package deals that encourage people to visit local shops

and ride our Village Trolley before and/or after their river adventure.

Other River Activities:

- Fish hatchery / Fish farm (located near river, draw to fisherman, kids) - local varieties
- Offer local fish at local market or sell at fishers
- Sell fish to stock ponds

Recommendations:

Creation of an illuminated Boardwalk / River Walk or Rail Trail that is walker friendly, roller blade friendly, and bike rider friendly with separate lanes. And consider a horse trail running alongside the Boardwalk / River Walk or Rail Trail. These trails could have marked miles.

Through our discussions we realized that it could be beneficial to create different events each month, throughout the year so that people begin planning and looking forward to visiting Windsor on a consistent basis. For instance every third Saturday of the month is a Windsor event day. We could have a different event each month such as a First Knight similar to the First Night in Binghamton each year. Other ideas could be Syrup making and the Art Festival. This could provide our local people something to do. And at the same time attracting people from the communities around us, through these down home events.

Events such as:

- Concerts (various venues).
- Village Fair (rides, 5k run through village, contests (pie making, pie-eating, old-fashioned theme, art show, farm animal display/petting zoo)
- Themed events: Rhubarb or something unique for our area.
- Historical themed event
- Lions Club bike race

Recommendation:

That we explore options for having a paid employee that could develop, coordinate and promote these events. Are there grants available for this kind of position?. We believe that this one position could be vital in activating our community by coordinating School events, Community events, Church events, Youth events and/or Business events. Helping to develop an environment of cooperation between the different organizations to the benefit of the entire community.

Other ideas considered were:

- A Drive in Movie visible from route 17 to draw people into our Village.
- The establishment of an old Ice Cream Parlor or Soda Fountain type restaurant.
- Cooperative garden plots where the elderly could work with the youth to grow produce. Providing the opportunities for meaningful interactions and learning experiences across generations.
- Walking garden tour (like Cape May) with Buggy rides and houses on map with highlighting tour route. A marker on the houses to designate "Garden Tour" participant.

Summer weekends on the Green

- Focus on local bands to draw locals, especially elderly, budget-friendly outing options.
- Buggy rides
- Promote the Farmer's Market with coordinated events on the Village Green (expand tables & products).
- (ie. Callicoon has a successful farmers market.)
- The Main Street Memorial
- Enhance the current veterans memorial
- Civil War Cannon or appropriate artillery item

Winter

- Christmas lights tour
- Sleigh or Buggy rides

It became obvious as we began developing this report. That there are endless possibilities and opportunities to enhance our community through recreational activities and park facilities.

Utilities and Infrastructure

The village of Windsor is relatively isolated from other densely populated areas by its geographical location. Although located within Broome County, it shares this geographical isolation with the villages of Deposit, and Whitney Point, along with the unincorporated hamlets such as Harpursville and Maine. This aspect of isolation is important for it is a differentiator from the concerns and often the opportunities of the more “municipal core” governments that constitute the greater Binghamton area. The village of Windsor will be required to develop and support its own infrastructure for water, sewer and electrical power without any significant support of larger municipal infrastructure entities. Discussions of consolidations have little significant meaning when related to isolated infrastructure systems. Currently the village has developed a potable water system which provides water for consumption as well as for fire protection, it utilizes the electrical utility NYSE&G to furnish street lighting and power to residents and businesses, and it utilizes direct individual septic systems for sanitary waste disposal. This section of the comprehensive plan contains descriptions of each utility in further detail along with recommendations for future goals and improvements.

Water System

The water system was originally begun in around 1890. The obvious needs of furnishing fire fighters with ready means to mitigate the devastating fires that often struck the densely populated wood structures in villages such as Windsor prompted the newly formed village government to develop a system of distribution piping, hydrants and well sources to support fire fighting. An ancillary use of the water system was the ability to furnish drinking and bathing water to residences. Domestic water use is noted as ancillary since at the era of the water system establishment plumbing in homes did not yet exist.

The water system has developed into a network which currently has two deep water wells located adjacent to the pump house on Rt 79 (Main St) which discharge to a 225,000 gallon semi underground concrete storage tank, followed by ductile iron (DI) piping to transport the water throughout the village to resident and hydrants. The water system is enhanced by a stand by diesel generator for

pumping operations support as well electronic water level measurement in the reservoir and magnetic flow measurement of total water discharged from the wells. The pumped water is chlorinated via chlorine gas injection at the pump house. Fluoride and anti-corrosion sequestering agents are also added to the pumped well water. No filtration is provided to the well water, fine particulate typically settle out in the reservoir tank. The average consumption of water is about 150,000 gallons per day. Consumptive rates vary seasonally with school sessions, weather conditions, and unexpected water leaks.

The water system possesses some inherent strength, the aquifer it extracts water from is relatively free from any nearby sources of potential contamination due to the somewhat rural and residential nature of the village. Operations of the water system are also a significant strength. Currently two licensed operators provide diligent maintenance, and timely repairs to system components which maintains a high level of continuous quality water service. Additionally the village board recently raised water rates to cover the full operating cost of the water system plus an additional \$10 to \$15K yearly to be set aside for system improvements.

Some of the inherent weaknesses of the water system include older DI piping, poor fire flows, a single water reservoir, and low eligibility for grant funding. The distribution system consists of 4, 6, 8 and 10 inch DI piping. Although this size piping network was adequate for fire fighting in the early 20th century, current fire fighting equipment consisting of large diesel driven fire pumps requires much higher flow rates at the hydrants than the smaller piping can deliver. This results in the need for the fire fighting pump trucks to be connected at only certain hydrants within the village. These hydrants will provide adequate flow to support the pump truck. Connection to other hydrants could result in damage to the distribution piping or the pump truck. Additionally some of the older DI piping is not properly installed with encasement of softer materials. This results in unexpected water line failures due to the inevitable settlement of water lines across adjacent buried rocks. In order to maintain a water system that consistently furnishes water to customers, no single component should exist without relative immediate backup available. The possession of a single water storage reservoir presents a significant weakness since a failure of the tank would cause significant water outages to much of the village for lengthy

durations. The last identified weakness is related to the current state of water system grant funding opportunities. Grant opportunities for water system improvements are based on a weighted scoring system. A majority of the weighting factors are placed on water quality issues such as inadequate disinfection, or bacteriological contamination. The village system has neither, which results in low scores when submitting grant applications. Although it is not a current weakness, the potential for future natural gas drilling utilizing horizontal well hydraulic fracturing presents an exposure to the aquifer from outside the municipal boundaries. This drilling activity could result in a delayed contamination of the village's well aquifer.

Water System Recommendations

- Install a new water tank to provide redundancy to the main reservoir, and enhance system fire flows. This tank should be located on the northerly side of the village, a potential location is behind the Palmer School. The new tank would be an above grade metal tank as opposed to the existing concrete in ground unit.
- Diligently maintain the water revenue funding set aside for system improvements. It is anticipated that this method may be the only funding source for system improvements given current grant status, and the fact that the village is isolated from "greater Binghamton".
- Seek methods to self accomplish system improvements to the extent possible. This may involve providing equipment and tools to the municipal staff to enable this activity. Significant improvements may be cost effectively achieved through this mechanism. The current system of bid document preparation and prevailing wage rates makes the execution of improvements expensive.
- Research the use of fluoride in the water system and evaluate its continued use. There are potential risks and rewards to the fluoridation of water along with associated yearly costs.

- Continue to seek grant funding opportunities to improve the distribution system and replace inadequately sized piping.
- Maintain a high level of diligence in detecting and correcting system leaks as soon as possible.
- Monitor the development of gas well drilling and proactively prevent well installations within several 1000 feet of the water well location.

Electrical Power

Electrical power for the village is furnished by NYSE&G primarily from a substation located just westerly of the village boundary on Kent Street. Standby power sources consisting of diesel generators are located at the Palmer Elementary School, the Windsor High School and the Village Municipal Water pump station. A propane fueled standby generator has been recently installed at the Windsor Fire Station on Academy Street. In the event of a long term loss of utility power such as a major storm event, the schools and the fire station may serve as emergency shelters for residents without shelter or heat. Additionally public water for consumption and fire protection will be available during these potential events by virtue of the generator at the pump house,

Energy rates for electric power in NYS are the second highest in the nation. The most attractive electrical rates in NYS are provided by municipal electrical power systems. Municipal systems primarily are granted access to inexpensive hydropower from the Niagara region. Any village within NYS can become the provider of municipal power, but a majority of the systems have existed before the aggregation of most independent power producers and distribution networks by large utilities such as NYSE&G. The village of Windsor with the support of the NYS Public Service Commission (PSC) could become a municipal power system. This effort would require the village to acquire the electrical distribution system assets within the village from NYSE&G. It is unlikely that NYSE&G would be willing part with portions of its distribution system and the acquisition of these may require eminent domain proceedings. Although this could be a long an expensive process, the results of having municipal power are significant to the well being and economic development of a village. Typical residential municipal rates are in the vicinity of \$0.05/kwh

for energy; in comparison to the current bundled energy rates from NYSE&G at \$0.14/kwh the saving to the residents are tremendous. Creation of a municipal power system would require administration and operations staff much like the water system.

Currently all street lighting within the village is owned by NYSE&G. The lighting primarily utilizes mercury vapor lamps. These lamps are inefficient and often burned out and in need of replacement. The newest technology in street lighting consists of Light Emitting Diodes (LED's). Much like the remainder of the NYSE&G assets within the village, the street lighting could be obtained from NYSE&G and the lights changed to a greener more energy efficient solution.

The village is situated on the Susquehanna River which is a tremendous renewable/ continuous energy source. Prior to 1925 the village was electrically powered by a hydro-electric plant located on the Susquehanna River in Center Village. This plant was later aggregated by NYSE&G and closed in lieu of more abundant coal powered facilities. New technologies in generation of hydro-electric power enable the installation of "Run of River" hydro-electric plants. These plants make use of natural elevation changes over a defined length of river and through the use of buried pen stock can produce electrical power without the impact of large impound dams on the water course. Hydro-electrical power is produced with any air or water pollution and leaves essentially a zero carbon footprint. The installation of a hydro-electric power plant would require a feasibility study to determine the cost benefit analysis as well as the amount of energy that could be produced. Utilizing hydroelectric power to either serve the village residents directly, or by exporting power to the utility grid would place Windsor as a leader in "green" energy development,

Electrical System Recommendations

- Seek partnership arrangements with consultants or vendors that specialize in small run of river hydroelectric plants. Through this effort develop a reasonable cost/benefit economic analysis for the hydro plant which would assess existing conditions and identify the available energy capacity based on the hydraulics of the river.

- Seek higher level state or federal support for developing this initiative. It is assumed that no matter how feasible the concept may be, the cost to study and develop the concept to a stage that it will be grant applicable is beyond the means of the village budget.
- Seek state level support for the possibility of creating a municipal power system. It has been verified to date that there are no legal reasons that would prevent this. It would be a costly endeavor to make an adversarial purchase of the NYSE&G assets, and cover the resultant legal fees to accomplish this as well as those required to establish the municipal power system.
- Pursue development of an LED energy efficient street lighting district. Initial conversations with NYSE&G have indicated that they would be willing to experiment with village furnished lighting in an effort to create a test bed for this type of lighting. Similar to the municipal power and hydro power efforts the support of state or federal entities would be beneficial for the support of this effort. New York State Energy Research and Development Authority (NYSERDA) may also be of assistance in funding research and possible installation for this lighting concept.
- Continue the development and planning of standby power to support critical emergency needs such as fire, potable water and emergency shelters.

It is important to note that the electrical system recommendations may well be solid, green, sustainable and attractive to rate payers (constituents) they will require the support of forward thinking individuals in higher levels of government that are willing to move forward with initiatives such as these, and fund them to the extent practical. It is envisioned that ideas such as these supported by the government may well be a solid path to energy independence as a nation.

Sewer System

The Village of Windsor has developed as a community long before municipal sewerage systems applied to rural areas of the country. While sewage collection systems have been operating in large municipal areas for hundreds of years (primarily due to the proximity of buildings and lack of real-estate for septic systems) typical small communities developed having no central facilities, and in the case of Windsor having no plumbing fixtures to contribute to sewerage. The advent of household plumbing primarily occurred in the village between 1900 and 1920. Prior to this time homes and business establishments utilized outhouse structures. The installation of toilets, tubs and sinks in residences was followed by the installation of individual septic systems consisting primarily of dry wells later followed by systems utilizing more “modern” septic tanks and distribution piping.

The present day conditions of village septic systems consists of nominally 350 units in varied styles from dry wells to distribution piping. System failures resulting in surface breakthrough of septic waste are rare. A majority of the village is located on soils consisting of sand and gravel with a loamy top soil. These soils provide excellent drainage for both surface waters and subsurface septic systems. The soil characteristics are likely the reason that systems rarely fail in the village.

The relative lack of system failures is problematic in gaining grant fund assistance for installation of a centralized sewer system. The country underwent a push for more modern infrastructure in the late 1950’s through the early 1970’s. At this time federal and state funding was high in proportion to the cost of projects and the distribution of funding for sewer systems was not driven as much by physical need as it was by the general desire to modernize. Although the opportunity was available to the Village it did not pursue the opportunity at that time. Current state and federal funding is small in proportion to the overall project cost, and competitive in terms of demonstrated need.

Existing village septic systems can essentially be divided into three categories. The bulk of the systems are residential in nature, followed by a commercial “Main Street” district, followed by institution systems such as the Palmer School and the Windsor

Woods housing. Each category has separate needs defined as follows:

The residential systems as they exist today are stable, unobtrusive, environmentally passive and sustainable. This observation is supported by historical evidence which indicates that the past outhouses left no visible or residual contamination, and the village wells for potable water show no evidence of fecal coli form contamination. This is further substantiated by the relative maintenance free aspect of a majority of the systems with many systems having a zero net cost per year.

The commercial district is presented with different challenges. This district is primarily composed of the Main street (east side) corridor. The buildings here are located on top of a relatively steep bank. The toe of this bank rests in an agricultural field that is in the Susquehanna River floodway. Space for installation of modern septic systems is limited on a majority of these parcels in this district. System failures here have occurred over time, and generally the confines of the lot sizes have limited the effective capacity of the systems. In the fall of 2009 the village commissioned the Broome County health department to conduct a testing program for all septic systems in the commercial district. The results of the testing seemed somewhat ambiguous since no obvious failures were identified as witnessed by dye water appearing on the surface of the ground. It is noted that this test method gives no indication of the capacity of the tested system, nor of its required frequency of tank pumping. The preferred current sewer disposal method for commercial property is connection to a municipal sewer system. The municipal system provides for acceptance of most biological wastes, in relatively unlimited volumes, at a fixed yearly cost. Although the on site septic may at times meet these performance expectations, the O&M cost of the septic system is often undefined. Failures of a septic system occur randomly with little or no warning and often with business interrupting results. Based on the limitations of the septic systems to handle the needs of a true commercial district the development of a waste water treatment district is required to support economic development.

The septic systems installed at the Palmer Elementary School and the Windsor Woods Housing institutional facilities have been trouble free. Each system has adequate land for proper distribution

pipng and the soil characteristics of both locations seem to handle the flow rates.

In 2009 a draft plan was devised with the support of Broome County to create a commercial downtown sewer district that would collect waste streams from the commercial buildings along the easterly boundary of Main Street and treat them in a waste water treatment facility located on Bridge Street. This plant would be a small Sequence Batch Reactor based plant that could be readily expanded to accept additional flow should the collection system be expanded. Expansion of the sewer district to larger portions of the village would be desirable if failures of existing septic systems became more frequent or the need create more economic development opportunities dictated the expansion.

Sewer System Recommendations

- The development of a commercial district central sewer system consisting of collection piping and an expandable waste water treatment plant (WWTP) is recommended to enhance the economic development opportunities of the village. The limitations of the septic systems along the Main Street corridor will continue to inhibit active business development particularly businesses that would create significant waste water flows. It is also noted that the development of a small commercial district and WWTP could substantially reduce the carbon footprint of the community by creating an environment to incubate local business endeavors and remove the requirement for residents to travel elsewhere to obtain goods and services.
- Seek funding sources above the currently offered avenues. The small size of the district makes the cost per unit for the commercial system unaffordable. The key to obtaining funding will not be environmental protection, but rather economic hardship/ and a more global understanding of how a small community can help alleviate the cycle of fossil fuel dependence by offering local goods and services that can be obtained without excessive travel energy.
- Educate and communicate the plan with village residents to establish and maintain support for the project. The current affairs in near by West Windsor have caused misinformed worries that a system will be foisted globally upon village residents at an unaffordable cost per dwelling.

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