

## Description of Marshall/Existing Characteristics/Want to Remain Same:

- Half hour away from anything
- Appreciates town as it is
- Maintain rural character and rural economy
- Sites beauty and friendly quality of town
- Wants to preserve as is
- Envisions town as a bedroom community with agriculture and small home business
- Want grandchildren to see that the town has not changed that much
- Residents of Marshall since 1980. Attracted by available reasonable housing- first as renters, then as homeowners. Live on a rural road above the hamlet of Deansboro
- Beautiful
- Losing its farmland to housing, thus it has changed.
- They view that change as “neutral.” They understand the reasons for loss of farming, but don’t want to lose rural character, beauty of surroundings, or sparseness of houses.
- Affordable - low town taxes.
- Select few miserable old people holding back anyone who wants to do something; people trying to run the town and force their ideals on everyone else. Love the land he/she owns, like most of the people in town- friendly, helpful, willing to get involved. Like the small town feel.
- Preserve “small town” atmosphere.
- Maintain our “quiet” community of adults who work together/volunteer.
- Keep our taxes and costs-of-living within reach of families.

Sees Marshall as “quaint” – contrasted our family-sized dairy farms with the “industrial” farms of the region in NY from which she came.

Positives about Marshall to preserve:

- Quietly rural; lots of green spaces for hunting, trapping, fishing.
  - Personal freedoms generally not imposed up; privacy observed.
  - Easy access to town business- important to keep it open and accessible.
- Commercial/light industrial generally separate and apart from residential.

Moved into Marshall to raise family; attracted by low taxes, rural environment, small school district. Four children passed through Waterville Central. Active in local government.

- Family-friendly.
- Quiet, law-abiding, neighborly.

Couple moved to area for low-cost, low-tax region; children went to Waterville schools, took university degrees now adults living in out-of-state urban areas; Actively operating business.

- Preserve low-cost, relatively low-tax.
- Preserve Marshall’s unique heritage.
  - Special interests on 315: School house, Forge Hollow house.
- Locks along the canal (mostly in hamlet).
  - Core for public park areas.
  - Public access for public education in preservation.
- Housing, particularly small to moderate sized for seniors, singles.
- Preserve what we have.
  - Lots of varied sized farms.
  - Lots of green space.
  - Historic charm.
  - Very little development of commercial or industrial nature.
- Historic preservation of our local heritage.
- Preserve Marshall as a farming and bedroom community.
  - Maintain farm-friendly free-to-farm policies, ease taxation.
  - Keep out industries that might harm ambiance, environment.

Mini-cluster of shops (Musical Museum area?) NO MALLS.

Sees Marshall as rural community, "perfect" just the way it is: preserve it.

- Preserve 19<sup>th</sup> century/rural character.

- Preserve rural way of life- bedroom community of commuters and families and agriculture and ag-friendly business activities.

Sees Marshall as "bedroom" community that needs to attract small business for attracting jobs, BUT not industry.

### **Parks and Recreation/Youth:**

Could use more services for youth in Hamlet.

Area behind the town hall is well-used in the summer.

Expand- encourage and support youth summer program that runs in Deansboro.

Coordination of programs for youth and seniors- more intergenerational activities.

-Senior housing.

Bull rides- entertainment type things; Deansboro RR Association should be brought to life. Towpath was cleaned out by motor bikers and now they're banned from riding on it. It's against the law for them to use it. If encouraged the Towpath usage for 4-wheelers, entertainment could follow and people would allow trails through land; sell permits to make \$ and increase business in bars. Interviewee made it clear that's what he/she thinks and that he/she is not speaking on behalf of everyone.

- Municipal parking lot in the "four corners" area.
- Sidewalks throughout the Hamlet from the cemetery to Brothertown and east on 315 park
- Trails through the town lands, connecting with tow path with park benches, picnicking areas; walker-biker loops.
- Recreational: bowling/community entertainment/skating rink
- Organized youth activities or opportunity for kids' healthy play.
  - Help set up ball games, player leagues w/all ages, families (?)
  - Use our parks—loosely scheduled or ongoing events.
    - (Friday night baseball in the summer)
- [redacted] [local] events.
- Need Positive activities or youth and adults.
- Protect towpath from abuse by limited number of "rowdies."
- Encourage and support more town- oriented activities: Marshall Days
  - Canal-towpath needs support, care.
  - Entertainment venues.
    - Horse-related activities.
    - One-day events like concerts, Marshall Day.
    - Hiking-camping-cross-country skiing.

Constructive youth activities.

- Structured activity for under-aged youth after school, on holidays.
  - Meeting places other than the bars? Pavilion behind town hall?
    - Library- public-use computers? Extended hours?
    - Loosely supervised meeting place?
    - Rec events at town parks.
  - Noise ordinance for the bars, snowmobiles on tow path after midnight.
  - Musical Museum: Town to buy it? Convert its uses?
    - Skating? Youth hang-out?
    - Farmer's market? Small boutiques? Bakery?
- Towpath preservation.
  - Four-wheelers/snowmobiles noise, intimidation, frighten other users- Speed control? Tickets/fines? Outright ban?
- Youth activities or (loosely) supervised place(s) for kids to hang out.
  - Waterville's limits after school hours for youth not living in Waterville.
  - Too little for Marshall youth to do (other than get into trouble).

- Group options? Organized town? Churches? Volunteer jobs???
- Access to WCS school facilities 24/7 for all (athletics-practical skills).
- Longer local library hours- use of gym?
- Website telling local current events (school and towns).

Perceived needs: Most critically- a gathering place for youth, something more than/other than a constant diet of team sports from the time they are really too young for organized teams. UNSTRUCTURED TIME for kids.

- Drug and alcohol free activities, locales.
  - Coffee-house kinds of meeting places; skating.
  - Pick-me-up games/activities. Project oriented (4-H/Scouts).
  - Intergenerational council: meet youth needs outside schools.
  - Open space in town/accessible AND visible.
- Community-wide events should be encouraged to continue, grow.
  - Parades.
  - Marshall Day/Cruisin' In/Run-Walk/one-day concert events.
  - Community garden/churches sponsorships.
  - An ag fair???

Farms willing to accept visitors.

Locals offering locally produced foods, fresh-cooked foods, meals.

Hiking trails, natural areas welcoming visitors.

- Places for youth activities.
- More community events like Marshall Day.
- Youth
  - Coffee house? Skating? Video/dancing-music? Live bands?
  - Give kids "safe" structure for fun, socializing.
  - Preserve the Library, churches.
- Need to support and expand community-building events:
  - One day events like the Bushman concerts.

Marshall Days and Run-Walk to bring in visitors for the short-term.

- Youth loosely structured activities, especially in Hamlet.

Encourage events like [redacted] [local] rodeo, hay rides, corn maze.

- Youth center.
- Town services
- Library (wife volunteers to keep it going).
- Community center for youth at Musical Museum? Town parks?
- Support "community" – bring people together events (church dinners, Run, Marshall Day, concerts [local venue] [redacted], parades).

Youth get into trouble too easily- need constructive youth "places"/activities.

- Sidewalks all through Town (safe walking. Kids to bike); male/keep towpath safe.
- Save/preserve the Depot, Library, towpath.
- Town-sponsored kids' place ("mixer" coffee house-games-WiFi-music).
- Have library make available adult education in practical skills (not at Waterville).
- Keep our youth locally engaged.
  - Local outlets for socializing.
  - Formal rec program?
  - Youth activity center—"coffee house" type meeting place?
  - Volunteer/job opportunities with families of two-wage earners?
  - Structured setting? Library as facilitator?
  - Safe bike routes for adults and youth riders.

## Roads:

Town benefits from cooperation with other towns- more of which is recommended:

- overlap on roadwork/county-town cooperation
- suggest turning county roads over to town
- “hob & spoke” – town gets compensated for work on county roads
  - Sidewalks throughout the town along roads with houses (we got a good start, but it’s only a start).
  - Reliable lighting along all roads.
  - Traffic controls at “four corners.”
  - Parking/traffic control at “4-corners” traffic light?
  - Parking at “4-corners.”
  - Parking in “four corners” district.
  - Roads: Double yellow line on Rte 12B, 315.
    - Cross-walks/a flashing light at “4-corners?” Traffic control badly needed.
    - Clear up/restrict parking that obstructs view at “4-corners.”

**Negatives in the Town:**

- Homes with junkyards and debris.
- Snow removal issue: Town of Marshall can’t move snow back off state roads.
- There is no bonafide commercial property left in Town of Marshall.
- Post Office is in a bad spot- take up prime parking.
- [redacted] [named local resident] caused terrible rift in community.
- People in local government are resistant to change.
- Assessment Board of Review granting unfair and uneven assessment redress.
- Single-wide trailers- unskirted.
- Solution might be well regulated, neatly run trailer park(s).
- Speed limits too high on rural roads in Marshall e.g. speed limit on their road is 55 mph- which has resulted in accidents, damage to mailboxes, etc.
- Overpopulation of deer due to increase in housing- less hunting because of proximity of houses.
- Liquid manure not being tilled under causing unbearably strong odor and headaches.

Divided on issue of housing- don’t want to totally discourage, but wants area to remain rural. No suggestions as to how to remedy this.

Dogs running free in rural areas.

-Liquid manure not being turned over.

We don’t have opportunities because of aforementioned people squash opportunities. They don’t want it- that’s why they got on the boards. Abuse of position. Events at barn are blocked due to tax issues- they want to tax interviewee but won’t let him do anything. Barn is over assessed- it’s \$65,000 here but it’s been appraised for \$20k.

Stop fighting among yourselves ([redacted] [named local resident] vs. Town).

Face-lift for the Town, esp. along the major corridors of 12B and 315.

- Failure to assess properties at their market values in accord with state standards for assessment.
  - Result is mere survival.
  - Farmlands given huge break.
  - Seniors at the marginal edge of surviving.
- We’re all too comfortable here in Marshall.
  - Attitude: Ignore it and it may go away.
  - Enforce codes and standards/Citizenry not protected.
  - People don’t seem to realize that we could lose it so fast.
- Beautification- or just plain “clean-up.”
- Housing needs.
  - Seniors.
  - Cluster, not McMansions on 5 acres.
- Foster greater sense of community: We’re all in this together.
- Junk yards and lots.

- Noisy and uncontrolled bars, behaviors.

College crowd late-night “mecca.”

### Recommendations/Needs:

-Encourage development with fair assessment protocol- not spot assessing

Yes to a walking loop on the towpath.

Should have a directory of local products.

Make use of special districts: for sidewalks, lighting, trees and bushes.

Seek ways to include surrounding towns in planning: Marshall doesn't exist by itself- emphasize cooperation with “neighbors” in terms of services, sharing of equipment, projects, etc.

See the town as somewhat fragmented: i.e. two voting districts- need to do a better job of inclusion- a multi-phased process.

Seek ways to include surrounding towns in planning: Marshall doesn't exist by itself- emphasize cooperation with “neighbors” in terms of services, sharing of equipment, projects, etc.

Community needs to foster an atmosphere of mutual respect.

Local Farmer's Market.

Encourage all kinds of green practices.

Broadband access to rural areas.

Likes projects such as concerts and benefits as had been done on one local farm. Would like to encourage innovative ideas such as this and new things coming to Marshall. Event permits might be a good idea- sounds good but not sure.

Remove [redacted] [named local officials] from all boards. They want to control too much of what goes on with iron hand. Let majority rule. Feels [redacted] [named local official] abuses position in personal vendetta.

Farm (Hughes) on 12B- enhance w/events; concerts, weddings, holidays.

You have to know where you're going to go- what do you want? Do you want people to visit and like it and then come back? Maybe use Diner or Superette? Move here and build a house? Is Deansboro a stopping point for tourism?

Community needs to know and express what they want.

- Is there a NYS property maintenance code?
- Need a local beautification ordinance?
  - Control/eliminate accumulation of junk in yards, esp. front yards.
  - Need to incentive home-owners and businesses to clean up their properties, esp. along the major routes. FINES? TAX BREAKS?
    - Make it too expensive to let properties deteriorate.
    - Assist elderly or disabled owners- organized volunteer crew?
  - Property assessments to encourage clean-up/spruce-up. Reverse taxation.
  - Get Town of Kirkland to require clean-up along 12B into Marshall (junk).
- Sewer services for Hamlet area/w/water district
- Our active volunteering adults will get involved and behind a good plan.
  - Need a committee or leadership to keep things on track.
  - Sharing services with surrounding towns to cut cost?
- Local controls to preserve our environment (vs. noise, junk, smells).
- Centralized business district, local business council?
  - Special use districts.
  - Mix of businesses (we have enough garages, auto repair, bars).
  - No need for the bulk storage shed or warehouses.
- Zone housing/lot size to meet senior adult needs (cluster community?).

Near central business district, churches, library, market.

- Need reassessment to bring valuations current to market realities.
  - Shared services with surrounding towns.
  - Utilize and support SOCOG resources.
- Zoning that makes sense, and CLEARLY defines areas, activities.
  - Protect the residential aspect of Marshall from exploitation.

- Need a community development association to organize/lead/service.
- Tighter land use control (mostly, an enforcement matter).
  - Need special use permits for each new activity.
  - Should require special use permit when subdividing; also, EIR (Environmental Impact Report showing all anticipated use changes, new lot(s) size(s), infrastructure requirements).
- EIR should be required whenever any new activity is proposed, even where the local laws put no onus on the particular project.
- Town-wide needs or nice-to-plan-for:
  - Natural gas service.
  - Clean, adequate and reliable water supply.
  - Continue with Town-wide trash pick-up (or haul your own).
  - Need to push/encourage/give incentives for developing alternate sources of energy- wind, solar, hydro; introduce at Town Hall?
- Recognize and support aging populations:
  - Seniors' services, travel and entertainment; senior center??
  - Cluster or close-in senior housing.
- Beautification.
  - Clean up the junky yards: fine or clean out and send Town's billing.
- Overcome rural "stigmas"
  - Go "green," live with the earth, not dominate and "rule" it.
  - Need broadband community-wide.
  - Preserve small family farms, green spaces.
- Need incentives to draw in.
  - Missing populations: 20s and 30s.
  - Sprucing up appearances.
- Adequate parking, traffic controls esp. in "four-corners."
- Housing options for low-income and elderly.
- Sidewalks throughout town, at least where there is some concentrated housing.
- Inventory of existing structures throughout Town.

High-speed internet as a town-provided infrastructure.

- Dis-incentivize junky yards, accumulating trash.
- Beautify: Clean up "eye-sores"
  - Junk yards esp. along 12B.
  - Bldgs w/peeling paint or completely paintless and shabby.
- Can farmers' portion of school tax be waived to avoid uncompensated "loan" to NYS pending a full refund in 6 months?
- Under Town leadership, form local "investment pool" to support purchase and development of local market space (musical museum?), support local production-processing-consumption from local farmers.
- Website telling local current events (school and towns).

Community-provided broadband, trash pick-up to clean up junky yards.

Need Energy Alternatives (solar? Wind?)

- Community-supported WiFi?
- Solar panels to energize Town Hall (like Vernon).
- Preserve the Library, churches.
- Housing needs for lower-income, singleton elderly.
  - Cluster housing for special populations.
  - Safe, convenient, accessible locations.

Sidewalks/alternative transport facilities

- Better mix of housing options.
  - Expanded library- WiFi.
- Housing needs:

- Apartments for seniors, singletons.
- Small, low-cost for small families.
- Adequate transportation or sidewalks or everywhere in town.
- Hamlet parking- access the post office? It's NEVER full.
- Needed community services: LIBRARY
  - Broadband or WiFi throughout Town, paid for by taxes.
  - Community trash (not private haulers) to encourage clean-up, junky yards.
  - Encourage alternative energy- wind or solar? Other?
- Maintaining minimum infrastructure for Town. Continue networking with surrounding townships.
  - Weekly/weekend monitored landfill access? Trash dumping?
- Encourage alternative energy uses throughout township: tax incentives?
  - Community-wide WiFi, private provider? Or paid in taxes?
- Marshall needs to look forward to exploiting our energy resource: solar/wind for local consumption (but not hydrofracking sending resource out of area).
- "Senior" housing, probably in the hamlet area.
- Town-level "power authority" to generate local power; SOLAR for Town Hall?
- Marshall needs to look forward to exploiting our energy resource: solar/wind for local consumption (but not hydrofracking sending resource out of area).
- "Senior" housing, probably in the hamlet area.
- Need "small" housing options: cheery, limited size for singles, elderly, close-in.
- Cluster new housing for easy communal access.
  - Senior housing in hamlet.
  - Sidewalks throughout town areas with concentrated housing.

### **New Businesses:**

Yes to agriculturally related industry.

Example of other appropriate business in Deansboro- a laundromat.

Yes to a Farmer's Market or a multi-dealer shop in the Musical Museum building.

Make property available for commercial use.

-Simplify ability to have a business.

-Encourage varieties of small business.

-Stipulate where large business should not go.

-Change zoning to open up more areas for business.

Encourage Mennonites being able to pursue business opportunities.

-Encourage a local produce business.

Customary home occupations with 3-4 employees at most.

Any building must have compatibility with the environment.

Types of new business structures should be restricted to fit what is here.

Loss of road frontage would encourage new business that service agriculture. No special incentives for business.

Types of new business structures should be restricted to fit what is here.-Does not apply this structure to housing.

Expansion of business district further up any main roads.

-Business district should be centralized in Hamlet.

Home business (which could also make use of a Farmer's Market to sell local products).

-A home business directory- perhaps as a link to the town website.

-Do not encourage flea market type of business.

More organic small farms/produce.

-Local produce.

-Farm related business.

-Mentioned Nelson Industries in Morrisville as an example- local people making a local product with local foods. They develop and market local people's food products and recipes.

-Perhaps bed and breakfasts as local business.

-Want more small local business.

You can't have negative people on boards who select the ones that they want to be successful.

- Light commercial general store/mini-mall at 4-corners/store front on 315.
  - Farmer's market (eggs, veggies, local meats, etc.)
  - Local artisans/production (firewood?).
  - Gas? Adequate parking.
- Transparent and accessible local law and procedures.
  - Codes; permitting process.
  - Need the info all in one place: website? Checklist pamphlet?
  - Encourage small business.
    - Convenience store along Van Hying/315.
    - Modify zoning to nurture small ventures.
    - Get some reasonable parking in place at the 4-corners.
- Possibly general store/mini-mall somewhere in the "4-corners."
- Laundromat
- Farmer's market
- Thrift store
- Home businesses as a/the principal economic activity.
- Small businesses (up to 4 or 5 employees- no more!)
  - Small scale manufacturing
  - Pallet factory
  - Ag-related or home repairs
- Commercial development should be Ag directed/related.
  - Locally raised beef w/o USDA restrictions.
  - Dairy support/marketing?
  - Commercial timber harvest? Lumber milling?
- "Niche" farming.
- Local market for local goods, production.
- Encourage home business.
  - Suitable to existing structures.
  - Adequate off-street parking.
  - Liberal signage regulation (but keep it tasteful).
  - Set back from neighbors/limit noise-light-air pollution.
- Small town/commercial center along 12B.
  - Ice cream parlor? Bakery? Thrift store?
  - Is Musical Museum going to become something?
- Encourage historic zone; create a tax-incentive district?

Farmers' market in Hamlet? Local goods/crafts/gardening sales?

Encourage Bed-Breakfast/small "hotels"/ag-based tourism.

Morrisville Ag & Tech resource for rural business like B&Bs, farmers' market.

- Local market for local production, bakery, farm goods, crafts.
  - Central location- Musical Museum spaces? Depot? Town park on 315?
  - Ag-focused businesses (Repairs? Supplies? Sales?).
- Economy
  - Local employment opportunity
  - Encourage small businesses

Need local jobs.

- Open up more areas for light commercial.
  - Home businesses in residential areas.
  - All major corridors should be open to Ag + Commercial + Residential.
    - (not enough commercial opportunities under current land use)



- Clear and “tight” definitions.
- Business development.
  - Clean industrial park.
  - Small businesses in a “strip” mall: behind Town Hall, in area of Town Barn.
  - Gas station/servicing and repairs.
  - General store/hardware and “dime store” supplies.
  - Health care satellite offices/professional services for residents.
- Zone/incentive small business entry into town.
- Buy up and redesign Musical Museum property.
  - Farmer’s market day/weekends.
  - Business/commercial development.
  - Eq’t repairs, sales, welding.
  - Farmers’ markets for sale of local goods.
  - Family-run small business.
  - Mini- “mall-type” at hamlet center, at crossroads.
  - Keep commercial (other than family home business) in “4-corners.”
- Community and business development.
  - Keep it small: no malls- encourage family business.
  - Small businesses (crafts-gifts-bookshops, fitness-exercise).
  - Daycare center- LIBRARY- community activity center.
  - Farmers’ market for local ag production.

### **Agriculture:**

-There is a problem with “mono-culture”- everything is “dairy basket”- not enough diversity of local crops. Thus- poor dairy prices causing more damage than if farms also grew more vegetables. -poor management

-we should encourage Amish and Mennonites to move into the Town.

If you want more ag next to you- buy the land. People seem to want protection but they’re not willing to spend or sacrifice.

- Preserve farming.
- Protect farmlands from encroaching by housing, esp. single houses on 5 acres.
- Incentivize family farms, not mega-farms, “industrial” ag with pollution, wastes.
- Encourage expansive use of farms by owners.
  - Hayrides, tours, working vacations, boarding, custom raising meat.
  - Tax incentives for preservation of family farms, light ag.
  - Diversity crops.
- Develop local markets.
  - Year-round “inside” farmers’ market.
  - Invite in small-scale food processors.
  - Encourage food production for local consumption.
  - Organize a marketing consortium for local producers.
- Avoid housing sprawl into farming areas.
  - Encourage family/small farming activity.
    - Diversify crop options (hemp).
    - Support renewable energy (solar, wind, hydro): tax incentives?
- Restructure farmers’ local realty taxes.
  - Allowances for poor crop years.
  - Adjust tax by actual level of active farming.
- Help our farmers stay in business- lower their taxes.
  - Raise taxes if necessary on the non-farmers who get the benefit of rural living.
  - Farm-related business: farmers’ market?
- Cap taxation on farms, especially in bad crop years.

- Avoid need to sell off lots to pay taxes.
- Bank the land for a period of years?
- Set farm taxes based mostly on actual production during season.

### Development:

-Development of 5 acres or more should be subject to spot zoning.

-no garages

-criteria that must be met is “Does it fit?” based on the following:

- 1) How does this affect the property value of neighbors?
- 2) Environmental concerns/noise.
- 3) Visual affect on neighbors.

Suggested areas for development- Rte. 315 near highway garage, Deansboro 4 corners.

-Rte. 315 near Waterville-Rte 12 heading out of Waterville-Do re-development adjacent to existing development.

Hamlet of Deansboro

-corner building at 4 corners could be further developed.

-some kind of recreation for youth.

Anywhere in town if it will bring a tax base- within reason- don't open up skeet shooting in Earl Manor.

- Housing codes should limit size to square footage appropriate to the context.
  - (Avoid mega-mansions)
- In addition to the usual permit approvals, there should be special use permits/EIR.
  - Any proposed activity that might involve oil or gas activities.
  - Subdivision (like Tassel Hill).
  - For multi-family development.
- Housing: residential kept “safe” from new next-door commercial or industrial, especially along major corridors of 315 and 12B (no pressure yet on 12).
  - Cluster new housing stock.
  - Need to give some thought/focus on need for senior housing.
- Enforce existing codes, zoning; protect from commercial “slop over.”
- Zoning to protect Marshall.
  - Psychic and financial investments of residents.
  - Community participation—possible when we know each other.
- Preserve Marshall's unique heritage, attributes.
  - Buildings (depot, cheese factory, Dean house, hotel).
- Strong land-use planning to minimize sprawl, preserve character.
  - Require site review for all proposed development, incl. temp'y permits.
  - Height limitations on buildings as well as on fences.
  - Subdivision development site review.
    - In context of surroundings.
    - Objective standards for enforceability.
- Serious land use controls; avoid suburbanization.
  - Avoid subdivision development of acres of McMansions.
  - Cluster houses on small lots- preserve green spaces.
- Enforce the codes that exist in the town.
- Develop incentives to maintain bldgs, roadways, sidewalks: Fines?
- Housing
  - Limit the McMansions.
  - Hamlet housing needs “protection” from the hotel/bar late hours, noise, rowdy behaviors.
  - Town-wide clean-up of junky properties, abandoned buildings.
- Residential development.
  - Common lands areas near town barn? Depot? Towpath?
  - Cluster housing w/commons areas, not spotty development.

- Preserve small town history, historical flavor, buildings.

#### Housing vs. farming areas.

Preservation of farmland a priority.

Building permits should go onto marginal lands not good to farm.

Need decent housing/ap'ts as alternatives for singles, seniors.

Encourage hamlet: sidewalks, dedicated slow-cart travel lanes.

- Land use regulation to discourage activities (businesses) not compatible with rural character of existing town complexion.
  - Require special use permits for anything not farming or residence.
  - Senior housing in hamlet area.
  - Care for historic heritage/buildings.
- Housing
  - Anticipate “gentle” population growth.
  - Plan for multi-family senior housing in the hamlet area (near churches, store, diner, post office).
  - Multi-family rentals?
  - Cluster to avoid chopping up farmlands.
- Community services
  - Preserve what we've got
  - Keep it locally controlled.
- Zone residential, 12B to “4-corners”/Commercial 315, 12B south of “4-corners”
- Permits for all businesses, including home businesses.
  - Require permits, reviewed every five days.
  - No cost/low cost and liberally granted without hearing.
  - Generous about signage that's in good taste.
  - Uniform about assessments with home businesses.
- Mixed use zones.
  - No “big box.”
  - Light industry but no noise pollution, toxic waste.
- Protect ag areas from over-built housing, McMansions, major subdivisions.
  - People who want to live in “green space” should bear larger burden of property taxes so that farmers can carry less of it: adjust assessment rates or classes so that single houses building on prime farmland pay for privilege.
  - In fill and cluster housing to meet water and sewer needs: any developments should have a swath of dedicated open space to be shared by residents. Also require to build sidewalks, playground areas.
- Housing
  - Restrict or ban suburban- type subdivision (tax extra if on good ag land).
  - Lower speed limits in residential areas.
  - Keep housing off good farmland, but protect hillsides, slopes.
- Limit continued invasion of farmlands by McMansions on big lots.
- Zone to encourage local energy independent; tax incentives?
- Land use controls to stop California Road-type housing development.
  - Cluster housing, not sprawl.
  - Penalty for putting farm land into new housing.
- Zone Hamlet area to preserve historic, encourage business, spruce-up/maintain.
  - Fines for junky yards, abandoned bldgs (“pinch” enough to feel it).
  - Need parking.
  - Traffic light at four corners.
  - Maintain regular supervised access to Town yard to dump trash, etc.
- Enlarge “commercial” zone in township.
  - All of 12B from “4 corners” to the south boundary with Augusta.
  - All of 315 from “4 corners” to Waterville village.

- Avoid “big box” development, both as to housing and as to commerce.

### **Protect from development:**

- NYS Trail System (Towpath) encourage extension of trail to surrounding communities.
- the Dean House.
- Deansboro Hotel.
- Musical Museum Building as a development area.
- Marshall Days.
- Marshall should have a bigger presence in the Cruisin Into Waterville- again more cooperation between village, town and hamlet.
- Preserve beaver dam.
- Small cemeteries.
- Samson Occum grave.
- Barton Home.
- Generational Family Farm.
- Create an expectation of preservation- staying within basic local building styles is important.
- Preserve historic identity as a community.
- More recognition and consciousness about local history and historic sites- that this was a canal town.
- Keep development within personality of the town.
- Building permits should include a statement of expectation of style being compatible with what is already here.
- Town should recognize issue of historic preservation.

Historical buildings should be preserved.

Hamlet of Deansboro

- perhaps looks “a little dumpy” but should not try to make it into something outside of its character and charm as an old-fashioned little town.
- whatever historic buildings still stand should be preserved- perhaps a mild historic district- not severe regulation of styles, colors, etc.
- Hops barns should be preserved if possible.

Natural Resources

- Very much interest in preserving water quality, big old trees on town roads, Brothertown Burial Ground.
- Concerned about runoff into Oriskany Creek
- DEC already protects swamps’ wherever people can get permits they should before doing projects.

Avoid “spot” zoning, but preserve mixed uses.

- Commercial locales/business entities to preserve “feel.”
- Guard for compatibility in the context of uses.
- Set generous aesthetic standards.
- Preserve local heritage; historical wealth.
  - Encourage/incentivize.
- Control development to minimize sprawl.
  - Housing splattered on over-large lots a negative.
  - Drainage problems.
  - Adverse road maintenance conditions from sprawl.
- Solution to Tassel Hill recent housing developments without access.
  - BIG tax consequences to Township.
  - Too late to abandon the roads?

### **Signage:**

Signage- Lit signs are OK with a 4’ x 8’ limit.

Make signage easier to have.

-Expansion of business district further up any main roads.

-Business district should be centralized in Hamlet.

Pass liberal/generous sign ordinances.

## **Do Not Want:**

Big business

Does NOT want small scale manufacturing or large scale manufacturing.

No large hog farms.

Very much against hydrofracking. Very concerned about damage to water and land. Very concerned.

no factories

-no Walmart

-no large hog farms

-no industrial farming

Very much against hydrofracking- very concerned about damage to land and water.

- No big-time housing developments/apartment complexes; 4-plex or less.

Preserve from adverse hydrofracking (NOTE: is signing Pine lease).

- Protect the town from hydrofracking.

Need to restrict hydrofracking (BAN it outright if there is a way).

- Fears degradation of Marshall's chief assets (water, soils, ag).
- Potential for irreparable harm to community.
- Can we "buy off" the farmers somehow?

Need to set limitations on smells, noise, light and visual pollution/restrict any commercial activity (except protected "ag") to cease by midnight and not begin until 6 a.m.

- Need to restrict hydrofracking—or ban it outright.
  - Money for a few, misery or losses for the many.
  - At the very least, control traffic, noise, smells, light-pollution, round-the-clock activities.
- Is very concerned about hydrofracking- protection of water and control of operations and truck traffic 24/7.
- If hydrofracking "comes" need enforced quiet: midnight-6 a.m., all Sunday.
  - No Sunday work.
  - Noise and visual pollution to be regulated.
    - (heavy lighting and noise of drilling and operation at work sites, 24/7)

## **Other problems affecting Town:**

-Ongoing closings of nearby manufacturing plants putting towns people out of work.

-Oneida Nation is not paying property taxes increases property taxes for the whole county.

-Junk properties that need cleaning up.

Town and school District boundaries: They live in Marshall and in Clinton School District- very high school taxes. Boundary lines don't make sense.

We're in Deansboro- we're fine- people who think property is rundown will fix it up.

## **Water Sewer/Drainage:**

There are limits on the water supply in the hamlet.

Efforts should be made to find more water suitable for home use.

- Better culvert drainage along 12B
- Hamlet water and sewer requirements: maxed out on water.
- Expand available water supply in Hamlet.
- May be soon for a sewer system in the Hamlet.
- Some business operations that ignore "the rules."
  - Activities that pollute the water soils.
  - Lack of common courtesies while "chasing the buck."
  - Can community develop some controls (or options) for farmers to avoid heavy slurry smells- or limited farm size to avoid mega-sized farms.
  - Need to monitor water quality.
  - Need enforcement.

## **Emergency Services:**

Fire Department- no big change needed

Ambulance- works well

## **In ten years:**

-Peaceful.

-Respectful.

-Clean and green.

-More young people.

-Solar panels and recycling.

Keep property taxes low as possible.

-More small organic farms.

-Allow some new ideas/businesses.

Aforementioned 3 off boards; Joel is damaging to community. A little progressive but not too quickly- keep small town image but make more efficient. Keep the quaintness.

- Our farming heritage preserved and small family farms still active.
- Directed housing and commercial development.
- (California-Maxwell Roads area needs planning, not just “anything goes”)
- Musical Museum becomes site of small commercial operations.
  - Retail sales
  - Local product sales.
  - Dedicated spaces for community events, “home bureau” type activities, meeting place for seniors, all ages.
- Small business activities.
- Liberal and generous sign permits.
- Official “home” for the Historical Society with reading rooms, book and display cases, computer(s) for research with printer(s), good storage for archives and files.
- Town clock in the steeple of the Methodist church (four faces).

## **Historic Preservation:**

- Historic Marshall
  - Give incentives to preserve historic buildings, old houses.
  - Develop hamlet center/depot/towpath as tourist focus/B&Bs.
  - Incentivize historical preservation in areas in hamlet center.
- Save/preserve the Depot, Library, towpath.
- Historic elements.
  - Brothertown Cemetery/two churches in hamlet.
  - Ye Olde Canal Shoppe.
  - Depot/Milk plant.
  - Dean House/Hotel.