

# TOWN OF SCHROEPPPEL, NY COMPREHENSIVE PLAN



ADOPTED OCTOBER 18, 2022

PREPARED BY

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**REGROWTH**  
PLANNING

## **ACKNOWLEDGEMENTS**

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# Introduction & Executive Summary



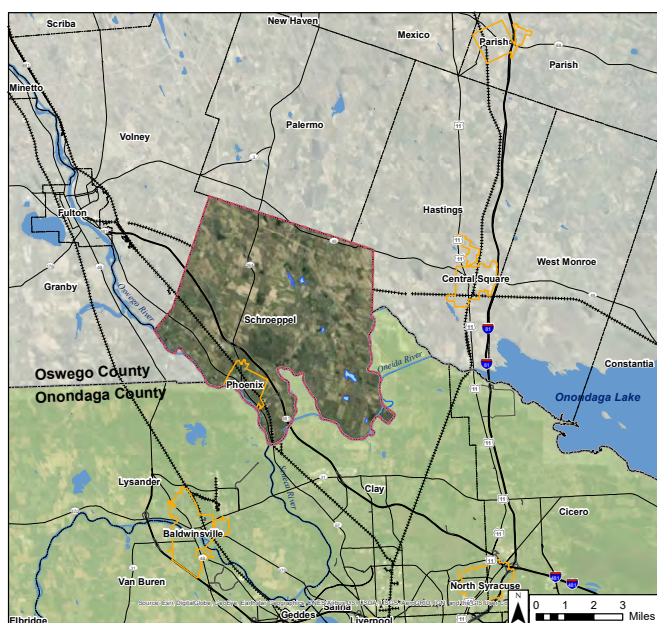
# INTRODUCTION

## EXECUTIVE SUMMARY

The previously adopted Comprehensive Plan for the Town of Schroepfel was completed in 2001 and, in response to fairly rapid population growth at the time, was focused on addressing development concerns to preserve the rural character and natural beauty of the canalfront community. While the rural character and beauty are still very desirable to residents, the limits that had been placed on development, combined with a gradual decline in population, have created economic difficulties for the Town.

The town population has been in steady decline since 1993 or earlier, with 8,043 residents as of the 2020 census. Since the completion of the 2001 plan, there has been an increase in older families and retired households, while younger residents and families have chosen not to settle in the Town. As general costs (town payroll, infrastructure) have increased, spread over a smaller population, this has led to an increased tax burden for all.

Schroepfel shares a municipal boundary with the Town of Clay. On the outskirts of Clay, growth has occurred rapidly, with many areas of farmland transitioning into development. This development had been planned for and built for. While it is anticipated that this growth may expand across the river into Schroepfel next, the Town recognizes that the appropriate infrastructure is not currently in place or funded to accommodate it.



**Figure 1.** Location map showing Schroepfel with surrounding towns.

Given this understanding, the Town administration is committed to enhancing infrastructure and revising land use goals to guide responsible growth, support a revitalized local economy, and improve the quality of life for residents.

This updated Comprehensive Plan will provide a vision and policies to serve as an outline, one which is adaptable and can respond to changing conditions over time. It will identify a range of projects that support a shared community vision and move toward attainable goals. The plan will also serve as a basis for choosing projects for the pursuit of funding through grants and other sources. In particular, the following three priorities were identified as part of the comprehensive planning process:

### Priority One: Infrastructure Expansion

The expansion of infrastructure supports development by attracting developers to an area with infrastructure already in place, rather than requiring developers to fund costly service extensions.

The Town recently completed an expansion of the Ainslee Drive sewer district. However, the existing plant is reaching full capacity and has a number of issues that would need to be addressed before any additional users could be added. This status presents a choice – whether to invest in the expansion and upgrade of the existing plant, or to construct a new, state-of-the-art facility in a new location. Currently, the town is in the process of seeking grant money to study the feasibility of this alternative.

Across the Oneida River to the South, the Town of Clay is currently pursuing creation of a new \$150 million sewer treatment plant. In lieu of constructing a new plant for the Town of Schroepfel, it was considered a potential solution to negotiate an arrangement with Clay to tie into their new system for limited capacity. While it currently appears that the new system in Clay may have already been appropriated for local needs, there may still be potential for excess capacity to serve Schroepfel.

Prior to any major sewer investments, focus will be on upgrades to the major water infrastructure. There are two water mains within the major commercial corridors - County Route 57 and County Route 10 - with limited extension into outer areas. Currently in design is development of the Bankrupt Road water district. Additionally, development has begun for water installation along Huntley Road and water line expansion along County Route 57/57A.

It is recommended that the town pursue these infrastructure upgrades to promote commercial growth particularly within the

commercial focus areas identified to help activate and support the local economy.

### Priority Two: Infill and Adaptive Reuse

When examining land use and development opportunities, it is advantageous to consider locations that may already have infrastructure in place and are simply underutilized. Reuse of these spaces can help reduce vacancies while also facilitating new economic development opportunities.

The Town has expressed interest in the revitalization of the County Route 57 corridor for commercial beautification, redevelopment, and future growth. There are a number of underutilized properties along this route which could support redevelopment, including at the former Sharon Chevrolet property and the adjacent 3 Rivers shopping plaza. Modernization or reconfiguration of these and similar properties, supported by incentive grants, could help provide the impetus for additional growth and investment along the corridor to improve the local tax base. This work is expected to build off of some of the recent improvements in the vicinity, such as the new Byrne Dairy establishment completed just across the street.

Similarly, the Route 10 corridor, while primarily residential, has some commercial lots and could be ideal for a range of small commercial uses supporting the local population such as a small local grocery store, restaurant, or neighborhood health care.

For these reasons the Town is seeking to promote some commercial growth and infill redevelopment in select, focused areas to support economic growth.

### Priority Three: Recreation Improvements

In support of the infrastructure and redevelopment policies of this plan, a series of recreation improvements have also been recommended which aim to highlight the area's natural setting and attract visitors.

The Town's waterfront is a primary asset and can play a key role in its continued success. Taking advantage of the adjacent river access and natural scenery, improvements at either of the underutilized properties noted along Route 57 could be configured to incorporate public access to the Oswego River, with a public boat or hand launch. It is anticipated that the combination of recreational access and adjacent supporting commercial uses could generate a lot of activity and interest, particularly at this highly visible intersection of Route 57 and 57A.

The Great Bear Springs Recreation Area provides a network of

trails at the town boundary, with over 8 miles of trails among almost 500 acres along the Oswego River. It may be possible to utilize existing utility corridors and other rights-of-way to create a connection to other areas within the Town, potentially connecting to the Village of Phoenix and perhaps up to the Community Park.

Farley Community Park could be enhanced with the addition of permanent restrooms, and perhaps the eventual construction of a multipurpose community center building. The site also has challenging topography which presents issues for drainage that could be addressed in order to expand its utilization.

### Conclusion

A primary concern facing residents is taxes. The local economy needs to have a healthier commercial tax base to help reduce the burden on individual households and keep taxes low. In order to strengthen the local tax base while preserving the rural character of the town which people love, a strategy was developed to find select areas of town most suitable for new commercial growth while maintaining current residential levels. After facing many years of gradual population decline, the Town of Schroepfel would like to retain the younger generations and families who have otherwise chosen to move away. It is believed that a combination of providing more local businesses, jobs and local recreational amenities to the community while working to lower taxes will help address these needs.





## TOWN OF SCHROEPPPEL

### Town of Schroepfel Comprehensive Plan

PROJECT # 2021 -008.10

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#### KEY

- Town Boundary
- County Boundaries
- Village of Phoenix

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# 1 Inventory & Existing Conditions



# INVENTORY & EXISTING CONDITIONS

## TOWN GEOGRAPHY

The Town of Schroepfel is located in southern Oswego County, New York. Formed in 1832, the Town is approximately 43 square miles, containing about one square mile of water. The Town of Schroepfel also contains the Village of Phoenix, which lies along the Oswego River, and two hamlets: Sand Ridge, in the southern part of the town, and Pennellville, in the center of the town.

## ENVIRONMENTAL FEATURES

When evaluating land use and the potential for future development, it is important to consider natural resources and environmental features, identifying those which should be protected or enhanced.

### Waterways / Waterbodies

A canalfront community, the Oswego River forms the southwestern border of the town, while the Oneida River flows from the confluence of the Seneca and Oswego Rivers westward along Schroepfel's southern boundary. The Oneida River, which is part of the Erie Canal and the NYS Barge Canal System, flows westward from Oneida Lake and converges with the Seneca River to form the Oswego River (at "Three Rivers"), which then empties into Lake Ontario. There are also a few ponds and lakes along with a number of creeks and streams that flow through the town. Waterflow of these streams is generally from northwest to southeast, reaching the Oneida River.

### Aquifers

An aquifer is an area of porous rock or sediment that holds groundwater as precipitation infiltrates the soil. There are two types: confined, that are below an impenetrable layer of rock or clay, and unconfined, that have permeable soil above them. Aquifers can be important sources of drinking water, accessed via manmade wells, or via natural springs or wetlands.

The southern tip of the town, where Route 57 reaches Three Rivers, enters the Balwinsville Primary Aquifer. Primary aquifers are highly productive aquifers actively being used as sources of water by major municipal water supply systems. The majority of the town, though, is not within this Primary Aquifer. There are other aquifer areas within or crossing the town borders, as outlined in Table 1. There is a confined aquifer, labeled G on the Aquifer Map, that lies beneath surficial aquifers in the area where F, H, and J intersect.

**Table 1 - Aquifer Type and Yield**

Label	Yield	Aquifer Type
A	> 100 gal/min	Unconfined, High Yield
B	10-100 gal/min	Unconfined, Mid Yield
C	Unknown	Kame, Kame Terrace, Kame Moraine, Outwash or Alluvium
D	10-100 gal/min	Unconfined, Mid Yield
E	5-500 gal/min	Confined, No Overlying Surficial Aquifer
F	Unknown	Kame, Kame Terrace, Kame Moraine, Outwash or Alluvium
G		
H	5-500 gal/min	Confined, No Overlying Surficial Aquifer
I	> 100 gal/min	Unconfined, High Yield
J	Unknown	Confined, Unknown Depth and Thickness
K	5-500 gal/min	Confined, No Overlying Surficial Aquifer

Source: \*

### Flood Zones

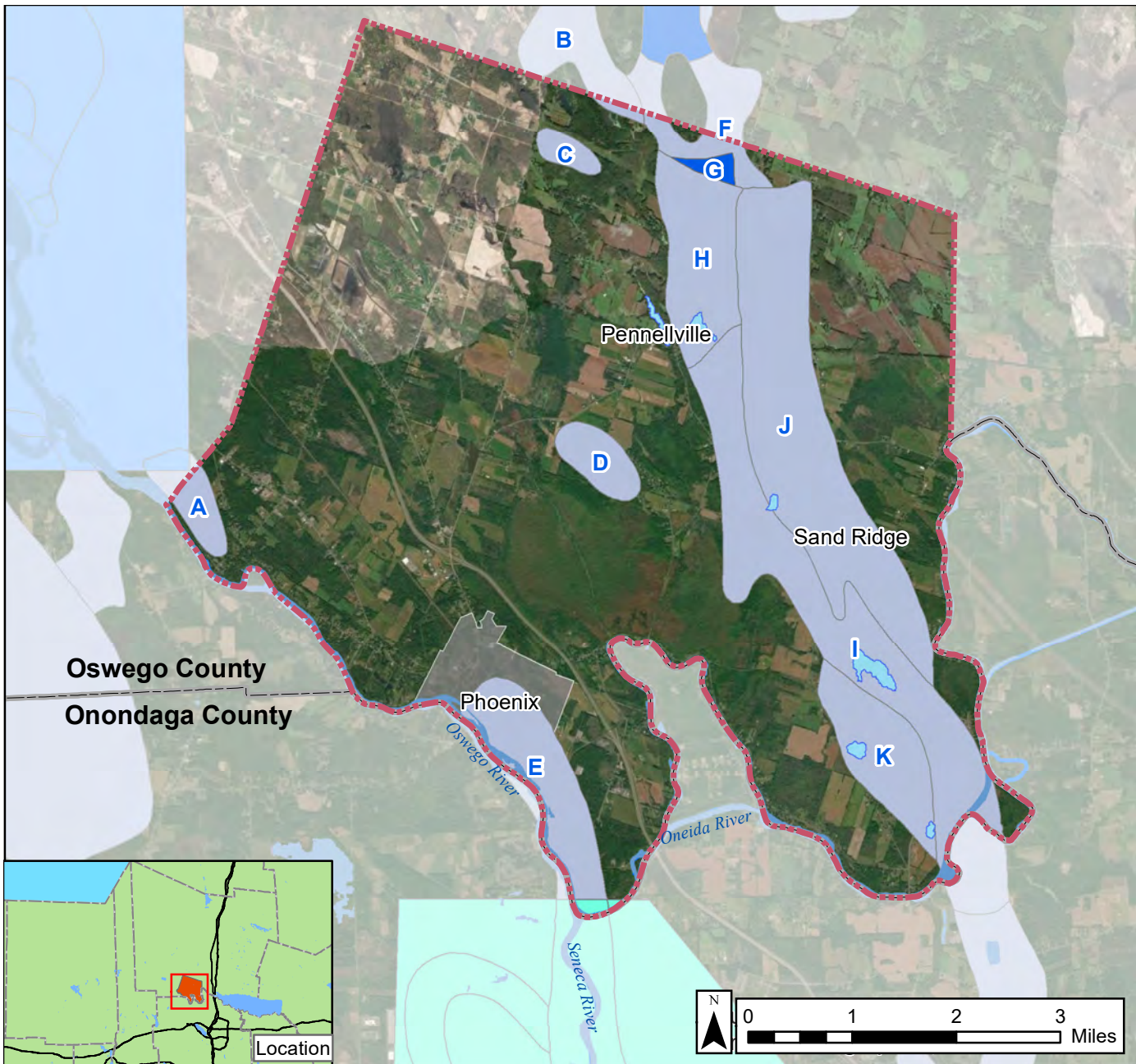
The 100-year floodplain is designated by the Federal Emergency Management Agency (FEMA). The 100-year flood zone represents a significant but calculated development constraint, a 1% chance of a flood occurring in any given year (i.e. a flood at that level will occur once in 100 years). Development within a floodplain is not recommended due to flood hazards. Also, mandatory flood insurance requirements apply to properties within a 100-year flood zone.

Floodplains in the town generally lie along waterways and wetland areas. There are two floodway areas, as well. One lies north of Route 6 and south of Biddlecum road on the western side of town, following stream courses to the southwest. The other lies just west of Route 54, extending south from Pennellville. Both of these reach the Peter Scott Swamp.

### Wetlands

Wetlands provide many valuable functions, including serving as natural habitat, filtering pollutants, protecting surface and groundwater, and helping to mitigate the impacts of flood and tidal erosion.

Wetlands, depending on their size, are subject to federal and state regulations including review and permitting of any proposed actions. The New York State Department of Environmental Conservation (NYSDEC) regulates wetlands over 12.4 acres as well as a 500-foot buffer, or "checkzone" that surrounds them.



## SURFACE WATERS AND AQUIFERS

### Town of Schroepfel Comprehensive Plan

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- KEY**
- Town Boundary
  - Confined Aquifer
  - Primary Aquifers**
    - Baldwinsville
    - Fulton
    - Not a Primary Aquifer

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Wetlands of any size may also be regulated by the U.S. Army Corps of Engineers and do not have buffer zones. These Federal Wetlands are mapped on the National Wetlands Inventory (NWI).

Any development within these sensitive areas will need to be coordinated with the agencies having jurisdiction (NYS Department of Environmental Conservation or U.S. Army Corps of Engineers) and comply with applicable permitting and regulations.

Within the Town of Schroepfel, there are 36 wetlands identified that are subject to regulation by NYSDEC, totaling 5187.8 acres, with an additional 612 acres of checkzone area. NYSDEC typically regulates larger wetland areas, while the jurisdiction of the Army Corps of Engineers extends to smaller wetlands. Often, water bodies are also classified as wetlands, as they have much of the same characteristics. These Federal wetlands cover 7304 acres in Schroepfel, and include the following types of areas:

Forested/shrub wetland: 3276.6 acres  
 Freshwater emergent wetland: 334.5 acres  
 Ponds: 66.7 acres  
 Lakes: 1756.4 acres  
 Rivers: 1419.9 acres

The large wetland, located near the center of town, is Peter Scott Swamp. This wetland measures 2,710 acres, generally following Sixmile Creek to its junction with Fish Creek and then toward Horseshoe Island. NYSDEC has identified the swamp as a Class I wetland, which is the highest ranking.

## Soils

The majority of the soils within the town are sandy loams, silt loams, and gravelly soils. The greatest proportion is various types of silt loam (approximately 43%), followed by sandy loams (~27%). Approximately 10% of the town is areas of muck or soils that pond or frequently flood.

The town also includes areas of NYS Agricultural Districts. Agricultural districts are intended to protect and promote the availability of land for farming purposes.

## Sensitive Environmental Resources

Some land and water resources can either represent a hazard to future development or are sensitive to developmental activities. These features include steep slopes, wetlands, and flood prone areas. Steep slopes may be rocky or unstable, prone to erosion, slumping, and even collapse. Wetlands, and areas of low lying, frequently wet soils tend to be relatively fragile and often support

unique habitats. Some habitats support rare, endangered, or threatened plant and animal species.

NYSDEC maintains records of potential habitat areas for rare plants and animals, as well as records of Significant Natural Communities. Significant natural communities are rare or high-quality wetlands, forests, grasslands, ponds, streams, and other types of habitats, ecosystems, and ecological areas. Specific areas for proposed actions must be surveyed for endangered or threatened plants before undertaking development. Presence of rare or endangered plants may preclude development.

There are no Significant Natural Communities mapped within the Town of Schroepfel. There are, however, areas which support rare plants and animals. The western portion of Peter Scott Swamp is noted as being in the vicinity of a Great Blue Heron Rookery. Lake Sturgeon, a threatened species, have been identified within the Oswego and Oneida Rivers. Much of the region is also identified as in the vicinity of endangered or threatened bat species.

## LAND USE

Prior to charting a course for future growth and development, a review of the existing land uses can provide insight as to how development has occurred to date.

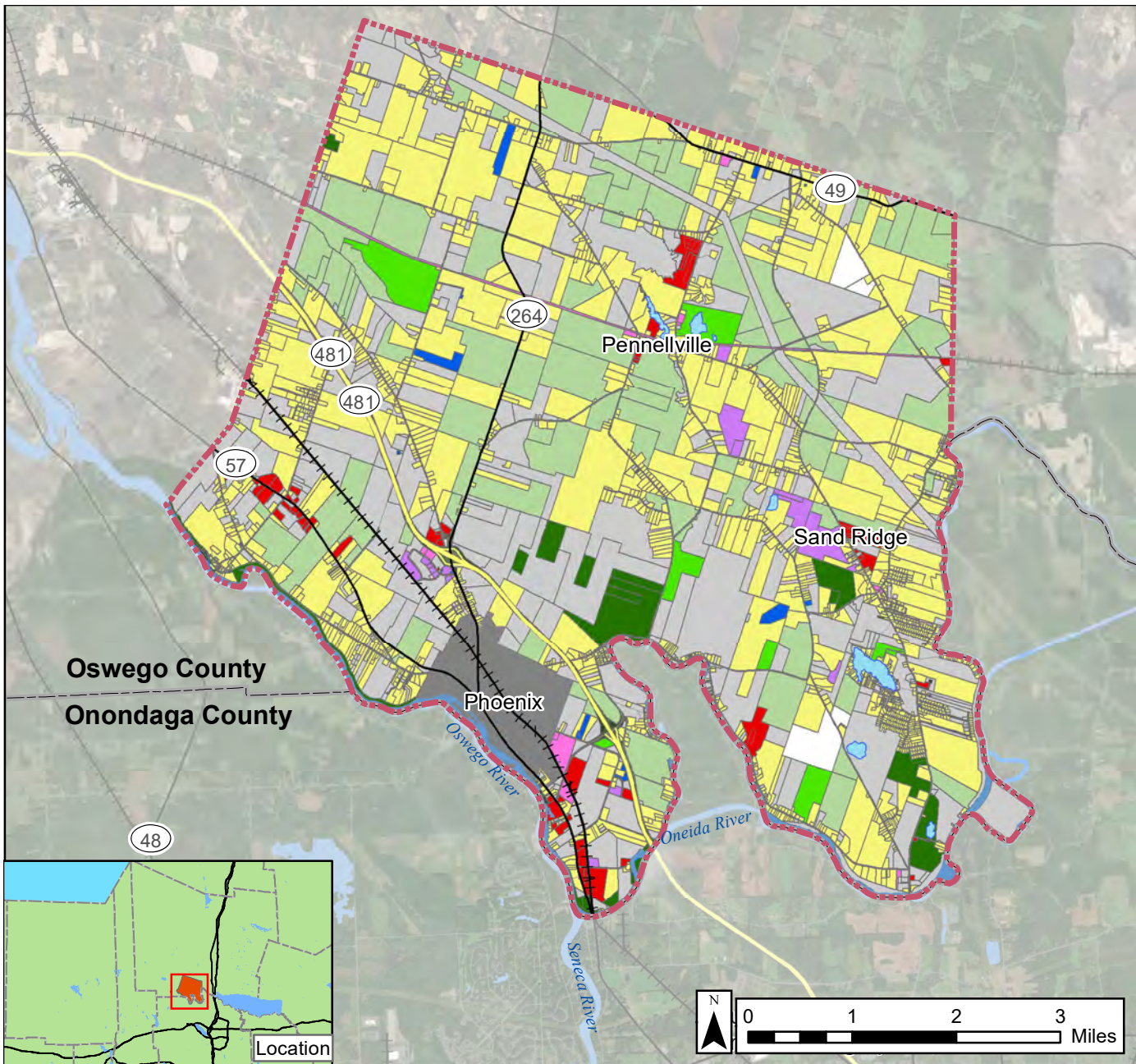
### Land Uses

The majority of the existing land use in the Town of Schroepfel is residential, at almost 40%, while almost 20% of land is in agricultural use. A large portion of the remaining land – nearly one third of the town's total land area – remains vacant.

Land use can illustrate aspects of a community's tax base, as well. Typically, residential properties are taxed at a lower rate than commercial or industrial properties. In the Town of Schroepfel, the higher tax generators – commercial, recreation/entertainment, and industrial uses – are less than 5% of the total land area in the town.

Agricultural 19.23% (4,986.46 acres)  
 Residential 39.46% (10,232.96 acres)  
 Vacant 32.47% (8,421.76 acres)  
 Apts/Commercial 1.73% (448.01 acres)  
 Recreation/Entertainment 1.95% (506.13 acres)  
 Community Services 0.94% (243.15 acres)  
 Industrial 0.98% (253.67 acres)  
 Public Services 0.75% (194.55 acres)  
 Forest/Park 2.50% (648.69 acres)





## EXISTING LAND USE

Town of Schroepfel  
Comprehensive Plan

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## KEY

- |                 |                                     |
|-----------------|-------------------------------------|
| Town Boundary   | Commercial                          |
| Not Classified  | Recreation & Entertainment          |
| <b>Land Use</b> | Community Services                  |
| Agricultural    | Industrial                          |
| Residential     | Public Services                     |
| Vacant          | Wild, Forested, Conservation, Parks |

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## Historic Sites

While there are three properties listed on the National Register in the Village of Phoenix, there is just one in the Town of Schroepfel. Schroepfel House is a privately owned residence located on the west side of Caughdenoy Road (CR-10) at the Oswego River, and has been listed on the State and National Registers since 1982. Constructed in 1818, the Greek Revival building was the first frame house in the area. It was originally owned by George Casper Schroepfel, a portion of whose 20,000 acres of land formed the Town of Schroepfel in 1833.

There are no Historic Building Districts within the Town, but the Erie Canal area, from the tidal Hudson River near Waterford to the Niagara River at Tonawanda, is listed as part of the New York State Barge Canal Historic District. This district crosses the state, encompassing the Erie Canal, Champlain Canal, Oswego Canal, and Cayuga-Seneca Canal. These canalways were constructed between 1905 and 1918 (successors to the original 1820s canal construction) and are still in operation today.

## Zoning

Zoning establishes districts which support particular uses and types of development. Its purpose is to promote public health, safety, and welfare while guiding growth and development and helping to ensure the proper provision of infrastructure and services to the community.

Land in the Town of Schroepfel is classified into one of eleven zoning districts that include planned unit development along with residential, commercial, and industrial uses, as depicted on the Existing Zoning map. Some areas also fall within an Aquifer Protection overlay district that follows the aquifers that lie along Route 10. Aquifer protection areas typically define land area that contributes groundwater to an active public water supply source.

The majority of parcels are zoned Residential, with Industrial located south of Route 481. Major Commercial nodes are located at the intersection of Routes 481 and 264; where Route 57 meets Huntley Road; and where Route 57 meets Bankrupt Road. The only Planned Unit Development is located along the Oswego River, where Dix Drive meets Oswego River Road. Notably, while there are recreational uses, there is no land zoned for recreation, open space, or conservation in the town.

## Town Owned / Public Lands

Within the Town of Schroepfel, there are 51 parcels totaling 1269



*Pavilion and Playground at William J. Farley, Jr. Community Park*

acres that are publicly-owned, whether by a municipality, the county, or the state.

## Recreation

William J. Farley, Jr. Community Park is located on Chestnut Street, just north of the Town offices. The park contains a walking trail and a steep hill that is used for sledding. Atop the hill are tennis courts, a basketball court, playgrounds, parking, pavilions, and barbeque grills. Below the slope are ballfields, a soccer field, and football field.

A community garden was established in 2012, but no longer exists.

At the western edge of the town, along the Oswego River, the Great Bear Recreation Area provides a network of over 8 miles of trails among almost 500 acres. Great Bear welcomes hiking, biking, skiing, and snowshoeing, as well as swimming and fishing along the river. The majority of the trails fall within the Town of Volney, but a few along the eastern edge are within Schroepfel.

## Infrastructure

A majority of the properties in the town utilize private wells for water and on-site septic systems, however existing municipal water and sewer service is found in select areas of the town.

Two water wells located west of Kline Road provide water to the town as well as to the Village of Phoenix, supplied by the Sand Ridge Aquifer. The town also hosts two wellheads on the western end of town near the Great Bear Springs Park, however this water is only utilized by the City of Fulton.

Water service within the Town of Schroepfel is currently distributed by six water districts, including the Ainslee, Chestnut,

County Route 12, Industrial Park, Oswego River Road and Route 264 districts. A project to construct water service along Bankrupt Road is currently underway, and will become a new water district. A separate project to construct water service along Route 57 down to Huntley Road is currently in the works, with additional plans to extend it south to the bridge at the town line currently in the engineering and design phase. Additionally, the Huntley Road Water District may potentially go out for a referendum/vote later this year. The Village of Phoenix Water System, although owned and maintained by the village, also serves some adjacent areas of town.

Although a map of these individual districts was not available, a map depicting the location of all properties which have—or are immediately adjacent to—municipal water service lines is provided for reference in *Figure 2 - Municipal Water Service Areas*.<sup>1</sup> With these districts, municipal water service is primarily centered in and around the vicinity of the Village of Phoenix and branching outward from this area. The Ainslee water service area is found on the east side of town along the Oneida River in the vicinity of Stewarts Corner Road. (It should be noted that some of the parcels shown to be on or adjacent to water service on this map may be misleading, such as the very long parcel following the river along the eastern boundary of town.)

The town is also served by three sewer districts, including the Ainslee Drive District, Chestnut District and Industrial Park District. The Industrial Park District, while owned and maintained by the town, is served by the Village of Phoenix Sewer System which utilizes a treatment plant on North Street in the village. While a map of these districts was not available, *Figure 3 - Municipal Sewer Service Areas*<sup>1</sup> illustrates the approximate parcels which are on or immediately adjacent to municipal sewer service lines.

<sup>1</sup> Data Source - Oswego County Planning parcel data.



**Figure 2 - Municipal Water Service Areas.** A majority of the existing water service is located in and around the vicinity of the Village of Phoenix.

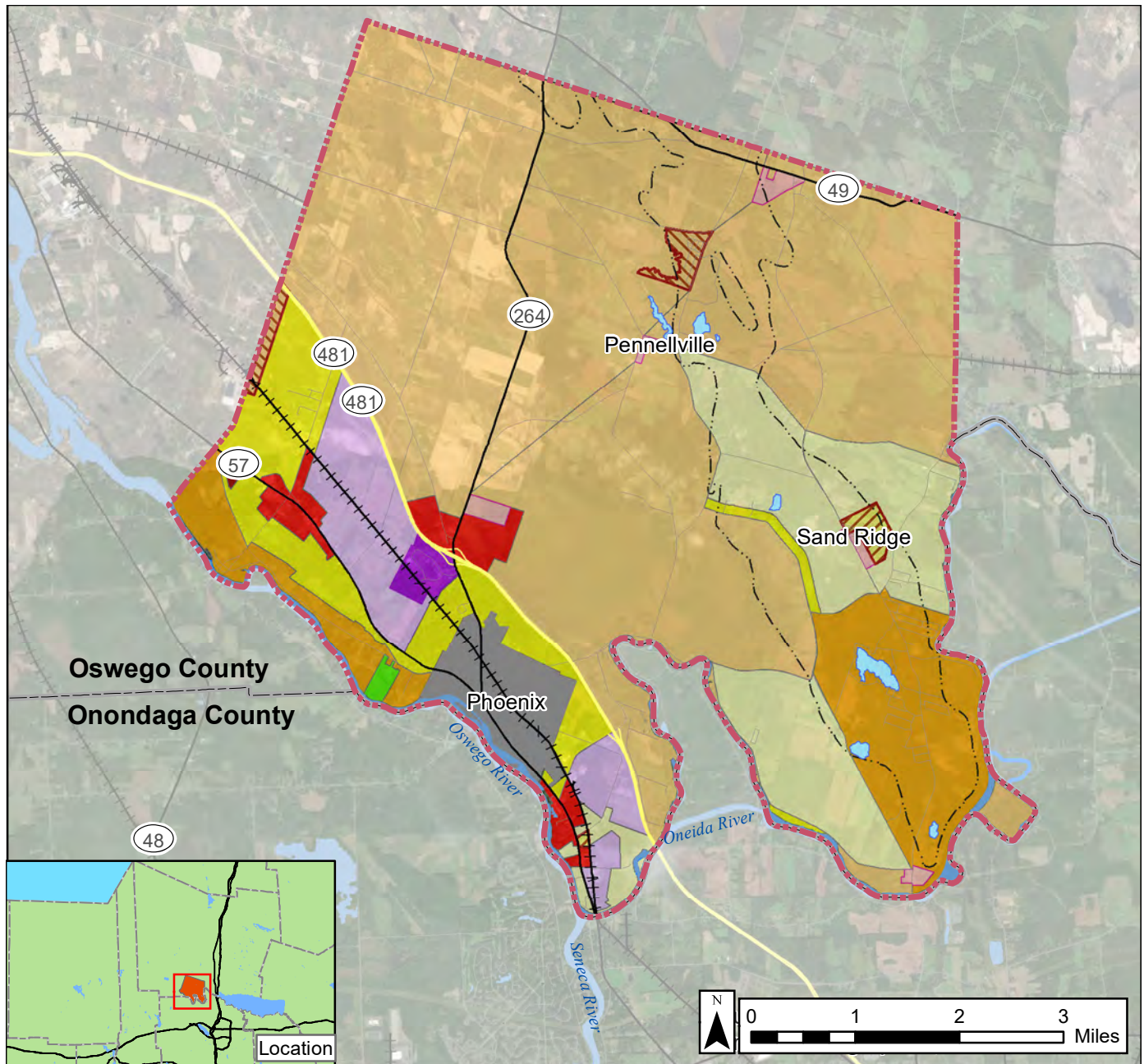


**Figure 3 - Municipal Sewer Service Areas.** A majority of the existing municipal sewer service is located in and around the vicinity of the Village of Phoenix.



*Historic marker near Great Bear Springs, an important wellfield area source of water for region.*





## EXISTING ZONING

### Town of Schroepfel Comprehensive Plan

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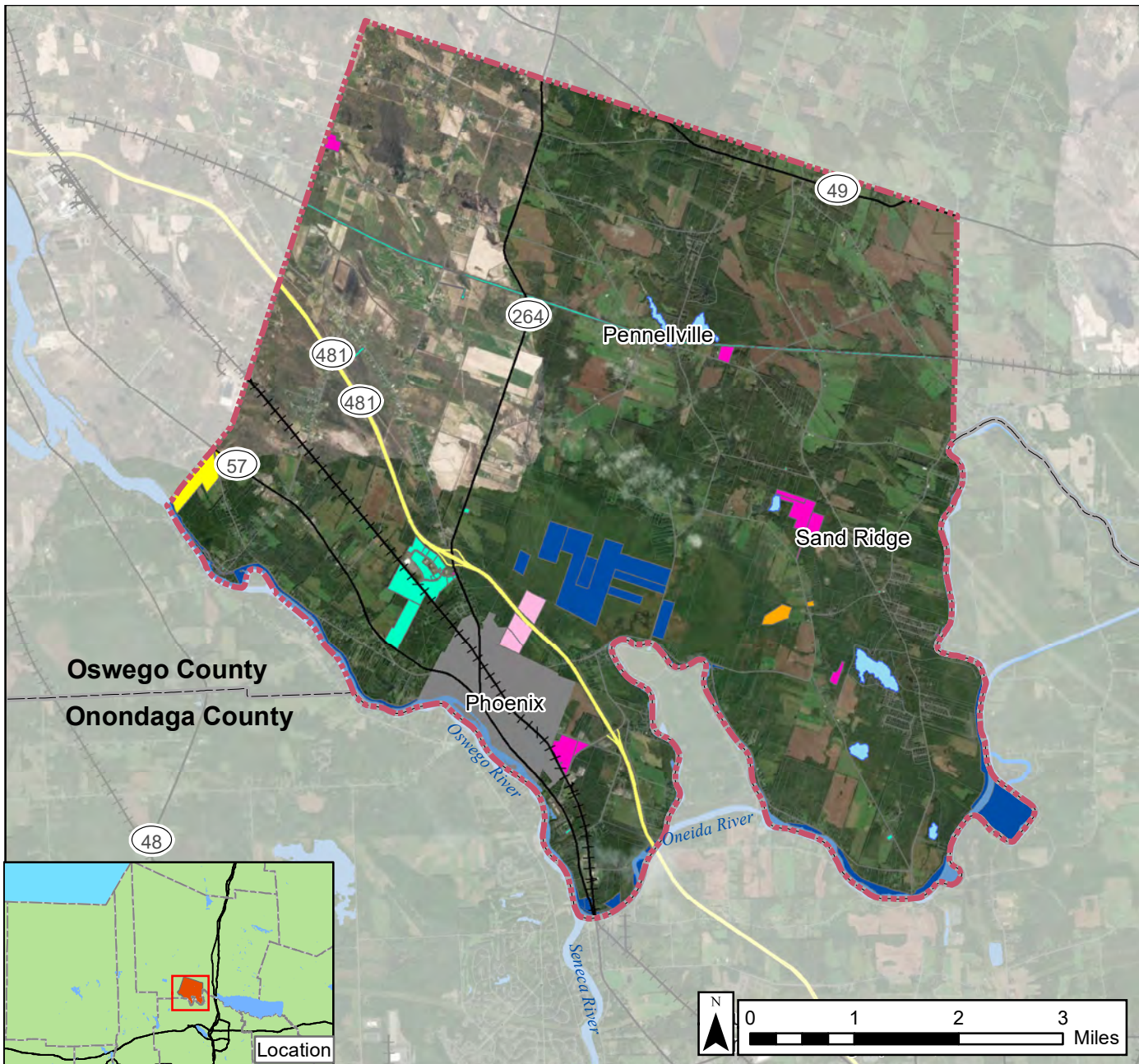
#### KEY

- |                                      |                                     |
|--------------------------------------|-------------------------------------|
| Town Boundary                        | C-1: Major Commercial               |
| R-1: Residential                     | C-2: Neighborhood Commercial        |
| R-2: Residential                     | C-3: Planned Commercial Development |
| R-3: Rural Residential               | I: Industrial                       |
| R-4: Restricted Rural-Residential    | IP: Industrial Park Development     |
| RMH-1: Rural Residential Mobile Home | PUD: Planned Unit Development       |
| RMH-2: Residential Mobile Home       | Aquifer Protection Overlay District |

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## PUBLIC LAND OWNERSHIP

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## KEY

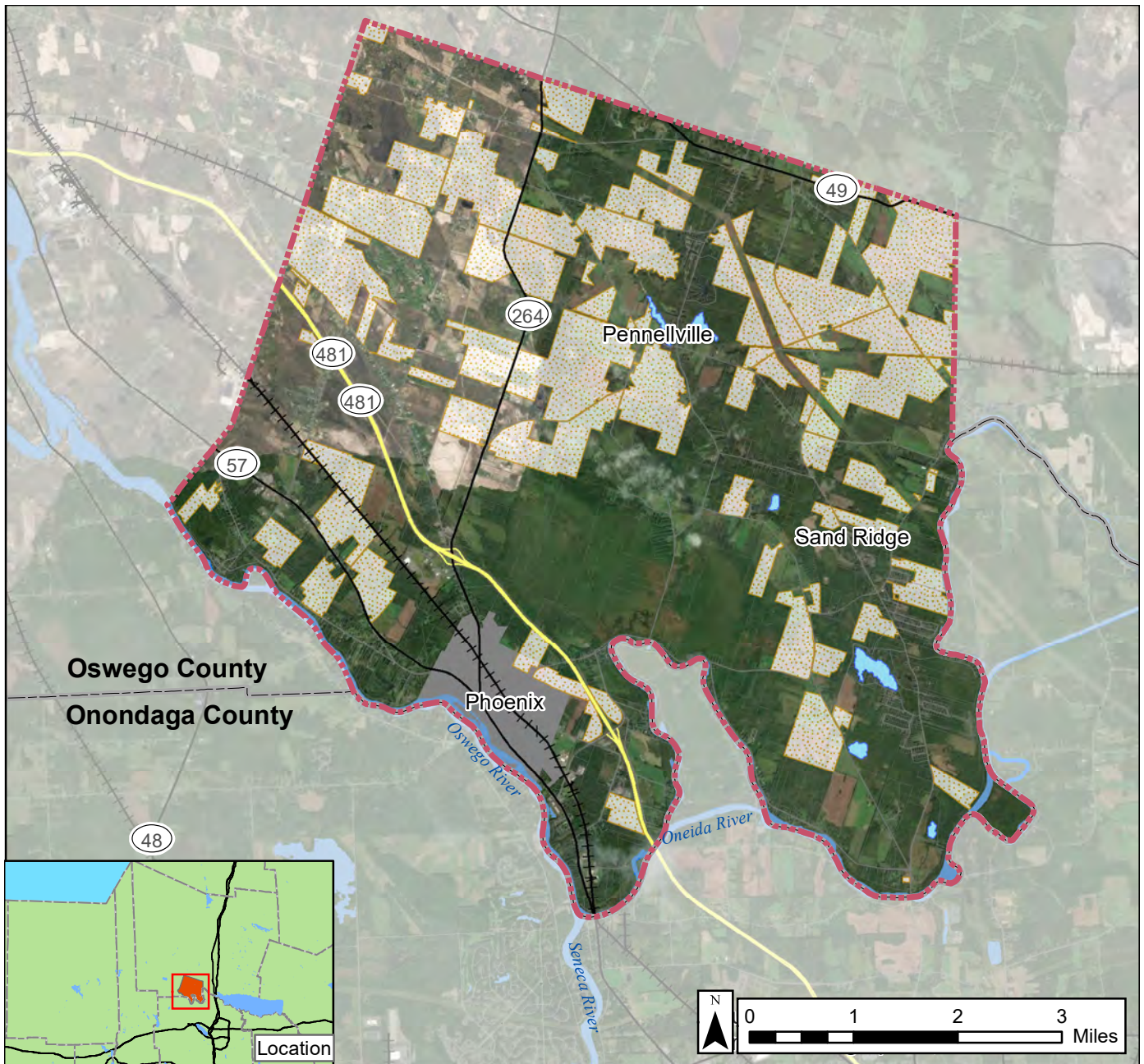
- |                         |                 |
|-------------------------|-----------------|
| Town Boundary           | School District |
| <b>Public Ownership</b> | County          |
| City of Fulton          | NY State        |
| Village of Phoenix      |                 |
| Town of Schroepfel      |                 |

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## AGRICULTURAL DISTRICTS

### Town of Schroepfel Comprehensive Plan

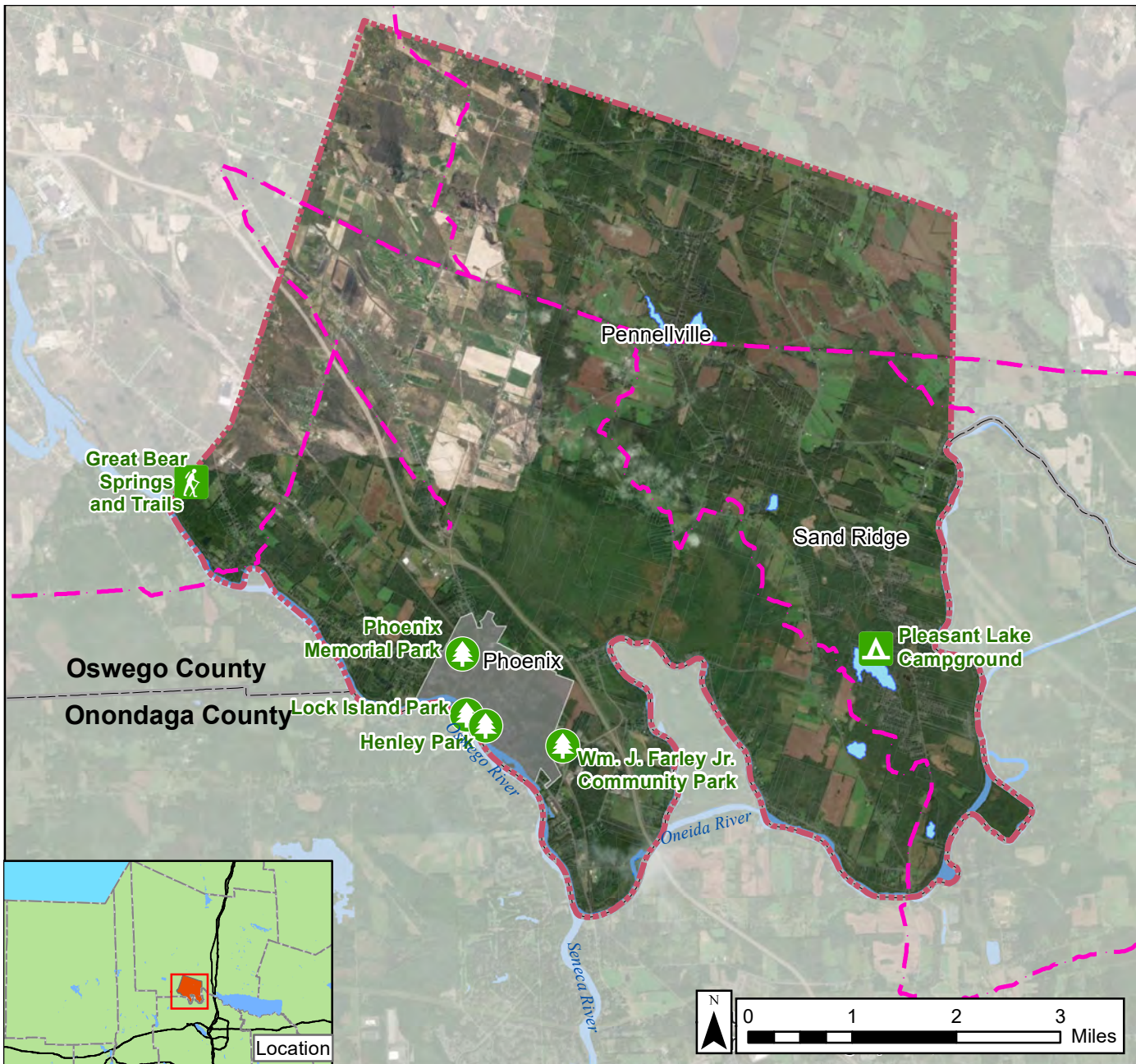
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**KEY**  
 Town Boundary  
 NYS Agricultural Districts

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## RECREATION RESOURCES

### Town of Schroepfel Comprehensive Plan

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KEY	
	Town Boundary
	NYS Snowmobile Trail
	Recreation Areas
	Campground
	Park
	Trails

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## HISTORICAL RESOURCES

### Town of Schroepfel Comprehensive Plan

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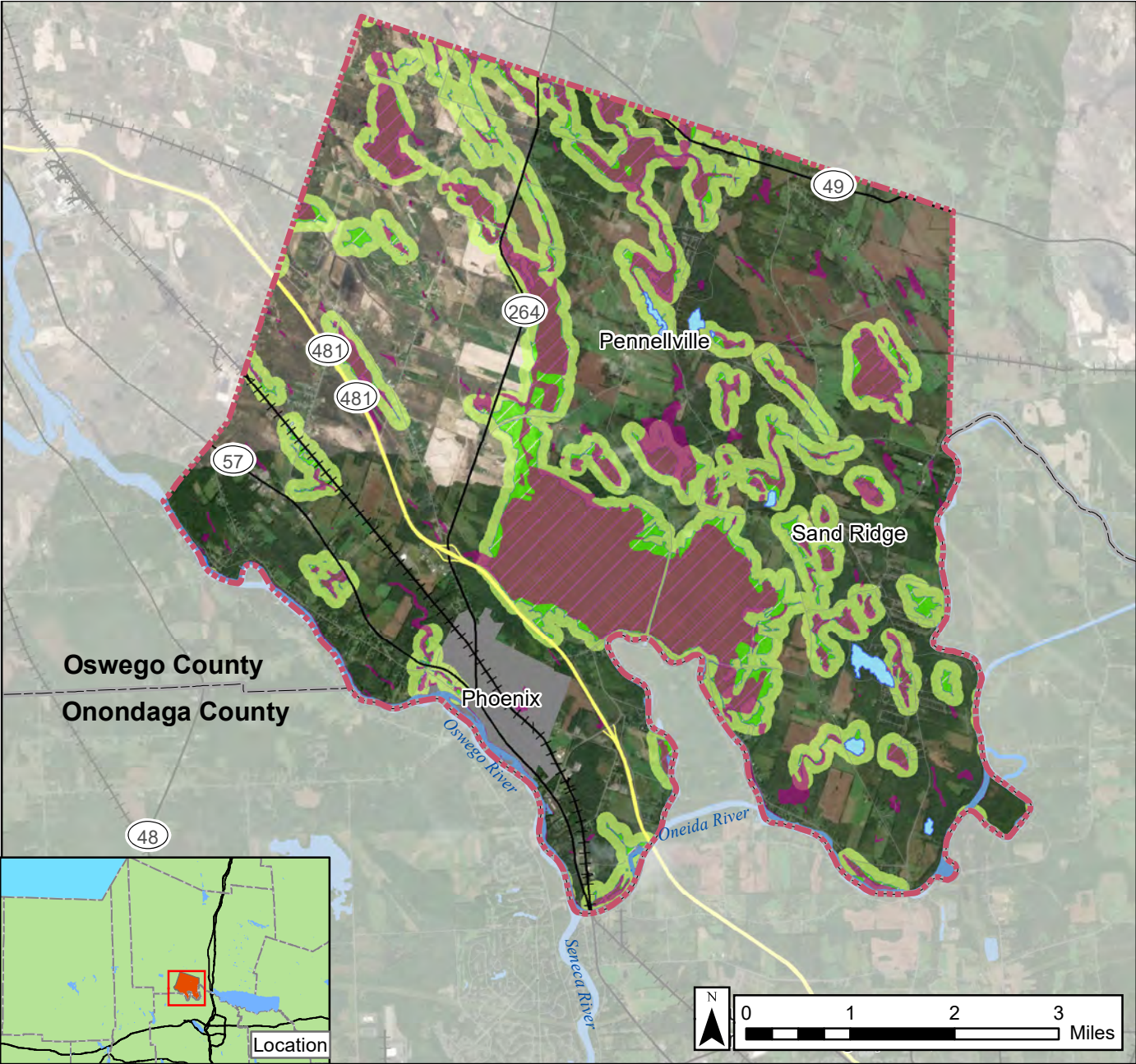
- Town Boundary
- National Register Listings
- National Register

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WETLANDS

Town of Schroepfel  
Comprehensive Plan

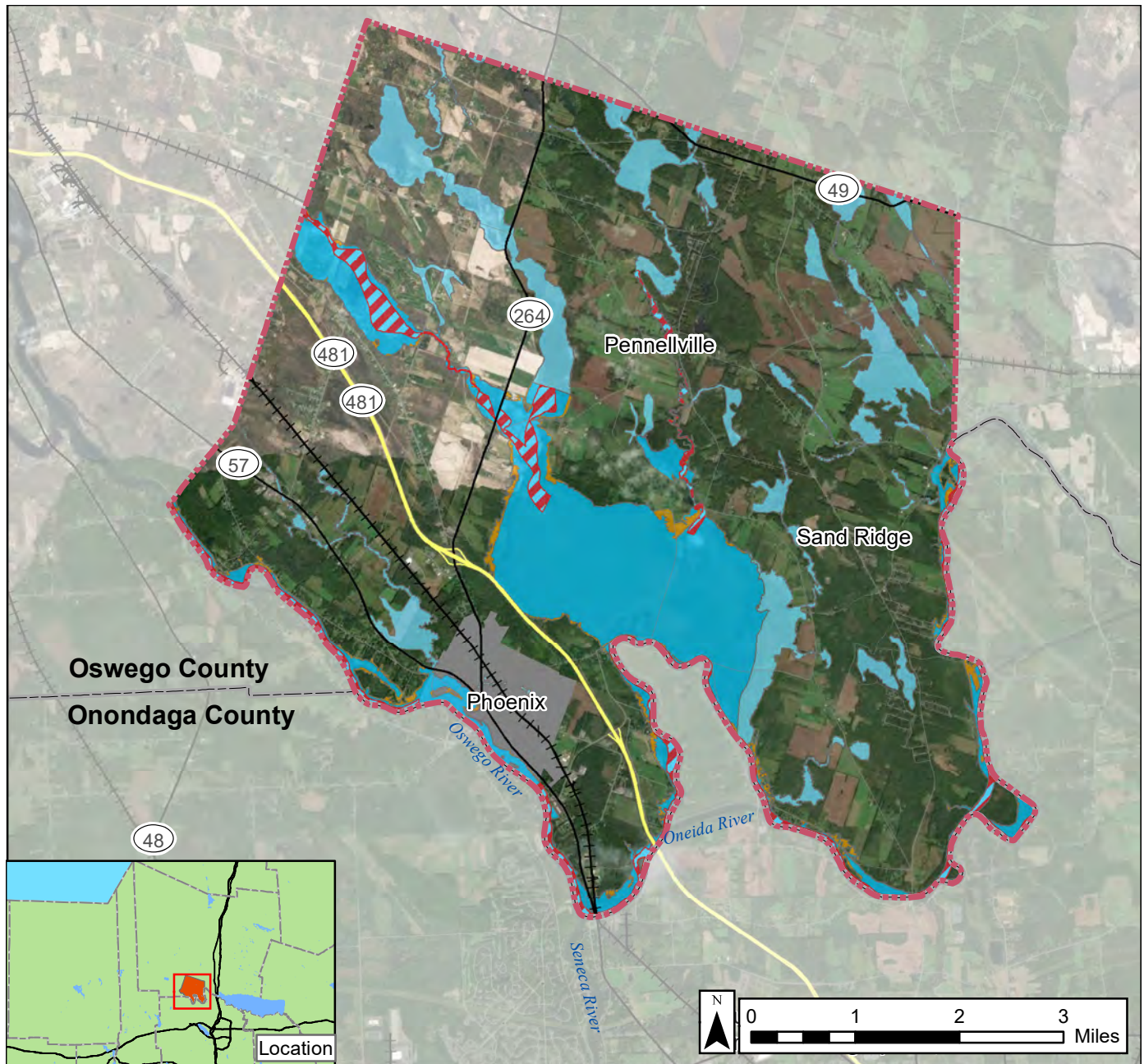
PROJECT # 2021 -008.10  
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File Location: B:\2021\21008\_Schroepfel\Maps\

- KEY
- Town Boundary
  - Federal Wetlands
  - DEC Wetland Checkzones
  - DEC Wetlands

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## FLOOD ZONES

### Town of Schroepfel Comprehensive Plan

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#### KEY

Town Boundary

#### FEMA Flood Zones

- A: 100-year flood
- AE: 100-year flood, BFE determined
- Regulatory Floodway
- 500-Year Flood
- Minimal Flood Hazard (Unshaded)

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The Ainslee Drive District is served by the Hasting Pumping Station, just over the town border on County Route 12. This district is a joint municipal agreement between the Towns of Schroepfel and Hastings.

It is estimated that approximately 84% of households in the county at this time have a broadband Internet subscription, and 86% of residents within the town do.

## DEMOGRAPHICS & TRENDS

A review of the population, demographics and socio-economic trends of the town help to give us a better understanding of the town, and in particular, can paint a picture of what is occurring in the larger region as it relates to long-term planning considerations.

For this comprehensive plan update, we felt it was particularly useful to look at the demographic trends observed in late 2000 and compare them today, about 20 years later.

### Population Changes

When the last comprehensive plan was being written in late 2000 and early 2001, the world looked slightly different than it does today. At the time, the Town of Schroepfel was experiencing double-digit growth decade over decade, and there was no evidence at the time to suspect that this trend was going to diminish anytime soon. Between 1950 and 1990, the town's population more than doubled to over 8,900 residents, and the 2001 Comprehensive Plan noted "There is no indication that this pattern of growth will change."

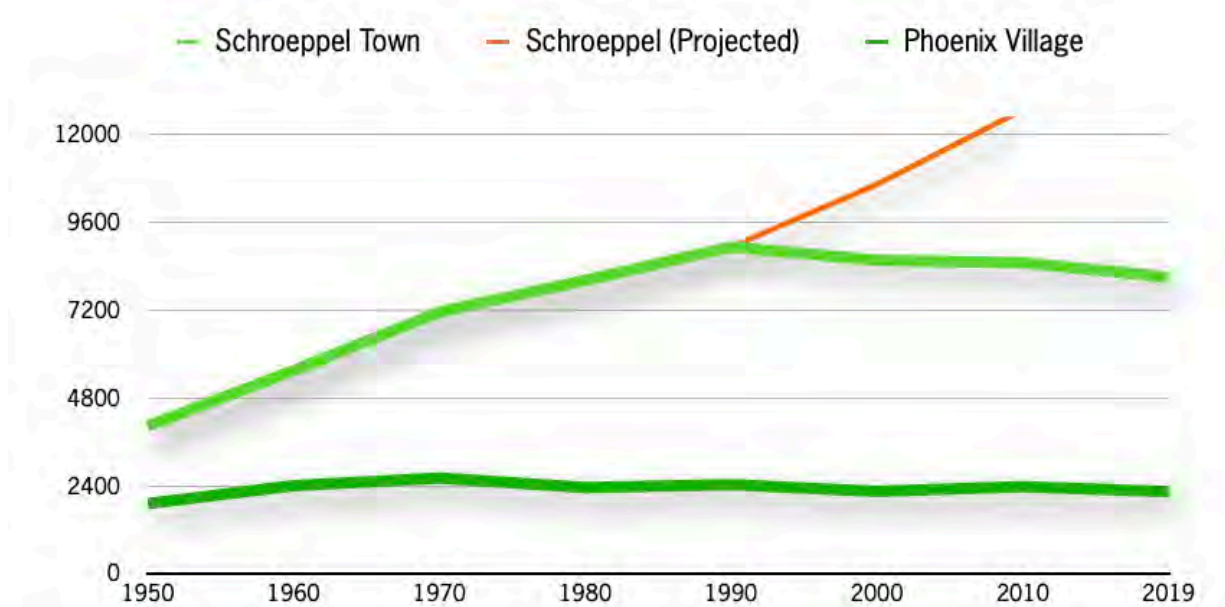


Figure 4. Population growth of Town of Schroepfel and Village of Phoenix, with projected figures from 1990.

Table 2 - Population Trends 1950-2019

Location	1950*	1960*	1970*	1980*	1990*	2000†	2010†	2019†
Town of Schroepfel	4,037	5,554 (+37%)	7,153 (+28%)	8,018 (+12%)	8,931 (+11%)	8,566	8,501	8,105
Village of Phoenix	1,917	2,408 (+25%)	2,617 (+9%)	2,357 (-9%)	2,435 (+4%)	2,251	2,382	2,241
Oswego County	77,181	86,118 (+12%)	100,897 (+17%)	113,901 (+13%)	121,785 (+7%)	122,377	122,109	117,124

Source: \*2001 Town of Schroepfel Comprehensive Plan; †U.S. Census Bureau

Similar population growth was being experienced in the nearby towns of Lysander and Clay, and the plan projected that by the year 2010, the Town of Schroepfel would potentially have a population of over 12,000 people. (See [Figure 4](#)) With these growth patterns and estimates, a focus of the comprehensive plan at the time was developing strategies to prepare for this growth and to ensure that it did not adversely affect the scenic and natural assets of the town.

This trend of strong population growth did not continue, however. Sometime after 1990, the population of Schroepfel and surrounding areas began a slight population decline that has continued to this day. (See [“Table 2 - Population Trends 1950-2019” pg. 14](#)) This problem is not unique to Schroepfel. The declining trend mirrors the experience in Oswego County and New York State overall. In the fifteen years between 2000 and 2015, only four municipal areas—Boylston (9.3%), Oswego town (9.2%), Hastings (6.4%) and Albion (3.7%)—experienced any population growth.<sup>2</sup> The remaining 20 municipal areas in the county experienced population declines of between -0.1% and -7.8%, with the Town of Schroepfel falling in the median of that range at -3.0%. Overall, New York State has been losing population through migration to other states, particularly in the south.

This declining population trend however is not uniform across the region, and suggests that localized characteristics of certain

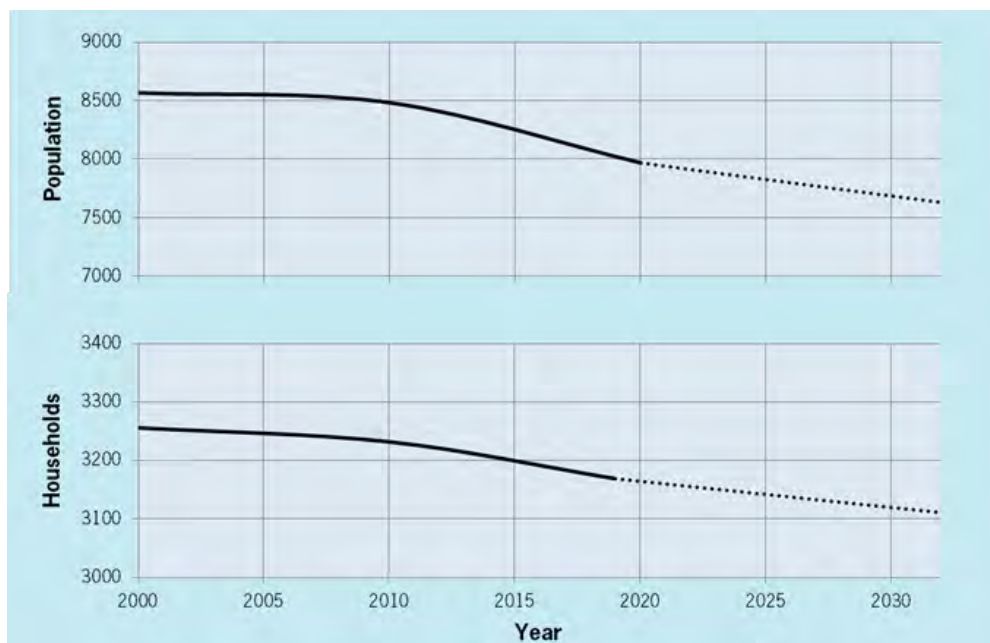
<sup>2</sup> Oswego County Profile, 2017, Cornell University - Program on Applied Demographics.

**Table 3 - Population Change 2000 - 2015**

Nearby Municipality	% Change
Town of Granby	-5.1%
Town of Volney	-4.8%
<b>Town of Schroepfel</b>	<b>-3.0%</b>
Town of Palermo	-1.8%
Town of Clay	+1.6%
Town of Hastings	+6.4%
Town of Lysander	+17.3%

Source: Oswego County Profile, 2017; and Onondaga County—Sub County Profiles 2013 - Cornell University - Program on Applied Demographics.

geographies could potentially offset or reverse this declining trend. When one looks more closely at the population trends of Schroepfel compared to its immediate neighbors over that same time period, we find more mixed results. (See [“Table 3 - Population Change 2000 - 2015” pg. 15](#)) While the towns of Volney and Granby experienced more aggressive population declines of 4.8% and 5.1% respectively between 2000 and 2015, the Town of Hastings —just next door to the east—experienced a notable



**Figure 5. Population and Household Projections.** The total town population and number of households are projected to continue to decline over the next ten years. (Source: Town of Schroepfel)



6.4% population increase, the third largest in the county. Just across the river in Onondaga County, the Town of Clay witnessed a modest 1.6% population increase, while the Town of Lysander witnessed an aggressive population increase of over 17%. While the overall population figures for the county and the state are projected to keep declining in the coming years, it is important to note that local conditions in the immediate vicinity appear to be supporting some pockets of growth.

Looking forward into the next ten or so years, these declining population trends are generally anticipated to continue unless a significant change occurs locally which would spur growth, such as a major new employer. Based on current trends, the total town population is projected to decline from its current levels of around 8,000 down to 7,745 by the year 2032. Likewise, the total number of households within the town is projected to decline to 3,111 in that same time period if this pattern continues. (See [Figure 5 - Population and Household Projections.](#))

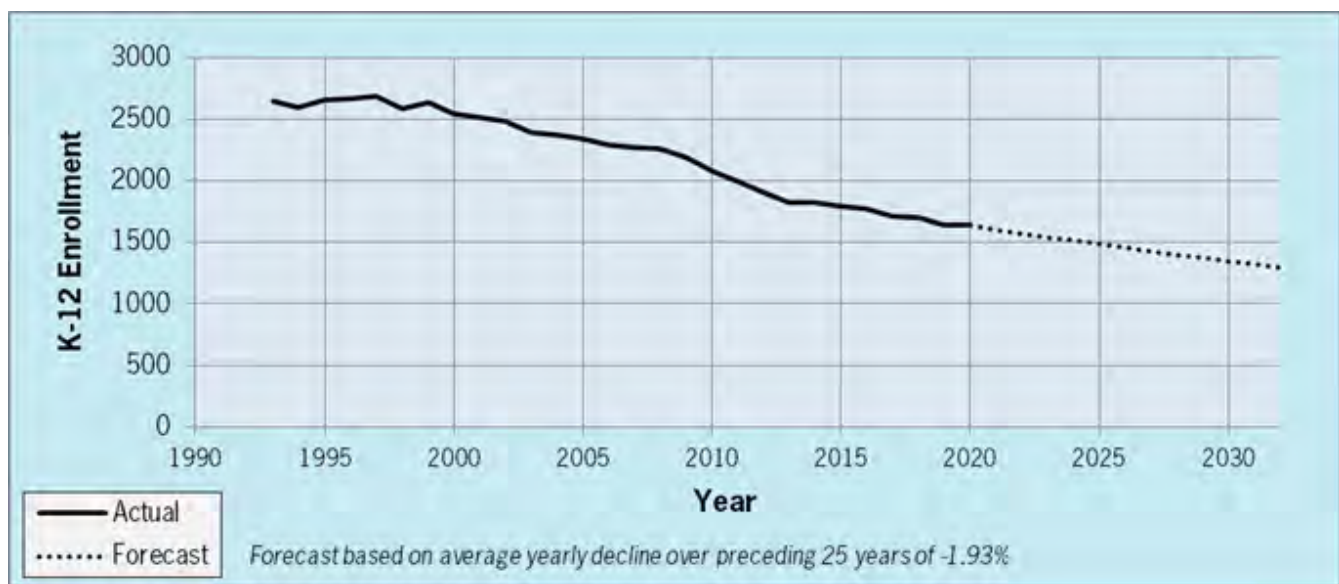
The declining population will likely continue to affect the school age enrollment numbers as well. Since the mid-1990's, school-age enrollment numbers for K thru 12 in the town have dropped by approximately 1,000 students. Based on the pattern of prior years, if this trend continues, K-12 enrollment will be reduced by another 300 students by 2032. The overall decline in households and population will likely have a negative impact on town tax revenue. (See [Figure 6 - K thru 12 Enrollment Projections.](#))

## Age Breakdowns

The 2001 Comprehensive Plan noted that the town had a smaller percentage of people above the age of 62 than found in the county overall, and it appears that this characteristic has continued. (See ["Table 4 - Population Above Age 62" pg. 17](#)) Likewise, the plan noted that the town had a higher percentage of population below the age of 18 - a characteristic which has also continued. (See ["Table 5 - Population Below Age 18" pg. 17](#)). Taken together, this would seem to indicate that the town generally has a slightly younger population than found in the county overall.

Despite the fact that the town and the county are both trending to have an increasing aging population (and a declining younger population), within these two age groups the town does remain younger than the surrounding areas. However, when taken overall, the median age in Oswego County was 40.2, while the median age in Schroepfel was 41.5 as of 2019<sup>3</sup>.

<sup>3</sup> U.S. Census Bureau - 2019 American Community Survey 5-Year Estimate.



**Figure 6 - K thru 12 Enrollment Projections.** School age enrollment 1990-2020, with projections to the year 2032 (Source: Town of Schroepfel)



**Table 4 - Population Above Age 62**

Geographic Area	% Population Above Age 62	
	1990*	2019†
<b>Town of Schroepfel</b>	<b>11%</b>	<b>19%</b>
Oswego County	13%	20%

Source: \*2001 Town of Schroepfel Comprehensive Plan; †U.S. Census Bureau.

\*\*Note data for people above age 62 within the town was not available, instead age above 65 is shown instead.

**Table 5 - Population Below Age 18**

Geographic Area	% Population Below Age 18	
	1990*	2019†
<b>Town of Schroepfel</b>	<b>30%</b>	<b>23%</b>
Oswego County	28%	21%

Source: \*2001 Town of Schroepfel Comprehensive Plan; †U.S. Census Bureau.

**Table 6 - Median Age**

Geographic Area	Median Age†	
	2010	2019
<b>Town of Schroepfel</b>	<b>40.6</b>	<b>41.5</b>
Oswego County	38.0	40.3

Source: †U.S. Census Bureau - 2010 and 2019 American Community Survey 5-Year Estimates.

## Economic Factors

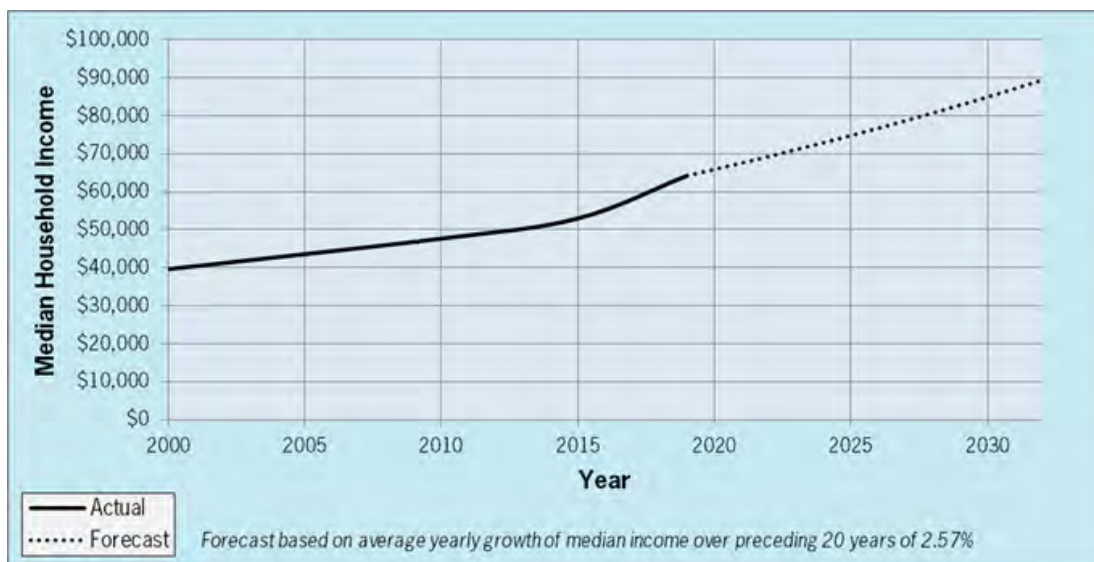
The median household income within the Town of Schroepfel has increased from \$39,622 to \$64,223<sup>4</sup> in the past 20 years, which is better than the national average. Although the town used to fall slightly below Oswego County in this measurement back in 2001, today it stands well ahead of the county, where the median household income remains around \$56,000, and higher than the national average. (See "Table 7 - Median Household Income" pg. 18).

The Town of Schroepfel currently maintains a higher average median household income than all of the surrounding townships within the county, surpassed only by the towns of Lysander and Clay in adjacent Onondaga County.

Based on the trend over the past 20 years, if the median household income continues to grow at the same average annual rate, it is forecast to increase to almost \$90,000 by 2032. (See Figure 7 - Median Household Income Projections)

An important element of the local economic picture however is found when looking at the rising cost of providing municipal services compared to the population and revenue growth which are needed to support them. With a declining population and relatively stagnant tax revenue, the town has been finding it increasingly difficult to maintain municipal services.

<sup>4</sup> In 2019 dollars, source U.S. Census Bureau - American Community Survey Five-Year Estimates



**Figure 7 - Median Household Income.** (Source: Town of Schroepfel)

Historically, the town has experienced a total tax burden varying between 2%-3% since the year 2000. Over that period, the tax burden has been slowly growing at an average annual growth rate of approximately 3.6%, which would be above the current limits of the NYS Tax Cap of 2.0% increase per year.

If the tax burden were to continue at this rate, the Town of Schroepfel projects that the total gross taxes per household could increase from around \$7,500 per household to \$11,000 per household by the year 2032. (See Figure 8 - Projected Gross Tax Amounts Per Household) Comparing this data to the income data in Figure 7, the average annual percentage increase of taxes has been greater than the percentage increase in income.

A comparison of the amount of taxes collected for the Town of Schroepfel and the Phoenix Central School District, broken out separately, is presented in Figure 9 - Projected Tax Collected. Actual tax amounts increased from 2000 to 2020, while population and school enrollment decreased.

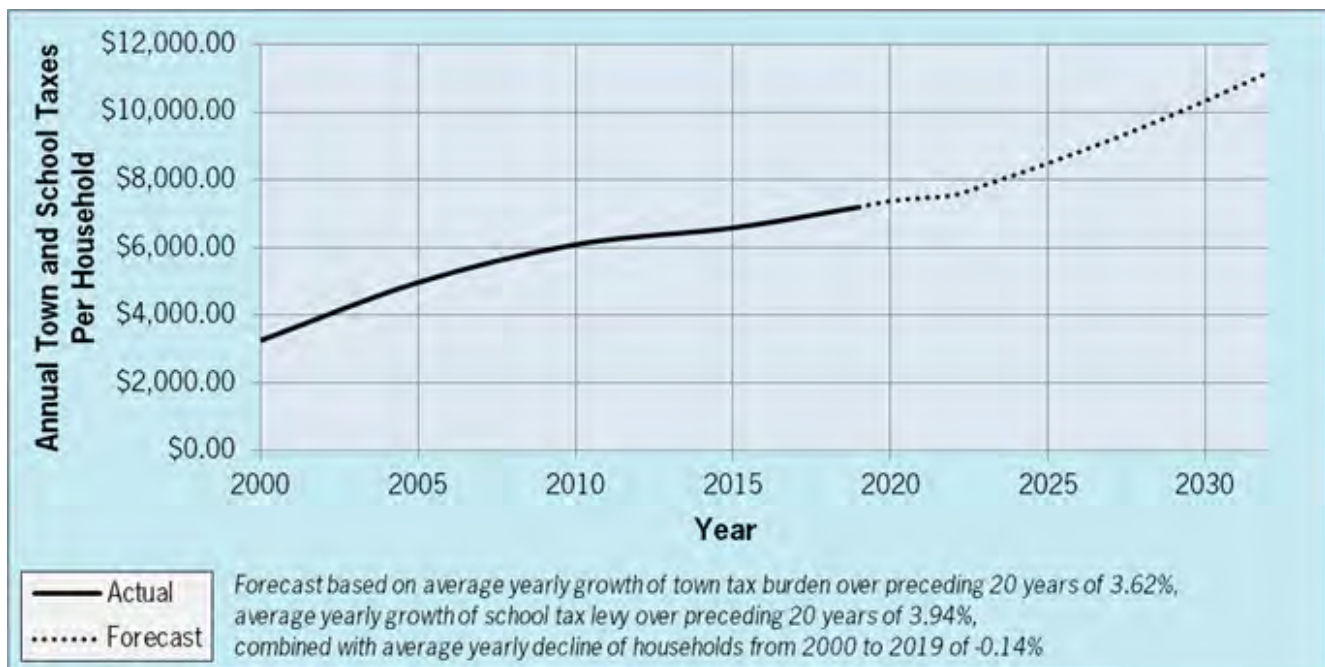
Currently, the town is in a position where it must take action to address the economic constraints it is facing. Given no action, the costs of maintaining the town are going to continue to rise, while tax revenue and population will remain stagnant. The town

needs to increase its tax base in order to lower the operating costs spread out over all of its residents. This new revenue can be found with an effort to attract new businesses and investment within the town.

**Table 7 - Median Household Income Comparison**

Municipality / Area	2019 Median Income
Town of Lysander	\$87,078
Town of Clay	\$72,214
<b>Town of Schroepfel</b>	<b>\$64,223</b>
United States (Nationally)	\$62,843
Town of Volney	\$62,449
Town of Palermo	\$57,938
Town of Hastings	\$57,374
County of Oswego	\$55,967
Town of Granby	\$53,144

Source: U.S. Census Bureau 2015-2019 American Community Survey 5-Year Estimates



**Figure 8 - Projected Gross Tax Amounts Per Household.** (Source: Town of Schroepfel)

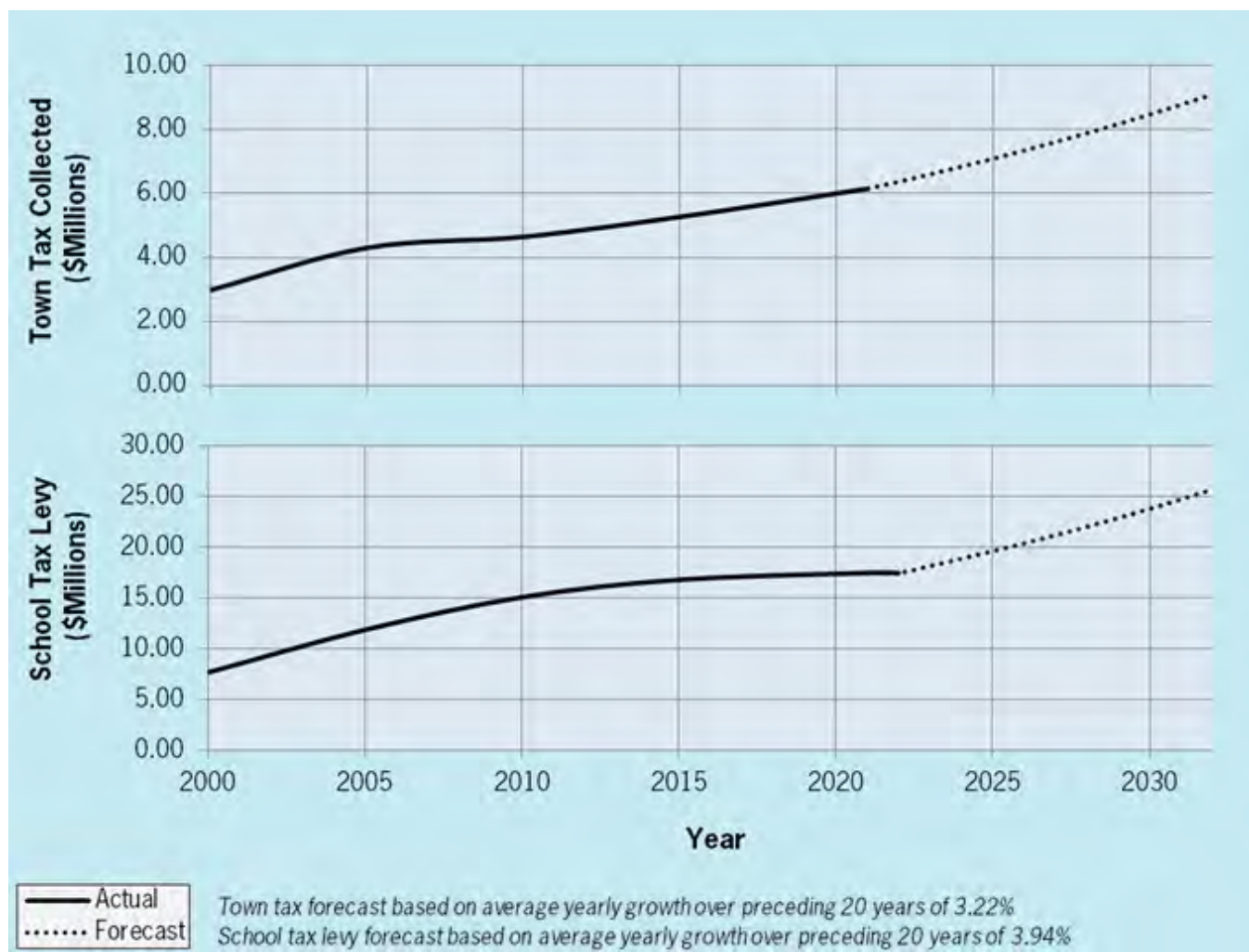


Figure 9 - Projected Tax Collected. (Source: Town of Schroepfel)

## TAXES AND GROWTH

The Town is in a position where it must find new sources of revenue to meet or offset the growing costs of providing services to the community it serves. In this regard, Schroepfel is not alone. Many rural upstate New York communities are facing the same issue, combined with a similar decline in population. Increased income for the town could come from new development, which in turn provides increased tax revenue, however the struggle for many people is the concern that any future growth will naturally lead to higher taxes, making the problem worse. This is a common conception, as many people have experienced higher taxes alongside the growth of communities where they have lived. This

concern was also noted in many places in the Community Survey, discussed later in this plan in Section II.

However not all growth is equal. Residential growth often brings with it higher needs for community services, providing and maintaining infrastructure to many homes spread out over a larger area, plowing roads, and providing schools for the children who live there. Comparatively, commercial and industrial growth is typically much less of a burden on a municipality, bringing in higher tax revenues with lower needs.

This measurement is supported by many “Cost of Community Services” studies which have been conducted over the last



**Table 8 - Cost of Community Services by Land Use**

Land Use Type	Median Cost to Provide Public Services Per \$1 in Tax Revenue
Residential	\$1.16
Commercial / Industrial	\$0.30
Agricultural	\$0.37

Source: American Farmland Trust - Cost of Community Services Study, September 2016

two decades on this subject. (See [Table 8 - Cost of Community Services by Land Use](#)) These studies have found that for every \$1 in tax revenue collected on residential land, the municipality was spending over \$1 to provide services to it - a net loss. In contrast to this, for every \$1 collected on commercial / industrial land, the municipality was spending far less - a net gain in revenue.

For example, a 1996 study by the Concerned Citizens for Kinderhook (NY) found that for every \$1 collected in tax revenue, the town was spending \$1.05 to provide services to residential lands, and only \$0.21 for commercial/industrial lands.<sup>5</sup> A similar study for the Town of Warwick, NY found that for every \$1 collected in tax revenue, the town was spending an average of \$1.07 servicing residential lands, \$0.49 servicing commercial/industrial lands, and \$0.43 servicing agricultural lands.<sup>6</sup>

While not all towns are managed equally, given this data, the town may need to work with the people of Schroepfel to better understand the potential implications of different types of growth. This conversation would be beneficial to having an honest discussion about selecting limited areas of town where new commercial growth could be encouraged in keeping with the desired character of town, and seeking some moderate residential growth which could offset the population loss of the past two decades.

## CHALLENGES & OPPORTUNITIES

Given the relatively stagnant growth and rising municipal costs, the Town of Schroepfel needs to develop a healthier tax base to maintain a balanced municipal budget. However, the Town is not currently equipped with the infrastructure it likely needs to attract the desired commercial growth it would like to have, and lacks the funds to build it. This “chicken & egg” stalemate needs to be broken. The Town is also going to have to compete with surrounding municipal areas who are also interested in attracting this same development, some of whom are often facing the same problems of shrinking populations and increased costs. Furthermore, the Town understands that commercial growth cannot come at the expense of the desired character of the community, and that many residents will want to protect certain rural and natural features. These realities pose a challenge to the Town.

It is believed that with proper planning and a sound strategy, the Town can break the current stalemate by securing funding and arrangements for specific infrastructure improvements which will begin to attract more local investment. The various pockets of population growth and commercial development which are found in some of the surrounding communities—particularly to the south—show us that things are still growing and there is an opportunity to attract some of that growth. In particular, the prospect of a new microchip fabrication plant (Chip Fab) currently being considered in the adjacent Town of Hastings could change all of this rather quickly. In that scenario, the Town of Schroepfel could experience a rise in housing demand, and could be positioned well to provide new supporting commercial growth in the areas it is focusing on. Given the decline in local school enrollment, the Town should be able to absorb some new families in the area, hypothetically without requiring substantial school upgrades to accommodate the same number of children it used to serve.

With infrastructure funding and a plan in place that provides guidance, the Town should be able to accommodate new growth in strategic areas while maintaining (or enhancing) the desired character of the community. The town also has natural and recreational assets which can be leveraged and improved to further these very same goals, to help retain and attract new families.

<sup>5</sup> American Farmland Trust - Cost of Community Services Studies

<sup>6</sup> Cost of Community Services Study, Town of Warwick, NY, Department of Agricultural, Resource and Management Economic College of Agriculture and Life Sciences, Cornell University - 1998.





# 2 Community

## Vision

## COMMUNITY VISION

The community vision outlined in a comprehensive plan must be derived from a public outreach conversation with the community to ensure that the goals and objectives are supported by the people who live and work in the town. To enable this public conversation, a Comprehensive Plan Steering Committee was established to help guide the formation of the plan, and a community survey and public meeting(s) were used to gather input on the draft recommendations.

## PUBLIC OUTREACH

### Steering Committee

For this comprehensive plan update, the members of the Planning Board served as the Steering Committee. Their role in the process was to provide overall guidance on the planning project, local knowledge, background information and economic data, and review draft plan update materials as they were developed. The committee also assisted with organizing and facilitating outreach efforts and meetings with the public.

### 2021 Community Survey

In order to solicit community input on the Comprehensive Plan, a community survey was developed and distributed in November 2021. A survey was chosen as an alternative to in-person meetings in part due to concerns about social distancing during the COVID pandemic, and the belief that it may result in increased public participation and input over traditional meetings. For ease of access, the survey was distributed in both paper format as well as made available online. Paper surveys were mailed out to 2,580 households, and made available for pick up at Town Hall, inviting people to participate in the survey either online or by filling out the paper copy.

The survey invited people to answer a number of questions and provided the ability to write-in other comments and suggestions related to the comprehensive plan update. The survey was run between November 12th, 2021 and closed January 3rd, 2022. A total of 507 responses were collected, with 243 coming from the online survey and 264 paper responses collected. The report of full survey results has been provided in the Appendix for reference.

**Priority Issues.** A significant role of comprehensive planning is identifying the needs of the town and priorities for addressing them. When asked to identify what the three most important issues were facing the community, an overwhelming majority (76%) indicated that “reducing taxes / strengthening tax base” was the number one

priority. This answer was followed by “providing local jobs” which came in at 40%. “Protecting natural resources” and “Saving local farms” were tied around 33%. These priorities were then followed by “Keeping younger generations in town”, “Preserving small town character”, Housing affordability, Development concerns (“loss of open space”), and finally “Other”. People were invited to write-in their own answers for “other” which most commonly mentioned lack of water and sewer services. A lack of code enforcement / visual appeal of neglected properties was also mentioned, as well as improvements to local government and leadership.

**Town Growth.** Due to the stagnating population and economic challenges identified in Section I, it was important to measure the community’s thoughts on the current levels of growth. Compared to some of the surrounding communities, the Town of Schroepfel had not been experiencing much commercial or residential development interest. When asked in the survey if they felt the town has been experiencing the right amount of commercial and residential development over the past ten years, a majority of respondents (63.1%) felt that the town “could use a little more growth”. A much smaller margin (18.9%) felt that it “has been just the right amount of growth”, while 9.1% believed that “there has been a little too much growth.” A minority (8.7%) were unsure.

**Needed Business Types.** To follow up the question on growth, people were asked to identify what types of commercial businesses might be needed in town. Grocery/Food establishments received the highest response, with 49% identifying it as “highly needed”. This was followed by Restaurants; Medical Services/Physician/Clinic; Hardware or Home Improvement; and Personal Services (haircut, dry cleaner, etc.). Rounding out the other end of the spectrum, the least-needed business types included Automotive/Gas Station; Sports & Recreation Retail; and Hotel/Lodging, with the highest majority (54%) identifying it as “Not Really Needed”.



*View looking south along the Oneida River toward the Village of Phoenix.*



When asked for additional comments on other types of needed businesses not identified, common answers included light industry or manufacturing, banks, car washes, cannabis/marijuana dispensaries, and a vocal support of coffee shops. Several other people expressed that the town was fine the way it was, and they can meet their commercial needs simply by visiting neighboring towns.

As a follow-up to this question, people were asked how their local shopping and service needs were currently being met. A majority (85.3%) either disagreed or strongly disagreed with the statement “My typical shopping and services needs are met by local businesses without having to drive outside of town”. Only a combined 4.2% agreed or strongly disagreed with that same statement, with 8% finding the statement neutral, and 1.6% unsure.

When asked if the local businesses in town provide an adequate supply of local jobs for the population, a combined 68% either disagreed or strongly disagreed.

**Taxes.** Given the concern over increasing town expenses, and the difficulty with keeping taxes lower, a question was presented regarding the balance between taxes and community services. When asked if people felt that the amount of property taxes paid was reasonably balanced with the amount of services provided by the town, a majority (60.6%) either strongly disagreed or disagreed. A combined 16.2% agreed or strongly agreed with that same statement, with 21.4% being neutral and 1.6% being unsure.

**Attracting New Business.** The survey also asked people to help identify what might be current obstacles to attracting new commercial businesses to town. Such businesses could potentially provide more local jobs, and give younger generations more reason to stay in the area instead of moving away. A “lack of available water and/or sewer service” received the highest response (58%) to this question. This was followed closely by “lack of commercial interest in the area” (56%), and “local desire to protect character of town” (37%). The less popular answers included “local regulations too difficult” (24%), “lack of available land zoned for it” (20%), and “other” (18%). In this question, people were allowed to select more than one answer.

Respondents were given the opportunity to write-in comments for this question and provide other factors. Common responses included high taxes, proximity to commercial centers in other towns/Route 31, and government leadership. Some people expressed their desire not to have any new businesses, often over concerns that it would change the area, or that additional population would bring crime or higher taxes. A general concern

of additional growth potentially bringing higher taxes was noted in many comments throughout the survey. While some people noted that additional commercial/industrial development was needed to bring in new revenue and lower taxes, many felt the opposite. This topic is addressed in further detail in Section I - Taxes & Growth.

**Water & Sewer Service.** Attracting any new commercial growth into the town would likely require providing public water and sewer in strategic locations. When asked if they would support the town developing public water and sewer services in select areas of town to attract new commercial and residential growth and strengthen the tax base, a majority (71%) said yes. Similarly, when asked if they would support a significant expansion of water & sewer service to address water quality issues experienced in many neighborhoods, 67% said yes.

**Character of Development.** Attracting any new commercial growth into town brings inherent risks that the new development could potentially undermine or detract from the local rural character which people value. To address this, many communities have adopted some form of design guidelines or architectural standards to help ensure that new commercial development is aesthetically attractive or is buffered from sensitive areas. The survey asked people if they would support the establishment of architectural and site design guidelines to direct the appearance and size of future commercial development to maintain the desired character of town. A majority (54%) supported this suggestion, while 22% did not, and 23% were unsure.

**Recreational Amenities.** Three survey questions related to potential recreation improvements for the Town, which were seen as a factor in keeping younger generations and families in town. Two thirds (65%) of respondents indicated they would support the development of a network of recreation trails, with 19% against and 15% unsure.

When asked if they would support the development of a community center building with multipurpose space and year-round restrooms at Farley Park, 61% of respondents indicated they would, with 20% against, and 18% unsure.

The follow-up question to these asked if residents would support the expansion or enhancement of local recreational amenities (such as trails, parks) if they could be funded in-part or in-whole with grant funding. This question received much larger support than the two questions before it, with 81% in favor, likely indicating that people would be more amenable to these community improvements if town funds (and tax dollars) were not required to realize them.

**Other Public Comments.** The final survey question asked participants to provide any additional comments or suggestions related to the comprehensive plan update. Over 200 written comments were provided covering a variety of topics and suggestions. Beyond the topic of taxes, a large amount of the public comments related to general support for the creation of new water and/or sewer services in town, which was a popular topic. Many people felt that these services were needed on their own, or as a necessary incentive to attract new local investment. In particular, people expressed interest in having small, local stores such as grocery, butcher, or a veterinarian. People also expressed a desire to maintain the current community character, and protect the open space, working farms, and natural resources such as the Sand Ridge Aquifer. The residents of Schroepfel seem generally interested in moderate, targeted growth which can improve the quality of life and reduce taxes, provided it can be achieved without undermining the local character and environment.

A second theme of comments also emerged which expressed frustration with the local leadership and government, with many folks noting that there is a distinct lack of municipal services provided in return for the taxes paid. Cutbacks in leaf and garbage pickup are an important example, with people desiring that bagless leaf pickup be reinstated. There was noted frustration with code enforcement and the visual appeal of many properties which have been allowed to deteriorate from neglect. The desire for streetlights and improved sidewalks was noted in several areas as well as part of the visual appeal. Overall, it was noted that many people in Schroepfel have a diminished faith in local government, calling for more transparency, and particular improvements with public communication, organization and the town website.

Looking forward toward a town vision, other more optimistic ideas surfaced from the public input, including the suggestion that the town should take better advantage of its waterfront location along the Oneida River by opening up the waterfront to public boat docking/mooring to invite small and large boaters to come to the area, with more activities there and places/activities for younger kids to entertain themselves. The potential for cost savings from shared services between the village and the town was also raised, potentially as a merging of municipalities.

While some of these ideas and improvements may need to wait for the town to be in better financial condition before it takes on new endeavors, this plan seeks to set the groundwork and first steps toward achieving them.

## Public Meeting

A public meeting was held on June 21, 2022 at Town Hall to review the findings of the community survey and present the draft recommendations of this plan for public feedback, including the draft goals and objectives.

Overall, the recommended goals and strategies presented were received well by those in attendance. Much of the public questions centered around the water and sewer proposals, with people wanting to know where these services might start, how far they might go, and when they might expect to be completed. The inclusion or promotion of more renewable energy, such as solar power, was a suggested addition to the plan. Others noted an interest in making sure that the light from any new development doesn't impact the night sky or town character. While most people liked the idea of trying to promote commercial growth in selected areas, many were concerned that the town may experience unwanted residential growth from spilling over from neighboring towns if the proposed White Pine Industrial Plant becomes a reality. That proposal, which would potentially create thousands of new jobs, could see a large influx of new people moving to the larger area. It was noted that stopping residential growth is tricky. People have a right to develop the land they own. In lieu of reducing allowable residential densities, it was suggested that the use of required conservation or clustered subdivisions for larger developments could be used to help control potential developer impact.

Details regarding the public input collected at this meeting have been provided in the Appendix.



## VISION STATEMENT

Vision statements are commonly used in comprehensive plans to help broadly define the ideal characteristics and aspiration of the community into a short statement. These statements are often written in the “future tense”, describing what the community will be like when it has achieved all of its goals.

The 2001 Comprehensive Plan did not provide a Vision Statement for us to build upon or adjust, however a Vision Statement has been prepared for the community in 2021, as follows:

***“The Town of Schroepfel is a beautiful small-town community on the Oneida River featuring scenic rural landscapes, diverse recreational amenities and thriving commercial businesses which support and enhance our quality of life. Our community values and protects its natural and scenic resources while welcoming compatible growth that maintains our character and charm.”***

## GOALS & OBJECTIVES

The overall vision statement is supported by a series of broad community goals which are intended to help achieve the desired vision. Following each goal, a series of more specific objectives are provided as stepping-stones to realizing those goals.

Provided below are the goals and objectives.

### Goal 1 - Maintain Rural Character

**Objective 1A.** To limit sprawl, prioritize new commercial growth in already established developed commercial areas which have the facilities and infrastructure to support it, particularly infill redevelopment.

**Objective 1B.** Focus any new commercial growth in select, targeted areas to limit sprawl.

**Objective 1C.** Maintain the current density levels and lot sizes of the existing single-family residential zoning districts.

**Objective 1D.** Develop architectural design standards or guidelines for new commercial development which reflects the countryside character and protects the natural environment, particularly in outlying areas, and is sensitive to the immediate context of residential areas.

**Objective 1E.** Complement and build upon the growth of adjacent communities to attract economic development.

### Goal 2 - Ease Financial Tax Burden

**Objective 2A.** Identify areas or methods where the town could potentially reduce operating and maintenance costs.

**Objective 2B.** Reverse or stop the trending decline in town population/households which has been contributing to reduced tax revenue.

**Objective 2C.** Accommodate and attract new commercial growth which can provide needed tax revenue.

### Goal 3 - Reverse Decline of Town Population

**Objective 3A.** Identify factors which most likely contribute

to migration out of the area, such as local access to jobs, housing costs, amenities, rising taxes, etc. This can be done through the community survey to identify the top reasons current town residents may be considering moving.

**Objective 3B.** Allow and support a wider variety of residential development types in areas which can support it to provide more housing options, in more diverse cost ranges.

**Objective 3C.** Provide local recreational amenities which are in demand to keep young families from moving out of town, and to attract new ones.

### Goal 4 - Accommodate Commercial Growth

**Objective 4A.** Evaluate and revise existing zoning to identify changes to allowed uses and districts which would attract desired businesses and provide more development flexibility.

**Objective 4B.** Evaluate existing land development areas to identify the most suitable locations for focused commercial growth, supported where possible by water and sewer infrastructure.

**Objective 4C.** Seek funding to expand water and sewer service infrastructure in the area(s) identified for focused commercial growth.

**Objective 4D.** Reach out to the commercial development community to proactively attract the type(s) of development that the town would most like to see.

### Goal 5 - Recreational Amenities

**Objective 5A.** Increase public access to the waterfront by providing a hand boat launch, and a motorized launch if possible.

**Objective 5B.** Identify a location for a Community Center building.

**Objective 5C.** Provide multiuse trail connections linking, at a minimum, Great Bear Springs, the NYS snowmobile trail, and the town park.

## LAND USE CONSIDERATIONS

Given the Town's need and desire to expand the local tax base and attract new business, the existing zoning and land use patterns within the Town were reviewed to identify areas which would be most suited to attracting and accommodating some new commercial growth in areas of vacant or underutilized land within a relatively limited, well defined area to limit sprawl development. Three potential growth "Focus Areas" were looked at to assess their viability in supporting new commercial growth and identify zoning changes which would be recommended to support it.

The potential Focus Areas include the area in the vicinity of Route 57 and Route 57A intersection near the 3 Rivers Plaza; the County Route 10 corridor in the vicinity of Oneida River Road / Center Road intersection; and the County Route 10 corridor in the vicinity of the Sand Ridge Hamlet. The following pages provide a review of these areas with regard to redevelopment potential and recommended zoning modifications.

### Focus Area One - County Route 57/57A Intersection

This area is centered around the CR57/57A intersection including the 3 Rivers Plaza, Byrne Dairy and the former Sharon Chevrolet dealership, extending south along Route 57 toward Hoag Drive.



**Figure 10 - Focus Area One.** Commercially zoned area at the intersection of County Route 57 and 57A.

This area was selected as the first focus area for potential commercial growth due to the existing availability of water and sewer infrastructure, proximity to the village, high visibility on county roadways and infill redevelopment potential in an already established commercial area. In keeping with the Goals & Objectives, further development in this area would take advantage of existing infrastructure which would support it and not contribute to unnecessary sprawl. In addition to 3 Rivers Plaza, this area also has several vacant parcels and some undeveloped land which would be candidates for development.

**3 Rivers Plaza.** Currently, this shopping plaza is a visibly aging commercial structure with some vacancies, and represents a notably underutilized growth opportunity in the community. At a minimum, this plaza would benefit from renovations and modernization in order to attract new businesses and commercial activity in Schroepfel. New exterior facade materials, storefront windows, an improved signage program as well as landscape trees and plantings within the parking lot and along the main road would be among the recommended improvements. It is understood that grant funding for facade and exterior improvements are being considered or pursued at this time. Such exterior renovations would generally help to improve the property and potentially attract new commercial tenants. However, it is recommended that aesthetic exterior improvements alone would not noticeably improve the overall utilization and economic value of this important



**Figure 11 - 3 Rivers Plaza.** The large expansive parking lot at the front of the site represents a redevelopment opportunity.



property, and a more comprehensive overhaul is warranted.

Given the size of the plaza property and its highly visible location at the intersection, it is recommended that the Town and landowner work cooperatively toward the eventual redevelopment of the plaza building into a new multi-story commercial center which makes more efficient use of the land area and leverages its waterfront location. This plaza occupies waterfront property on the river, however none of the tenant spaces—including the restaurants—have any windows facing the water, and they instead all look out at the parking lot.

The redevelopment of this property should be designed as part of a larger master plan, potentially incorporating a newly designed entrance at the intersection with Route 57A for improved access management, and taking advantage of the riverfront views and natural areas behind it. Instead of turning its back to the river, the new design plan should welcome and encourage people to view and walk down toward the water's edge, where sufficient open space could host a public park, boat launch or hand launch. (See [Figure 12 - 3 Rivers Plaza](#))

The redevelopment of this plaza could be completed in phases, starting with zoning changes enabled by the town which would provide more flexibility, with new structures being built closer to

the main road. Existing tenants could then be moved to the new spaces, and the vacated portions of the former plaza are torn down. The process could then be repeated with the next section. This phased redevelopment strategy would create fresh, new commercial space closer to the roadway with higher visibility and higher value. In addition, the reconfiguration of the property to include some multi-story structures would increase the overall amount of commercial square feet available on the site, allowing the town to attract new commercial businesses to the Town. The reconfiguration of the buildings closer to the road would also allow some of the parking to be provided along the sides or rear of the buildings, creating a more attractive, pedestrian-friendly shopping destination. This redevelopment could also open up opportunities for water-enhanced uses along the back of the site on the Oneida River, such as a small waterfront park or restaurant with water views.

While this plaza redevelopment effort may represent a heavy lift, it is strategically located at a highly visible location, with over 5,800 vehicles passing every day<sup>1</sup>, where water and sewer infrastructure already exist. Successful cooperation between the town and property owners could transform this property into a commercial catalyst for surrounding growth and investment interest. A key

<sup>1</sup> New York State Traffic Data Viewer - [gisportalny.dot.ny.gov](https://gisportalny.dot.ny.gov).



**Existing**



**Concept**

**Figure 12 - 3 Rivers Plaza.** Existing aerial photo and conceptual rendering of what the 3 Rivers Plaza could look like if reconfigured to make more efficient use of the site and take advantage of its waterfront access and views.

anchor tenant, such as Fulton Savings Bank, could be utilized as a first phase to begin momentum of this opportunity.

**Residential Parcels on North Side of Route 57.** Opposite the plaza and former Sharon Chevrolet dealership, there are a number of commercial development opportunities on the north side of the road. Although the current zoning on the south side of Route 57 is C-1 Commercial, many of the properties on the north side (west of 57A) are currently zoned as R-2 Residential. If some of these parcels were zoned in keeping with the commercial zoning on the other side of the road, it could open up additional commercial investment interest here, in an area which is already commercially developed.

In particular, there are three vacant properties fronting on Route 57A (across from the Byrne Dairy and First Baptist Church) which are in single ownership, including one which sits strategically at the corner intersection of 57 and 57A. This corner property, although relatively small and awkwardly shaped, could be in high commercial demand due to its prime location. The three vacant properties in single ownership are separated only by one residential parcel which extends back from Route 57. It is feasible that the rear half of this residential property could be subdivided

and sold, allowing all four properties fronting 57A to create a contiguous commercial area.

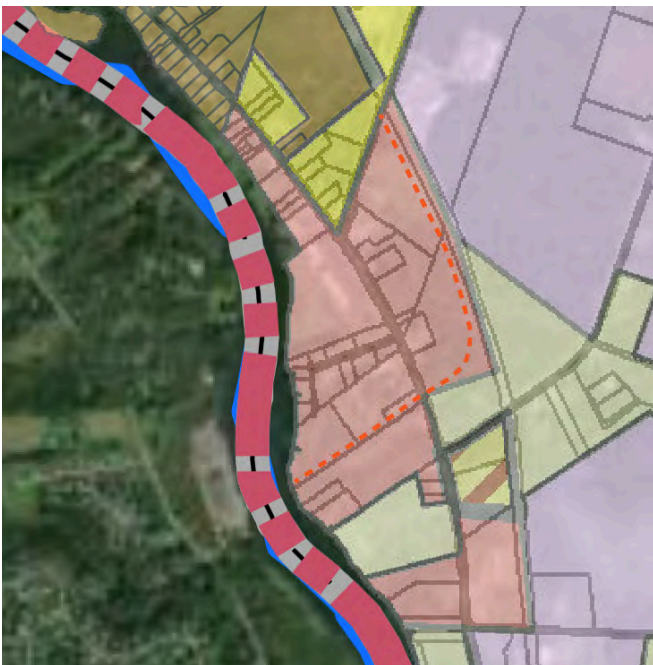
Given the high vehicle traffic along these two county roads, it seems relatively unlikely that any of these vacant properties would pursue construction of new single family homes in this location today, as it lends itself to more commercial oriented uses.

The remainder of the parcels which are zoned as R-2 on the north side of Route 57 are currently in use as single family residences. These properties may or may not be interested in having commercial potential in a rezoning, however the corridor is likely to experience a slow conversion of residential houses into commercial uses, as evidenced by Gentle Dental across the street. It is recommended that the town consider rezoning some or all of this residential area along 57A and the north side of CR57 to commercial as part of a long-term strategy to focus new commercial growth in this area.

**Additional Parcels on North Side of Route 57.** Looking further south along CR57, there is a single-family parcel adjacent to the new Byrne Dairy which is directly across the street from 3 Rivers Plaza. This residential lot is “U” shaped and wraps around a neighboring parcel, providing approximately 350 feet of vacant lot frontage along Route 57. If the landowners were interested in subdividing, the vacant portion of this parcel could be separated to create a new commercial property of more than 3 acres.

Continuing further south on CR57, there is a commercially-zoned 6 acre vacant parcel owned by Gardner Gas Company, including a gas line easement, as well as a 4-acre vacant parcel which is zoned R-1. It is recommended that the town consider the potential rezoning of this residential parcel as part of a larger long-term commercial growth strategy which might include future utilization of the gas company. Of note, there appears to be an existing gas line easement which runs through this property and then along the south side of the railroad tracks north to Route 57A. This easement could present an opportunity for a future trail linking this commercial area to Town Hall and the Village of Phoenix.

**Focus Area One Summary.** Taken together, this cluster of properties represents a mostly contiguous area of land which already has access to water and sewer service and could potentially be developed or redeveloped into a focused node of new commercial growth for the Town of Schroepel. This area should be a priority area for commercial redevelopment. It is recommended that the town open up a dialog with the property owners in this area to discuss the merits and interest in the commercial rezoning and redevelopment ideas outlined above. Combined with expanded water and sewer capacity, it is anticipated that this effort could be very beneficial to the town in



**Figure 13 - Focus Area One.** The C-1 commercially zoned (light red areas) at the intersection of County Route 57 and 57A. Residential zoned areas are R-1 (light yellow) and R-2 (yellow). Location of gas line easement and potential trail is shown as dotted red line.

terms of increased local commercial investment and tax revenues. For these reasons, this area is considered a priority focus for attracting new commercial development.

### Focus Area One - Zoning Assessment

A majority of the parcels within the Route 57/57A Focus Area described above are currently zoned as C-1 Commercial, with some R-2 and R-1 Residential. A review of the current zoning with regard to how it could support or attract the desired new growth in this focus area identifies several areas where adjustments would be recommended.

1. **Multifamily dwelling, apartment and townhouses.** This use could be considered for inclusion in this focus area, if not as a stand-alone use, but at least as part of a mixed-use commercial/residential development. A new use classification may need to be created to allow residential living above commercial space which is separate and distinct from stand-alone residential apartments or townhomes. It is noted that multifamily and apartments are only permitted in the R-2 and RMH-1 districts currently. A provision for denser multifamily housing in this focus area could provide more attractive development options and help support the commercial uses.
2. **Planned Unit Development (PUD).** Planned unit developments are currently not permitted in the C-1 district. The town may wish to consider including it, as the 3 Rivers Plaza (and adjoining lots) could potentially be prime candidates for such a redevelopment plan. The 10 acre minimum requirement would likely ensure that is the only property which would qualify in this focus area, with the exception of the church.
  - a. Note: The Schedule of Uses lists “Planned Unit Development under Article XIV”, however Article XIV appears to be specifically for the Planned Commercial Development District “C-3”, which appears to be different. Planned Unit Development is covered in Article XV.
3. **Day Nursery.** Although the zoning code does not describe or define this use, it is assumed that it is referring to a child day care or nursery school operation. Such a use could be advantageous within the focus area, and in high demand. The town may want to consider adding this use to the Focus Area zoning.
4. **Hospital, Clinic, Nursing or Convalescent Home or Sanatorium.** The current zoning schedule lumps these five uses together, even though they can be very different in size

and function. This bundle of uses is currently permitted in all residential districts, however is not permitted in the C-1 Commercial district, and there does not appear to be a separate use category for a simple medical clinic or doctor's office. It is recommended that the Town consider splitting off the Medical Clinic practice as a standalone use which could be allowed (or prohibited) in each district, so that this service could be provided in the focus area without opening it up to a large hospital or sanatorium.

5. **Cultural Facility.** Cultural facilities (art gallery, library, museum, etc) are currently allowed in almost every zoning district in town except for the C-1 and industrial zones. The town should consider adding this use to the allowed operations within this focus area.
6. **Home Occupation.** Home occupations may be desirable to allow in this focus area if other mixed-use or residential uses are permitted.
7. **Professional Office or Studio in house.** Currently, this use is listed in the zoning schedule only as it applies to a home office environment, and the schedule does not appear to include a regular professional office or any office space as a primary use. Section §95-18 appears to describe this use only in the context of an at-home office which is accessory to the residence. It is recommended that the Town include general or professional offices as a primary use allowed in this focus area, and possibly other districts.
8. **Motel.** The zoning includes the use of Motels, but does not make mention of more formal hotel uses. The Town should consider adding this use as allowed within this focus area.

**Other Uses Not Considered.** In addition to the uses listed above, it is recommended that the town consider updating the Schedule of Uses to include more contemporary commercial ventures which are growing in popularity, but may be prohibited because they are not expressly listed. These may include the following:

- a. Brewery/BrewPub - often in conjunction with on-site tasting, food preparation or accessory restaurant/dining.
- b. Winery/Distillery - same as above
- c. Electric Vehicle (EV) Charging Stations
- d. Marijuana Dispensary
- e. Farmer's Market



**Area & Bulk Considerations.** The minimum lot sizes, setbacks and dimensional requirements are the same for both the C-1 and C-2 districts. Although these current dimensions generally seem ample for most development, the town may wish to consider lowering the required front yard setback in this focus area, particularly in light of the very wide County Highway right-of-ways found on Route 57 and 57A and the fact that the setbacks are measured from the property line, not the road.

For example, in front of the 3 Rivers Plaza it is estimated that the county right-of-way along the highway varies between 65-80 feet wide, although the road itself is only about 50 feet in width. This means that with a 40 foot minimum front yard setback, any new construction on either side of the road would actually need to be located about 48-55 feet back from the curb.

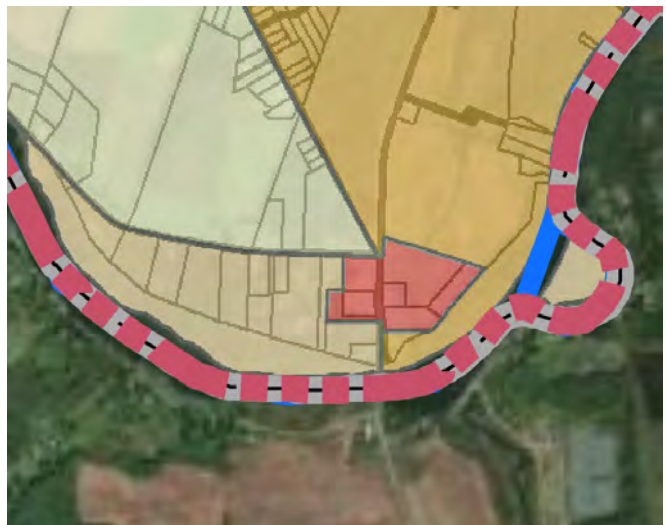
Given consideration for an ample planting strip along the road, sidewalks and some winter snow storage, a building facade located 30 feet from the edge of the road would equate to a front yard setback of only 15-22 feet. These reduced setbacks could provide increased development potential, higher building square footages and alleviate difficulties in building on smaller or awkwardly shaped parcels. It is recommended that the Town consider reducing the front yard setbacks in this focus area to allow for more land development potential, at least as it pertains to frontage along the wider county roads.

**Zoning Implementation.** There are a few approaches to implementing the zoning changes described above. The easiest method would be to modify the zoning for the C-1 district, including expanding its boundaries around the focus area as recommended. The downside to this approach is that there are at least two other locations in the town which use the C-1 district, and the town would need to make sure that the zoning changes being considered here would also be desirable in the other locations as well, particularly as it applies to uses and setbacks. If it was determined that the proposed zoning changes would not be appropriate in the other C-1 district areas, then it is recommended that a new commercial zoning district could be created specifically for the Focus Area One at the intersection of Route 57/57A.

Alternately, this focus area may be more appropriately rezoned as a C-2 Commercial District with some of the above modifications, however this approach would have the similar problem of also modifying the zoning in other areas of the town where the C-2 district has been established. Overall, in the long term it is recommended that the town revisit the purposes and details of both the C-1 and C-2 districts to make sure they meet the desires of the town.

## Focus Area Two - County Route 10 at Oneida River Road

The second potential focus area which was analyzed for compact commercial growth is found near the intersection of County Route 10 and Oneida River Road. This area is already zoned as C-2 Commercial, however it does not have municipal water or sewer service. The area currently includes a church and a newly redeveloped gas station. The location is notable because of the convergence of multiple roads and its strategic location at an important southern gateway coming into the Town of Schroepfel at one of the limited river crossing points. County Route 10 is also a busy road, bringing over 4,800 vehicles through this focus area every day. In the interest of capturing some of the commercial growth and vehicle trips to and from the Town of Clay just to the south, this location has potential to be a focus of commercial growth.



**Figure 14 - Focus Area Two.** The C-2 commercially zoned (red area) is found at the intersection of County Route 10 and Oneida River Road. Residential zoned areas are R-1 (light yellow) and R-3 (tan) and R-4

The White Pine Commerce Park, a short distance over the border in the Town of Clay, has been identified as a potential site for a semiconductor fabrication plant, which could likely employ over 1,000 people. Such a development could economically benefit Schroepfel as new people seek to move to the area and commute, as well as spin-off supporting businesses. Attracting these new households to the town, as well as capturing their business on Route 10 and 12, would serve three of the goals of this comprehensive plan.

This commercially-zoned area includes six vacant parcels at the



**Figure 15 - Focus Area Two.** View looking south from Oneida River Road toward the new gas station on Route 10.

junction of three important roads. Although this location does not have water and sewer service, it could be a strategic location for some new commercial growth, provided it is done in a manner which is relatively contained and sensitive to the scenic farmland and historic setting around it. (The River's Edge Mansion, a bed & breakfast just to the south, is a historic structure built in 1818 known as the Schroepel Home. This building has significant local importance as the town's founding namesake, as well as an early schoolhouse and part of the Underground Railroad.) It is recommended that commercial development in this focus area include some design standards or guidelines which reflect the country aesthetic and provide adequate buffers to adjacent residential or historic properties. Also, considering that this commercial zone is located above the Sand Ridge Aquifer, it is recommended that the town review the allowed uses and site plan design requirements to reduce negative impacts to the town water source.

### Focus Area Two - Zoning Assessment

Many of the permitted uses for the C-2 district could be appropriate here, and given its location it is likely that local convenience-type shops and services would do very well. Convenience retail, restaurants, bars, day nursery, laundry and other services here would probably capture many of the pass-thru travelers and serve households on this side of town. Some of the allowed uses in the C-2 district however may not be totally compatible with this rural setting, such as a hotel, and some may pose contamination threats to the aquifer, such as car wash or dry cleaning plant. The existing commercial zoning boundaries in this area should likely

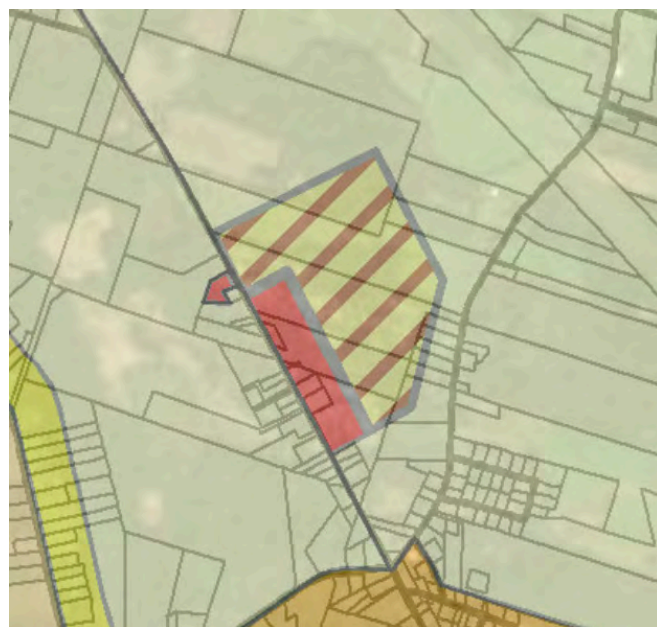
remain unchanged for now.

Several of the recommended zoning adjustments identified for Focus Area One could apply here as well, including a separate use category for medical clinic, and adding professional offices.

**Area & Bulk Considerations.** The minimum lot and setback sizes for the C-2 seem mostly appropriate for this focus area, however the 75 foot allowed building height would seem out of place for this very rural area.<sup>2</sup> Having the same area and bulk requirements for both the C-1 and C-2 districts may not serve the town well is the intention of the C-2 district is to provide a smaller-scale "neighborhood commercial" setting. It is recommended that the town consider these factors as part of any future zoning updates.

**Zoning Implementation.** The implementation of some of these zoning changes for this focus area would be similar to those of Focus Area One, with potential changes to the C-2 district being weighed against the creation of a new zone specifically to serve this purpose.

<sup>2</sup> If the 75 foot height limit is intended to permit agricultural silos, then it is recommended that the town make a separate height exception for those structures so that they can be treated differently than building heights, which may not need to be as tall.



**Figure 16 - Focus Area Three.** The C-2 commercially zoned (red area) on County Route 10 with surrounding R-1 (light yellow) and RMH-1 (yellow and red stripes) in Sand Ridge.

### Focus Area Three - County Route 10 at Sand Ridge Hamlet

The third and final potential focus area is found near the commercial zoning in the hamlet of Sand Ridge. The extents of the commercial zoning in this area is limited to a relatively small swath of C-2 Commercial zoning along the east side of County Route 10. This commercial area is bounded on two sides by residential mobile homes within the RMH-1 district, and R-1 Residential district beyond. Existing commercial operations here however are mostly limited to a restaurant & bar, bakery, and some tire / automotive centers. Given the higher residential density in this hamlet, attracting new businesses here which could provide easily-accessible goods and services directly to the nearby residents would probably be a welcome strategy. This area of town however does not provide water or sewer services, and is far enough away from current municipal infrastructure that developing new services in this area would be challenging. For this reason, any new commercial development in this area would likely be limited to smaller scale enterprises.

Suggested retail and services which could serve the local residential population would likely include a smaller corner store; deli; personal services such as barber/hair salon; day care; laundromat; veterinarian and similar uses. All of these uses appear to be permitted (with only site plan approval) within the C-2 district already, so it does not appear that any changes in allowable uses are necessary here.

The limiting factor to attracting new development here may be available space. Almost all of the property included within the existing C-2 zoning district within this hamlet is either overlapping with the existing mobile home park or already developed. There appears to be only one vacant parcel adjacent to Monirae's Restaurant, and a second much larger parcel further north, however only the first 270 feet of this property is within the commercial zoning area.

It is recommended that the town consider expanding the size of the C-2 zoning district in this hamlet to potentially open up commercial business development on both sides of County Route 10. The town may also want to consider expanding the depth of the district to extend back to the full parcel depth of certain properties (so that the lot is not split in half by the zoning) and possibly extending the district further south into the main hamlet intersection near the firehouse, as illustrated on the Land Use Vision Map ([See Figure 17 - Future Land Use Map](#)).

Expanding the commercial district south into the main hamlet could open up new commercial possibilities, and potentially take

advantage of commercial growth to the east of town. Route 12 extends from this hamlet intersection into Hastings and Central Square, and captures a decent amount of vehicle traffic.

Like the other focus areas, design standards or guidelines are recommended for new commercial growth here to protect and buffer the adjacent residential areas, and ensure the development is in keeping with the character of the town. Since this focus area is also located above the Sand Ridge Aquifer, it is recommended that the design standards also include specific site planning measures which would prevent or mitigate negative impacts to the town's water source.

### Other Commercial District Areas

In addition to the commercial areas already discussed as potential Focus Areas, there are five other commercially-zoned areas found to the western and northern sides of town.

**County Route 57 & Bankrupt Road.** There is a cluster of commercially zoned C-1 Business properties at the southern end of Bankrupt Road. Currently, the east side of Bankrupt Road is zoned commercial while the west side is zoned R-2 residential. This may cause future incompatibility issues. The town may wish to study this as part of future zoning changes to determine if both sides of the road should be zoned commercial.

**County Route 57 & Hawthorn Road.** There is a small cluster of C-3 Commercial zoning found between County Route 57 and Hawthorn Road, just east of their intersection and the town line. This is the only area of C-3 zoning in the town. Many of the parcels here already have commercial uses, including some on the north side of Route 57 which is residentially zoned. This area is likely going to continue to transition from residential to commercial uses. Given the proximity of this commercial district to the commercial zoning at Bankrupt Road (approximately 900 feet away), the town may wish to consider merging these two commercial zoning areas into one, without the residential in between, as well as the potential rezoning on the west side of Bankrupt Road described above. This potential change is illustrated in the Future Land Use Map. An important consideration of this change would be the depth of any commercial district on the north side of Route 57. While split parcels should generally be avoided, it is not known if this commercial area would need (or desire) the full depth of some of these large parcels.

**Route 481/Route 264.** There is a cluster of commercially zoned properties at the intersection of Route 481 and 264 which is mostly C-1, but with some C-2. Despite being located at an interchange off of NY 481, this area has seen little commercial



activity. No recommended changes were identified at this time.

**Main Street & County Route 54.** A small collection of C-2 commercially-zoned properties are found in the center of town at in the hamlet of Pennellville. No recommended changes were identified at this time.

County Route 49 and County Route 10. Three properties at the north end of town on the hamlet of Roosevelt Corners are currently zoned C-2 commercial. No recommended changes were identified at this time.

## Industrial Districts

Industrial zoning is made up of two districts within the Town of Schroepel - with a majority composed of Industrial ("I") and some Industrial Park Development ("IP"). Industrial I-zoned areas are found along the south side of State Route 481 and the north side of Route 57, stretching from the area near Bankrupt Road in the west to the Oswego County Industrial Park in the east. There is also some I-zoned areas in the southern tip of the town between Oswego Road and State Route 481. The IP-zoned area is only found at the Oswego County Industrial Park.

Given the primary strategy of enhanced commercial/business growth, and the fact that much of the industrially-zoned areas are currently still undeveloped, no major expansions or changes to these existing land use areas are suggested in the Land Use Vision Map. (See [Figure 17 - Future Land Use Map](#)) However, in the southern I-district it is recommended that the town contemplate keeping industrial uses, or at least heavy industrial uses, on the east side of the railroad tracks and away from Route 57 as illustrated on the Land Use Vision Map. This measure is to avoid conflicts arising from the one side of Route 57 being zoned residential and the other side of the street being zoned industrial. This section of the roadway just north of the Oswego Road Bridge is an important gateway into town and could instead be developed commercially instead in a more attractive manner than industrial uses often provide.

Given the potential for a new chip-fab plant being located in adjacent Hastings, the town may also want to consider reviewing the allowable uses in these industrial districts to see if there are related/supportive business uses which could be added that would want to take advantage of this location.

## Residential Districts

There are four general residential districts within the town (R-1, R-2, R-3 and R-4) as well as two residential districts specifically for

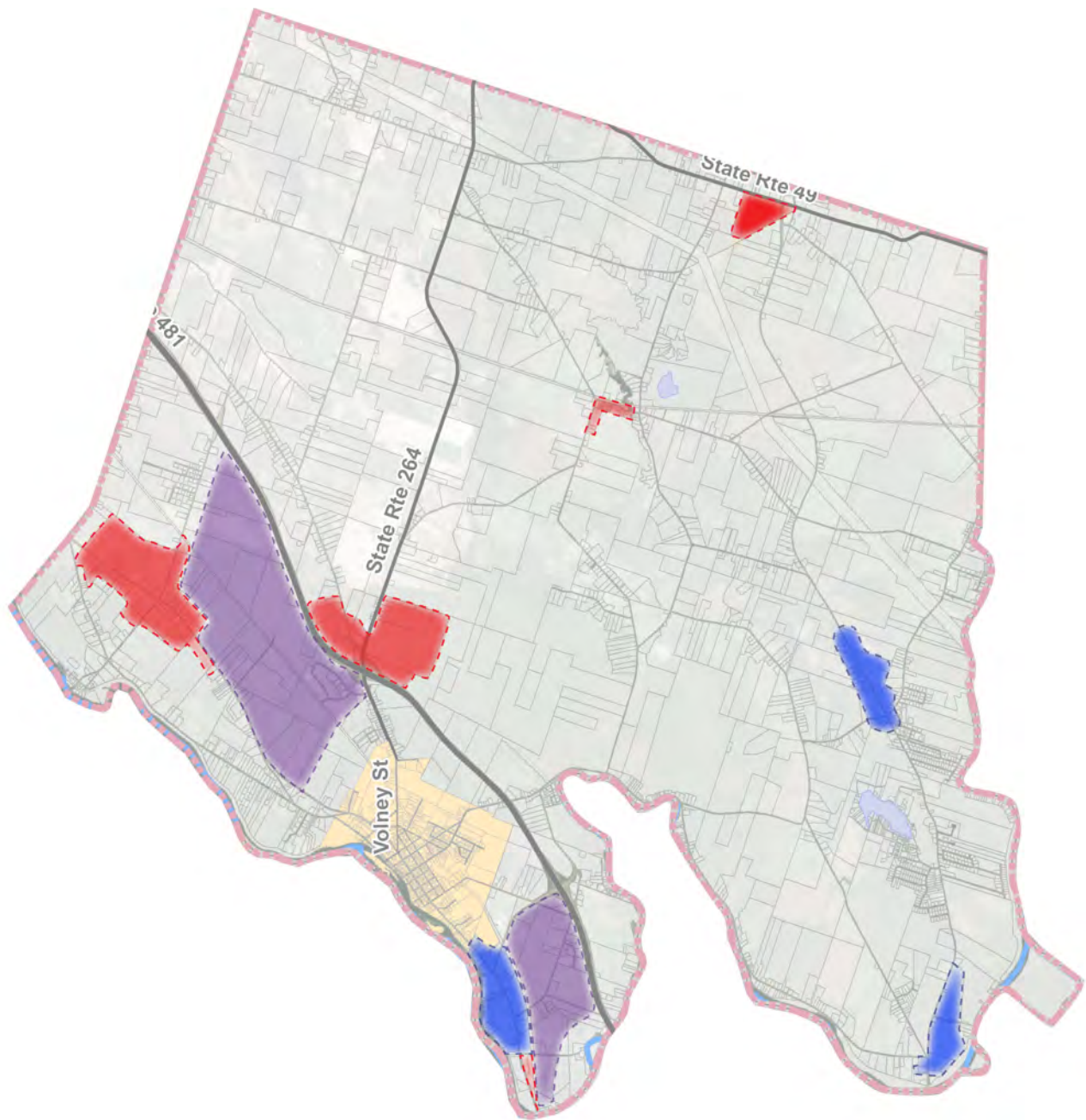
mobile homes (RMH-1, RMH-2). Although there are four separate categories of general residential districts, the only functional difference between them is whether they permit a few specific uses. The minimum lot size (or how many dwelling units are allowed per acre of land) is 40,000 s.f. without sewer and 20,000 s.f. with sewer in every district. A minimum lot size of approximately one to one-half acre is fairly common, and given that the town population has been slowly decreasing over the past 20 years, no changes to these minimum lot sizes or densities are considered necessary at this time. The current goals and objectives of this comprehensive plan are tailored more toward attracting commercial development, rather than additional residential development which may be a heavier tax burden on the town. In the event a new chip-fab plant is approved for construction in nearby Hastings, the town could experience a large increase in demand for new residential living space. It is considered preferable to direct any of this potential demand toward the focused growth areas as part of a mixed-use proposal, rather than spreading it to many areas where it may undermine the rural character of the town.

The R-2 and RMH-1 Districts are however the only residential zones where multifamily dwellings or apartments are allowed, which could provide workforce housing serving the new chip fabrication plant. While there is a considerable amount of R-2 district found on the western side of town, the RMH-1 areas are very limited, and currently consist of mobile home parks. The minimum lot size/number of dwelling units per acre for this district is 60,000 s.f., which is a high acreage requirement for multifamily housing, and could be a deterrent to any future redevelopment. The town may want to consider lowering this acreage requirement where soil or septic conditions permit to accommodate more workforce housing or redevelopment in very limited areas.

Finally, although the Table of Allowed Uses lists "SP" as being a use only permitted by special permit, there is only one use in the zoning code which requires a special permit - Solar Farms. The town may want to consider in future zoning updates if there are other uses which it would want to require a special permit or have conditional approvals for.

## Future Land Use Map

The general goal of the commercial Focus Growth Target Areas is illustrated in the map on the next page (See [Figure 17 - Future Land Use Map](#)). The blue areas of this map represent the furthest extents of the three potential focus areas. It is intended that future zoning updates review and consider the recommendations of this plan to determine the best course of action in pursuing one or more of these areas.



## FUTURE LAND USE VISION MAP

- FOCUS GROWTH TARGET AREAS
- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL

Figure 17 - Future Land Use Map.

# 3 Recommendations & Projects



## RECOMMENDATIONS

Based on the community input collected, as well as the analysis of needs, goals and objectives, the following recommendations and strategies are provided. These recommendations are provided roughly in chronological/priority order for logical phasing purposes, however many steps may be completed in parallel.

### IMMEDIATE PRIORITY NEEDS

#### Infrastructure Improvements

Due to the fact that infrastructure projects take years to fund, design and construct, these efforts need to be prioritized. While these projects are underway, separate parallel planning projects can be initiated as the town is able to take on additional efforts.

**Water Service.** Continue to develop and expand municipal water supply in and around existing commercial growth areas to support and attract new commercial development:

1. Bankrupt Road and immediate commercial environs.
2. Route 57 from the Village of Phoenix to the bridge at the town/county line.
  - a. Huntley Road
3. Southern Route 10 at Oneida River Road.
4. Route 10 at Sand Ridge hamlet.

It is recommended that water service be expanded in concert with engineering assessments to determine the available capacity and flow of the local water supply and aquifer recharge. This is necessary to protect the long term sustainability of the community water supply and ensure that the design of the water service network does not out pace the available resources.

**Sewer Service.** Begin development of new sewer infrastructure in and around existing commercial growth areas to support and attract new commercial development.

The town is currently in the process of seeking grant funding for a study to determine viable locations for a new sewer treatment plant, and should continue to do so. While the outcome of this study may influence next steps, it is anticipated that the existing commercial zoning and focus growth areas identified in this plan are priority areas:

1. Route 57 from the Village of Phoenix to the bridge at the

town/county line.

2. Southern Route 10 at Oneida River Road.
3. Route 10 at Sand Ridge hamlet.
4. Seek funding for sewer infrastructure construction.

As part of this effort, the Town should formally discuss with Onondaga County Water Authority the potential for being able to connect under the Oneida River to their new facility to tap into unused water treatment potential, in lieu of constructing a new facility in Schroepfel.

#### Zoning Updates

Working in parallel with the ongoing infrastructure upgrades, the town should begin the process of necessary zoning updates to align the code with the goals of this plan and enable the type and intensity of new development once the infrastructure work begins to be realized.

1. Review and revise the different tiers of C-1, C-2 and C-3 commercial zoning districts to provide clear and distinct levels of commercial development and ensure they match the desired town vision.
  - a. Incorporate in these commercial areas opportunities for the types of businesses and services which were identified as most desired by residents in the survey, such as local grocery/food, restaurants, medical and personal services.
  - b. For example one district may be tailored for denser development, while another may be geared toward more rural development, and a third could be designed for smaller neighborhood hamlet development.
2. Consider the use of required Conservation or Cluster Subdivision design methods for larger subdivision applications to help limit the impact of residential growth on the overall rural, community character.
3. Revise the allowable uses in the Schedule of Uses to ensure it matches the desired vision of each zone and includes the types of activities and businesses the town wants to attract.
  - a. Clarify or split individual uses which are unclear (i.e. a small medical clinic should be its own use and not lumped with hospital and sanatorium; professional offices should

be defined separately as a commercial business vs a home office)

- b. Add new uses desired by the town but not clearly included.
4. Revise area and bulk regulations for the growth areas to provide more design flexibility with smaller setbacks and reduced parking requirements.
5. Review and revise the zoning to allow for more residential housing options, including mixed-use (residential above commercial space) and some multifamily apartments.
  - a. Provide for mixed use housing in the commercial area on Route 57 near the village.
  - b. Review current limitations on multifamily housing including minimum lot sizes / dwellings per acre limitations in select areas where water and sewer services could support it.
  - c. Consider the use of Planned Unit Development (PUD) in the growth focus areas to provide developers more flexibility in project design, particularly where water and sewer will be able to support them.

### Plaza Redevelopment Options

Because the existing 3 Rivers Plaza is an underutilized property which already has water and sewer service, it is the ideal candidate as a catalyst project which can begin to attract new commercial growth in town. It is recommended that the town begin working with the property owners to discuss the potential options and benefits of a full redevelopment vs. renovations of the existing structure.

1. The town and owners may wish to work jointly on pursuing grant money for this effort. Early steps in the process could include market and grant funding research, programming, design visualizations and help inform parallel zoning updates.
2. It is recommended that the town work with the property owner to develop a master plan design for the property which they can use to use to leverage funding and/or scout interested developers.
3. The town should utilize this redevelopment opportunity to include public access to the water and/or a boat/hand launch at the site.

## SECONDARY PRIORITY NEEDS

### Community Needs Assessment

As part of this comprehensive plan process, it is highly recommended that we take the opportunity to find out from the community what the current issues are which influence their decision to live—and remain living—in Schroepfel. This information is important in identifying the reasons why the population has been slowly decreasing, and what we can do to address it. If this process cannot be completed as part of the comprehensive plan process, it should take place shortly afterwards.

1. Topics may include: ability to meet tax burden, desired types of jobs, needed local services, desired recreational amenities, housing costs, and types of housing.
2. This information should be used to identify the top issues which the Town can address to help reverse the population decline and begin attracting new households.

### Design Guidelines / Standards

If design guidelines or standards are not incorporated into the necessary zoning updates outlined above, it is recommended that they be implemented in a second phase of zoning work.

1. Work with the community and business owners to determine what the appropriate level of requirements or flexibility are for the community.
  - a. Identify what elements should be minimum requirements (“standards”) and what elements should be more flexible or optional (“guidelines”).
  - b. Design direction should be given to create new commercial development which is attractive and fits the desired character of Schroepfel. New development in the rural areas of town may want to reflect a more relaxed, country style of design.
  - c. Standards and guidelines should be provided for architectural scale, character as well as site planning, landscaping, exterior lighting and signage.
  - d. Design direction should be provided to protect existing residential areas from the impacts of new commercial growth.
  - e. Design direction should be provided for reduction of light trespass, reduction of light pollution, and to help

protect local water sources and the aquifer from potential contamination.

## RECREATION & AMENITY NEEDS

A variety of strong recreational assets, providing year-round activity, can not only support community health but attract residents to the area. Parks, trails, and other assets often have indirect economic benefits as well, as complementary businesses develop to capitalize on or support them. Some of the recommendations of this plan are supported by the community needs assessment to help attract and retain new residents. Below is a summary of recreation and amenity improvements recommended to support that goal.

### Trails

An interconnected trails network can provide recreational opportunities while also supporting alternative modes of transportation. Trails in Schroepfel could be expanded by following utility corridors, such as those presented by the gas line or rail corridor. There may also be an opportunity to capitalize on the State snowmobile trail, utilizing the route for warm-weather recreation as well.

From Great Bear Springs, it may be possible to utilize existing utility corridors and other rights-of-way to create a connection to other areas within the Town, potentially connecting to the Village of Phoenix and perhaps up to the Community Park. The Great Bear area is less than a mile from the NYS Snowmobile trail, which could expand access if the two were connected.

Funding for trails projects is available at the federal level through multiple avenues, including the Transportation Alternatives program. The Rivers, Trails, and Conservation Assistance Program (RTCA) of the National Park Service can provide a staff person for technical assistance.

At the state level, agencies administer a 50/50 matching grant program through the Land and Water Conservation Fund. Community Development Block Grant funds have also been used for trail construction, and state forestry agencies administer funds from the Urban and Community Forestry program of the US Forest Service, which can be applied to trails and greenways. NYS Office of Parks, Recreation, and Historic Preservation administers grant funding from the Recreational Trails Program, a national trails assistance program that aids trail activities through use of federal non-highway recreational fuel taxes, which can be applied as well.

There is also funding available through private or nonprofit organizations like the Rails-to-Trails Conservancy and PeopleForBikes.

### River Access

The only public park within the Town is Farley Park, which is not waterfront. Formal public waterfront access is limited to locations within the Village of Phoenix or via Great Bear Springs.

Public access to the riverfront for swimming, boating, and fishing would strengthen the community's connection to the water and its canal heritage.

As discussed in the redevelopment ideas for 3 Rivers Plaza, a boat launch or hand launch along the river could be part of a larger plan for a waterfront park that takes advantage of the riverfront views and natural areas. As a complement to the land-based trails, a water trail could also be developed along the river and canal, providing stops for boaters and paddlers and an opportunity for users to visit local businesses.

### Farley Park Enhancements



**Figure 18 - FARLEY PARK.** Conceptual rendering of a community center within the park that could contain a multipurpose room, activity room, restrooms, kitchen, and office, complemented by outdoor patios.

Farley Park is conveniently located adjacent to the town offices which make it easily accessible for activities. However, the amenities are limited to outdoor fields, courts, and play areas. The site has challenging topography, as it was a former quarry, which has resulted in some drainage issues that should be addressed. Additionally, public amenities could be expanded with the addition of a community center building. This could be accommodated along the top of ridge, toward the western side of the park,



without significant disruption to existing features. A structure in the range of 5000 - 6000 sf could potentially house a large open multipurpose room with kitchen area, office/storage area, and restrooms. Large windows could overlook the ballfields below. This could expand the year-round use of the park and provide additional support for events.

Funding for park-related recreation is also available via a number of sources, including the Land and Water Conservation Fund, which was recently supported by the Great American Outdoors Act. Mentioned for trails, Community Development Block Grants can also be used to fund park improvements. The Trust for Public Land can also support funding efforts, providing economic research and technical assistance for ballot measures. Periodically, the National Recreation and Park Association (NRPA) has competitive grants available for park and recreation agencies. Recreational amenities can also be funded at the local level via fees or payments as part of new development. The NYS Office of Parks, Recreation, and Historic Preservation administers grant funding from the Environmental Protection Fund as well as the aforementioned Recreational Trails Program.

It is believed that some of these recreational amenities and upgrades will work to improve the quality of life in town for many residents and help retain younger generations who will seek to stay in the area and call Schroepfel their home for many years.

**A**

# Appendix

## Materials



# Comprehensive Plan - Public Survey Results

## Town of Schroepel, NY

Survey Conducted By:

**SARATOGA**  
**ASSOCIATES**  
Landscape Architects, Architects,  
Engineers, and Planners, P.C.

with assistance from

 **REGROWTH**  
PLANNING

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Saratoga Springs, NY 12866  
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## Town of Schroepel NY

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**507**

Total Responses

507 Completed Responses

0 Partial Responses

**642**

Survey Visits

Survey Conducted by Saratoga Associates / Regrowth Planning

Final Report: March 2022

## **Town of Schroepfel Comprehensive Plan Update Survey**

### **SURVEY STATS:**

Paper Surveys Mailed Out: 2,580

Survey Opened: Nov. 12, 2021

Survey Closed: January 3, 2022

Online Survey Responses: 243

Paper Survey Responses: 264

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**TOTAL RESPONSES:** 507 (~ 20%)

The Town of Schroepfel is in the process of updating its town-wide Comprehensive Plan, and is seeking input from the public on our future vision. A Comprehensive Plan is a required policy document, typically updated every ten years, which establishes the desired land use goals and vision for each municipality. Official actions taken by each municipality must be in conformance with their adopted Comprehensive Plan, which guides official decision making on issues such as zoning and land use.

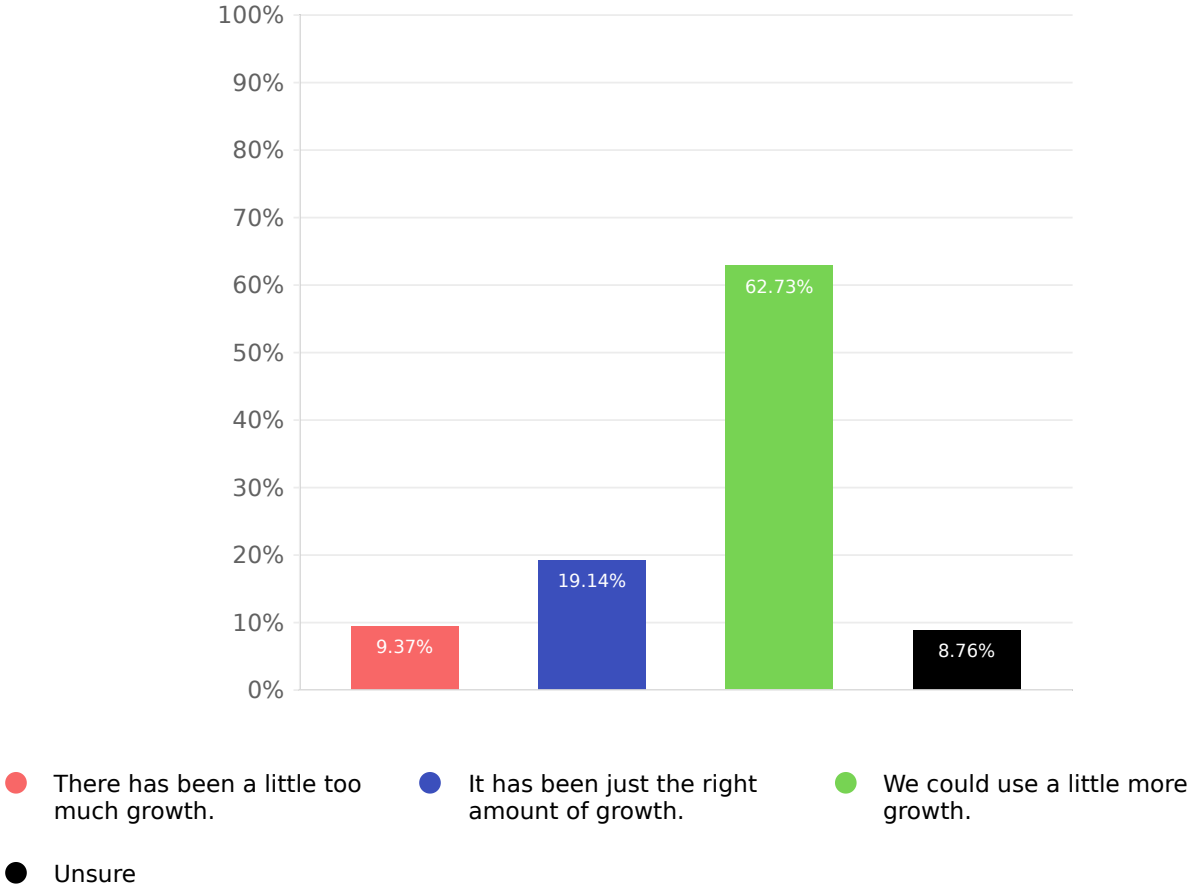
Schroepfel is geographically positioned to see positive residential and commercial development expansion from nearby towns. Having an effective plan in place for growth can ensure that development is well planned and keeps with the overall goals and intended character of the town as well as qualify our town for state and federal grant opportunities. Your views are of vital importance. Please complete this community-wide questionnaire so your voice can be heard.



Q1

**Do you feel that the Town of Schroepfel has been experiencing the right amount of new commercial and residential development over the past ten years? (Select one)**

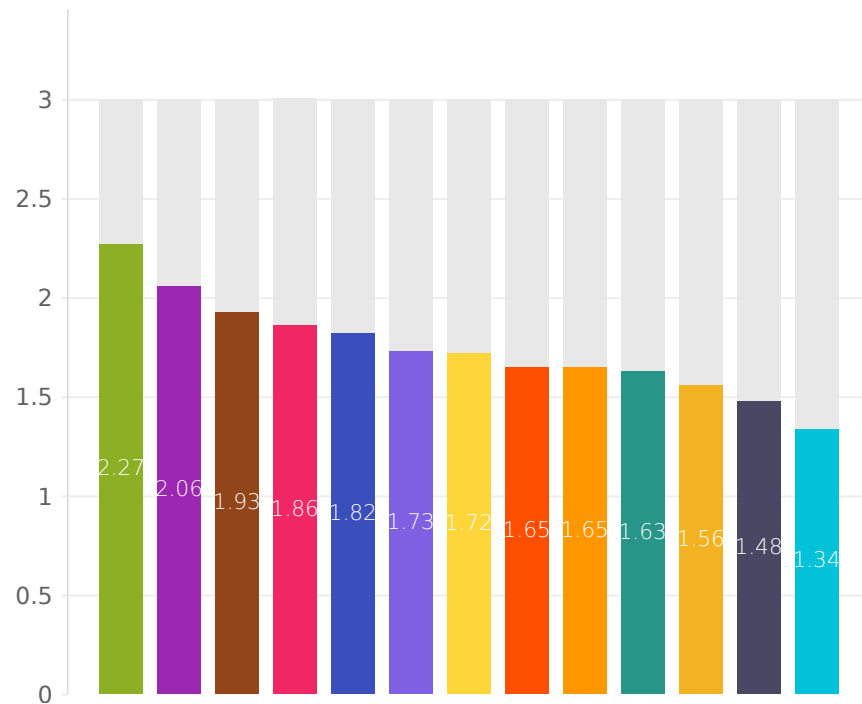
Answered: 491    Skipped: 16



Choices	Response percent	Response count
There has been a little too much growth.	9.37%	46
It has been just the right amount of growth.	19.14%	94
We could use a little more growth.	62.73%	308
Unsure	8.76%	43

**How much does the Town of Schroepfel need each of the following business types?**

## Average Ratings



- ...Grocery / Food
- ...Restaurants
- ...Medical services / Physician / Clinic
- ...Hardware / Home improvement
- ...Personal services (haircut, dry cleaner, shoe repair, etc)
- ...Entertainment / Amusement / Theater
- ...Daycare / preschool
- ...Medical supplies / Pharmacy
- ...Health & Fitness or Exercise
- ...Professional Offices
- ...Automotive services / gas station
- ...Sports & Recreation Retail
- Hotel / Lodging

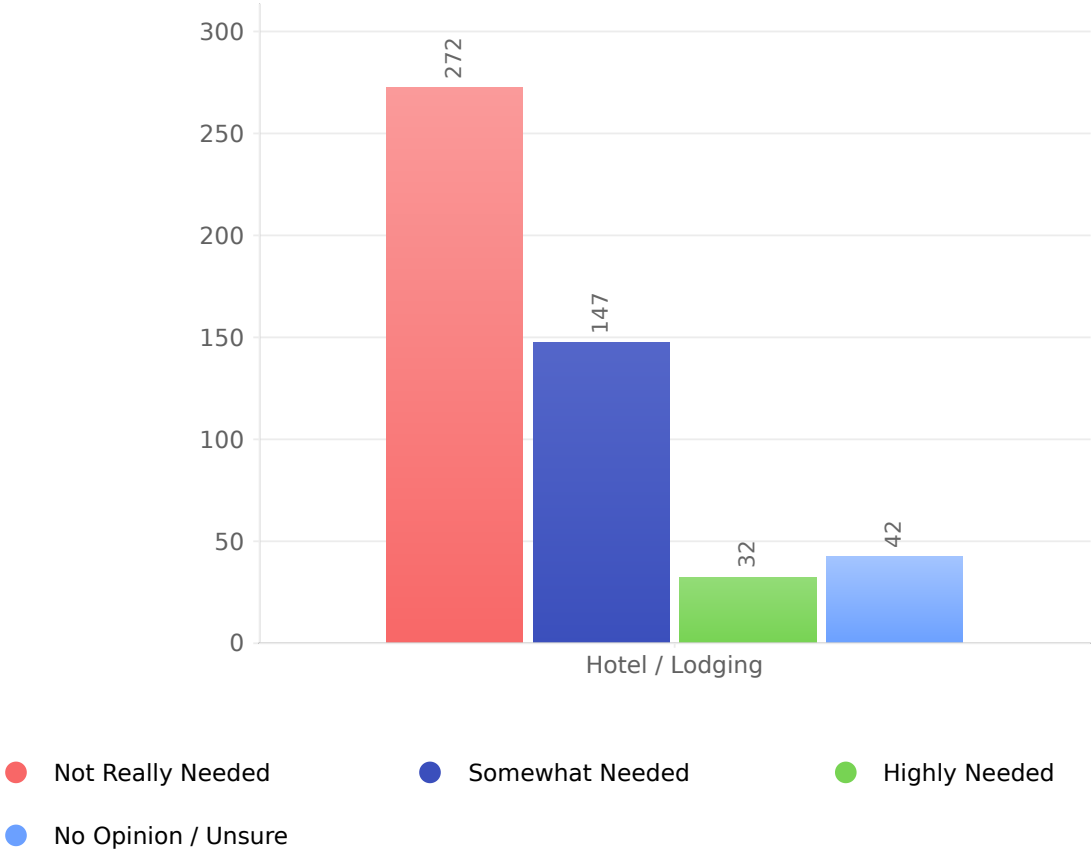


Questions	Average Ratings	Out of
...Grocery / Food	2.27	3
...Restaurants	2.06	3
...Medical services / Physician / Clinic	1.93	3
...Hardware / Home improvement	1.86	3
...Personal services (haircut, dry cleaner, shoe repair, etc)	1.82	3
...Entertainment / Amusement / Theater	1.73	3
...Daycare / preschool	1.72	3
...Medical supplies / Pharmacy	1.65	3
...Health & Fitness or Exercise	1.65	3
...Professional Offices	1.63	3
...Automotive services / gas station	1.56	3
...Sports & Recreation Retail	1.48	3
Hotel / Lodging	1.34	3

Overall average survey rating: 5.83/10

Hotel / Lodging

Answered: 493    Skipped: 14

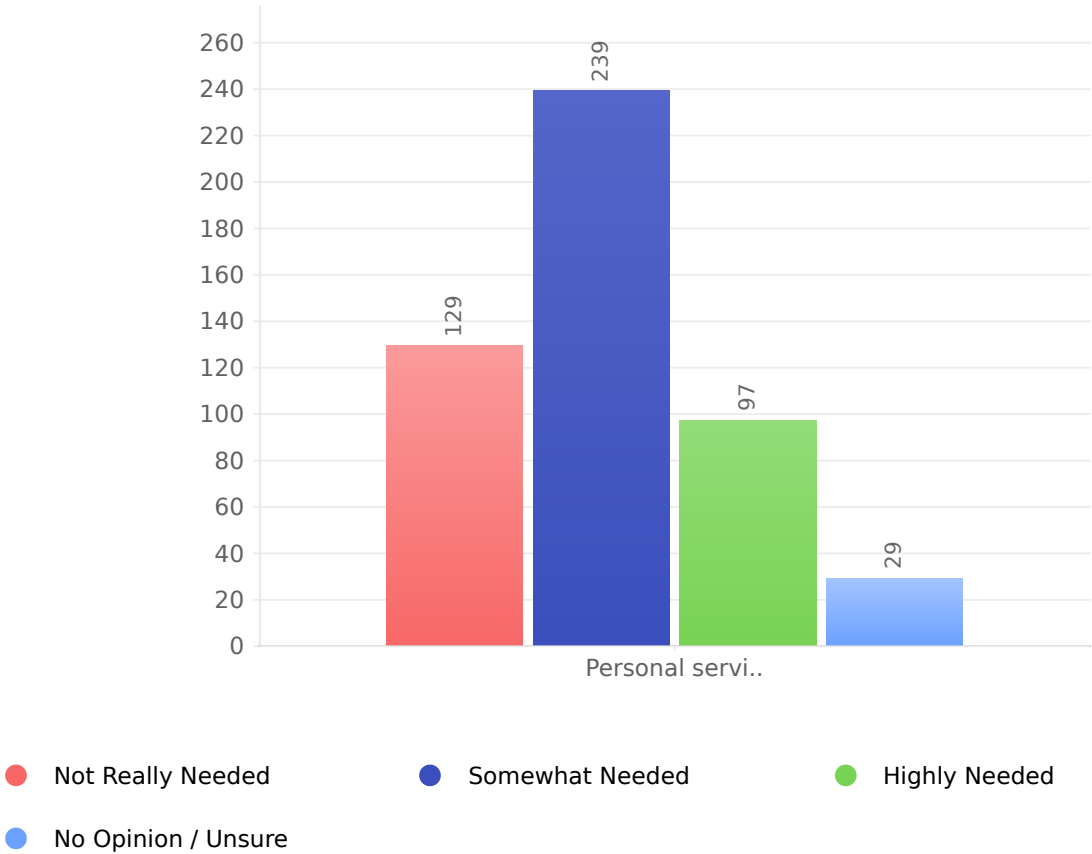


Row	Not Really Needed (1)	Somewhat Needed (2)	Highly Needed (3)	No Opinion / Unsure (0)	Average rating	Response count
Hotel / Lodging	55.17% (272)	29.82% (147)	6.49% (32)	8.52% (42)	1.34	493

Average rating: 1.34

...Personal services (haircut, dry cleaner, shoe repair, etc)

Answered: 494    Skipped: 13



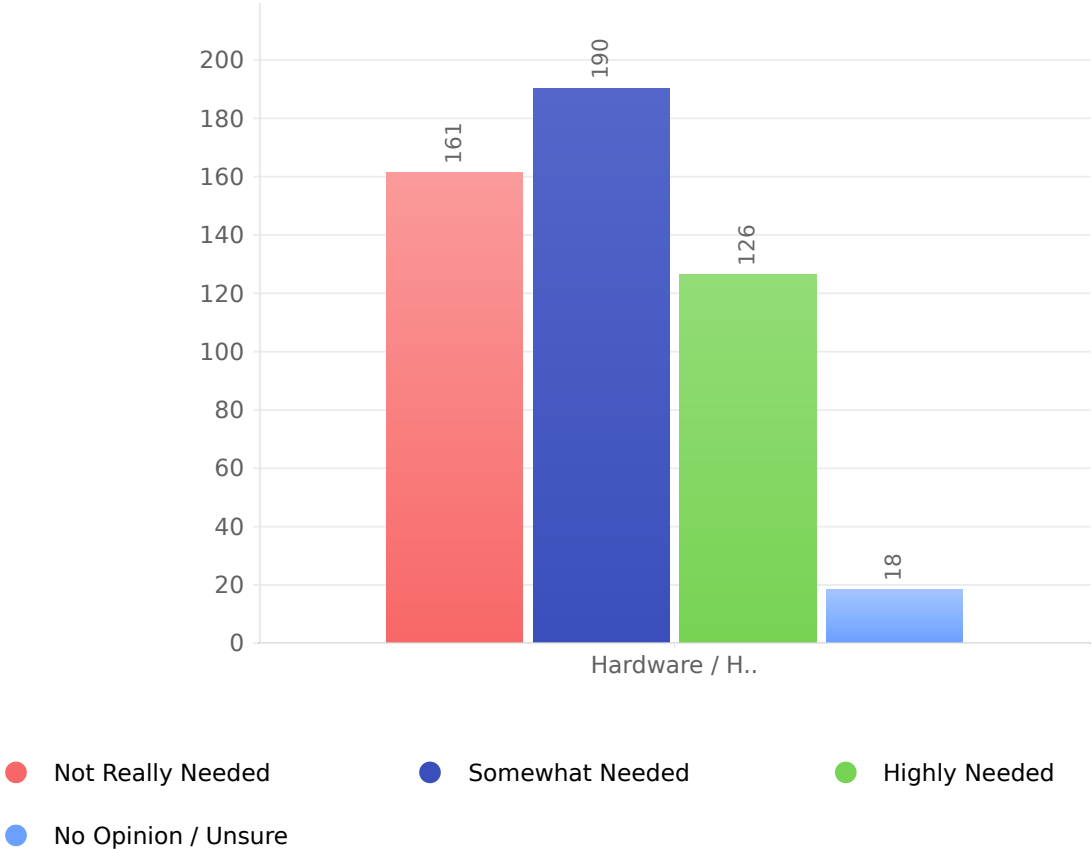
Row	Not Really Needed (1)	Somewhat Needed (2)	Highly Needed (3)	No Opinion / Unsure (0)	Average rating	Response count
Personal services	26.11% (129)	48.38% (239)	19.64% (97)	5.87% (29)	1.82	494

Average rating: 1.82



...Hardware / Home improvement

Answered: 495    Skipped: 12

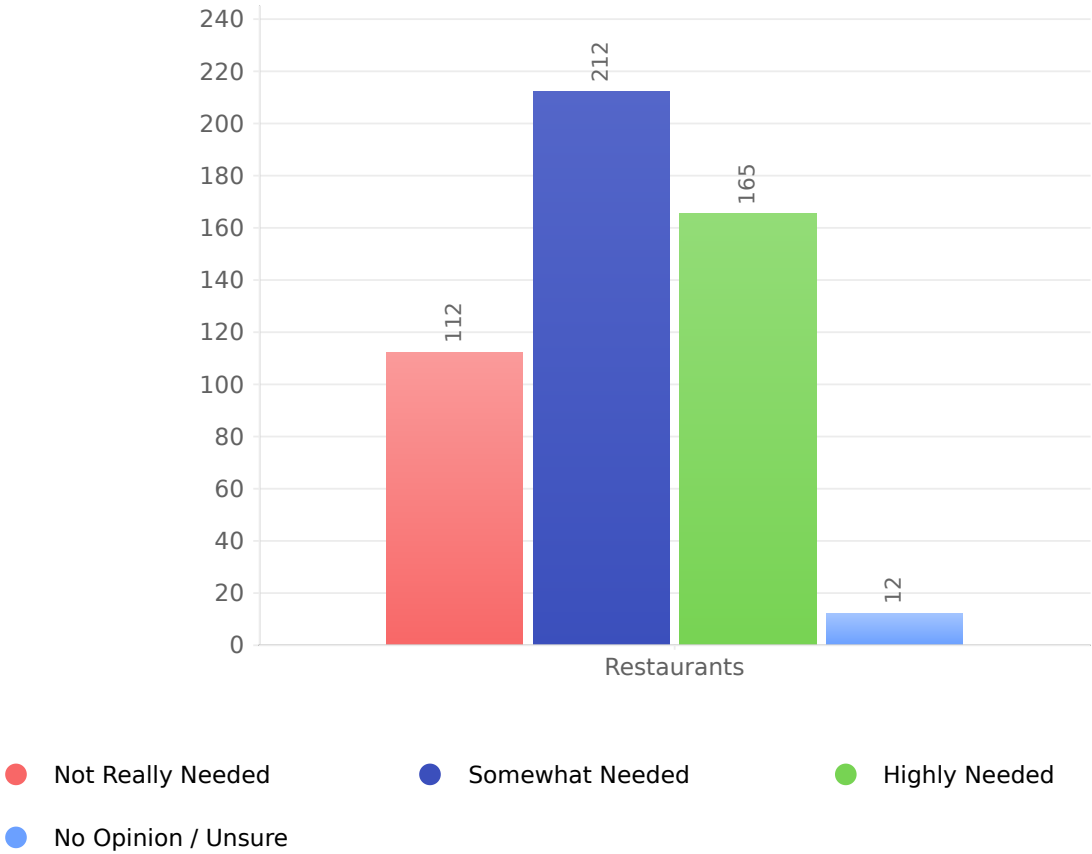


Row	Not Really Needed (1)	Somewhat Needed (2)	Highly Needed (3)	No Opinion / Unsure (0)	Average rating	Response count
Hardware / Home improvement	32.53% (161)	38.38% (190)	25.45% (126)	3.64% (18)	1.86	495

Average rating: 1.86

...Restaurants

Answered: 501    Skipped: 6

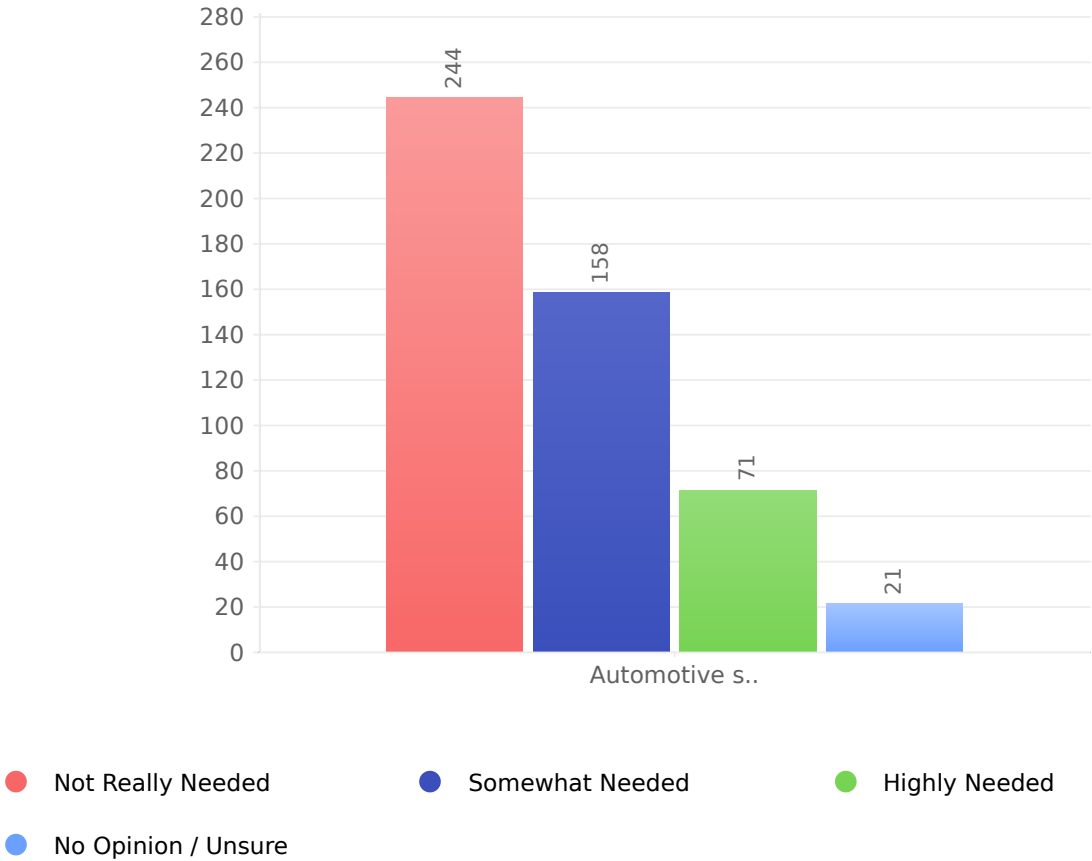


Row	Not Really Needed (1)	Somewhat Needed (2)	Highly Needed (3)	No Opinion / Unsure (0)	Average rating	Response count
Restaurants	22.36% (112)	42.32% (212)	32.93% (165)	2.40% (12)	2.06	501

Average rating: 2.06

...Automotive services / gas station

Answered: 494    Skipped: 13



Row	Not Really Needed (1)	Somewhat Needed (2)	Highly Needed (3)	No Opinion / Unsure (0)	Average rating	Response count
Automotive services / gas station	49.39% (244)	31.98% (158)	14.37% (71)	4.25% (21)	1.56	494

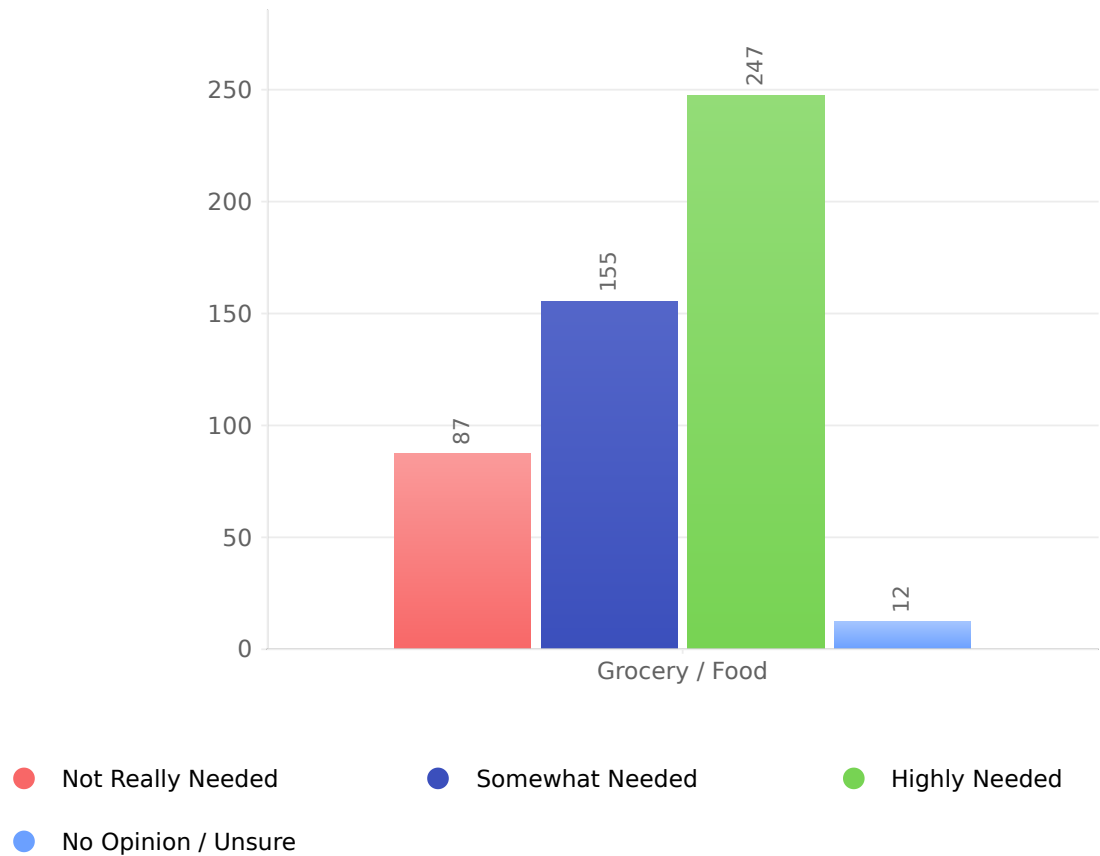
Average rating: 1.56



Q7

...Grocery / Food

Answered: 501    Skipped: 6



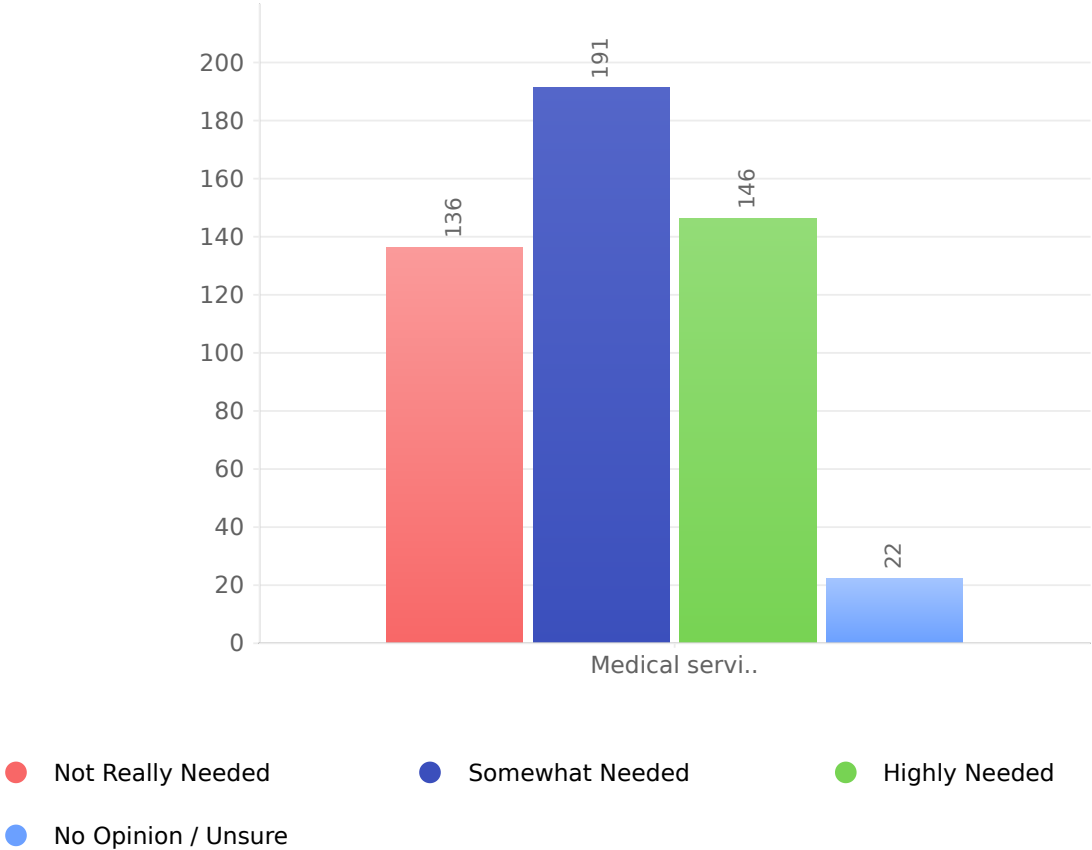
Row	Not Really Needed <b>(1)</b>	Somewhat Needed <b>(2)</b>	Highly Needed <b>(3)</b>	No Opinion / Unsure <b>(0)</b>	Average rating	Response count
Grocery / Food	17.37% (87)	30.94% (155)	49.30% (247)	2.40% (12)	2.27	501

Average rating: 2.27

Q8

...Medical services / Physician / Clinic

Answered: 495    Skipped: 12

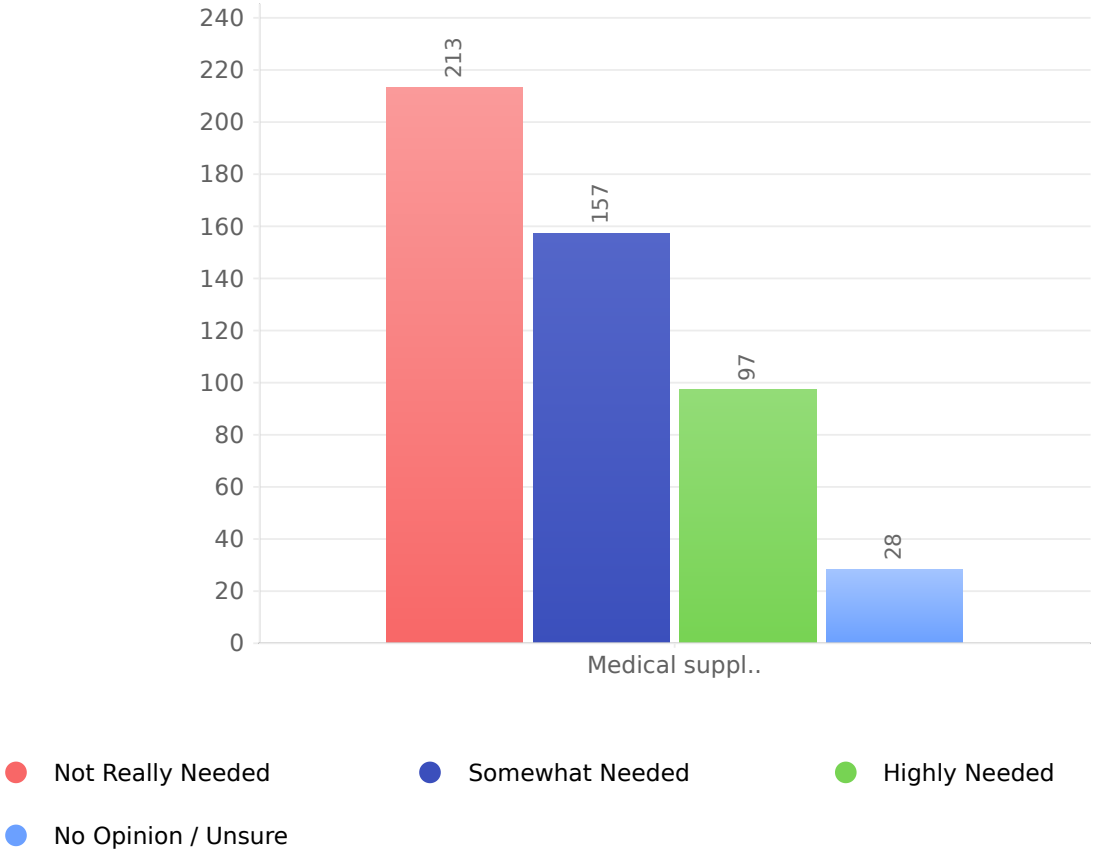


Row	Not Really Needed (1)	Somewhat Needed (2)	Highly Needed (3)	No Opinion / Unsure (0)	Average rating	Response count
Medical services / Physician / Clinic	27.47% (136)	38.59% (191)	29.49% (146)	4.44% (22)	1.93	495

Average rating: 1.93

...Medical supplies / Pharmacy

Answered: 495    Skipped: 12

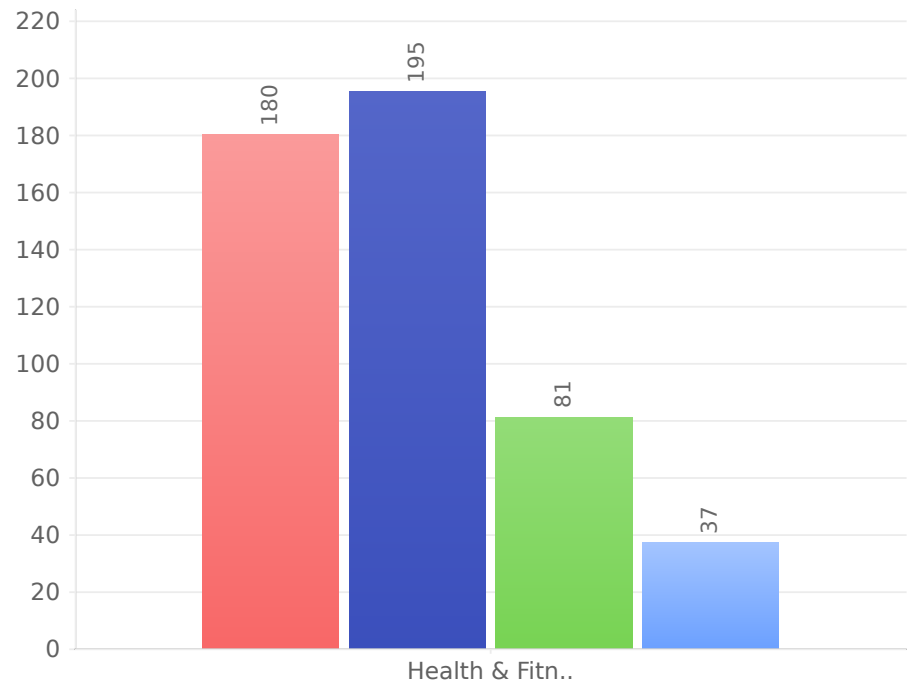


Row	Not Really Needed (1)	Somewhat Needed (2)	Highly Needed (3)	No Opinion / Unsure (0)	Average rating	Response count
Medical supplies / Pharmacy	43.03% (213)	31.72% (157)	19.60% (97)	5.66% (28)	1.65	495

Average rating: 1.65

...Health & Fitness or Exercise

Answered: 493    Skipped: 14



- Not Really Needed
- Somewhat Needed
- Highly Needed
- No Opinion / Unsure

Row	Not Really Needed <b>(1)</b>	Somewhat Needed <b>(2)</b>	Highly Needed <b>(3)</b>	No Opinion / Unsure <b>(0)</b>	Average rating	Response count
Health & Fitness or Exercise	36.51% (180)	39.55% (195)	16.43% (81)	7.51% (37)	1.65	493

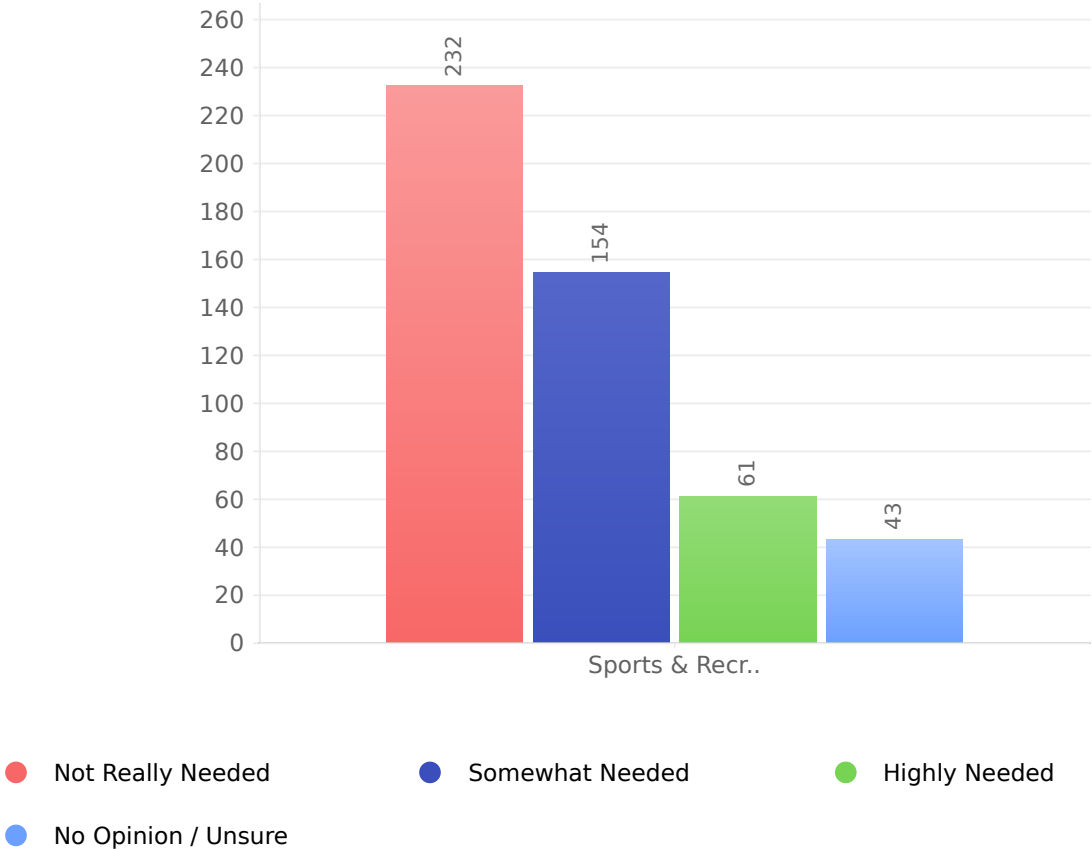
Average rating: 1.65



Q11

...Sports & Recreation Retail

Answered: 490    Skipped: 17



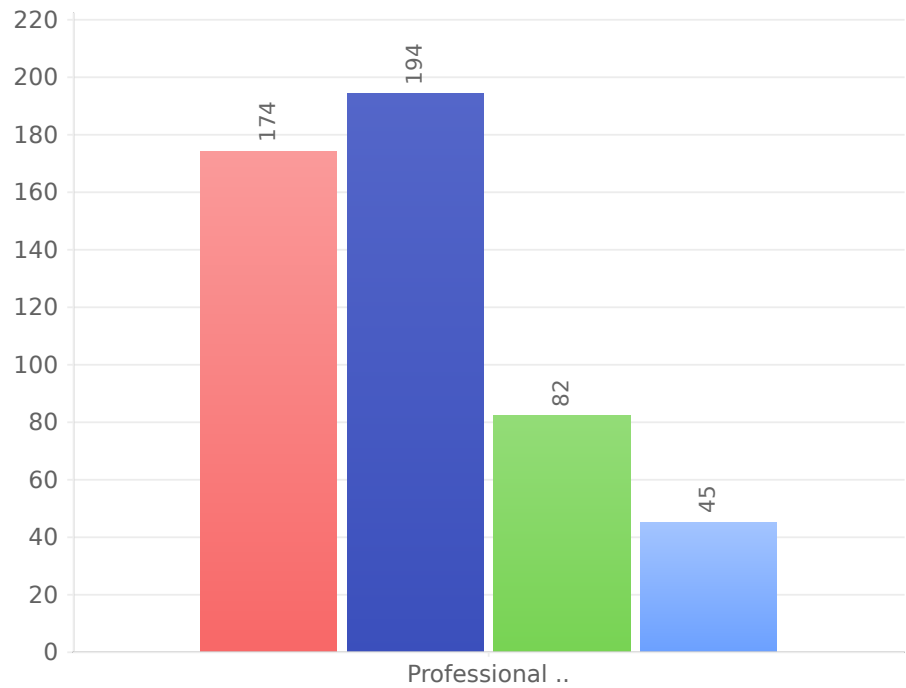
Row	Not Really Needed (1)	Somewhat Needed (2)	Highly Needed (3)	No Opinion / Unsure (0)	Average rating	Response count
Sports & Recreation Retail	47.35% (232)	31.43% (154)	12.45% (61)	8.78% (43)	1.48	490

Average rating: 1.48

Q12

...Professional Offices

Answered: 495    Skipped: 12



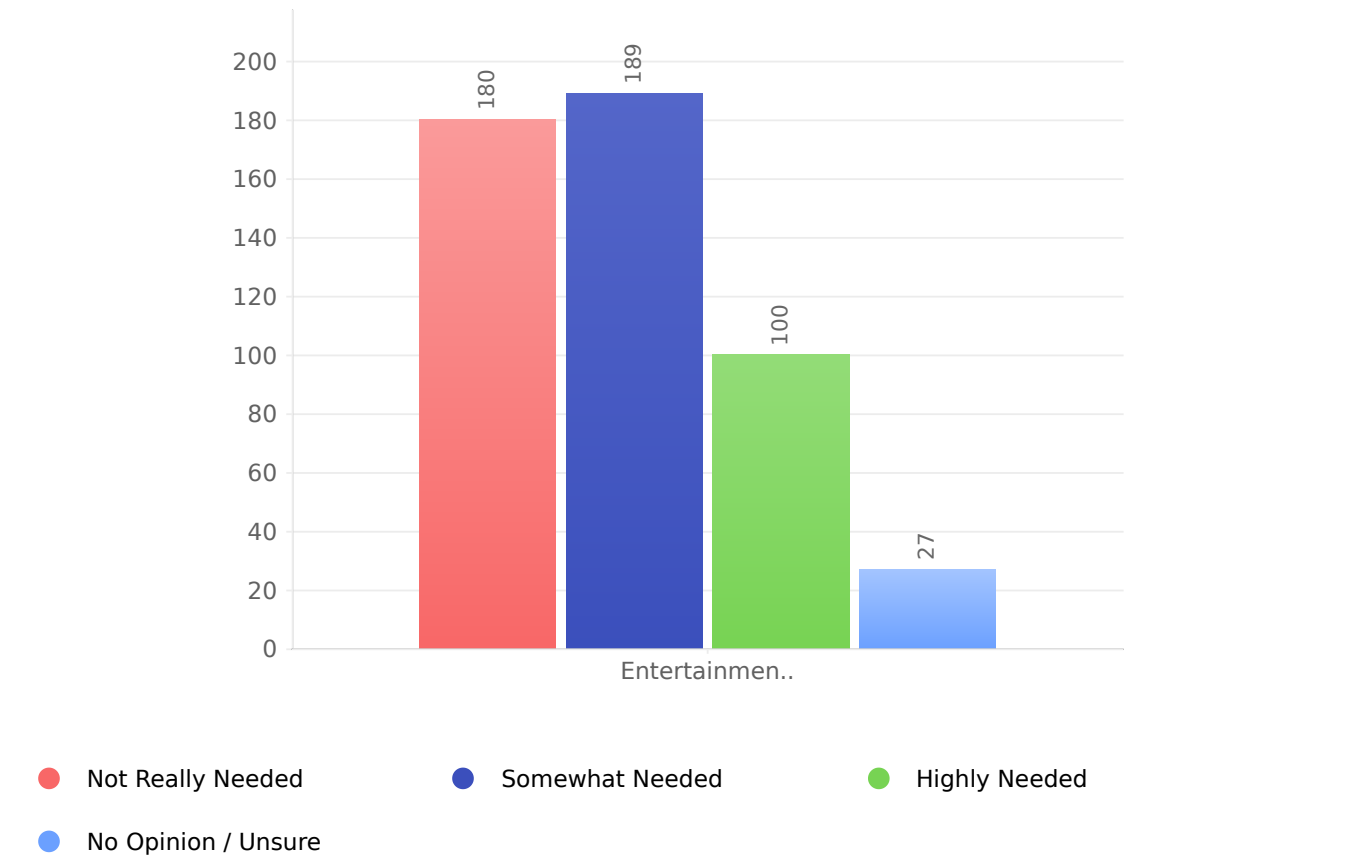
- Not Really Needed
- Somewhat Needed
- Highly Needed
- No Opinion / Unsure

Row	Not Really Needed <b>(1)</b>	Somewhat Needed <b>(2)</b>	Highly Needed <b>(3)</b>	No Opinion / Unsure <b>(0)</b>	Average rating	Response count
Professional Offices	35.15% (174)	39.19% (194)	16.57% (82)	9.09% (45)	1.63	495

Average rating: 1.63

...Entertainment / Amusement / Theater

Answered: 496    Skipped: 11



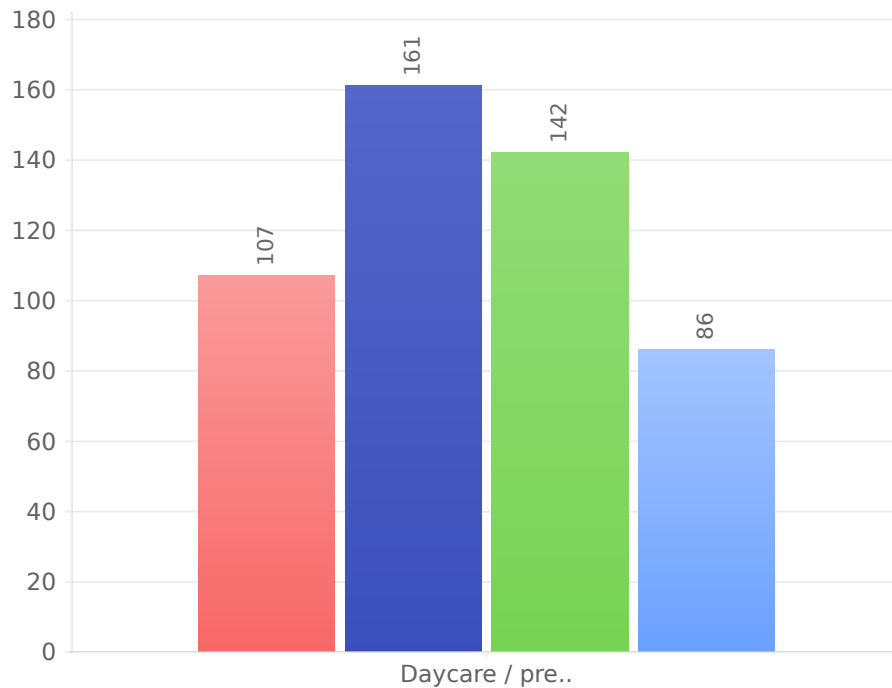
Row	Not Really Needed (1)	Somewhat Needed (2)	Highly Needed (3)	No Opinion / Unsure (0)	Average rating	Response count
Entertainment / Amusement / Theater	36.29% (180)	38.10% (189)	20.16% (100)	5.44% (27)	1.73	496

Average rating: 1.73

Q14

### ...Daycare / preschool

Answered: 496 Skipped: 11



● Not Really Needed      ● Somewhat Needed      ● Highly Needed  
● No Opinion / Unsure

Row	Not Really Needed <b>(1)</b>	Somewhat Needed <b>(2)</b>	Highly Needed <b>(3)</b>	No Opinion / Unsure <b>(0)</b>	Average rating	Response count
Daycare / preschool	21.57% (107)	32.46% (161)	28.63% (142)	17.34% (86)	1.72	496
Other business types needed? (Write in)						74

Average rating: 1.72

Other business types needed? (Write in)

1. retail
2. car wash once the town finally wakes up and gets water and sewers approved to help our home values increase
3. i do very little business in the town of Schroepfel. Everything I do is just over the river. I moved here to get away from all that development.
4. Veterinarian Dog park
5. I think the Town of Schroepfel is great as is.
6. Anything that adds to our tax base.

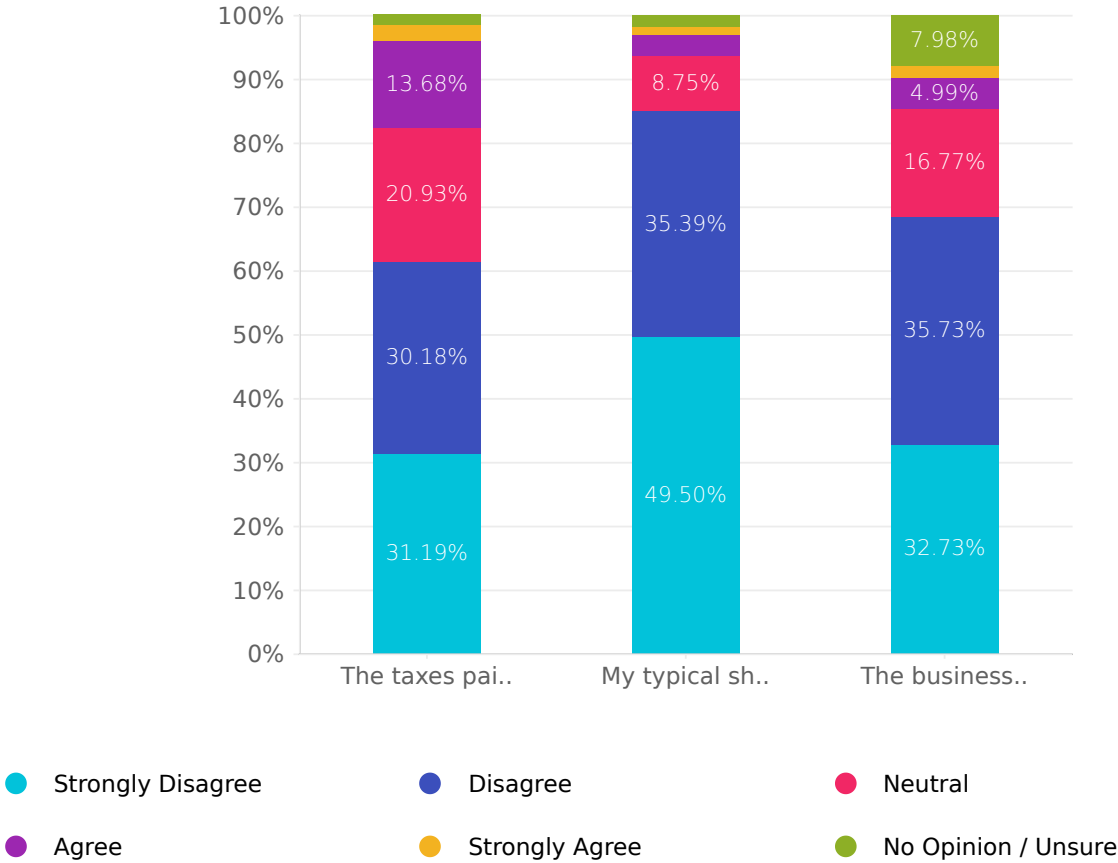


7. More industrial business is needed to increase local employment.
8. Grocery store!!! A Dunkin' ....
9. Use the waterfront areas more for activities that attract visitors
10. No more commercial or industrial zoning.
11. Diner, bakery, coffee shop, gift shop
12. Recreational marijuana
13. Manufacturing
14. Visual Arts Center
15. Major industry, these little mom and pop things will do nothing the help the tax base
16. Medical and recreational marijuana store
17. Everything is good the way it is now.
18. Dunkin Donuts, Mc'Donalds
19. Dog wash
20. We have all we need just a few miles down Rt 10 along Rt 31. Restaurants, grocery stores, hardware, medical, etc.
21. Clean energy projects.
22. Light manufacturing/green businesses
23. locally owned not chains, solar and wind farms, possibly marijuana farming, we have the space- possibly an energy collective using our big yards and grants, to supply energy to ourselves and down state
24. Grocery Store Fast Food Restaurant
25. Coffee shops
26. see below
27. We do not need strip malls in this area. I noticed the brand new one in Phoenix that sits mostly empty along with the one on rt. 57. We are 20 minutes from route 31 which is expanding at a rate that is not sustainable. Traffic is horrible.
28. Small business. Something to help the tax base but won't pollute our town.
29. Developing the waterfront with small shops, boutiques, places to eat would give have boaters as well as residents spending locally.
30. Landscaping, cleaning service, meal kits/farm to table/cooperative for fresh food, community garden (not at town offices)
31. Industry
32. Delta-Sonic type car wash (not coin operated)
33. All of these are services. We need more lite commercial industries.
34. Fresh food created by local farms.
35. Manufacturing
36. You need water, add housing, add jobs, then the above is needed.
37. The area on State St. near Henry park and the Lock should be developed for tourists. Reopen Larkins & coffeeshop. Maybe another restaurant, etc.
38. Clothing Retail
39. Get Water District Started for Bankrupt Road.
40. Let business people work, choose win or fail. Town should be complete neutral.
41. Need progress to help with tax burden and to keep our community vital so it doesn't die.
42. This town needs a lot of things. Just because we are 10 miles from grocery stores, it doesn't mean we don't need one, especially in the winter.
43. Rt 31 has all these services and we don't need taxes to go up.

44. SWIMMING POOL!!
45. Bank
46. Chain establishment - Dunkin Donuts, McDonalds Need breakfast, lunch, and dinner options
47. Professional Bldg Cty Rt 10 area
48. Support + home based businesses (highly needed)
49. We are close to the Route 31 malls and stores
50. Water!
51. Water district + sewer for pleasant lake + adjacent areas (highly needed)
52. Grocery/Food (not gas stations. Retail stores don't seem to come to Town of Schroepel. Palermo has a new Dollar General at least.
53. A place for preteens + teens to skate or skateboard? (highly needed)
54. More banks, fast food, Dunkin Donuts, Dollar General, Thrift Store, Veterinarian (highly needed)
55. Small Manufacturing
56. Dunkin Donuts
57. Outdoor recreation - trails
58. I go to Onondaga County for all the above.
59. Small businesses
60. Meat market - fresh meats, Bakery - Fresh Breads
61. Help the elderly. Cleanup days. Garage Sale days. Community events.
62. Fast food
63. Grocery Store
64. Cannabis growers & dispensaries.
65. This is a small town
66. Aldi's
67. Car wash, Liqueur store Sandridge area.
68. What we need is for people to be aware of and support what we do have.
69. We need to do a lot more for the Elderly, places to live with transportation in their community.
70. Expand utilization of river/riverfront in some way.
71. Water
72. Nothing
73. fast food, Dunkin Doughnuts
74. Need water/ sewer/ Power to attract new construction (Residential& Commercial).

How much do you agree or disagree with the following statements?

Answered: 503    Skipped: 4

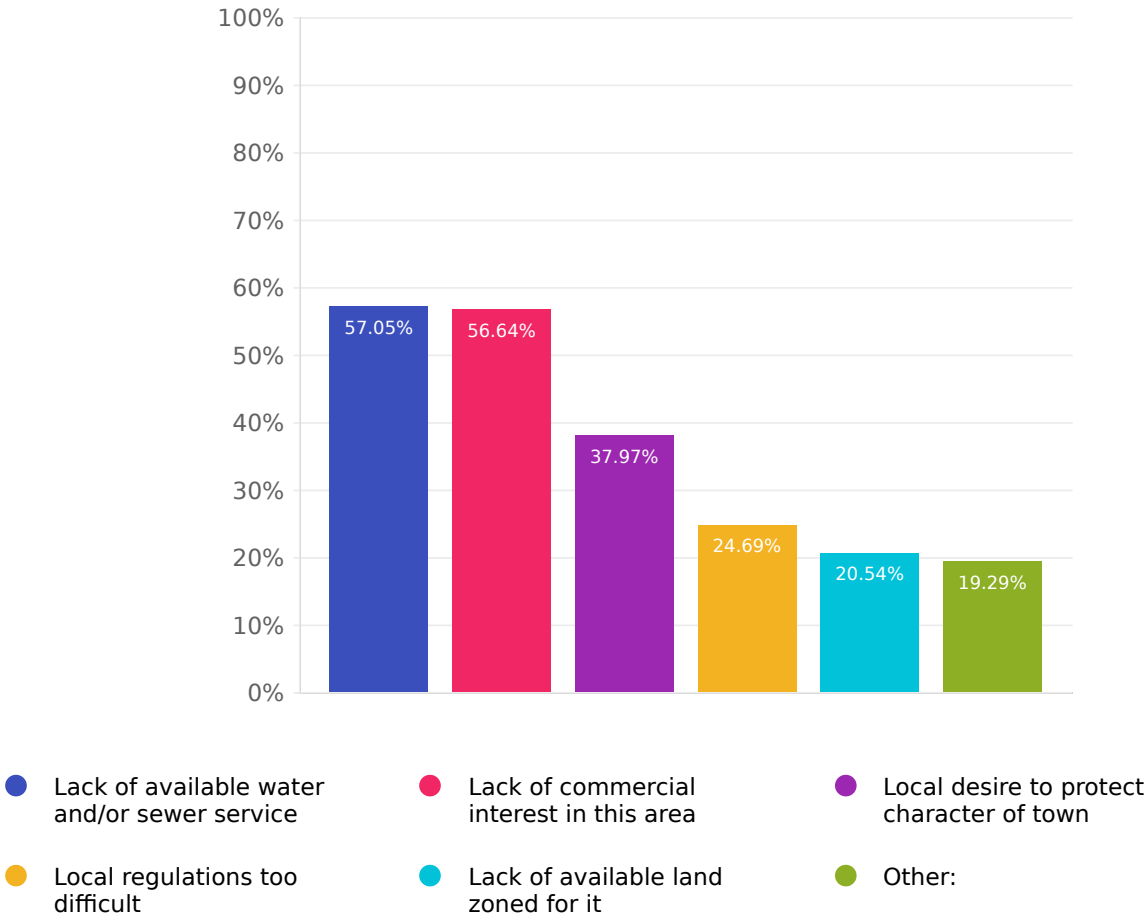


Row	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree	No Opinion / Unsure	Response count
The taxes paid on my property have been reasonably balanced with the services that I have received from the town.	31.19% (155)	30.18% (150)	20.93% (104)	13.68% (68)	2.41% (12)	1.61% (8)	497
My typical shopping and services needs are met by local businesses without having to drive outside of town.	49.50% (249)	35.39% (178)	8.75% (44)	3.18% (16)	1.39% (7)	1.79% (9)	503
The businesses in town provide an adequate supply of local jobs for our population.	32.73% (164)	35.73% (179)	16.77% (84)	4.99% (25)	1.80% (9)	7.98% (40)	501

Q16

**What do you think might be current obstacles to attracting new commercial businesses to town? (Select all that apply)**

Answered: 482    Skipped: 25



Choices	Response percent	Response count
Lack of available water and/or sewer service	57.05%	275
Lack of commercial interest in this area	56.64%	273
Local desire to protect character of town	37.97%	183
Local regulations too difficult	24.69%	119
Lack of available land zoned for it	20.54%	99
Other:	19.29%	93



Other:

1. Taxes too high
2. didn't move out here for that
3. High Taxes
4. We are close to everything in our rural community.
5. Taxes are high.
6. Taxes
7. We are so close to 31 that I feel most will continue to use those businesses for their needs as they have established that routine
8. mindset of those in charge of soliciting the area
9. We are very close to the rte 31 services .
10. Internet / cellular service
11. Nothing business are not allowed in
12. Poor vision and local government leadership. The Town doesn't even have a decent website. How are you going to attract business and development.
13. Location. We aren't next door to a 'large' city like Syracuse.
14. Taxes
15. Board needs to take an aggressive stance on promoting business. Both existing and future.
16. Business competition with route 31.
17. High Taxes
18. Lack of trying to encourage them to consider us
19. Town not wanting any growth for decades has scared developers away.
20. There is insufficient demand, as we are served by the businesses on Rt 31.
21. Poor local leadership! too many existing town managers leaders in a position for too long. They only know how to take tax money, they have no idea how to grow a community.
22. High school and property taxes
23. We need water and septic!!!!
24. Poor enforcement of codes/zoning discourages home buyers
25. lack of initiative to develop new business
26. the hateful signage and flags on personal property
- 27.
28. Power grid needs updating
29. town doesn't comply to their commitment
30. What type of new business do you want to come to this area? And where will these new businesses be? Phoenix can be developed but I do not want places like Pennellville or Gilbert Mills to be developed for strip malls.
31. Why relocate when Rt 31/57/481 are so close?
32. I do not want to see development near my house, which is near the Schroeppe bridge.
33. Taxes too high
34. proximity to Clay and Fulton
35. Empty parcels of land that are unused which could be utilized by a new business.
36. Lack of code enforcement on property owners. There are too many properties in the town that are dilapidated and yards filled with trash. The town looks like a junk yard in many areas.

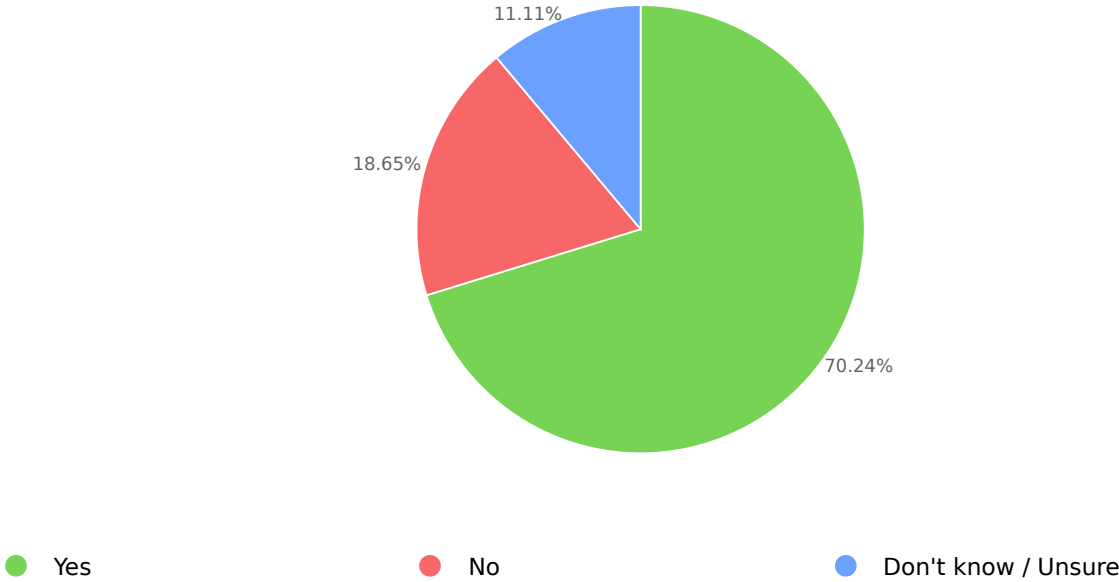
37. NYS taxes and utilities
38. I do not want new business
39. Too remote to population centers.
40. I don't know
41. Taxes are too high.
42. Too many people control what may or may not be done Laissez Faire!
43. Failing to grow. our small town will die.
44. taxes
45. Wake up - small town not desirable to outsiders with nothing in it. Even Fulton has Price Chopper. Taxes are screwed up -- don't get what we pay for. You get a lot of bad businesses.
46. We are too new to the area to really form an opinion but we like things just as they are.
47. When they put speed zone by schools, I stopped shopping in Phoenix - speed trap. Do children play in the highway?
48. Village taxes are insane
49. not sure
50. Town has always been difficult. Residents don't want to see "change", or fear the "expense" of change.
51. Perhaps there is a concern of increased expenses in adding more people to the area.
52. We need water/sewer!!!
53. Taxes too high
54. Lack of care to roads sidewalks and housing
55. Worded to get answers you want. I have no interest in becoming another over developed, congested, high tax area without any green space or clean water like CLAY, DEWITT or B. Ville.
56. Village doesn't let any new businesses in such as a super market or fast food / which would help with the tax base.
57. Vulgar comments on large signs throughout the town discourage businesses and residential development moving into this community. Who wants to expand into a community near F\_\_\_ signs!
58. leave rural, rural!
59. As a town we are still in the 50's and 60's. There has been no push to bring us into 2000's.
60. Need to start with public water for everybody It's the stone age around here
61. If businesses were added in centrally-located Phoenix, areas outside Phoenix could keep their character. However: the gas station/store just north of Schroepel Bridge could use a little help
62. Taxes too high. Roads in winter look like dirt roads. Thievery rampant (stealing wood out of someones shed even
63. Sorry I have no idea
64. maybe lack of water and sewer
65. We just moved here so not sure/ no opinion as why. Also there is everything you could need on RT 31 & Rt 57
66. taxes
67. I would dislike seeing the land used up in commercial business.
68. Oswego County is too conservative to attract progressive minded small business.
69. Town board wants nothing.
70. Don't need. Small businesses are needed.
71. i enjoy living in a small town. I don't want alot of businesses. The gas station right in the village was a bad idea. Byrne Dairy is in a better place.
72. We must great northern closings. We only have walmart, target. Attract low and middle class people. We do not need stores for a high income community.

73. Nothing ever gets approved
74. Taxes
75. For the quality of water we should not have to pay a water bill. The water is horrible!
76. Not large enough population.
77. Door & Window company in old Fox dealers? How many people will use that?
78. Taxes are to high
79. Poor local leadership. Tax accessor has no clue.
80. Lack of interest and support of many of the people living in the Town of Schroepel - A feeling of what difference do I make in the grand scheme.
81. All the above. Do to the lack of good leadership and vision for the future. Commercial development is way more beneficial than residential.
82. We do not need new businesses here.
83. Possibly highway access in addition to 481.
84. new commercial businesses we not needed. Rt 31 doesn't need to head north. it is a short distance from Phoenix and has everything you have addresssed, plus.
85. Lack of water that's clean!
86. For some reason people think the Phoenix area is distant from Syracuse.
87. Do not need anything. Population brings crime.
88. Just four miles down the road are many many businesses and big commercial chains.
89. Taxes are too high for folks with fixed income.
90. To small of an area, businesses will go to 31 first.
91. Years ago my wife wanted to start a small business, and I witnessed the board members putting my wife through the ringer. This town will never grow and I really don't care.
92. A supervisor who has no clue what's going on, Extensive feeling of being a white, narrow minded community.
93. i i wanted to live in a mess like Clay, I would move there.

Q17

**Would you support the Town of Schroepfel developing public water and sewer services in selected areas of town to help attract new commercial and residential growth and strengthen the local tax base?** *(Select one)*

Answered: 504    Skipped: 3



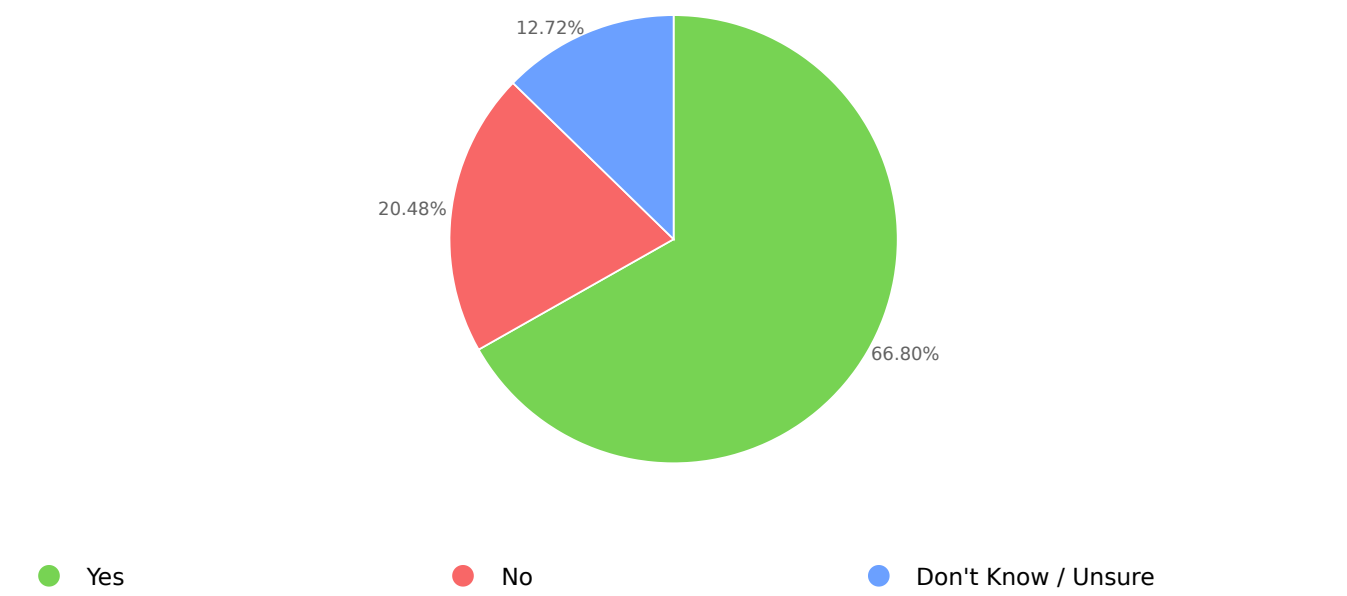
Choices	Response percent	Response count
Yes	70.24%	354
No	18.65%	94
Don't know / Unsure	11.11%	56



Q18

**Would you support a significant expansion of public water and sewer services in town to address the water quality issues experienced in many neighborhoods?**  
*(Select one)*

Answered: 503    Skipped: 4

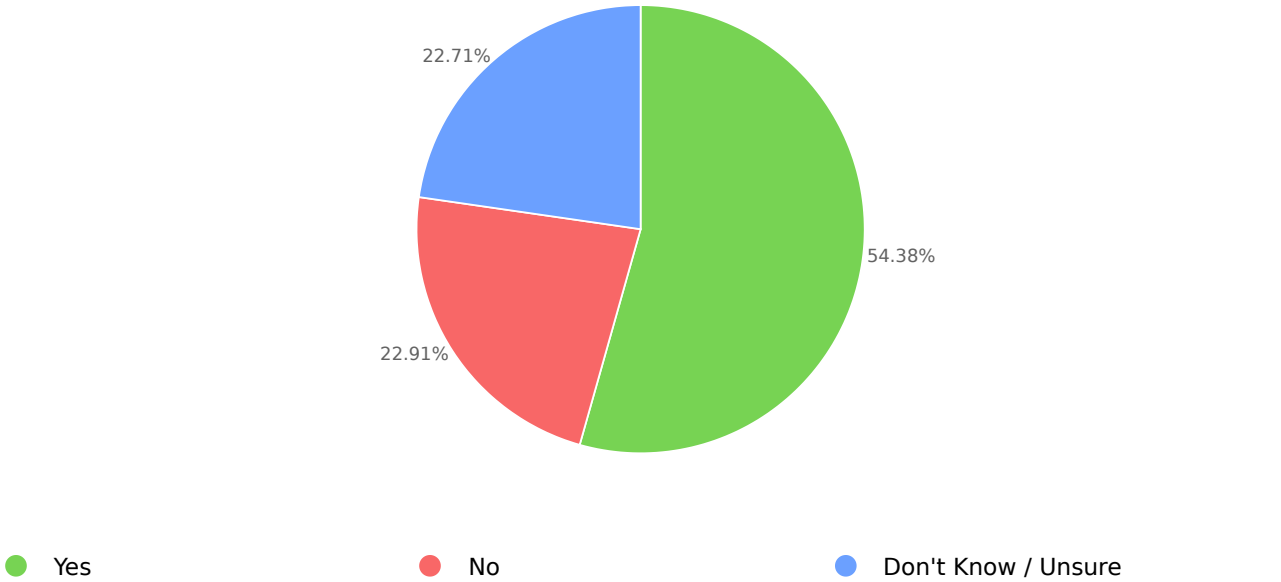


Choices	Response percent	Response count
Yes	66.80%	336
No	20.48%	103
Don't Know / Unsure	12.72%	64

Q19

**Would you support the establishment of architectural & site design guidelines to direct the appearance and size of future commercial development to help maintain the desired character in town? (Select one)**

Answered: 502    Skipped: 5

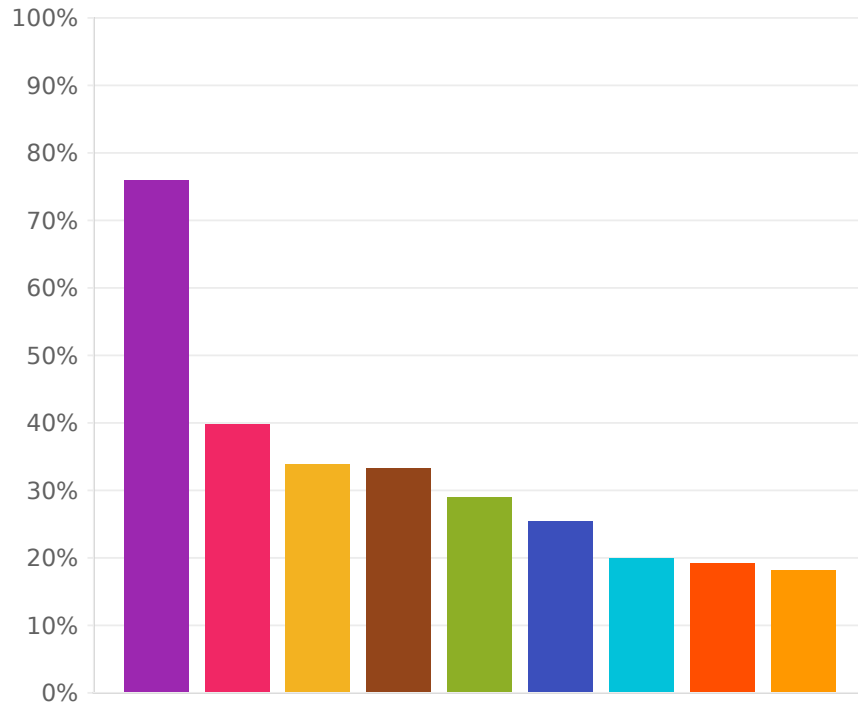


Choices	Response percent	Response count
Yes	54.38%	273
No	22.91%	115
Don't Know / Unsure	22.71%	114

Q20

**What do you think are the most important issues facing the community? (Pick only 3)**

Answered: 499 Skipped: 8



● Reducing taxes / strengthening tax base

● Providing local jobs

● Protecting natural resources

● Saving local farms

● Keeping younger generations in town

● Preserving small town character

● Housing affordability

● Development concerns ("loss of open space / farmland")

● Other:

Choices	Response percent	Response count
Reducing taxes / strengthening tax base	75.75%	378
Providing local jobs	39.68%	198
Protecting natural resources	33.67%	168
Saving local farms	33.07%	165
Keeping younger generations in town	28.86%	144
Preserving small town character	25.25%	126
Housing affordability	19.84%	99
Development concerns ("loss of open space / farmland")	19.04%	95
Other:	18.04%	90

Other:

1. Lack of adequate water supply
2. Bring in retail businesses to bring in tax revenue
3. Lack of water and sewer
4. Need for public water
5. Property/school taxes are currently extremely high, and are the #1 thing that pushes families to move out of town.
6. Lack of public water and public sewer
7. By increasing business etc. tax rate decr
8. Lack of public water and sewer
9. New town supervisor is incompetent
10. The lack of public water and sewer
11. allowing the clear cut of land and then allowing it to sit undeveloped. Allowing residences to store junk on porches and front yards - the total lack of code enforcement.
12. Need to reduce taxes for property owners on Pleasant Lake since we don't receive any services from the town.
13. Town is especially well suited to expand as a large lot bedroom community as demonstrated by recent home building. No evidence of water problems that would require public water system that would raise tax burden
14. Having a vision for the Town and taking advantage of grant opportunities.
- 15.
16. We need water and sewer!
17. lack of water/sewer to attract new business

18. High water/sewer cost
19. Lack of sewer and water is the primary issue facing the town.
20. Public water and sewer!
21. Preserve and protect the Sand Ridge aquifer.
22. The biggest issue is the town leadership
23. Water and sewer
24. Sewer and water
- 25.
26. We need to make our community more appealing for people to stay in the area. While I love the small town feel it doesn't provide all we need.
27. Nepotism and undue influence in hiring policies
28. especially strengthening tax base
29. More single family homes verses rental property
30. I think the most important issue is this town wants to cash in on development but doesnt have a plan in place, much like when they tried to bring the ethanol plant years ago.
31. Adding public water
32. Taxes are higher than other towns who provide more services.
33. Supporting local businesses that are not in the spotlight.
34. Transition from a rural town to suburban town.
35. Strengthening tax base, I am not concerned with reducing taxes
36. providing public water and sewer to it's residents
37. Taxes are too high in Schroepel
38. Again the lack of code enforcement. Properties that are neglected & yards filled with junk bring all of our property values down.
39. Economic development
40. You cannot develop anything without first developing water and sewer districts!
41. We're good the way we are
42. Encroachment of things such as apartment complexes and/ or large businesses such as we see in Clay. We do not want that here.
43. getting public water from OCWA will provide reliable clean water and enhance property values. it will also encourage some growth to the tax base through management development.
44. Much of the Town looks like a slum and lacks amenities that are interesting and/or attractive such as recreation, shopping, interesting restaurants. Upkeep is a problem here.
45. Reduce local Government Size - Far too many
46. Attracting businesses/ shopping and restaurants will attract new homes and residents which will ultimattely help our community to thrive and increase our tax base so current homeowners aren't carrying the costs of ever increasing tax hikes.
47. As far as high taxes, your school tax is a joke. You are not any better than any other location, if not worse.
48. not sure
49. Not having public water/sewer - lived in my home 15 yrs. Was told when we purchased public services were voted and approved, until a resident made a scene and stopped the project. My well dries up continuously.
50. See attached
51. Lack of public water
52. Attracting visitors + interest in our community. Capitalizing on "water traffic" - good restaurantrs, live music, specialty shops - liquor store



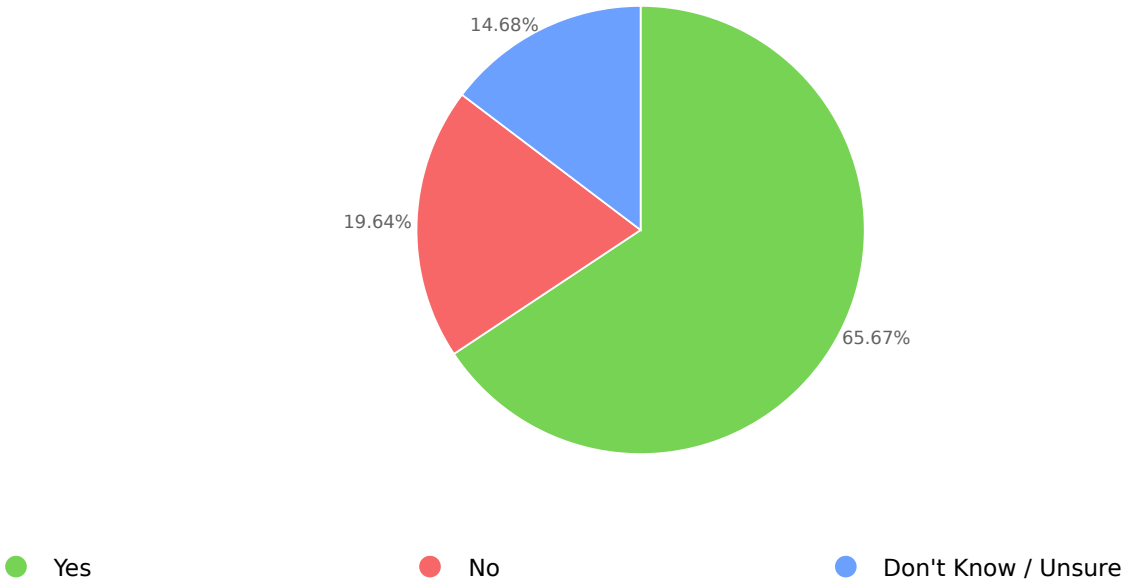
53. Development is all about GREED, not quality of life. Who is looking to make money here? Someone on the Board? Real estate people make \$ off this - who on the board is married to a real estate agent?
54. Garbage pick up. Seasonal leaf - debris pick-up (clean up)
55. Create a village soul-update and create businesses that support the boat community.
56. Develop a commission that will find developers to built businesses and housing. But this can not be done without water and sewer.
57. Ironwood(?) Estates was built w/o a proper drainage plan. Now we are seeing flooding on many properties. Paving over the gutters has added to this problem.
58. [Re: reducing taxes] What do we get?; [Re: Other] Water(public) Co. Rte 12 Pennellville area
59. Need water(public) + sewer services on Barton Rd.
60. How come new homes are built in the town but this does not reduce our taxes? Other than plowing roads I do not see or receive any benefit from the Town of Schroepfel.
61. More community support + involvement in the public schools in Schroepfel
62. We need some industry in town for jobs and tax base. If you build it, they will come.
63. Replacement of old water, sewer lines and sidewalks
64. Repair the roads + sidewalks
65. Lack of help from the town such as picking up loose leaves, fixing holes in the road properly. Placing four men to one truck to look for leaf bags is crazy plus it would help the elderly picking up loose leaves.
66. Strengthening the tax base would have a positive effect on everything on this list.
67. No problem can be solved from the same thinking that created it.
68. The government not supporting small businesses and freedom.
69. Affordable for seniors housing assisted or independent living low cost. Community assistance for seniors. help those in desperate need. Family oriented activities.
70. Lack of water and sewer services.
71. Lack of water and Sewer!
72. Need grocery store's, big businesses.
73. Water/ village taxes unsure why we pay a village tax and a water bill for horrible water.
74. When industries left much of our stability did with it. Cannabis grow facilities and dispensaries offer the revenue dollars we need to move forward. It would provide jobs and money to upgrade.
75. I live in the area to experience the small town feeling I once had before moving away (and returning later). I am looking to raise my family in this type of environment.
76. The village taxes are a deterrent to new home owners. School, county, and village make Phoenix an unpopular place to live, especially for young families.
77. Safe Drinking Water
78. Public water and sewer outside the village of Phoenix.
79. Water and mostly sewer
80. Taxes are too high for too little. All the town does is raise taxes but gives nothing back.
81. Do we have an agency already that is making known what is going on in the community? Not enough is done to make the assets that we have noticeable to the general population.
82. I picked the best 3 issues but the rest are very important to and should be considered as we move forward.
83. Clean water for the town residents and businesses. This is a huge problem.
84. We need more Restaurants! Bigger Movie Theatres. Big Industries please!
85. We should look for balance while protecting water sources, farmland, wetlands. Public water and sewer services would also target areas. We should market the industrial park.
86. Community Leadership: Poor/Lacking/unseen.

87. Expanding water so town can bring in more housing.
88. Do not need any more development. Crime!
89. - Carbon Neutral, Fit together like Legos, very high R-factor, hemp manufacturing for carbon neutral  
And riverfront/recreation focus on what is unique to this town.,
90. great community, Need to show people that are not from the area how wonderful the town is at a  
young age so hopefully sports can come back. Community to be known for more than town of  
gateway drugs.

Q21

Would you support the development of a network of recreation trails for the Town? (Select one)

Answered: 504    Skipped: 3

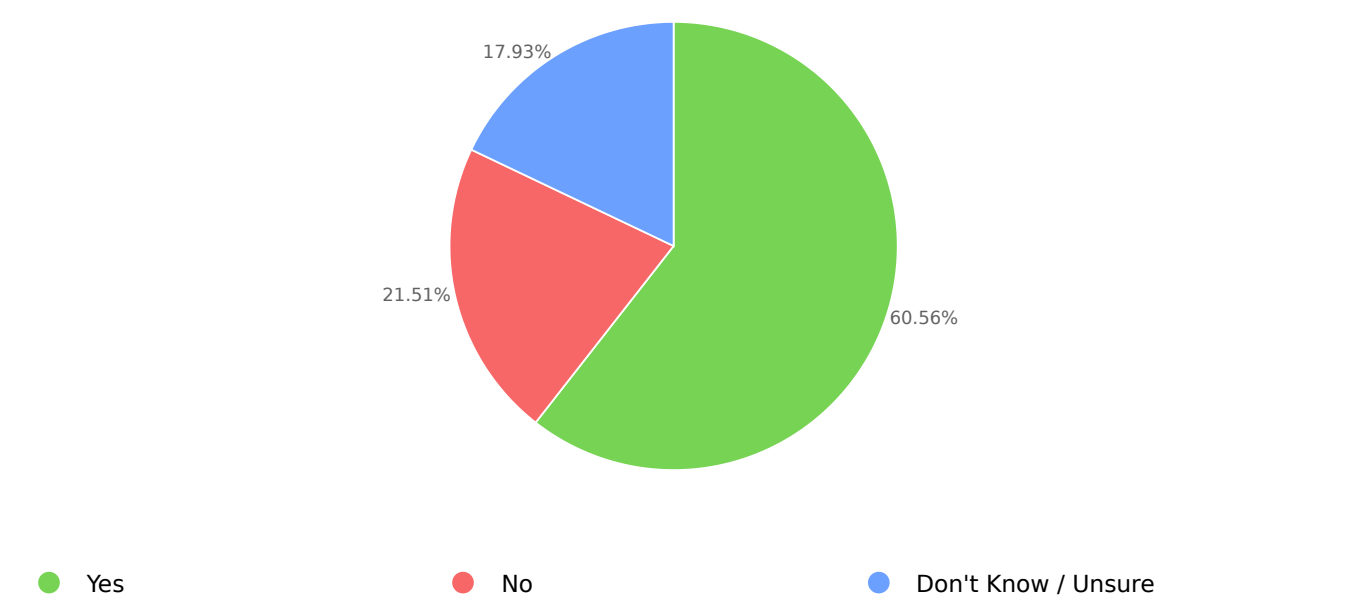


Choices	Response percent	Response count
Yes	65.67%	331
No	19.64%	99
Don't Know / Unsure	14.68%	74

Q22

**Would you support the development of a community center building with a multipurpose space and year-round restrooms at Farley Park?** *(Select one)*

Answered: 502    Skipped: 5

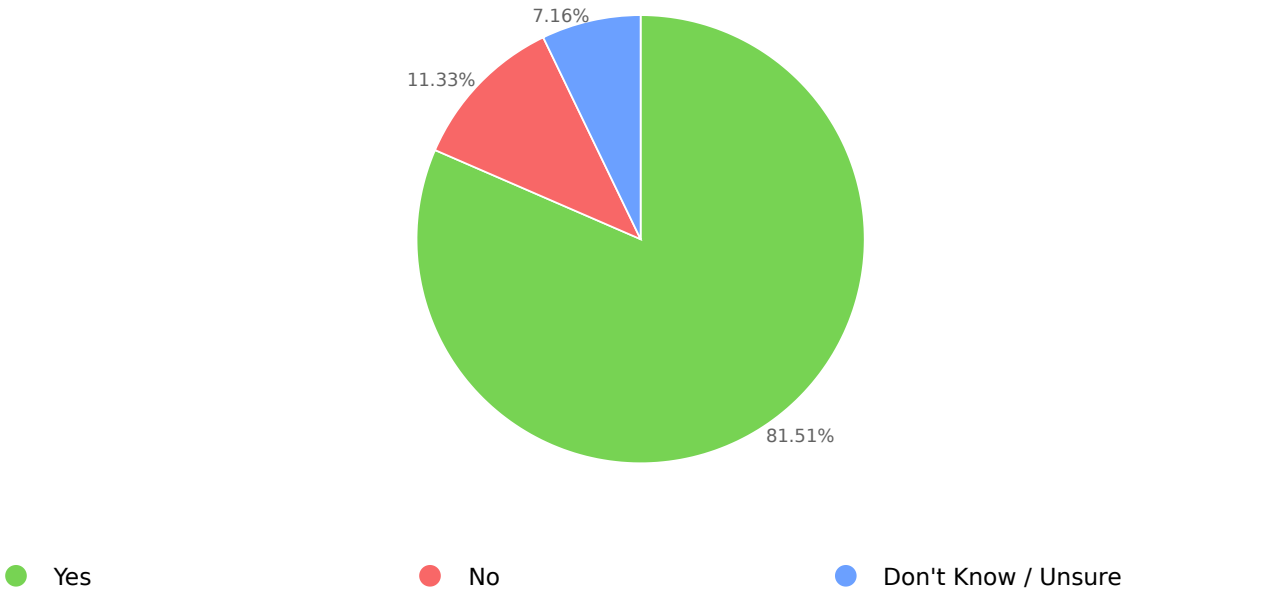


Choices	Response percent	Response count
Yes	60.56%	304
No	21.51%	108
Don't Know / Unsure	17.93%	90

Q23

**Would you support the Town of Schroepfel expanding or enhancing local recreational amenities (such as walking trails, community parks, etc) if they could be paid for in-part or in-whole through grant funding?** *(Select one)*

Answered: 503    Skipped: 4



Choices	Response percent	Response count
Yes	81.51%	410
No	11.33%	57
Don't Know / Unsure	7.16%	36



## Please provide any additional thoughts and suggestions you may have that will help improve the town that can be included in the Comprehensive Plan update.

*Note: Comments marked with “\*paper” or “#paper” were transcribed from written comments provided on paper surveys returned to Town Hall.*

1. You're just looking to find ways to raise taxes. E/T that's needed is in the Great Northern Mall area. #paper33
2. Would the Town consider the purchase of a leaf vacuum system (truck mounted) similar to what V/Phoenix and V/Central Square have.
3. Without public water this area will never reach its potential
4. With new business coming to northern Onondaga County and increasing needs moving in fr downstate, Schroepfel is in a perfect position to become the high end bedroom community. Very large lots of 1 acre or better and houses in the 400,000 to 500,000 or higher range will add to the tax roll without putting significant pressure on the current water source or other infrastructure. Although it would be unfortunate to loose farmland, owners will sell off their land. Better to encourage high end residential development rather than cheap qtr acre lots. It's true that Schroepfel has the highest tax rate in the county. However, other municipalities in the county manage to provide the lean services offered in Schroepfel without extensive industrial and commercial use.
5. With inflation and the economy people are strapped. We should be cutting cost and taxes and not starting any major projects, especially not a water project that would cost individual home owners.
6. Why are we paying for the Bankrupt Road water district on our tax bill when nothing has been started and the taxpayers haven't been kept informed of specific plans?
7. While we desperately need to improve our infrastructure (water, sewer especially) and generate development and growth - I believe we have more than enough undeveloped land to do that without destroying family farms. In fact, I believe we should do more to encourage and help family farms thrive and succeed as important parts of our food supply
8. We wonder what the Town does for us, living on Main St the county plows our roads. The village pkups tree branches & leaves, we pay for our water & refuse. What exactly does the Town do for us???? Nothing as far as we are concerned. The Town & village needs to merge & become 1 Department
9. We need water. We love this town but can not keep going with this costly dirty water! Please bring water from Schroepfel bridge to town residents. That need and want water. \*Paper
10. We need water and sewer to attract business, that would expand the tax base and reduce everyone's taxes. We have the land but need utilities. \*Paper
11. We need water and septic!!!! We have lived on 2 completely different ends of the town and have always had problems with water and septic. We currently have 2 filters and a water softener system and may need to add another filter system to what we already have, this is not acceptable at all. We have heard people complain about the worry of putting fluoride into the ground but the chemicals we need to use to clean the hard water out of our tubes sinks and toilets is far worse than the small amount of fluoride with public water.
12. We need municipal water for Pleasant Lake area.; [Re: water and sewer service] please include Barton Road / Pleasant Lake; [Re: recreation trails] walking trails, not just snow mobiles; I have concerns regarding "junkyards" in residential neighborhood area. I would also like to see public water + sewer for Barton Rd./Pleasant Lake area. Thank you for seeking public opinion. Keep up the good work!; #paper53
13. We need more commercial growth. Before housing is increased we need water + sewer. #paper22
14. We need a grocery store or butcher shop especially for local/elderly who don't drive. We could use a vet for certain. We would love a dog park somewhere like at the town park
15. We must protect the Sand Ridge Aquifer. It is an important environmental resource that is unique to our town.
16. We moved to Phoenix in July 2020 from Baldwinsville. We love the quaint village feel of Phoenix, but unfortunately because it is not attracting people and business' it feels somewhat old and rundown which is very sad because I truly believe that a waterfront village like Phoenix could be a very attractive place for people and business' to come if done well. I think of my visit to Clayton, NY and other waterfront areas that are small communities but have done well at attracting business' and people who love to shop and visit them, not to mention boat owners stopping in from the river. I am also very much in favor of bringing in public water and sewer to homes and business' as this is very much necessary as infrastructure for growth to happen. I love living here and would love to see it grow and become a wonderful place to visit and spend time in for families everywhere!
17. We live in the village and pay for water & sewer. I think residents on wells and septic need to be forewarned. We would not support animal factory farming or gun shops. The village library provides services to the area beyond Phoenix proper and would need continued support and fits well with a solid family community. \*Paper
18. We just moved here from the Town of Cicero. be careful in your development plans, Cicero has bad traffic congestion issues due to too many commercial entrances. With the continued movement of people from cities to suburbs to rural you will want to balance some commercial growth but your asset is the nature opportunities. trails & outdoor activities will attract younger families. Keep the country free. \*Paper
19. We have voted YES for public water both times. We have struggled with our water quality when we lived on Elm Dr. and do now on Kline Rd. Even with expensive filtration systems we have had issues. Our previous home had loads of iron in it and current water has methane gas in it and a terrible smell prior to a device we had installed that needs regular chlorine added. The water in the whole area is terrible- and whether people realize it or not it would be beneficial and so much safer to have access to public water available.
20. We have had very little growth in many years. We need more business and housing growth.
21. We believe the town would certainly benefit from weekly (free) garbage pickup and seasonal unbagged leaf pick-up. The town then would be more inviting to families interested in settling in this town. #paper26
22. We are the highest taxed area in the county and have zero services. They even took away some (leaf pick up without bagging).

## Additional Comments, continued..

**23.** We are one of the highest taxed towns in the area and the only service provided was leaf pick up with out bagging so now that is gone we have zero services. I guess only service provided is local government officials not doing anything to help the town but I really appreciate the survey.

**24.** We are desperate for good, clean water! We also need sewer please please please. We spend hundreds on water treatments and buying clean water monthly. In this day and age there is absolutely no reasonable explanation for a town to be lacking sewer and water especially when surrounded by such large municipalities.

**25.** We already have too much traffic on main St. and Lock St. ( dragstrip/ truck route). Any large new commercial would make traffic impossible. There is nothing possible above new development that would benefit only a handful of people. \*Paper

**26.** We all ready pay to much taxes for little to no services so unless the town has the funds saved up no new projects that will cost the tax payer any money

**27.** Water/Sewer service on Huntley Road. \*Paper

**28.** Water and sewer systems along the river. #paper21

**29.** Water and sewer go together. \*Paper

**30.** Walking path along 10 and 12, possibly with snowmobile access in the winter. Jobs for young people (16-25), including work study for JCB students.

**31.** Very light industrial development.Nothing along the Lines of the slaughter house proposal a few years back. With the schools and village spaces probably enough community center already but Farley could use all season restrooms.

**32.** Updated public water needs to be improved and made available to residents who have poor water quality. Residents paying taxes should have access to good quality water and not have to have a well that provides their family poor water and cause health concerns.

**33.** Town wide trash pickup included in tax bill. Price would be cheaper than individuals pay now and we would not have multiple heavy trucks running on roads doing the same job.

**34.** Town was too into protecting the environment and farmland to think about enticing businesses (like Great Northern Mall, or industrial technology parks) to bring in businesses that would pay taxes and lower the overall burden of taxes on the homeowners. Taxes are high and services keep getting cut. Water and Sewer districts should have passed a few years ago which would have enhanced home values which would also generated additional tax base for the town - but couldnt get that passed (should have approved it anyway or put it back on the table to be voted on now). Walking trails dont generate tax income - cant continue to spend taxpayer \$\$\$ on services without generating tax income from larger businesses - look at the town of clay model - they figured it out.

**35.** Town taxes keep escalating, but services have declined. The only service we receive is snow removal. Leaf pickup in Fall now requires bagging which is not cost effective since you need hundred of bags for one wooded yard. A change of thinking must be implemented to serve the community better. #paper69

**36.** Town snowplows when its not warranted. We don't get much for the high property taxes that we pay. Maple View Dr(?)!; #paper60

**37.** Town board needs to work together in a much better way. People shouldn't run for the position if they can't or won't do the job. Shouldn't be offered when someone brings issues or needs info. \*Paper

**38.** This is supported to be a free country. People should be free to conduct their own affairs, win or lose at a business, etc. Just keep the road open and in good repair, and let us be!

**39.** This is a good project. The Town of Schroepfel needs a vision and strong leadership. There is a lot of potential for growth that will help the tax base and reverse the declining school enrollment. More housing is needed including senior housing. getting public water and possibly sewers should be priority. The Town should improve its website to better communicate with residents.

**40.** This community has a lot of seniors with fixed incomes and rising taxes are the major concern. \*Paper

**41.** there is absolutely no growth in this town this leads to higher taxes

**42.** There is a sharp contrast between the level of development in the town of Clay, RT 31, and the town of Schroepfel.

**43.** There has been a lot of development and destruction of natural resources. We are loosing the small town feel we once had. \*Paper

**44.** The water issue continues to be crucial in Pennellville. Without a doubt it should be addressed again. With Federal monies passing out of Washington. There must be available monies being made to small jurisdictions like Schroepfel.

**45.** The water district votes that were taken several years ago were poorly managed. Twice the issue was put up for vote ("2 votes per property parcel") 10 years apart, and the issue failed by 1 vote each time. We found that hard to believe. But thats what we were told.; #paper65

**46.** The town would benefit from more housing and recreational amenities. However, the availability of land for these items in town are hard to find.

**47.** The Town should be more proactive in encouraging growth and modernization.

**48.** The Town of Schroepfels is a great place to live and raise a family, or at least I thought so. The town without any remorse openly agreed they increased property taxes because of the COVID crisis. This put people out on the street. The city should be supporting the community and working with home owners to ensure everyone has a decent place to live. The fact is they don't care and they do nothing but raise taxes and give nothing back for it. My property has had no public services since as far back as 1960, yet my property value is assessed at 50K over any property sold in the area, why ,,,, because Hal Henky said so. Until we get rid of the corruption nobody is going to want to bring business to the area. The potential is unlimited if you have the right leadership.

**49.** The Town of Schroepfel is in an advantageous position for growth based on its proximity to Onondaga county and available land for development. Growth should be managed but not hampered by the myth of preserving our rural nature. We can have both and there is a need to grow the tax base and increase the population. Getting public water and possibly sewers should be a top priority, especially if there are funds for infrastructure improvements. Water districts for the area south of CO Rt 12 down Co Rt 10 to the bridge has been defeated twice by a total of 2 votes the first time and 1 vote the second time. Both times false information about the proposal was spread just before the vote. A water district should be proposed again. It will enhance housing values and assist in new residential development. There is also a need for affordable housing and senior housing in the Town. The Town could also benefit from stronger leadership and better communication with your citizens. The Town website needs to be completely updated. The minutes of meetings are hardly ever posted or accessible. Just compare

## Additional Comments, continued..

our website to other Towns like Clay. The Town has done a nice job with the park by the Bridgehouse in Phoenix. This should continue to be supported with improvements/maintenance along with the Bridgehouse Brats program. Support for businesses near the park should also be encouraged. Schroepel has a lot of potential. i hope this planning process is the start of something good.

**50.** The Town of Schroepel covers a lot of different areas, villages, hamlets, housing developments, farm land and open land. The biggest problem is the transition from a rural town to a suburban town. Attracting new lite commercial industry would help.

**51.** The town needs to grow, but not too fast, this will bring problems - infrastructure, power demands, overcrowding for schools, etc. #paper30

**52.** The town needs to grow its tax base (Commercial businesses). Attract businesses to state street area. Political parties need to work together better! it's for the better of the community not their political party. \*Paper

**53.** The town needs to draw a comprehensive plan that draws on businesses and provides additional tax growth outside of homeowners. Failing to do so will drive increased costs on homeowners. Makes me want to Leave! I've lived here all my life, worked in the schools, participating in our community. My kids grew up here and all have left. What does that say!

**54.** The Rt. 31 corridor and Clay area has grown tremendously over the last 5, 10, 20 years. Why can't Phoenix/ Schroepel/ Rt 57/ Rt 264 do that. get rid of the farm land and attract businesses. \*Paper

**55.** The need of a grocery store & a local sewers, they are more important than trails

**56.** The key is to protect our small town feel with our open green spaces while building a tax base to take the burden off of tax payers.

**57.** The issue that the town has, is that the assessments for properties are never updated. This in turn artificially raises individual residence tax burden.

**58.** The increase of taxes that I received for the Bankrupt Road Water project is unacceptable. Zero work has been done and my taxes have been increased for the second year now. The increase is so high that it impacted my financial situation, and during a time when everything else has increased, it's seems unjust.

**59.** The current (high) school and property taxes are a major issue. Population will DECREASE (not grow) if taxes remain this high. #paper29

**60.** Thank you for the opportunity to participate in this survey

**61.** Taxes: Generally seem fair, but we have been billed an extra \$400/ year for the Bankrupt Road Water District -- which we fully support -- but would like our money back if it is going to fall through and not be built. Code enforcement is basically non-existent. Decrepit properties abound, many with trash, scrap metal and abandoned cars on their property, in violation of Article II, Section 210 policy letter which took effect on 10/9/87 and still in force as of 2020, but is woefully unenforced (See multiple cars at first house on left as you enter Helbock Dr. off of bankrupt Rd; also house with side yards packed with scrap metal at corner of Rt. 57 and Co. Rt. 46, or the apparently abandoned house at the corner of Barnard Rd. and Co. Rt. 6, as examples). This decreases property values and discourages people from buying homes in the area. Whoever is supposed to be doing code enforcement is failing miserably and is a waste of taxpayers' money.

**62.** Taxes seem high for little community services/programs for kids. Few summer programs. No public pool ( used to have one years ago)

**63.** Taxes are too high now

**64.** Swimming pool at Farley Park. Small town character cannot be preserved if people cannot afford taxes. So many old homes have been turned into apartments. More business should lower taxes. \*Paper

**65.** Street lights in neighborhoods.

**66.** Street lights and trash pickup would be nice so we can justify the the high taxes we pay

**67.** Status quo has to go! Community services department has gone downhill dramatically over the past 10 years. Promotion is key and social media is a good way to get the word out inexpensively, you just have to have someone who knows how to use it.

**68.** Solar development needs to be encouraged.

**69.** Schroepel needs to prioritize development of public water and sewer throughout the town. The town needs to actively market our town as an affordable area to not only live but to establish a business. The only way to lower taxes is to attract investment from outside of the town that doesn't need much infrastructure and wont add to cost of schools and government costs. We need to do it now. Schroepel needs to lead development separate from the village. We can coexist

**70.** Route 10, Rt 12, + side streets water + sewer district; #paper4

**71.** Roads w/in neighborhoods need to be repaved. Leaves need to be picked up curbside w/out bagging as in all other years! Use equipment bought for this purpose. Rental properties w/in neighborhoods need to be up to code! #paper23

**72.** Roads covered by Amish horses fecal matter. I don't appreciate it in front of my house. Town doesn't shovel it up we do or let it pile up. Last time I checked my car doesn't leave horse excrement in front of Amish homes. Yeah isnt that conducive to having a restaurant or outdoor eating establishment? Not! Amish should be required to put bags on their horses so that we don't have to deal with it (their excrement). The Amish should abide by all regulations we do. Why can they not adhere to septic regulations? Do they get permits for barns or for the selling of food? While others have to get costly permits and etc. Outside boilers are a menace to society and should be regulated. Why should neighbors smell smoke from another person's home? Thats why we have chimneys. #paper59

**73.** Residential development (new construction) with water and sewer services.

**74.** Reinstate bagless leaf pickup. Ordinance against flags/signs with profanity. Stronger online presence for town with greater transparency of meeting schedules, agendas, and minutes.

**75.** Reduce our taxes

**76.** Put to rest the idea that we should build a wall around the town to keep the world out.

**77.** Put photovoltaic systems on the school & Town building roofs. it will save tax payers money with the reduced utility bills and say to those passing through that not everyone here is a troglodyte. \*Paper

**78.** Purchasing a truck with the vacuum to pick up leaves. Beautifying village to attract families and small businesses. Recreational trails would be wonderful. Ordinance against flags with profanity- we respect freedom of speech but think about the kids that are being exposed to profanity.

**79.** Public water/sewers have been voted down twice in my district (CRT 10 and 12). Take the not-so-subtle hint. Stop trying to Ram it through.

**80.** Public water and sewer systems

## Additional Comments, continued..

81. Public water and sewer are definitely needed!
82. provide water lines to all residents at least 10 miles from the village
83. Provide a gallery and classroom for families to create and showcase their art. It should be somewhere in walking distance so students can walk there from school. During these difficult times creating art helps heal our souls and gives us something positive to focus on.
84. Protecting natural resources and quality of life are my paramount concerns. I would and have opposed with our Pleasant Lake community any "development" allowed through the Comprehensive plan that would result in the environmental damage to land, water, air, health, and the collapse of property values with the subsequent collapse of the tax base such as the Montclair mining project. You really must define what is meant by "development" very carefully and publicly. David J. Brolan, Ph.D.
85. Property tax rates are higher than the surrounding areas who provide more services other than a snow plow and maintain basic services such as clearing repairing road gutters so they don't back up with heavy rain
86. Please leave the area just like it is. Community atmosphere. Don't ruin it. \*Paper
87. Please consider water and sewer for maple view drive and surrounding neighborhoods.
88. Please consider public water and sewer
89. Please consider providing water and sewer services down peter scott rd
90. Please bring big business here! We need so much more to thrive! Reach out to big companies and let them know we need them! \*Paper
91. Please bring back leaf pick up. It is a huge pain to have to bag and put out. Please look to invest in ATV trails that would connect to local businesses. Allow ATV's on old rail bed
92. Plan as long as we don't change things so much we don't recognize the old community. We should merge the old with the new. we need our leadership all to work together for the better of the community or none of this even matters. \*Paper
93. Pay attention to what material is being dumped on land to protect the watershed. A example of this would be on County Rt 6 next to the Country Time Dinner. #paper66
94. Overlay area to have Pleasant Lake area protected for water quality and sewer District to protect lake, The lake belongs to N.Y.S.
95. Oswego river road public water access PLEASE :) #paper38
96. Open up for double wides Town wide. More tax than vacant land. \*Paper
97. Open general store, sand pit, Need more commercial along county Rt 10. \*Paper
98. Not enough progress in last 30 years. Water and sewer needed to develop a tax base. Bion was not the answer but clean light industry would move us forward.
99. None thanks
100. No tax increases any improvements that increase taxes must be avoided. Fiscal responsibility is your first job not feel good unnecessary projects. \*Paper
101. need to make it attractive for a businesses to locate or relocate to Schroepfel. Do whatever is needed to get them there. vacant farmland doesnt produce enough revenue for the town, get some commercial or residential development going in this area. Lure some of the people from Clay and Liverpool out to this area
102. Need stores. Not walking trails. \*Paper
103. Need Public Water Sandridge Area \*Paper
104. Need more community facilities that could be rented for family events. The facilities would need sufficient parking and bathrooms. Also there is a need for more grocery stores that can compete with the chain stores. Could use some street lights in the outlying areas.
105. Need grocery store! Board members have done nothing! Need to get water& sewer to homes that don't have it and bring in business to our town. \*Paper
106. Need a grocery store. Lower our taxes!!!
107. My two adult children are very happy to have been brought up here.; #paper49
108. My residence is just outside of the town of phoenix limits at 180 state route 264. My main concern is that I am provided with public water service, but no public sewer service. I would gladly welcome public sewer service, or at the very least have an estimate given out to residents in my neighborhood .
109. My concerns are building strip malls and hotels do not provide long term financial gains. Our taxes won't go down when we have new businesses, and we are already flanked by Central Square, Fulton, and Clay. What we need to do is to tap into our natural resources(Pennellville, Gilbert Mills). I moved from Phoenix to Penneville because I refused to pay the taxes(\$6,000) for a beautiful house that was flanked by run down homes( one was a duplex) with trashy neighbors that never picked up their laws and in one cased one didn't mow for an entire summer and we had to call the codes enforcement officer. It would be nice for those in Phoenix to work on that area. Our water bill was nearly \$230.00 when we left. So no, I don't want water in Pennellville because my water bill will only go UP. It is another expense when inflation is already high. If you want Phoenix to attract more businesses(and I'm fine with Phoenix being developed since it already has water) one needs to address the lackluster houses, rentals and also have a business district like Oswego does. The current business district is not on the main road. It needs to be expanded to incorporate the main road. In closing, I moved out to the country and purchased my childhood home. I have been in this community for forty years. When I moved back I wanted peace and didn't want neighbors next to me like I had in Phoenix. I wanted space to have chickens and goats and be allowed to farm my land in the way I see fit. I'm fearful all that will be taken away from me once suburban moms move in and become angry that they are stuck behind a manure spreader or a tractor is going to slow for them on the road.
110. More cameras at intersections and better lighting for security and safety.
111. Marijuana sales and taxes could greatly help increase tax revenue. If the Town of Schroepfel doesn't choose to participate then that money will go to other townships that support it and I believe that there's a big market for marijuana in our town as well as bordering towns. Marijuana is much safer than alcohol and other states/towns marijuana tax revenue has surpassed alcohol tax sales. We could be part of that statistic and urge you to consider the benefit for our town.
112. Maplevue drive area has significant well contamination issues. Safe drinking water should be a first priority
113. Making more of the sidewalks in town usable. I love walking around



## Additional Comments, continued..

town but my daughter cannot use her bike because the side walks in some parts are so bad. Otherwise we love living in town! We just moved into town over a year ago and love this little town and the community!

**114.** Make the homes in area more attractive. Business not needed since we are so close to shopping in Clay. The homes need to be maintained to attract more buyers. #paper17

**115.** maintaining or fixing up of abandoned houses/businesses with possible incentive for using local professional services to do so

**116.** Lower taxes so people can make their own home improvements. Some homes seem run down (need TLC). Overall, Phoenix is a great town (fine how it is now) and don't feel more money needs to be spent on community improvements - give back to the tax payers.

**117.** Lower speed limit from 40 to 35 57A and County Route 12 to Oneida River Road

**118.** Love it here, wish property taxes were less. I won't be able to stay here when I stop working. \*Paper

**119.** Lots of housing would come in if Town would expand water pipes. House tracks would come in and more bus. I'm moving to Florida because no water from town, been here since 1980. it's like camping. \*Paper

**120.** Looking forward to a new town supervisor that is not a thief and works for the good of the entire town. We need a town board that advocates for forward growth and new endeavors rather than chasing the antics of a corrupt supervisor and simply running the daily business operations. We need growth and we need it to be organized. We can no longer cater to the scare tactics of the liberals of Pleasant Lake. Great job to all for pushing this new plan forward!

**121.** Look for the future for our children. \*Paper

**122.** Local farms create jobs and feed the community. The state government is making it hard for people to live in NYS.

**123.** Keep it small town. Healthy. Very little crime. No fast food or gas stations in town. More mom and pops. \*Paper

**124.** It cannot be overstated his significant of a negative impact the high property/school taxes have on the local working families.

**125.** Internet for rural homes. My favorite part about living in schroeppel is the rural small town feel with minimal light pollution and I would love to maintain minimal light pollution. Any additional recreational outdoor activities esp for families with young kids would be wonderful, but low taxes is my utmost priority.

**126.** Increase fishing access (County Rt 12 near Swamp Rd); #paper67

**127.** In the last proposal for public water i was disappointed to see that Kline Road was not included but co.rt 12 was; i feel that there is enough housing on Kline Road to be supported and would like in the next future proposal to include Kline Road.

**128.** Improve the upkeep of town. It appears rundown and not cared for.; #paper11

**129.** If one drives through the Town's trailer parks, you will find many trailers are falling apart and vacant. They are an eyesore. If newer trailers were allowed to purchase property, I believe the owners would keep their property in much nicer condition, but zoning laws prohibit mobile homes in most areas. Those who have vacant property with vacant mobile homes that are falling apart should be fined if they do not clean up their property and/or have the eyesore mobiles removed. If they are past due on their land taxes, their

property should be placed up for auction so someone can purchase/clean up the property. No-one wants to live in an area where there are dilapidated homes.

**130.** If given the right amount commercial business it would provide a good tax base for schroepel as long as big tax breaks are not given to the commercial businesses. The old Owen's Illinois was a good tax base before. I support growing the community but not increasing the taxes. Just had a significant tax increase last year

**131.** I've made my comments here - How can your planning unit light a fire of Community to the community? \*Paper

**132.** I would support improved drainage and repair to the walking track at Farley Park.

**133.** I would say the best thing to plan for is increasing revenue while keeping the quality of the natural environment. Thank you. \*Paper

**134.** I would love to see schroeppel develop with good water, sewers and street lights. We live in a beautiful area and could benefit from more restaurants and businesses that would create more jobs etc. I am for growth in this community.

**135.** I would like to see public water and sewer available to the houses outside the town( example houses down on route 57 close to the 3 rivers car wash.

**136.** I would like to see more commercial growth with moderate residential growth. The more residential growth the greater need for roads & services. It also will cause more population growth for our schools. Results higher taxes. \*Paper

**137.** I wish the town had more appeal to it. I seen recently some of the sidewalks are being replaced, they all need to be replaced; and Cherry Street could use some work done on it as well.

**138.** I think we may need to put a local police or County Sheriff office at the town hall. We need better response times. I have lived at the bottom of the county on county rte 10 for 40 years and never see any police presence. None!!

**139.** I think the town is doing a great job & love the superSTAR tax program! Thank you; #paper61

**140.** I think Phoenix was hurt by both the IGA and Three Rivers restaurant closing in Three Rivers plaza years ago. It was nice having a local reasonably priced grocery store and a local restaurant so you not always have to venture out to Route 31 businesses and take dollars out of our local economy and feed the big business machine.

**141.** I think opioid addiction and deaths are a problem. I think we should encourage all our children to leave town for a while, weather it be college, the armed forces or for a job, so they can expand their view of the world and remove themselves from any high school stigma. Then they can return and open businesses or join the workforce here if they choose. We have quite a bit of beautiful waterfront that could be put to better use than giant expensive single family homes. I have to pay for trash collection, have a well and septic tank and pay high taxes. I would like to see trash pick up included or the amount I pay taken off my taxes. I would love to see composting included.

**142.** I suggest training on how to properly conduct town board meetings is needed.

**143.** I love this area as it is now. None of those crowded expensive housing developments. No huge slaughterhouses. We are close to everything but still



## Additional Comments, continued..

rural.

**144.** I live on a private road and the town does not provide services down here and I doubt they will.

**145.** I like our residential area as is, although I would appreciate stronger action to remove junk-yards from some of the local properties. I would support water lines, not for development, but to enhance fire protection for our homes. I will reiterate that we need to strengthen protection of the Sand Ridge aquifer, a unique geological formation that supplies fresh, clean water to many homes in our area.

**146.** I hope our Town and county are ready to step forward and become a future leader. \*Paper

**147.** I have lived here for 25 years and have seen no growth. Highway department takes care of roads, that is all I see. This year has changed the well water due to heavy rains, which look to be the future with climate change. Start with some water districts and add sewers when developer whats to come. One area where a water districts should go is Co. Rt. 10 + 12 and Oneida River Road, also Center Road. Large amount of homes in these areas. #paper36

**148.** I get no services at all from the town. I pay for a library in my taxes that I never will use. I have no children. No water, sewer and the only internet service available is DSL from windstream that has a download speed of 2-3mg/sec. That's old dial up speed. They refuse to run cable to my home but ran it right next store when 3 new houses were built on the river near me. These houses were built for a lot more money than mine but my property taxes are much higher? This makes absolutely no sense. 50K was wasted on a consultant the town hired to improve the park and waterfront areas. ...build bird watching stations, build out a path, to the library for transit boaters? Are you serious? All you had to do was build out dockage on the other side to accommodate the large yachts that come through the area. Then they could stop here and spend some time in our community. Why would they when there is no dockage? The old bridge abutments could be used to build at least a 300ft or longer dock on the other side of the park. More transit boaters would stop here. Do you even realize over a billion dollars, likely much more than that, worth of yachts pass through Phoenix and they can't stop or lay over because there is no dockage available for them? People would come to see the yachts. Instead we have almost no dockage and some people keep their boats there, for free, the entire summer taking up the already limited dockage for transient boaters. The entire waterfront is a bad joke. We have a valuable resource that is wasted because it has been mismanaged for decades. Don't label me as some kind of unappreciative kook. My family roots here go back more than 75 years. I am likely in the top 5 property tax homeowners in this town. I get almost nothing for this. I love Phoenix, my families roots are here! It is turning into Fulton.

**149.** I don't want to see commercial development along County Route 10 within 1-2 miles from the river.

**150.** I do not support any of this. All of this is completely unnecessary. Do not raise my taxes for any reason what so ever!

**151.** I do not live in the village. I do think a more active water front scene would attract more visitors. Coffee shop and restaurants that are more contemporary. \*Paper

**152.** I cannot stress enough that the lack of a comprehensive water and sewer plan is what has kept the town from growing. That and the attitude the town has conveyed to local developers that Schroepel is not open for business. This is a well known fact in the CNY building and real estate industry.

**153.** I am for anything for seniors or keeping teenagers out of trouble or affordable. Things to buy or do. Something to look forward to. Hoping for a better 2022. Bullying is real. Racism. So is depression, anxiety, worrying, isolation. Living day to day. Things you can't afford things that breaks news on tv everyday does not help. \*Paper

**154.** How about a grocery cooperative- it would benefit the farmers and the townspeople. Perhaps a gaming business- like the horseshoe place across from Wild Horse in Brewerton or the video gaming place in Syracuse ( its a bar/restaurant with video games on TVs. If the back of #Rivers plaza was opened up the beautiful river would be seen and those businesses would be more attractive. We need to use the river for something other than ridiculously large houses.

**155.** Help with curb appeal. Fix sidewalks and curbs. Demolish uninhabitable houses.

**156.** Havent we voted no on the water numerous times. Get the point we dont want city water.

**157.** Grant funding such as the village has used to expand and enhance the community would be beneficial instead of tax increases for funding. Follow the Villages desire to improve the community and schroepel will thrive. Good water and sewer would be amazing for all residence of feasible. I believe this is important. A grocery store... such as an Aldi would be fabulous as well. Our Pharmacy, small businesses, spas, restaurants, and gas are substantial.

**158.** Get tough on Slum Lords. Hold new owners accountable if they buy houses and rent them. Make sure new renters take care of where they are living so we don't lose our neighbor hood.

**159.** Get rid of current leadership. They are self serving and steal from the American worker. Homes are over accessed. No public services. Corrupt Tax accessor. \*Paper

**160.** Fix the shoulder of the roads so people can bike ride. Put a movie theater outside Money Maker.; #paper73

**161.** Expansion of public water and public sewer for the county route 10 and county route 12 area. There's a lot of issues with the well water in this area.

**162.** Ensure that town board meetings are properly conducted so that; Discussion is kept on topic. That all are allowed an allotted equal amount of time to speak. That orderly conduct is enforced.

**163.** Ensure proper due diligence is completed when updating the Comprehensive Plan. When the proposal for installing a public water system was presented a few years ago, the plan assumed all wells were in the front yard. This was not correct for our neighborhood and the company performing the assessment was unaware. This did cast doubts on the proposal.

**164.** During this time of inflation, supply crisis and other rising costs to taxpayers, it is very unreasonable to subject taxpayers to more losses. Case in point - the new bond for Bankrupt Road water district. An added 1.5+ million dollar bond strapped to those who "benefit" said district. The tax is already too high and now you add more costs to cash strapped people. Does the Supervisor and board know the cost of copper these days?! The OCWA requirement is going to make it even harder to hook up to the line. Pay through the nose now or later?!

**165.** During the uncertain times and out of control inflation I dont think you should be looking raise taxes or add additional cost to the tax paying base.

**166.** Do not shut down State Street for public events. Keep the kids playing in parks or school yards not public streets.; #paper12

**167.** Cut down on the sand used on roads during the winter - it is ruining

## Additional Comments, continued..

concrete in garages and floors in residences. No other surrounding community uses sand mixed with salt. Why do we and why so much - and why are complaints regarding the high use completely ignored. And again I mention the mindset of those in charge - not being willing to change.

**168.** Create a zoning designation for higher density single family housing. This would increase the tax base. Last I looked, Schroepel's tax rate is one of the highest in the state (\$11000).

**169.** Clean up eyesores, Some examples just on Route 57 north of Phoenix. -Junk pile on corner of 57&46 across from RFH's - Abandoned old Hot Spot restaurant on 57. -Collapsed barn near old Hot Spot on 57. - Junk piles on corner of 57 & Dix rd. Many more throughout the town. \*Paper

**170.** City water and sewer

**171.** Changing the leaf pickup system has been a burden on home owners - buy a leaf sucker!; Seek light industry such as the electronic chip production plant slated for Rt. 31.; #paper47

**172.** Can we get the roads fixed?

**173.** Can we get the roads fixed?

**174.** By the Town supporting or assisting in the expansion of the waste treatment in the Village, we could give ourselves the much needed time and capacity to continue to grow while a new plant is brought online.

**175.** Business growth to expand tax base. Recreational growth to attract young families. Thank you. #paper64

**176.** Better Street lighting. \*Paper

**177.** Better communication to all local citizens. This is the first communication we have received in years. And, are there public meetings? When Scheduled?

**178.** Because of the high taxes I pay here in pennellville, I will be moving out of here when I retire in the next few years.

**179.** Attraction to vacant commercial buildings & Plaza. Attraction for housing in vacant homes/buildings. Fix and maintain safe sidewalks. \*Paper

**180.** attracting manufacturing business to provide tax revenue and local jobs.

**181.** As stated, the canal area needs to be utilized and encourage boaters to stay longer and have more conveniences for them. Architectural character that will encourage people to visit. The buildings along the canal should be a restaurant, coffee shop, etc. - not political and/or lawyer offices. The lock area is an asset that is not being utilized. #paper34

**182.** Approach here in Planning is wrong. Everyone thinks we should bring in MAJOR industry. DEAD WRONG. There is no major industry around. Increasing retail and small scale industry will increase housing demand and our overall tax base thus reducing EVERYONE'S property taxes.

**183.** All of these "Ideas" sound great on paper, the problem is who has to pay for it? And How? Increasing Taxes is the only way. For the services you provide - none- The taxes are too high. You will see a tax base loss with any more taxation. \*Paper

**184.** All I see here is higher taxes. \*Paper

**185.** A youth center w/indoor pool like Solvay

**186.** A stop light @ Main and Lock St. It is horribly hard to get out of our(?) driveway at any given time.; #paper58

**187.** A full functioning grocery store would be beneficial. \*Paper

**188.** 35 years living on Maple View Dr. The big issue has been the Town's Anti-Development Stance. We have no public water, sewer, street lights, and pay our garbage pick up. Our 1/2 Acre lot property & School taxes are now over \$7500. There just isn't much the town can do without some commercial and residential growth. \*Paper

**189.** 1) Things need to move faster when in process. It takes too long and too many meetings to get things done. Less red tape. 2) Need much better communication with the town residents. 3) Much more transparency about what the town is doing, how it's doing. What elected leaders are doing. 4) An updated and secure town website. 5) Have a website that people can go to know who is running for office and a little bio about them. I don't think people know who is running for office and what they stand for. 6) Answer questions when asked instead of passing it off to someone else and then no one knows what the answer is and if or when anything is being done. 7) Try to get residents more involved more aware of volunteer opportunities and what residents can do to help improve the town. This could be posted on a new and improved website.

**190.** 1. Clean Up Properties. 2. Eliminate abandoned houses. 3. Enforce the Litter Law. Clean up the roadways and littered property. \*Paper

**191.** #paper We are the last dairy farm in the town. I believe there are three beef farms and 4 or 5 horse farms in town. You need to remember who feeds you every day and Agriculture in NYS is big business. The taxes for land and school are out of control. The taxes are our biggest concern on the farm, and in the town with other businesses also. -- ELVIC Farms, Pennellville.

**192.** #paper This town needs character and the right businesses. You have buildings standing for years the lower property value. Try addressing needs of residential customers. That might start by getting new people on the BOARD. Taxes are horrible for what we get. Plowing is done by the state, not Phoenix, but we pay you. Don't have water from Phoenix (thank goodness, but we pay for it). No sewers. This town should be ashamed of themselves.

**193.** #paper Note: trails/Farley Park/rec amenities questions left blank.

**194.** #paper Note: back side of survey not completed.

**195.** #paper Note on rec amenities: "current track is unsafe" (Note on exp. for water quality: Oswego River Road!) Also need small developments w/ HOA for single parent families, elderly, etc. Don't want apt living but still a home. Patio home development with a small community center, pool, weight room. HOA provides all outside-of-home services -- lawn care, snow removal, leaf clean-up and removal and any home repair upkeep.

**196.** #paper comment on water/sewer in selected areas of town: "and increase property values"

**197.** [Re: we could use a little more growth] commercial; [Re: community center] need to work with town, school and village; #paper2

**198.** [Re: water and sewer service for water quality] I like our well water! Need more info to answer. [Re: water and sewer service for growth] Need more info to answer. Might consider supporting the water/sewer services if it came with natural gas supply. We need a safe place for teens to gather - to keep them off the streets - a Teen Center or organized activities/sports for out Town's youth!; The envelope that this IMPORTANT survey was mailed to us in, was deceiving with no return address - I thought it was junk mail!; #paper68

**199.** [Re: supporting water and sewer services to attract new growth] unless sewer and water are together. #paper42

## Additional Comments, continued..

**200.** [Re: recreation trails] not at cost(?) compared to other greater needs; #paper70

**201.** [Re: public water and sewer] who's paying?; [Re: water quality] through grants?; [Re: community center] Again, who's paying? fear(?) damage; Need road repair, safe sidewalks, tree management; #paper72

**202.** [Re: public water and sewer] Help those who need leave(?) The rest of us w/ OUR clean(?) tpo(?); [Re: architectural and site design guidelines] what is desired character? Who makes these choices?; It is time we thought about investing in quality for the citizens INSTEAD of GREED! We do not need another Clay, Dewitt, Bville or any other over developed area where quality of life is degraded. #paper16

**203.** [Re: public water and sewer services] water quality seems ok; #paper55

**204.** [Re: public water and sewer services to attract new growth] let's get this out on cty R12. [Re: public water and sewer services to address water quality] Cty Rt 10 + 12 area! #paper35

**205.** [Re: expansion of public water and sewer] Who would pay for the expansion? Residents of the village of Phoenix have + are continuing to pay for water/sewer improvements in village + shouldn't have to pay for town improvements too.; #paper10

**206.** [Re: establishment of architectural guidelines] good luck on this one! #paper3

**207.** [Re: community center building] kids need something to do and everyone needs a place to exercise/walk; #paper44

**208.** [Re: architectural guidelines] what architectural guidelines? like junk in peoples yards? Junk cars? #paper18

**209.** [Re: amount of growth in town] A lot more growth! Need more growth!; We need to encourage more growth by putting in water and sewer allowing the town to grow. People will stay if there are businesses here. More people = lower taxes We need to offer services that keep people in Oswego County and the Town. #paper13

**210.** "What do you think are the most important issues facing the community?" The most important issue facing this community is eliminating the corruption that exists on the Town Board, and has for years. Until the Town Board consists of individuals who operate with visible integrity, and are held accountable for their actions AND inactions, only then will anything change within the Town. The example long time Town employee Vickie Morrison has always set - with her many years of assistance to the actual needs and concerns of the people in the Town, whether we like what she tells us or not - should be the bar for which current and future Board member are measured, which clearly does not exist today to anyone paying attention. One of many examples of this corruption was the uncovering the "loss" of a critical page in the Town's own zoning records, which almost resulted in a strip mine being approved then built in an area where it should NEVER have even been considered. "Please provide any additional thoughts and suggestions you may have that will help improve the town that can be included in the Comprehensive Plan update." Refer to the above answer as the primary suggestion on improving this Town. Until that happens, no real changes can be made because the people of this Town have little to no faith in its' current leadership to make good, honest decisions on their behalf. And second ... extra money to spend? How about putting measurers into place that could significantly lower the taxes paid by the people of this Town, that would make a real difference in the everyday lives of the taxpayers who live here? A new bathroom in a park, or a doctor's office, a new retail space, recreational amenities, recreation trails or making changes to a park by

adding beautiful stones along the edges, and pretty fountains, do NOTHING ... NOTHING ... to help the residents of this Town cope with the staggering cost of living and raising a family.

**211.** -consistent correspondence from town administration on happenings and meetings - if a referendum goes out for public water/sewer it needs to be publicized with adequate information In advance.

**212.** Hempblockinternal.com hemp used to manufacture, carbon neutral building blocks. carbon neutral community center would showcase Schroepel and fits in with the agricultural industry in area. people raising hemp in Cortland could partnership with. Might also be 1st in Nation. #paper

**213.** We need to get our kids involved at a young age and keep them as busy as we can. we need to make Phoenix a place to be proud of again and not stonewalled. I know pre-k was hard because you had to bring them there and pick them up. Something to work on possibly. #paper

**214.** Here's a thought, why not select fair- minded, rational board members, rather than irrational greedy- power hungry board members who like to shoot down ideas for potential growth around this town just because they can. #paper

**215.** 1. Board needs to be more open and professional. 2. Enforce zoning laws. 3. becoming more welcoming - the "\*\*\*\* Biden", \*\*\*\* you if you voted for Biden" signs are a major black eye! #paper

**216.** Keep town beautiful by adding flowering trees and trails for people and pets. Stop taxing our homes to death. it is so sad that School taxes are so high we can barely afford our home any more. #paper

**217.** SEWER TO EVERYONE, VERY IMPORTANT #paper

## Meeting Notes

**Project Name:** Town of Schroepfel Comprehensive Plan Update

**Project #:** 2021-008

**Meeting Title:** Public Informational Meeting

**Date and Time:** June 21, 2022 at 6pm; Town Hall

**Attendees:** See sign-in sheet

**Purpose/Intent of Meeting:**

To provide an overview of the efforts leading to the Comprehensive Plan update, and to highlight the topics included in the Draft Plan (available on the Town website).

### Public Comments and Items of Discussion:

1. Will the Center Road area be getting sewer/water?
  - Plan is to eventually provide water to almost all residences in town, understanding that some outlying areas may be too far out to make it efficient to reach
  - The Town is applying for a CFA grant for a sewer and water feasibility study that will indicate where to best locate infrastructure and size a potential sewage treatment plant. The goal is to plan for a plant that would service the entire town, with allowance for growth.
  - Need to get Town in better financial position first with more commercial tax revenue, then will be in better position to offer improvements to residential areas
  - Potential for Town to have \$50M in funding - \$40M from grants, Town has to get rest, will take 10 years or so for this all to be put into place - ballpark numbers as an example. This example funding, if the Town provided \$10M match, would equate to roughly a \$62.50 per household per year tax increase before grant is paid off.
  - Dunkin Donuts, Family Dollar, others have expressed interest in coming to Town, but cannot develop unless there is water and sewer.
2. In Focus Area 2 - there are large housing developments in this area. Would the commercial development impact these or would there be something in place to protect these existing neighborhoods?

- We would not want any commercial development here to negatively impact the residential areas, so no, the zoning would be intended to provide buffer zones or separation distances to avoid negative impacts.
3. In Focus Area 1 the 3 Rivers Plaza is privately owned. How would this redevelopment concept work? The Town does not have control of that property - would this require bringing in private developers?
- No, the Town would not be directly involved with the redevelopment of this property as illustrated in the concept. Instead, what the Town would do is work to revise the zoning and development limitations of that commercial area so that it would enable the plaza owner to redevelop the property much more efficiently. We can then sit down with the property owner and show them what the potential redevelopment options are, and try to work with them to encourage it.
  - Have done this with similar older plazas where they can build a new pad site at the front of their lot, move their existing tenants into the new space, then demolish part of the old plaza to make room for other improvements, and repeat.
  - Could be an excellent “catalyst” project to help jump start new commercial interest, possibly with DRI funding.
  - Current owner has been considering selling the property. If zoning were overhauled to enable this type of redevelopment, then it could make this property much more attractive to a prospective buyer.
4. Have worked with and seen the success of the DRI grant funding in Oswego. In order to get that funding you need to define a downtown and certain anchor projects and different chunks of money which make up the whole package. With the \$10M awarded they were able to leverage another \$90M in private sector investment so they witnessed more like a total of \$100M of improvements, which was great.
- DRI applications, and other grant funding agencies, really love when two or more municipalities come together and jointly apply as a cooperative effort. This could work as a joint Town/Village effort.
  - Former Sharon Chevrolet dealership is an example. You need to have a local match of funding to have some skin in the game, typically between 10%-25%. If you had the ability to put up \$250,000 in your own money and get a total of \$1,000,000 of work out of it, it makes perfect sense.
5. In the hypothetical \$50M sewer project funding example, what would it serve?
- The sewer feasibility study will tell us what works and what makes sense, but our intent is that it would eventually serve the entire town, although some very rural/remote areas may be too far that it doesn’t make economical sense to run service another mile just for 3 or 4 houses.



- In some remote areas, it may be possible to work out a cooperative agreement with the neighboring town, such as the Honestly Road sewer project did, which was a cooperative deal with the Town of Hastings.
  - Intent is to size and design a sewer treatment plant which would have the capacity to serve the entire town eventually. Don't want to go through all this trouble and build it to only serve some of the town.
6. There is the example of the sewer treatment plant in Ithaca, which they built adjacent to municipal recreation area, and it works well.
7. Good presentation, and I agree with the commercial end of this and the idea of addressing our residential taxes and potentially providing commercial jobs, it makes sense. Would like to know what are you doing to control the residential growth?
- We have learned during this process of all the various things that are going on around us in terms of potential growth and development, and have thought about how to responsibly manage or control what is going on and how it might affect us. There is the Aquarium, Oak Orchard Sewer Plant, and the White Pine Industrial Plant, which is about \$40-\$80 billion dollars with potentially 8,000 employees. They are looking at the area and want to know what kind of housing is going to be available in the region, how many new homes are going to be built? There could be a spillover effect into our town.
8. That is an excellent point, this is real and it could happen. The spillover effect is a potential, development isn't doing to just stop at the town line.
9. Why wouldn't we want to try and limit residential growth?
- At present we haven't recommended any changes to the residential zoning districts or their densities. People own their own private land and they have the right to develop it as the law currently permits, and we can't really tell them no. Reducing the allowable density of the residential lands however is tricky, it gets into taking away the development potential they already have, and people would likely fight that. It could get messy.
10. We have spent 1.5 hours so far talking about commercial uses, but have not addressed how we could limit potential residential growth.
- Example of the development on 57A where they cleared the land, they wanted to build multimillion dollar houses, but that idea eventually fell through. In New York State you cannot build more than 50 houses without public water and sewer, cannot build denser housing without water and sewer. This service won't be available for another 10 years, so we do not

think at this time that we will see that type of development come, we don't think we have to worry about it for some time.

11. Concern I have is about water, the developments south of Route 31, where are they getting their water from?

- They have to get their water from OCWA (Onondaga County Water Authority), which is drawn from Lake Ontario and treated.

12. Appreciate the work down on this. I like the idea for Focus Area 1, but have concerns about Focus Area 3. Many of the uses that you mentioned for this area are not compatible, we don't really need them. Already have a hardware store. CJ's already serves the local area. There is the new development in Phoenix, but they only have two tenants. Do not want to build something and have it sit vacant. What is most important to me is keeping the integrity of the rural area. Would like to see businesses that offer higher-wage jobs to help keep younger residents in town.

13. The Village of Phoenix already has sewer service. Where is their treatment plant?

- Sewer plant is on Oneida River on north end of village. They are in the process of going through a \$3M renovation and upgrade of their plant; however, when they are done with the upgrade, they will still be already at their max capacity. It is not an option for us to hook up to their system, we already looked into that.

14. You quoted the cost of community services studies showing residential land comes at a cost of around \$1.16 per \$1.00 in tax revenue. Do you know if the number of residences goes down, would the cost per house go up? Or, if the number of households goes up, would the cost to the town go down? Am curious how this works, since typically the largest expense is from schools.

- Do not know what the effect would be on municipal costs if the number of households goes up or down. Would have to take a look at some of the individual studies and see if they answered that question. It seems to vary a lot from community to community, some of these being more urbanized areas like Rochester with a lot of residences, but in each case the cost always seems to be above \$1.00.

15. A note about taxes. Oswego collects sales tax, that sales tax goes to us. But it doesn't go to us if we do our shopping on Onondaga.

16. Do we want to look at limiting residential growth?

- There may be potential to address larger subdivisions, if someone proposed a new development of a dozen or so houses for example, that perhaps in that case it could be required

- to be designed as a conservation subdivision so that it does not negatively impact the rural character of the area, etc. That is something which could be considered.
- The survey showed a high amount of support for #1 lower taxes and #2 need for growth, that is what we are focusing our efforts on right now.
17. Great turnout for the meeting tonight. This is 10 times what we would get at a regular Town Board meeting.
18. Have we looked at what we can make the town, in terms of a specialty, a niche? Do we want to aim for something specific to attract people, such as focusing on the medical field?
- In discussions with the committee, it was often about aiming for something along the lines of Baldwinsville.
  - There is need for veterinarian in the area.
  - County Industrial Park could help to provide niche.
  - Town doesn't really have control of the County Industrial Park; that is in the control of the IDA.
19. I am curious what would be your backup option if Focus Area #2 was not an option. What would be the next alternative area?
- Next area to probably look at would be continuing the look for already established commercial areas, so the commercial and industrial area by Route 264 and 481, but that is a bit removed from the area we wanted to be in to try and capture some of the activity to the south.
20. What is happening with the expansion at the Industrial Park? Should the Town or local Planning Board be working on this?
- Local planning board doesn't really have jurisdiction over the County industrial park, but have been coordinating.
  - IDA has not been approached by any particular entity.
  - The industrial park is really its own thing, would take care of itself.
21. On the northern end of town, there are new water districts going in around there, along State Route 49. Should we look at creating a Focus Area at the north end of town as well?
- Possibly. Don't want to spread ourselves too thin, would like to focus on two or three areas that might have the best results and see where it goes from there.
22. We are seeking the sewer treatment plant feasibility study in this year's round of CFA applications, due this July.



Town of Schroepfel Comprehensive Plan Update: Public Informational Meeting

June 21, 2022

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23. I moved here to get away from light pollution. Would like to make sure that new development doesn't ruin that. Can we include something in the plan or zoning that would address that?

- Yes, can include in the recommendations that there be design standards or performance standards for dark-sky compliant exterior lighting, reduce uplighting, etc.

24. I live in R4 residential area, recently bought an old farm here; however, I learned that I am not allowed to have a farmstand on my property which seems weird. Can we change that?

- We can try and address that, although that is more of a specific zoning issue.

25. We should be including renewable energies, such as solar, etc. in the plan as being encouraged. Consider the NY State initiative to move away from fossil fuels.

[\*\* END MEETING \*\*]

SARATOGA ASSOCIATES

Landscape Architects, Architects, Engineers, and Planners, P.C.

**TOWN OF SCHROEPPPEL**  
**Draft Comprehensive Plan Presentation Sign In Sheet - June 21, 2022**

[illegible]



## TOWN OF SCHROEPPPEL

## Draft Comprehensive Plan Presentation Sign In Sheet - June 21, 2022

Name	Email Address (To be notified of future meetings)
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