

2.0 INVENTORY AND ANALYSIS

The inventory and analysis is a summary of the City of Oneonta's current resources. This section of the Comprehensive Plan examines the natural and built physical environments as well as the City of Oneonta's demographic and economic characteristics. The inventory and analysis will confirm the physical limitations and opportunities and further examine the community's economic strengths and constraints.

2.1 Demographic and Economic Factors

The 1990 United States Census of Population and Housing provides a "snapshot" of demographic and economic information about the City of Oneonta. This data provides important clues as to the character of the City and surrounding region. Several statistics merit attention and are summarized below:

2.1.1 Population

The investigation of population characteristics for the City of Oneonta is intended to identify its composition and highlight probable economic trends for the future. Population studies can help to identify whether a community is growing, stable or declining.

The current population of the City is 13,954 (includes student populations from both Hartwick and SUNY Oneonta). Although the population of the City of Oneonta fell from a peak of 16,030 in 1970 to 14,933 in 1980, a more gradual decline has been experienced in the last ten years. Forty-four percent of the City's population is between the ages of 18 and 24. This can be attributed to the location of two college campuses, the SUNY Oneonta, and Hartwick College, within the City.

Although the college community plays a significant role in the economic life of the City, it is the year-round population that is building new homes, requiring services from the community such as schools, parks, and sewer and water lines. The permanent residents are the individuals who predominantly influence the tax base in the City of Oneonta.

COMPREHENSIVE PLAN TABLE 2.1: POPULATION, CITY OF ONEONTA, and COMPREHENSIVE PLAN TABLE 2.2: POPULATION, CITY OF ONEONTA, BY AGE, TABLE 2.3: FAMILY HOUSEHOLD TYPE, WITH RELATED CHILDREN, CITY OF ONEONTA, TABLE 2.4: RACIAL COMPOSITION, CITY OF ONEONTA, and TABLE 2.5: HISPANIC ORIGIN, CITY OF ONEONTA, summarizes current population trends in the City.

TABLE 2.1: POPULATION, CITY OF ONEONTA

MUNICIPALITY	1970	1980	1990	% CHANGE
Oneonta, City	16,030	14,933	13,954	-13.0
Oneonta, Town	4,185	4,655	4,963	18.0
Otsego County	56,181	59,075	60,517	8.0
New York State	18,241,391	17,558,165	17,990,455	-1.0

Source: U.S. Census of Population and Housing Characteristics, 1970, 1980, 1990.

TABLE 2.2: POPULATION BY AGE, CITY OF ONEONTA

AGE GROUP	1970	1980	1990	% CHANGE
< 1 - 17	3,153	1,932	1,761	-44%
18 - 24	6,279	6,929	6,195	-1.3%
25 - 54	3,591	3,244	3,435	-4.3%
55 - 85 >	3,007	2,828	2,563	-14.8%
Total Population	16,030	14,933	13,954	-13.0%

Source: U.S. Census of Population, 1970, 1980, 1990.

**TABLE 2.3: FAMILY HOUSEHOLD TYPE, WITH RELATED CHILDREN,
CITY OF ONEONTA**

HOUSEHOLD TYPE	1980	1990	% CHANGE
Married Couple	792	965	22.0
Male Household No Wife Present	30	51	70.0
Female Household No Husband Present	201	156	- 22.0

Source: United States Census of Population, 1980, 1990.

TABLE 2.4: RACIAL COMPOSITION, CITY OF ONEONTA

TYPE	1980	1990	% CHANGE
White	14479	13400	- 7.5
Black	241	297	23.0
American Indian	8	19	138.0
Eskimo	3	0	- 1.0
Chinese	40	48	20.0
Aleut	2	1	- 50.0
Filipino	6	8	33.0
Japanese	11	24	118.0
Asian Indian	48	35	- 27.0
Korean	10	14	40.0
Vietnamese	2	4	1.0
Cambodian	N/A	2	N/A
Hmong	N/A	0	N/A
Croatian	N/A	0	N/A
Thai	N/A	6	N/A
Other Asian	N/A	9	N/A
Hawaiian	2	2	0
Samoaan	2	11	450.0
Tongan	N/A	0	N/A
Guamanian	0	2	N/A
Other Race	79	72	- 8.9
Total	14933	13954	- 6.5

Source: United States Census of Population, 1980, 1990.

TABLE 2.5: HISPANIC ORIGIN, CITY OF ONEONTA

TYPE	1980	1990	% CHANGE
Mexican	10	24	140.0
Puerto Rican	66	129	95.0
Cuban	2	11	450.0
Other Hispanic	81	133	64.0
Total	159	297	86.8

Source: United States Census of Population, 1980, 1990.

2.1.2 Labor Force

The City of Oneonta, according to the 1990 Census of Population has a labor force of 6,469 persons. Of this number, 3,518 or 54 percent are females. The current unemployment rate for Otsego County as of is 6.9 percent. Unemployment statistics are unavailable for the City of Oneonta since the New York State Department of Labor only calculates municipal unemployment rates for cities with a population of 25,000 or more.

The 1990 United States Census of Population divides the labor force into occupation groups. COMPREHENSIVE PLAN TABLE 2.6: LABOR FORCE, BY OCCUPATION, CITY OF ONEONTA, and COMPREHENSIVE PLAN TABLE 2.7: LABOR FORCE, BY INDUSTRY, CITY OF ONEONTA graphically describes the occupation and industry groups in the City.

TABLE 2.6: LABOR FORCE BY OCCUPATION, CITY OF ONEONTA

OCCUPATION TYPE	1980	1990	% CHANGE
<i>Managerial and Professional</i>			
a. Executive, Managerial, Administration			
b. Professional Specialty	505	548	8.5
	1039	1395	34.0
<i>Technical, Sales, Admin.</i>			
a. Technicians, Related Support	150	249	66.0
b. Sales	567	706	24.5
c. Administrative Support	1096	1200	9.5
<i>Service Occupations</i>			
a. Private Household	42	0	-100.0

OCCUPATION TYPE	1980	1990	% CHANGE
b. Protective Service	129	232	80.0
c. Other Service	1221	1024	-16.0
<i>Farm, Forestry, Fishing</i>	77	62	-19.0
<i>Precision, Production, Craft and Repair</i>	338	271	-20.0
<i>Operators, Fabricators and Laborers</i>			
a. Machine operators, assemblers			
b. Trans. and Material Handling	304	195	-35.8
c. Laborers	133	110	-17.2
	136	126	-7.3
<i>Total Occupations</i>	5737	6118	6.6

Source: United States Bureau of the Census, 1980 and 1990.

As table 2.6 depicts, there has been significant positive growth in certain sectors of the City's labor force: Managerial and Professional (all sub-categories); Technical, Sales, Administration (all sub-categories); and Service occupations (Protective Service sub-category only). The increase in these sectors reflects the general growth the City has experienced in the educational, medical and general support professions. This trend is expected to continue and should be an area that the City may be able to continue to capitalize in the future.

When Table 2.6 is cross referenced to Table 2.7, the aforementioned findings correlate with the industry of City residents. There has been significant growth in industry types relating to Commercial and Wholesale Trade; Finance, Insurance and Real Estate; Business and Repair Services; and the Professional and Related Service Category, especially the "Education" and "Other" sub-categories.

TABLE 2.7: LABOR FORCE BY INDUSTRY, CITY OF ONEONTA

INDUSTRY TYPE	1980	1990	% CHANGE
<i>Agriculture, Forestry, Fishing</i>	N/A	N/A	N/A
<i>Mining</i>	0.0	0.0	0.0
<i>Construction</i>	125	221	76.8

INDUSTRY TYPE	1980	1990	% CHANGE
<i>Manufacturing</i>			
a. NonDurable Goods	230	277	26.0
b. Durable Goods	271	227	-16.0
<i>Transportation</i>	224	109	-51.0
<i>Commercial and Other Pub. Util.</i>	89	111	25.0
<i>Wholesale Trade</i>	150	158	5.3
<i>Retail Trade</i>	1435	1356	-5.5
<i>Finance, Insurance, Real Estate</i>	172	183	6.0
<i>Services</i>			
a. Business and Repair	140	175	25.0
b. Personal, Entertainment and Rec.	263	256	-2.6
<i>Professional and Related Service</i>			
a. Health	486	397	-18.3
b. Education	1633	2011	23.0
c. Other	250	334	33.6
<i>Public Administration</i>	239	244	2.0
<i>Total Industry</i>	5742	6118	6.5

Source: United States Bureau of the Census, 1980 and 1990.

2.1.3 Income

According to the 1990 United States Census of Population, the median household income for the City of Oneonta is \$20,628, as compared with \$25,099 for Otsego County, \$32,965 for New York State and \$33,225 for the nation as a whole. COMPREHENSIVE PLAN TABLE 2.8: MEDIAN HOUSEHOLD INCOME, REGIONAL ANALYSIS, and COMPREHENSIVE PLAN TABLE 2.9: MEDIAN FAMILY INCOME, REGIONAL ANALYSIS, graphically describes the comparison in median household and family incomes.

TABLE 2.8: MEDIAN HOUSEHOLD INCOME*, REGIONAL ANALYSIS

MUNICIPALITY	1970	1980	1990	% CHANGE
Oneonta, City	9,593	11,393	20,628	111
Oneonta, Town	9,322	15,833	27,198	192
Otsego County	8,674	13,081	25,099	189
New York State	10,617	16,647	32,965	210

* Household includes all the persons who occupy a housing unit.

Source: United States Bureau of the Census, 1970, 1980 and 1990.

TABLE 2.9: MEDIAN FAMILY INCOME*, REGIONAL ANALYSIS

MUNICIPALITY	1970	1980	1990	% CHANGE
Oneonta, City	1,783	19,001	32,469	172.0
Oneonta, Town	7,420	19,218	35,670	380.0
Otsego County	5,179	16,230	30,466	488.0
New York State	8,510	20,385	39,741	367.0

* Family includes a householder and one or more persons living in the same household who are related to the householder by birth, marriage or adoption

Source: United States Bureau of the Census, 1970, 1980, and 1990.

As Table 2.8 depicts, although the median household income in the City of Oneonta has increased since 1970, it has been at a much slower rate of growth than that for the Town of Oneonta, Otsego County and New York State. Household income includes income from all unrelated individuals in a household unit. However, when examining Median Family Income in Table 2.9, median income for the City of Oneonta is still lower than the Town, County and New York State, generally. Family income includes the income of related individuals in a household unit.

2.1.4 Economic Base

The economy of the City of Oneonta can be characterized as being one which has a predominance of service based enterprises due primarily to the college campuses. However,

the City does maintain a diverse commercial and industrial base also. COMPREHENSIVE PLAN TABLE 2.10: MAJOR EMPLOYERS, CITY OF ONEONTA, graphically describes the major employers in and around the City of Oneonta, accompanied with the number of employees. Table 2.10 only contains those employers possessing 50 or more employees. However, this is not meant to lessen the importance of those firms employing less than 50 persons since every employment opportunity created by the smallest of companies contributes to the overall economic health of the community.

TABLE 2.10: MAJOR EMPLOYERS, CITY OF ONEONTA

NAME OF EMPLOYER	# OF EMPLOYEES
Bassett Hospital, Cooperstown, NY	1963
SUNY Oneonta	965
A.O. Fox Memorial Hospital	741
Hartwick College	436
Oneonta Job Corps	370
Corning Incorporated	247
ARC of Otsego County	220
NYNEX	186
Wilber National Bank	172
Pope and Talbot, Incorporated	120
The Daily Star	109
Mold - A - Matic Corporation	104
F.N. Burt Company	89
Custom Electronics	87
Astrocom Electronics, Incorporated	75
Key Bank of New York	62
Seeley's Ceramics Service, Incorporated	59

Source: 1994 Industrial Directory, Otsego County. Otsego County Economic Development Department.

2.1.5 Services for Children and Senior Citizens

Children

Concerns about the demographics of children and the quantities of services for them, both in terms of availability and affordability, is a vital future concern for the City of Oneonta. Specific statistics about children in New York State and, more specifically, in Otsego County have been compiled in the publication entitled, Kids Count, a collaborative effort of the Association of New York Youth Bureaus, New York State Department of Social Services and the New York State Division for Youth. The effort was funded as part of a nationwide initiative of the Annie E. Casey Foundation, "to foster greater commitment to improving life outcomes for children and their families." COMPREHENSIVE PLAN TABLE 2.11: POTENTIAL DEMAND FOR CHILD CARE, AGES 0-5 AND 6-13, describes the potential demand for child care services in Otsego County, as per the Kids Count 1994 Databook. This information is indicative of Otsego County's, and, thereby, the City of Oneonta's, need for day and after school care.

COMPREHENSIVE PLAN TABLE 2.11: POTENTIAL DEMAND FOR CHILD CARE AGES 0-5 AND 6-13, AS A PERCENT OF THE TOTAL POPULATION OF CHILDREN BETWEEN THE AGE OF 0-20 YEARS OLD

AGE	NUMBER	PERCENT
0 - 5	2,202	28
6 - 13	2,798	23

Source: Kids Count 1994 Databook, 1994.

Given this potential demand and based on discussions with representatives from Opportunities For Otsego and Catholic Charities of Otsego and Delaware Counties, information was gathered relating to the current availability of day and after school care in the City of Oneonta.

Infant Care Facilities

Infant care facilities are for those children under the age of two. There is currently a shortage of infant care facilities in the City of Oneonta. Existing family and group family day care centers (described later) are limited to 2 and 4 infant children, respectively. Many times the operators of these types of facilities have infant children themselves, thereby reducing the number of infants that can be cared for.

Nursery School Facilities

Nursery school facilities are for those children between the ages of 3 and 5 years of age. There are currently three nursery school providers in the City of Oneonta. These include the Main Street Children's Center (Main Street Baptist Church), the YMCA, and Head Start Facilities (limited to income eligible persons).

Day Care Centers

There are only three established day care centers in the City of Oneonta. These facilities are either currently full with a waiting list or have only very few spots left. These facilities include TLC located on River Street (very limited number of available spots), SUCO Children's Center located on State Street (waiting list of up to six months), and the YMCA Pre-School Program.

Family Day Care

There are currently 30 family day care centers in the City. Proprietors of this type of facility need only be registered with the appropriate New York State agency. Children eligible for this type of facility are limited to those 12 years and under. There is only a single provider in a family day care facility and because of this, the number of children is limited to 5 to 8 children. Family day care centers are allowed to care for 2 infants under the age of 2 years. All facilities are currently full.

Group Family Day Care

There is currently only 1 Group Family Day Care Center in the City. Group family day care centers consist of the primary provider and one assistant. This type of facility must be licensed by the appropriate New York State agency and the number of children is limited to 10 to 14 children. The age limit is also 12 years old. This facility is also currently full.

Exempt Providers

There are a number of exempt day care providers in the City. This type of day care is unregulated. These "facilities" are private homes (e.g., grandma's house, aunt's house, etc.). Social service providers in the City of Oneonta do not have any credible data regarding the numbers of exempt providers in the City.

Summary Analysis of Child Day Care Services

There currently is an acute need for additional infant day care facilities. Also, a need exists for more family and group family day care facilities since all are currently at capacity. Many parents cite cost as a primary deterrent to leaving their children at facilities such as TLC and the SUCO Children's Center, in addition to waiting lists or limited capacity at these facilities.

Senior Citizens

Concerns about demographics of the elderly population and the services available to them is also a concern for the planners of the City of Oneonta. Such services include health care, home health care, skilled nursing institutions, day supervision, hospice, and specific non-health related public services. The Otsego County Office of the Aging has a *Senior Services Handbook*, summarizing available offerings. The office is also engaged in a comprehensive needs assessment which will be included in this plan as an appendix in 1996. Although the Office of

the Aging has not completed its needs assessment, some preliminary perceptions of needs have been identified and are described below:

Alternative Housing

With the potential of no additional nursing home beds, and the possibility of losing in-home care services with reductions in Medicaid, more elderly will be needing alternative housing on an assisted living basis if they cannot remain safely at home or cannot afford the cost of their care needs at home. An intermediate step may be to enhance and expand eligibility for services usually restricted to more disabled persons. Reverse annuity mortgages could be obtained to help with costs related to care as well as retrofitting their homes for safer accommodation.

Elderly Respite Care

Respite service for the elderly is an area which more service could be developed. Currently there are two models of care, medical and social. One primary issue in the success of such a program is its accessibility and transportation support. Long travel times do not work well for elderly going to day care, as they are generally frail and often need assistance or supervision.

Improvement of the Office for the Aging Senior Center and Programs

The Office for the Aging Senior Center is currently located at the Elm Park United Methodist Church in the Town of Oneonta, and is limited in the time available for using the space. The Office would like to relocate to a more central location within the City of Oneonta. If the Center were in the City, it could possibly be open longer, and a combination of the two senior nutrition programs into a more central location could occur.

Recreational and Fitness Opportunities

Recreational and fitness opportunities should be enhanced so as to provide better opportunities for the elderly to keep fit. More thought must be given to the development of recreational facilities to increase their attractiveness to and use by older persons.

Americans With Disabilities Act

Although the ADA is targeted to increasing accessibility for the handicapped, many elderly with marginal impairments have also benefitted. Improvements made in infrastructure and business have enabled elderly persons to more fully participate in the community.

Miscellaneous Elderly Needs

The Office of the Aging has begun a nursing home ombudsmen program. More attention needs to be given to physical abuse of the elderly and the perception that the elderly are unsafe. There needs to be opportunities for education as well as capability for handling these situations with community based support, which could include police as well as health and mental health services. There are also community based programs which in cooperation with local law

enforcement agencies can also help elderly persons feel safer in their communities and homes.

2.1.6 Tourism

Travel has become an integral part of the American lifestyle. This trend began immediately following World War II. There are no signs that this will slow or change to any great extent.

Travel and tourism in the United States generated almost 390 billion dollars in consumer expenditures in 1992.¹ It was once again the nation's leading export, generating 71.2 billion dollars in spending by international travelers, creating a 20.4 billion dollar surplus as international visitors spent more money than Americans spent abroad.²

Travel and Tourism is the nation's third largest retail industry, behind automotive dealers and food stores. It is also the second largest in terms of employment behind only health services, creating 5.95 million jobs with a payroll that exceeds 91 billion dollars. The tourism industry ranks as the first, second or third largest employer in 37 of the 50 states and generates an estimated 47.4 billion dollars in tax revenue for federal, state and local governments.³

The City of Oneonta is located in a region of New York State rich in cultural, historical and recreational amenities. The City of Oneonta and Otsego County have not had to actively pursue the tourist market due to many high profile tourist attractions such as the Baseball Hall of Fame, Farmer's Museum, Soccer Hall of Fame, Oneonta Yankees, etc. Therefore, very little promotion has been necessary to draw in business. In recent years, however, the American tourist has become much more frugal and have looked for ways to stretch their vacation dollar.

By developing a comprehensive tourism strategy in conjunction with Otsego County, the City may be able to more fully take advantage of a largely untapped tourist market. A comprehensive tourist "package" may need to be developed in order to increase the amount of tourists to the City and lengthen their visits.

Furthermore, the growth of the tourism industry is directly linked to world and national

¹Otsego County Long Range Tourism Development Program, 1994.

² Ibid.

³ Ibid.

economic trends. The international tourist market has grown much more substantially than the domestic travel market. COMPREHENSIVE PLAN TABLE 2.12: TRAVEL SPENDING GROWTH IN THE UNITED STATES, graphically depicts this trend.

**TABLE 2.12: TRAVEL SPENDING GROWTH IN THE UNITED STATES
(in billions)**

MARKET	1988	1989	1990	1991	1992
International	29.4	36.3	43.0	48.4	71.2
Domestic	258.0	272.9	290.4	295.8	307.9
Total	287.4	309.2	333.4	344.2	379.1

Source: Otsego County Long-Range Tourism Development Program, 1994.

Within the next five years, upstate New York counties, such as Otsego, may need to begin to attract the overseas visitor.

2.1.7 New Employment Opportunities

Creating new job opportunities through diversification of the local economy is important for the future economic vitality of Oneonta. "Since 1980, America's 500 largest companies have lost more than four million jobs while small businesses have created 20 million new ones ... If small business constitutes the engine of the job generation process, then places should promote those things that facilitate small business growth: entrepreneurs, commercialization of new technologies, research parks, and business incubator centers, incentive for small business and attracting venture capital."⁴

Oneonta has to continue to assist existing and new businesses to expand and create new

⁴ Marketing Places: Attracting Investment, Industry, and Tourism to Cities, States, and Nations. Kotler, Harder, Rein. 1993.

employment opportunities. These incentives can include low interest loans, tax abatements, infrastructure assistance, buildings, job training, and other public-private partnerships.

In order to improve this effort, the City should undertake a serious "market oriented strategic planning" process.⁵ This process should involve the Town, the County of Otsego Industrial Development Agency (COIDA), Chamber of Commerce, both colleges, and other important economic development players.

A possible model for this strategic planning process is the one promoted by Kotler, Harder, and Rein and is as follows:

- Designing the right mix of community features and services.
- Setting attractive incentives for the current and potential buyers and users of its goods and services.
- Delivering a place's products and services in an efficient, accessible way.
- Promoting the place's values and image so that potential users are fully aware of the place's distinctive advantages.

A planning group is then formed which consists of citizens, local and regional government officials, business leaders. It first must define and diagnose the community's condition, its major problems, and their causes. Second, it must develop a vision of the long-term solution to the community's problems based on a realistic assessment of the community's values, resources, and opportunities. Third, it must develop a long-term plan of action involving several intermediate stages of investment and transformation.

The long-term solution involves improving four major marketing factors found in every community. First, it must assure that basic services are being provided and infrastructure maintained to the satisfaction of its citizens, businesses, and visitors. Second, the place may need new attractions to improve the quality of life to sustain current business and public support and to attract new investment, businesses, or people. Third, the community needs to communicate its improved features and life quality through a vigorous image and communication program. Finally, the place must generate support from its citizens, leaders, and current institutions for making the place hospitable and enthusiastic about attracting new companies, investment, and visitors to its community.

A place's potential depends not so much on a place's location, climate, and natural resources as it does on its human will, skill, energy, values, and organization. According to Kotler, Harder and Rein, for a place to succeed, it must be able to carry out the following fundamental tasks.

1. Interpreting what is happening in the broad environment.
2. Understanding the needs, wants, and behavior choices of specific internal and external

⁵ Ibid.

- constituencies.
3. Building a realistic vision of what the place can be.
 4. Creating an actionable plan to complement the vision.
 5. Building internal consensus and effective organization.
 6. Evaluating at each stage the progress being achieved with the action plan.

The major premise in Kotler, et al's book is that marketplace shifts and changes occur far faster than a community's capacity to react and respond. The challenge of place marketing, as set forth in Marketing Places is "to strengthen the capacity of communities and regions to adapt to the changing marketplace, seize opportunities, and sustain their vitality."

It is obvious that no two places are likely to sort out strategies, use resources, define products, or implement plans in the same way. Places differ in their histories, cultures, politics, leadership, and particular ways of managing public-private relationships. Places have to acknowledge that there are no simple solutions to their problems. Strategic Place Marketing as set forth by Kotler, et al could be the most adaptive and productive approach to the challenges many places are facing.

The City of Oneonta is not unlike most places. Oneonta has begun to utilize the techniques established by Kotler, et al as set forth in the Strategic Place Marketing concept. The Comprehensive Planning process from its very inception was designed to achieve the intent of Strategic Place Marketing. The first step in the City's Comprehensive Planning process was its inventory and analysis. It is during this period where the interpretation of what is happening in the broad contextual sense occurred. Also, through the many topical sub-group meetings, the City's planning commission began to understand the needs, wants, and behavior choices of specific groups and constituencies in the City of Oneonta. Based upon the inventory and other information gathering processes, the City has been able to assemble a realistic vision of where the City can be, accompanied by a series of goals and objectives to implement the vision (the action plan). It is the intent to periodically review and update the plan in order to ensure its adaptability to future needs and to review the progress established with the action plan.

2.1.8 Summary Analysis of Current Demographic and Economic Data

Population

The population of the City of Oneonta has remained fairly stable. Forty-four percent of the population is between the ages of 18 - 24 due primarily to the location of the college campuses in the City. The City's population has become more racially and ethnically diverse.

Labor Force

The labor force numbers approximately 6500 persons of which 3500 or 54 percent are female. There has been an increase in various sectors of the labor force including managerial/professional; technical, sales and administration; service occupations and operators, fabricators and assemblers. This increase in these sectors is primarily related to the growth the City has experienced in the educational, medical and general support professions.

Income

The growth in median household and family incomes for the City of Oneonta has been much slower than that of the Town of Oneonta, Otsego County and New York State.

Economic Base

The economy of the City can be characterized as being one which has a predominance of service based enterprises due primarily to the college campuses. However, the City does maintain a diverse commercial and industrial base also.

Child and Elderly Services

There currently is a need for more child care and elderly care facilities/opportunities in the City of Oneonta. Many child care facilities are at capacity or close to capacity. Elderly services need to be more centrally focused and additional community based programs for the elderly may be needed.

Tourism

Development of a comprehensive tourism strategy in conjunction with Otsego County could facilitate the creation and enhancement of numerous enterprises related to tourism in the region.

New Employment Opportunities

The City of Oneonta needs to create new employment opportunities in order to diversify its economic base and to keep the City's younger work force gainfully employed. If job opportunities are plentiful, young people will be more likely to remain in Oneonta upon graduating from high school rather than seeking jobs elsewhere.

2.2 Land Use and Zoning

Existing land use in the City of Oneonta can be defined as residential, business/commercial, institutional, heavy and light industrial, and recreational. Refer to COMPREHENSIVE PLAN FIGURE 2.1: EXISTING LAND USE PATTERNS, for a graphic description of the City's land use.

2.2.1 Existing Land Use Patterns

Residential development in the interior of the City can be considered as high density due primarily to the development of homes around the trolley lines during the late Nineteenth and early Twentieth Centuries. While many homes in the central city are single-family residences, two- and multiple family rental properties prevail. Many multiple-family residences have arisen out of demand for off-campus college housing. The concentration of these residences occurs in the area directly south of the SUNY Oneonta and east of Hartwick College. A second concentration of student related rentals occurs on the upper floors of Main Street properties. Other multiple family residences are of an institutional character, housing elderly or the physically and mentally challenged. These uses can be found in the central city and extend toward the City Line along Chestnut Street.

Low density, single family housing is generally located east and north of the central city. Low density housing occurs on Suncrest Terrace and Crestmont Terrace, located slightly northwest of Hartwick College. Other low density housing occurs on Union Street adjacent to Wilber Park. Medium density housing occurs south of the Canadian Pacific rail yard, along Chestnut Street and the area east of Maple Street to the City Line, and in the Belmont Circle area.

Business/Commercial land use occurs throughout the City in specific locations but is heavily concentrated in the Central Business District, beginning on Wall Street and extending South to Prospect Street. Main Street is almost entirely commercial and service oriented, with exception to rental housing in the "downtown" area and a few residences located along eastern Main Street. Other commercial uses occur on River and Chestnut Streets.

Few light industry uses still exist within the City of Oneonta. Light industrial uses occurring in Oneonta are located on Market Street, just south of Main Street, on lower River Street and adjacent to the River Street Access Road.

Institutional uses within the City include Hartwick College and the State University College at Oneonta, A.O. Fox Memorial Hospital, Bassett Healthcare, Opportunities for Otsego, the Social Security Administration, and school buildings, both public and private.

Recreational land use occurs in various locations throughout the City. Large areas set aside for this purpose include Wilber Park, located east of Union Street and Neawha Park, located south of Market Street. Refer to Comprehensive Plan Section 2.8 for more information on recreational areas in the City.

Existing land uses in the City of Oneonta are generally in conformance with the City's current zoning map. Recent zoning changes adopted by the City of Oneonta Common Council have further reinforced existing land use patterns. Said zoning changes are summarized in Comprehensive Plan Section 2.3 4, entitled, "Recent Changes in Zoning Patterns".

2.2.2 Existing Zoning Patterns

The City of Oneonta is currently divided into 24 zoning districts as promulgated in Chapter 30 of the City of Oneonta Municipal Code. COMPREHENSIVE PLAN FIGURE 2.2: EXISTING ZONING PATTERNS, graphically describes the City's zoning classifications. Each district's purposes, intent, and lot requirements are identified in the ensuing pages. The zoning categories are summarized according to type of district. The City of Oneonta possesses four different types of classifications: residential, commercial, industrial and special districts.

A. Residential Districts

RD-1, Single Family Residential Districts

The RD-1 district provides for areas within the City of Oneonta where the living environment associated with single family residential development is preserved and/or where the development of such environment is encouraged. The RD-1 district requires a minimum lot size of 20,000 square feet. Minimum lot width is 100 feet and the maximum lot coverage permitted is 30 percent. However, mention should be made that most of the land in the RD-1 district is overlaid by the HZD, Hillside Zoning District, whereby lot size requirements are two times greater. Discussion of hillside zoning is covered in the Special Districts section. For further information regarding the RD-1 district, refer to Chapter 30, Sec. 30.31 of the Oneonta Municipal Code.

RD-1 districts are primarily located in the areas surrounding both college campuses.

RD-2, Single Family Residential Districts

The RD-2 district provides for areas within the City of Oneonta where the living environment associated with a relatively low density single family residential development is preserved. Furthermore, the development of such environment is encouraged. The RD-2 district requires a minimum lot size of 10,000 square feet and minimum lot width of 75 feet. The maximum lot coverage permitted is 30 percent. For further information on the RD-2 district, refer to Chapter 30, Sec. 30.32 of the City of Oneonta Municipal code.

RD-2 districts are primarily located along the north side of Chestnut Street to the City line, in the River Street area and along Main Street from Pine Street to the City line.

RD-3, Moderate Density Residential Districts

The RD-3 district provides areas for one and two family dwellings within the City of Oneonta, at a greater density than a single family district. This district is intended to protect the basic, low

density residential character of areas developed for one and two family residences. Subdivision of residential structures into multiple family units in areas unable to accommodate greater densities is discouraged. The RD-3 district requires a minimum lot size of 5,000 square feet for single family dwellings and 8,000 square feet for two-family dwellings. Minimum lot width is 50 feet for single family dwellings and 60 feet for two family dwellings. Maximum lot coverage permitted is 35 percent. For further information on RD-3 districts, refer to Chapter 30, Sec. 30.33 of the City of Oneonta Municipal Charter.

RD-3 Districts are primarily located in the Center City area.

RD-4, Multiple Family Transitional Districts

The RD-4 district provides areas within the City of Oneonta where single, two, and multiple family residences are permitted and appropriate. Furthermore, the conversion of residential structures beyond the two family category is permitted and encouraged. The intent of this district is to also permit neighborhood commercial uses compatible with and appropriate for higher density residential areas. The RD-4 district requires a minimum lot size of 4,000 square feet for dwelling units. Minimum lot width is 100 feet and the maximum lot coverage permitted is 40 percent. For further information on the RD-4 district, refer to Chapter 30, Sec. 30.34 of the City of Oneonta Municipal Code.

RD-4 districts are primarily located along Center Street north to Bugbee Circle.

RD-5, High Density Residential Districts

The RD-5 district provides for areas within the City of Oneonta where high density residential development, and certain commercial uses of limited scale, are permitted in the interest of promoting high intensity land use. Retail uses must be compatible and supportive of residential development and must be a part of a residential complex. The RD-5 district requires a minimum lot size of 20,000 square feet. Minimum lot width is 125 feet and the maximum lot coverage permitted is 40 percent. For further information on the RD-5 district, refer to Chapter 30, Sec. 30.35 of the City of Oneonta Municipal Code.

RD-5 districts are located in the vicinity of River Street between Fonda Avenue and Miller Street (Oak Square Apartments), Luther Street (Nader Towers) and the Academy Street area (Academy Arms and Lettis Apartments).

PUD, Planned Unit Development Districts

The PUD district provides for the creation and establishment of a flexible zoning district accommodating major multi-use developments within the City of Oneonta. This district provides a mechanism to insure compatibility among varied land uses, fosters innovation in site planning and development, and encourages sound design practices. Furthermore, this district

encourages planned developments, in which diverse uses may be brought together in a compatible and unified plan which shall be in the interest and general welfare of the public. PUD districts require density of no more than one dwelling per 1,000 square feet. The minimum district area permitted is 2 contiguous acres or one city block. For further information on PUD districts, refer to Chapter 30, Secs. 30.41 to 30.49 of the City of Oneonta Municipal Code.

There are currently no PUD Districts in the City of Oneonta.

B. Commercial Zoning Districts

CBD-T, CBD-Transitional Districts

The CBD-T district promotes high intensity development in areas adjacent to the Central Business District. The further intent of this district is to encourage uses supportive to the main retail function of the Central Business District. The CBD-T district requires a minimum lot size of 10,000 square feet for commercial use and 1,500 square feet for residential use. Minimum lot width is 100 square feet and the maximum lot coverage permitted is 60 percent. For further information on the CBD-T district, refer to Chapter 30, Sec. 30.51 of the City of Oneonta Municipal Code.

CBD-T Districts are currently located in the area along and between Dietz Street and Elm Street.

CBD-A, Commercial A Districts

The CBD-A district provides a high density, compact shopping area along Main Street, primarily the downtown Oneonta. Minimum lot size and width requirements are not applicable in the CBD-A district. Full lot coverage, (100 percent), is permitted. The Maximum floor area ratio (F.A.R.) is 3:1. For further information on the CBD-A district, refer to Chapter 30, Sec. 30.52 of the City of Oneonta Municipal Code.

CBD-A Districts are currently located along Main Street from Chestnut Street to Ford Avenue/South Main Street (north and south side) and continuing along the north side of Main Street to Maple Street.

CBD-B, Commercial B Districts

The CBD-B district provides areas where commercial, service, and residential uses may be developed within the downtown area. Minimum lot size and width requirements are not applicable in the CBD-B district. Maximum lot coverage permitted is 80 percent. The maximum F.A.R. permitted is 3:1. For further information on the CBD-B district, refer to Chapter 30, Sec. 30.53 of the City of Oneonta Municipal Code.

CBD-B Districts are located along the north side of Market Street beginning at the Chestnut Street Extension and ending just beyond Gas Avenue.

CBD-C, Commercial C Districts

The CBD-C district provides areas for general retail and service commercial uses in downtown Oneonta. Minimum lot coverage permitted is 80 percent. The maximum F.A.R. permitted is 2.5:1. For further information on the CBD-C district, refer to Chapter 30, Sec. 30.54 of the City of Oneonta Municipal Code.

CBD-C Districts are located along Main Street from Chestnut Street to Market Street.

CBD-W/W, CBD, Wholesaling and Warehousing Districts

The CBD-W/W district provides areas for wholesaling and warehousing near the Oneonta downtown area. Minimum lot size and width requirements are not applicable to CBD-W/W districts. Maximum F.A.R. permitted 2:1. For further information on the CBD-W/W district, refer to Chapter 30, Sec. 30.55 of the City of Oneonta Municipal Code.

CBD-W/W Districts are primarily located in the area south of Market Street continuing to the railroad tracks between Main Street and Gas Avenue.

LBD, Local Business Districts

The LBD district provides areas within the City, outside the Central Business District, which permit the intensive development of land for neighborhood retail and service uses. Residential uses are prohibited. The LBD district requires a minimum lot size of 10,000 square feet. The maximum lot coverage permitted is 40 percent. For further information on the LBD district, refer to chapter 30, Sec. 30.56 of the City of Oneonta Municipal Code.

LDB Districts are currently located in the West Broadway area from Wilcox Avenue to Fonda Avenue and on Main Street at the Roosevelt Avenue intersection.

GBD, General Business Districts

The GBD district provides areas within the City where roadside, auto related, and other general business uses are appropriately located. Residential uses are prohibited. Furthermore, this district identifies business areas which provide goods and services to the public which require direct and frequent access. The district incorporates reasonable regulations governing the development of such uses in the interest of the health and general welfare of the City's residents.

The GBD district requires a minimum lot size of 15,000 square feet. The maximum lot coverage permitted is 50 percent. For further information on GBD districts, refer to Chapter

30, Sec. 30.57 of the City of Oneonta Municipal Code.

GBD Districts are situated in various locations around the City of Oneonta. These include the following:

- a. The intersection of River and Main Streets
- b. Chestnut Street from the Huntington Library to the vicinity of West street
- c. Chestnut Street from Kearney Street area to the vicinity of James Street.
- d. Main Street from Walling Avenue to Pine Street
- e. Various smaller locations located along Main Street heading east to the City Line. Refer to Figure 2.2 for more detailed locational analysis.

C. Industrial Districts

LID, Light Industrial Districts

The LID district provides for areas where heavier commercial uses are segregated from the automobile related uses found in other commercial districts. The LID district requires a minimum lot size of 20,000 square feet. The maximum lot coverage permitted is 50 percent. For further information on LID districts, refer to Chapter 30, Sec. 30.61 of the City of Oneonta Municipal Code.

LID Districts exist along the CP Railway right-of-way from the area beginning at Gas Avenue heading east to the City Line.

HID, Heavy Industrial Districts

The HID district is primarily situated on or near major transportation routes within the City. Permitting the development and continued use of lands for commercial and industrial use, the HID district prohibits land use incompatible with a commercial and industrial nature. The HID district requires a minimum lot size of 30,000 square feet. For further information on the HID district, refer to Chapter 30, Sec. 30.62 of the City of Oneonta Municipal Code.

HID Districts are currently located in the area encompassing the CP Railway yards, and River Street from Gilbert Street (west of Gilbert) to the City Line. In addition to these areas, a HID District exists in the vicinity of Railroad Avenue and Susquehanna Street extending to the Susquehanna River.

D. Special Districts

ID, Institutional Districts

The ID district provides a separate zoning district for major institutional uses within the City. Furthermore, the district permits and encourages orderly, cooperative, flexible development,

and expansion of institutional land uses. Any new construction in an ID district requires review by the City of Oneonta Capital Budget and Planning Commission and the City Engineer. For further information on ID districts, refer to Chapter 30, Sec. 30.71 of the City of Oneonta Municipal Code.

ID Districts primarily encompass Hartwick College, the State University, College at Oneonta and A.O. Fox Memorial Hospital.

PLD, Public Lands Districts

The PLD district provides a separate zoning classification for large tracts of land that are under public ownership and used for public purposes. The uses include passive recreation, educational institutions, historic properties, museums, and libraries. No specific regulations apply to the PLD district. For further information on the PLD district, refer to Chapter 30, Sec. 30.72 of the City of Oneonta Municipal Code.

FHD, Flood Hazard Districts

The unmanaged use, alteration of topography, excessive filling, channel encroachment, or other acts affecting the natural discharge of water through flood plains constitute a threat to the health, safety, welfare, and economic viability of the community. The FHD district seeks to protect the City's residents from the hazards of periodic flooding, including minimizing expenditures for relief, insurance and flood control projects. For further information on FHD districts, refer to Chapter 30, Sec. 30.73 of the City of Oneonta Municipal Code.

For further information regarding the location of flood hazard zones in the City of Oneonta, refer to Comprehensive Plan Section 2.6.5 entitled "Environmental Features".

HZD, Hillside Zoning Districts

The HZD is an overlay for existing zoning districts. The use of land is permitted according to the underlying districts but subject to the provisions of HZD regulations. HZD regulations require that the minimum lot size permissible in an underlying district be doubled.

HZD Districts primarily traverse along the hillsides to the north overlooking the City of Oneonta.

2.2.3 Major Updates to the Municipal Zoning Code since 1975

The City of Oneonta has integrated various changes to Chapter 30, entitled "ZONING" since the adoption of the current Code in 1975. The changes include the following:

Allowances for and Greater Flexibility to Accommodate Home Based Occupations

The definition of a home occupation as stated in paragraph 54 of Section 30.4, is defined as "the use of a minor portion of a dwelling unit or of a building accessory to a dwelling unit by an occupant of the dwelling unit which use is clearly incidental, accessory and secondary to the residential use of the property. An occupant must be the principal practitioner of the home occupation".

The purpose of the home occupations regulations is to insure that such uses are compatible with the character of the residential districts in which they are located. Two classes of home occupations will be allowed: Class A and Class B. Refer to Section 30.84 (R) of the City of Oneonta Municipal Code for Class A and Class B home occupation standards.

Sign Ordinance Changes

The City of Oneonta Municipal Code has been revised to reflect certain changes in signage regulations and is specific to perpendicular signs, building frontage wall signs, illumination and sidewalk coverings. Districts that will be impacted by these changes include CBD-A, CBD-B, CBD-C, CBD-WW, LBD, GBD, LID and HID. Furthermore, Subdivision Q of Section 30.84 will set forth sign design standards. The purpose of said standards "is to insure that the size, location and design of signs is harmonious with the architectural and environmental character of the site and general area, in keeping with the intensity of development, and does not obstruct or limit sight distance requirements of vehicular or pedestrian traffic. Sign variance application reviews shall include consideration of these standards as well as all other related issues, including but not limited to, the applicants need for the sign and franchise requirements for signage."

Creation of an MU-X, Mixed Use Redevelopment District

The general purpose and intent of this district is to maintain the residential character aspect of sensitive areas by promoting commercial uses which are compatible and supportive of that residential character. Selected Residential districts have been changed to MU-X, primarily along the Main and Chestnut Street Corridors. Refer to COMPREHENSIVE PLAN FIGURE 2.2 for further clarification of exact locations.

Creation of a RD2-HID, Residential-Heavy Industrial District

The general purpose and intent of this district is to provide areas for the development of residential, commercial and industrial uses. Those uses which are permitted in the RD-2 zone and those uses which are permitted in the HID zone are permitted in the RD2-HID zone.

Development of Buffer Area Standards

The purpose of buffers, where required, are to: maintain and protect property values; assure an acceptable degree of transition to reduce potential adverse incompatibility between abutting and

nearby uses; provide appropriate barriers and relief from traffic, noise, heat, glare and the spread of dust and debris; enhance the visual and aesthetic appearance of the community.

Whenever buffers are required, a set of standards and design criteria will be used to ensure compliance with the purpose and intent as set forth above.

Revisions to the Housing Code as it relates to Certificates of Compliance

The City of Oneonta Municipal Code has been revised to reflect changes in procedures related to certificates of compliance for rental properties. The changes include revisions to the requirements for Class I through Class IV Occupancies. Refer to Section 27.139 of the City of Oneonta Municipal Code for more information regarding Class I through Class IV Occupancies.

2.2.4 Future Possible Revisions to the Zoning Code

The City of Oneonta's Code Enforcement Office has identified further possible revisions to the City's Zoning Code. These are identified on the next page.

- a. Reduction of lot size requirements on the vacant land above Suncrest Terrace
- b. Reduction of lot size requirements in the City owned land west of Woodside Avenue
- c. Reduction of lot size requirements on the vacant land north of East Center Street.
- d. Modification of setback requirements (mostly decreases) to better suit the standard of existing neighborhood characteristics.

2.2.5 Summary Analysis of Current Zoning Conditions

The current zoning code appears to be adequate to meet the needs of the City of Oneonta, especially with the changes relating to home based businesses, the Mixed Use District, sign ordinance changes and revision of buffer standards.

Furthermore, with any municipality's zoning code there is always a possible danger of granting too many variances which lessens its effectiveness in protecting the character of said municipality's neighborhoods. Generally, the City of Oneonta should review the number and type of variances granted to ensure that the integrity of neighborhoods is not compromised and that land uses are organized in a manner which minimizes conflict between uses. While relief from the strict provisions of the zoning regulations must be provided, the granting of a variance should be carefully considered so as not to dilute the overall purpose and effectiveness of the zoning ordinance.

2.3 Housing and Neighborhood Quality

As a part of the comprehensive planning process, a housing and neighborhood quality study was undertaken. Said study was a survey of the overall housing and neighborhood conditions throughout the City of Oneonta. For the purposes of this analysis, the City has been divided into various neighborhoods. The neighborhood boundaries and descriptions can be found in Comprehensive Plan Section 2.3.2 entitled, "Neighborhood Locations and Descriptions".

2.3.1 Housing Characteristics

Housing Improvement Programs - Historical Perspective, 1975 - 1990

The City of Oneonta's Community Development Program has had a major impact on the City's housing stock. Early in the program housing studies indicated that over 89 percent of the City's housing was constructed before 1939 and very few of the housing units were energy efficient. The long range plan was to immediately stabilize the units in the poorest condition and then rehabilitate all units in substandard condition.

Particular emphasis was placed on owner occupied units because homeownership is the backbone of stable neighborhoods. A neighborhood improvement program was initiated to include infrastructure projects like sidewalks, curbing, street lighting, sanitary sewers, storm sewers, tree plantings, street reconstruction and parks improvement. The program was designed to provide the necessary physical improvements to encourage all property owners to improve their property because sufficient federal and state funds to improve every unit can never be available. Loans and grants are used to assist lower income persons to rehabilitate substandard houses.

When a substandard unit is repaired with assistance it serves as seed money. Together with street improvements, a rehabilitated house encourages other property owners to improve their property because it is clear that the City is committed to the improvement of the neighborhood.

This neighborhood improvement approach has been very successful in the past. There have been miles of streets and sidewalks reconstructed in the City and the City's political leaders have remained committed to infrastructure improvements because of its importance to a continued strong and viable urban community.

Community development programs have directly assisted in the rehabilitation of nearly 500 deteriorated housing units since 1977. Included in this total is the very successful and innovative joint City/Farmer's Home Administration Home Acquisition Program. The program is designed to assist qualified, first time home buyer families in acquiring and rehabilitating a house. Basically the Farmer's Home Program provides mortgages and Community Development funds structural rehabilitation. Over 100 families have used this program to acquire their own home thereby helping the City to stabilize neighborhoods through homeownership.

Other housing studies indicated that the City needed additional housing units particularly for low to moderate income persons. The studies also stated that there were only several land parcels available for new housing development but that there was significant vacant space available on

second and third floors in the downtown area.

The Community Development Office directly assisted in the land acquisition, zoning and funding of 118 units of new housing through the Farmer's Home Administration, HUD Section 8 and HUD Section 202 programs. These projects are constructed on the few remaining vacant parcels of land and have all been successful.

In addition to the innovative FmHA Home Acquisition Program, the Community Development Office in conjunction with Otsego Rural Self Development Association was the first small city in the state to institute a Single Room Occupancy Project with HUD funds. The City and OURS have now completed three SRO's which house over 34 persons.

Neighborhood Improvement Programs: Historical Perspective, 1975 - 1990

The core objective of the Neighborhood Improvement Program is to improve the City's housing stock and this has been described above in the housing section. Another primary objective of the Neighborhood Improvement Program is the rebuilding of storm and sanitary sewers, water lines, utilities, curbing, sidewalks, streets and parks.

Annual City efforts in all of these areas are significant but could not be comprehensive without federal and state funds. All streets reconstructed with federal and state funds include the River Street Storm Sewer and Reconstruction Project, Main Street, Chestnut Street, Valleyview Street, Wall Street, Rose Avenue, Washington Street, Pine Street, and Gault Avenue.

Another major component of the Neighborhood Improvement Program has been the park rebuilding projects. The Wilber Park Pool Complex was completely rebuilt. The Swart Wilcox Area and Catella Park are to be and have been refurbished/constructed. Numerous other improvements have occurred in both Neahwa and Wilber Parks.

General Housing Statistics

According to the 1990 United States Census for Housing, there were 4,685 housing units in the City of Oneonta. These housing units included single family homes, apartments and multi-family dwelling units (i.e., apartment complexes). COMPREHENSIVE PLAN TABLE 2.13: HOUSING DATA, CITY OF ONEONTA graphically describes housing units within the City.

Of the total number of housing units, 4,409 (46 percent) are occupied and 276 are vacant. The number of owner occupied residences totals 2,005 versus rented residences totalling 2,370 units (54 percent).

TABLE 2.13: HOUSING DATA, CITY OF ONEONTA

HOUSING TYPE	CITY OF ONEONTA	OTSEGO COUNTY
Total Housing Units	4,685	26,385

One Unit	2,126	17,441
Two or More Units	2,559	8,944
Owner Occupied	2,005	15,851
Renter Occupied	2,370	5,847
Vacant, Seasonal, Other	310	4,660

Source: U.S. Census of Population and Housing Characteristics, 1990

Pre-World War II housing is predominant in the City as approximately 90 percent of the housing stock was built prior to 1940. However, a significant number of new homes have been built in the City since the 1960's. The condition of the current housing stock can be considered generally in good condition due to strict housing code enforcement by the City's Code Enforcement Office, especially in relation to rental units/establishments. The City Code Enforcement Office has instituted an aggressive rental property inspection program which has greatly reduced the number of hazardous buildings in the City.

During the early 1980's, the City's fraternity and sorority houses were recognized as the most hazardous occupancies in the City. One of the steps taken to confront these conditions was the enactment of the Special Use Permit requirement in 1987. The Special Use Permit requirement took effect in 1993. During that year, all existing fraternity and sorority houses passed the special use permit review procedure. The special use permit requirement produced dramatic structural and safety improvements and commitments by the owners to monitor conditions at same said buildings.

The City's Code Enforcement Office has taken an active role in ensuring the integrity of the City's neighborhoods and housing stock. Refer to Comprehensive Plan Section 2.5.11 entitled, "Code Enforcement Office", for further details regarding the department's activities.

2.3.2 Neighborhood Locations and Descriptions

The City of Oneonta has been divided into 12 neighborhoods. These are described and analyzed below using the criteria established in the previously mentioned publication. COMPREHENSIVE PLAN FIGURE 2.3: NEIGHBORHOOD DESIGNATIONS, CITY OF ONEONTA, graphically describes the locations of the neighborhood areas identified in the ensuing pages.

Terrace Neighborhoods

The Upper West Street neighborhood is located on West Street just beyond the Hartwick College Campus. This area is well known for its scenic vistas and contains land well suited for

future residential development at all densities. At present, this neighborhood contains the Suncrest Terrace and Crestmont Terrace developments and are considered as low density.

Chestnut Street Neighborhood

The Chestnut Street Neighborhood extends along Chestnut Street between Fonda Avenue and the City Line on the north side of the street. This neighborhood presently contains good housing stock and provides residential streets with low noise and traffic. Residents are located near a major shopping facility. This area also contains substantial land for residential development. Housing in this neighborhood is located around the City's newest elementary school, and a public swimming pool is easily accessible. Furthermore, the neighborhood is bordered by dense woodland to the northeast.

The Chestnut Street Neighborhood is located along one of the three major entrances into the City. Strict enforcement of codes should be encouraged here to enhance the appearance of housing and commerce and provide an attractive entryway into the city.

Chestnut Street Commercial

This shopping area serves as the western entrance to the City of Oneonta. Future commercial growth should be compatible with residential uses. The City has updated and repaired the stormwater system and pavement along Chestnut Street. Recent zoning changes in select areas along Chestnut street will provide a mixed use category allowing for home occupations. This will be an experimental use category to be expanded if positive results are shown.

"Chinese Wall" Area of Chestnut Street

Steep slopes present in this area do not allow for adequate parking and outside living space. However, the steep slopes provide for excellent views of hills to the south. Housing in the "Chinese Wall" area is generally in a poorly maintained condition and should be rehabilitated, preserving an attractive entrance into the City.

Academy Street Neighborhood

The Academy Street Neighborhood area has undergone many changes over the last twenty years. Housing has been rehabilitated and two apartment complexes have been built (Academy Arms, James F. Lettis Apartments). This neighborhood contains some of the oldest homes in the City of Oneonta. Residents in the Academy Street Neighborhood have easy access to shopping on both Main and Chestnut Streets.

Central Business District

The Central Business District is a vibrant mix of retail, commercial, and residential use. Bottom floors of commercial buildings contain store fronts while the upper floors contain rental apartments that, for the most part, are rented by students from both colleges. Many of the

buildings have significant architectural features incorporating brick and stone facades constructed over a century ago.

Additional fire safety elements should be installed in all downtown buildings in the next decade to ensure the survival of the beautiful and architecturally significant buildings. Furthermore, measures should be taken to better inform visitors of parking, activities, services, shops, and entertainment in this area.

Center City Neighborhood

This is a purely residential area. Almost all homes in the area were constructed seventy to a hundred years ago as single family homes. Many have since been divided into smaller units and have, for the most part, retained the integrity of the original structures. Many buildings in this area incorporate stunning architectural features from Oneonta's more opulent times. The Center City Neighborhood contains excellent schools and parks, and is close to many other facilities, which together, make it an excellent area in which to raise children.

The two primary groups reside in the Center City Neighborhood. These include permanent residents and college students. The mix of ages in the area creates excitement and dynamism beneficial to all.

Main Street Commercial

The Main Street Commercial Neighborhood is the northeast corridor to and from the City. Consequently, there exists significant potential for intensified professional office and commercial development. The area contains many well maintained buildings of historical and architectural import, a number of which have been converted during the past two decades to medical office uses. There are small pockets of residential properties displaying less than satisfactory property maintenance. These pockets are ripe for conversion to uses which would generate higher property income than the current uses.

Main Street Heights

The Main Street Heights neighborhood, situated above the north side of Main Street, is characterized by steep topography providing beautiful vistas and creating higher construction costs. There is a significant amount of developable land for residential use proximate to Fox Hospital. Furthermore, the area adjacent and to the north is a preserved bird sanctuary providing a remarkable permanent open space.

Grand Street-Belmont Circle-East End Neighborhood

This is an predominantly characterized with single family detached homes, and is very peaceful

and quiet. The neighborhood contains an excellent elementary school and has convenient access to both Neahwa and Wilber Parks.

The single family character of this area should be preserved as it is a significant asset to the City. The primary challenge in this area is the fact that some of its streets are unavoidably used for access to the light industrial area on the south side of the Delaware and Hudson Railroad tracks.

Susquehanna-Industrial Area

Community Development Block Grants have been used to refurbish the scant housing in this neighborhood. The area is primarily of an industrial nature and should be preserved as such when encouraging future development of available land. Perhaps future development can encourage a direct access ramp from I-88 alleviating commercial traffic concerns in the Grand Street-Belmont Circle-East End Neighborhood.

Lower Main Street Neighborhood

Major changes over the last two decades have come in the form of removing housing from Lower Main Street and Neawha Place and replacing it with industrial, office related, and retail properties. As another heavily used entrance in the City of Oneonta, special care must be taken to provide a welcoming appearance encouraging travel into the Central Business District.

River Street Neighborhood

The River Street Neighborhood has the reputation of being the most peaceful residential area in the City. Few students decide to locate here because of the neighborhood's distance from the Colleges. The area, therefore, is generally populated with long-time residents. There is a substantial amount of industrial development in the western section and the area contains access to Neahwa Park, public schools, Little League Fields, the Oneonta Boy's Club, and the Swart Wilcox House Historical Education Facility.

2.3.3 Housing Affordability Analysis

Introduction

The City of Oneonta, not unlike many other communities, contains a significant number of residents who would like to purchase a home but are unable to afford the initial downpayment and closing costs. A major factor, although not the only determinant, contributing to this inability to purchase a home in the City is related to the high number of rental units created by the demand for housing generated by students from both Hartwick College and SUNY Oneonta. In recent years, many single and two-family homes have been converted into housing for students.

The impact of student housing has made it difficult for potential first-time homebuyers in the City to save sufficient funds for a downpayment. It has been documented by the City's Community Development Office, resulting from a survey of City residents, that a need exists for some type of homeownership assistance program. It has been determined that the primary impediment to homeownership in Oneonta is the lack of funds to cover downpayment and closing cost requirements.

Furthermore, local realtors, as well as City inspectors, have documented the availability of houses in the City, particularly in the Center City area, that are available and could be affordable to low income households. This is especially true if a mortgage subsidy and downpayment and closing cost assistance could be provided.

City of Oneonta First-Time Homeownership Project

In an attempt to address the inability to purchase a home, the City of Oneonta proposed a First Time Homeownership Project to be financially aided through the Small Cities Community Development Block Grant Program administered by the United States Department of HUD. The City's application was not funded during the last round. However, the project is a commendable one and should be refined and resubmitted to HUD or to an alternative funding mechanism.

The Oneonta Homeownership Project was designed to facilitate the purchase of vacant student housing structures in the City's Center City Area by low income, first time homebuyers and convert said houses into owner occupied single and two family homes. The Homeownership Project was also designed to assist low income persons in becoming homeowners on a City wide basis. The program would have provided an average of \$30,000 to low income, first time homebuyers to assist in the purchase and rehabilitation of houses in the Center City. Residents outside of the Center City would be eligible for assistance up to \$15,000.

Realtors and city officials identified houses within the Center City and other locations that could be incorporated into the program. These houses included vacant structures that were formerly used as student housing. These structures required repair and conversion to two and three family homes that would be very appropriate for purchase by first time homebuyers who would require rental income to afford and maintain their homes.

Local financial institutions have further documented the marketability of a first time homeownership program. Banks had committed mortgage funds, agreed to reduced downpayment and closing costs, and relaxed underwriting standards in order to facilitate the implementation of a first time homeownership program.

Case Study

The following is a case study which documents how the program would work using one of the structures identified by realtors and City officials. The purpose of the case study analysis is to document the feasibility of the project in terms of costs and affordability of a sample family of

four with an income of \$28,000.

A participating lending institution is utilizing 32 percent of gross income as a maximum amount to support monthly housing costs to include mortgage, interest, taxes, insurance and utilities. Most applicants would be slightly below the maximum which would increase the subsidy amount required. Also, the purchase price listed is the asking price and the final price is usually below this which will reduce the subsidy.

Purchase Price	\$58,000
Rehabilitation	\$23,200
Closing Costs	<u>\$ 1,000</u>
Total	\$82,200
Downpayment from homeowner	- <u>2,900</u>
Total net project cost	\$79,300

Income of \$28,000 x 32 percent = \$8,960 ÷ 12 = \$746/month

Monthly housing costs

■ Taxes	\$150
■ Insurance	40
■ Utilities	<u>\$125</u>
Total	\$315

Income	\$746
Expenses before mortgage	- <u>315</u>

Per month rounded to \$400 \$431

\$400 per month payment for 30 years at 7 percent interest will amortize to a mortgage of \$60,123.

Project Cost	\$79,300
Mortgage Amount	- <u>60,123</u>
Small Cities Subsidy	\$19,177

Summary of First Time Homeownership Program

The City of Oneonta Homeownership Demonstration Program would have an impact on identified homeownership needs and the stabilization of the Center City Neighborhood as well as other parts of the City. The project should be addressed further in the future and alternative funding sources explored. The stated needs include the following:

- Address the problem of deteriorated and vacant converted single and two family homes in the Center City area.
- Stabilize the Center City Neighborhood through homeownership and rehabilitation.
- Make homeownership in the City affordable to low income persons.
- Achieve neighborhood improvement and stabilization in a comprehensive manner through effective use of public funds and through public/private partnerships.

Otsego County Affordability Study

The Otsego County Planning Department published a housing affordability study in May of 1992, entitled, "Otsego County Housing Inventory and Affordability Study". The study's primary intent was to "provide a basic resource of information on the housing inventory of Otsego County for use in defining housing problems and opportunities".

By using housing value information as identified in the 1990 Census, the Otsego County Planning Department analyzed the home ownership expenses for median and moderately priced homes in Otsego County. The study defined a median and a moderately priced home. A median priced home was defined as "one priced such that 50 percent of the homes in the same municipality are priced below this value and 50 percent above." A moderately priced home was defined as "one priced such that 25 percent of the homes in the same municipality are priced below this value and 75 percent above."

For the purposes of the study mortgage payments were calculated for a 30 year, fixed payment mortgage using an interest rate of 9 percent and 10 percent. A minimum down payment of 5 percent of the purchase price was assumed.

Monthly housing expenses for a median priced home in Otsego County were calculated to be \$598 with a 9 percent interest rate and \$638 with a 10 percent rate. Comparable figures for a

modestly priced home were \$448 at 9 percent interest and \$476 at 10 percent interest.

Assuming that a household was able to allocate a maximum of 28 percent of its gross annual income to housing expenses, an income of \$25,600 - \$27,300 would be needed to purchase a median priced home and an income of \$19,200 - \$20,400 would be needed to purchase a modestly priced home.

2.3.4 City of Oneonta Rental Survey

The City of Oneonta Community Development Office monitors and summarizes the rental housing market within the City. Apartments are analyzed according to those with utilities and without utilities. Apartments are also classified as studio, 1 bedroom, 2 bedroom, 3 bedroom and 4 bedroom. COMPREHENSIVE PLAN TABLE 2.14: RENTAL SURVEY, WITH UTILITIES, 1991-1993 and COMPREHENSIVE PLAN TABLE 2.15: RENTAL SURVEY, WITHOUT UTILITIES, 1991-1993, graphically summarizes apartment rental costs for the City of Oneonta. It should be noted, however, the rental survey analysis is based upon weekly listings of apartment advertisements in the want ads. The survey is based solely upon those advertisements listing actual rents. Therefore, the figures provided below cannot be considered scientifically accurate but do however, depict general trends in the rental market.

**TABLE 2.14: RENTAL SURVEY, WITH UTILITIES, 1991-1993
(in dollars)**

Apartment Type	1991	1992	1993	% Change
Studio	310	315	330	6.5
One Bedroom	375	400	385	3.0
Two Bedroom	490	505	495	1.0
Three Bedroom	490	525	650	32.0
Four Bedroom	525	575	520	-1.0

Source: City of Oneonta Community Development Office, 1993

**TABLE 2.15: RENTAL SURVEY, WITHOUT UTILITIES, 1991-1993
(in dollars)**

Apartment Type	1991	1992	1993	% Change
Studio	280	255	270	-3.5
One Bedroom	325	345	335	3.1
Two Bedroom	430	400	415	-3.0
Three Bedroom	445	460	465	4.5
Four Bedroom	490	515	475	-3.1

Source: City of Oneonta Community Development Office, 1993

From the above analysis of rental prices in the City of Oneonta, rents for apartments without utilities included have remained fairly stable with some minor fluctuations. However, for apartments with utilities included the rate of change in rental prices has been more dramatic, especially for a three bedroom apartment. This phenomenon could be attributed to the demand by college students looking for larger apartments.

2.3.5 Summary Analysis of Current Housing and Neighborhood Quality Issues

Housing Issue #1 - Affordability

There is currently a significant number of eligible persons in the City of Oneonta who desire to become homeowners, but cannot afford traditional downpayment and closing costs and cannot meet traditional underwriting requirements. Many would purchase a home if the challenges of high cost and downpayment requirements could be overcome.

The Homeownership Demonstration Project would have addressed a number of issues currently impacting the City. Issues such as deteriorated and vacant homes, stabilization of the Center City Neighborhood, providing opportunities for affordable home ownership for low income persons. The Homeownership Program is an example of how public/private partnerships can induce affordable housing. The Demonstration Project should be pursued further. If CDBG funds cannot be obtained, alternative funding mechanisms should be explored.

Housing Issue #2 - Homeownership

As previously mentioned, the City of Oneonta has a very high and increasing number of rental properties. The 1990 United States Census Data for Housing shows 2,005 owner occupied and 2,370 renter occupied units in the City. There were also 19 vacant owner units for sale and 151 units for rent. The number of rental properties in the City reflects the past demand for housing generated by students from Hartwick College and the SUNY Oneonta. This demand has had a most dramatic impact in the Center City area where many single and two family homes have been converted into housing for students.

The impact for student housing extends City-wide. High rents caused by high demand has made it difficult for potential first homebuyers in the City to save sufficient funds for a downpayment. Ironically, the student housing problem has impacted the City in a much different way in recent years. As enrollments have declined at the colleges, many of the converted homes now go unrented. These structures could potentially blight neighborhoods and possibly make the neighborhoods and City a less attractive location in which to live.

The City of Oneonta therefore has interrelated needs with regard to homeownership. The first need is to make homeownership affordable in the City and the second is to encourage homeownership in the City in general and the Center City area in particular. Neighborhood stabilization is essential in the effort to reverse economic and physical decline and expanded homeownership is a key ingredient in this stabilization process. Home ownership and neighborhood stabilization has been a long standing priority of the City of Oneonta as documented by the numerous federal grant programs received by the City since the mid 1970's for housing and neighborhood improvements.

The City of Oneonta is currently attempting to reestablish a homeownership program. It is particularly critical in the Center City area where the impacts of converted single and two family homes into student housing is the most serious challenge. There is a significant need to convert these structures back into single and two family homes in order to better stabilize and improve neighborhood conditions. It is projected that the enrollment at SUNY Oneonta could possibly drop by at least 400 students. This drop will intensify an already existing challenge of vacant, and somewhat deteriorated structures in the Center City.

As part of a grant application to the United States Department of Housing and Urban Development (HUD) to initiate a homeownership program in the Center City area, the City conducted a survey to determine the level of interest by residents to participate. Fifty pre-applications from eligible persons wishing to become homeowners for the first time were received by the City's Community Development Department. This response was considered to be very positive and documented the need for a homeownership program.

Neighborhood Quality Issue #1 - Quality of Housing Stock

Due to the increased level of housing inspections and code enforcement activities since the early 1980's, the City's housing stock is generally in good condition with some "pockets" requiring

further attention (e.g., code enforcement activity, community development programs).

Neighborhood Quality Issue #2 - General Quality of Neighborhoods

The City of Oneonta has greatly improved the quality of its neighborhoods. The City's Neighborhood Improvement Program has greatly contributed to this improvement. The Program has resulted in the rebuilding of storm and sanitary sewers, water lines, curbing, sidewalks, streets, and parks. The most notable neighborhood park development, but not part of the Neighborhood Improvement Program, is the Maple Street Park located at the end of Maple Street near Bugbee Road. Development of more "pocket parks" could enhance neighborhood quality in other areas of the City.

A second neighborhood quality issue is related to the social component of student life. The City of Oneonta is currently taking an active role in controlling adverse student behavior. Some of the City's neighborhoods, especially in the Center City area, are being adversely impacted by illicit bars and unsafe public assemblage, creating fire and other public safety concerns. The City, through its Code Enforcement Office, is taking very proactive steps to combat and control such activities.

2.4 Infrastructure

2.4.1 Public Utilities

There are a number of public utilities serving the City of Oneonta and the surrounding region. The New York State Electric and Gas Corporation (NYSEG) provides electric and gas service to the region. Telephone service is provided by NYNEX. Cable television service is provided by Time Warner Cable.

2.4.2 Water Supply System

Water Supply System - Historical Perspective

The water supply system in the City of Oneonta was first installed by private concerns around 1883. This system was acquired in 1922 by the City of Oneonta via a bequeathal from George I. Wilber and a \$510,000 purchase. Since that time, the City has operated and maintained the system as a public water supply.

Supply Sources

The City of Oneonta draws its water from a reservoir system on nearby Oneonta Creek. The primary supply in the system is Wilber Lake, a 490 million gallon reservoir located approximately three miles north of the City. The impounding dam for Wilber Lake is an earthfill structure with a masonry core wall, stretching about 450 feet in length. The dam has a 120 foot

concrete lined spillway in its eastern shore. At its normal elevation, Wilber Lake has an approximate surface area of 92 acres.

Flow over the lake's spillway forms the Oneonta Creek. Additionally, the City has a 12 inch pipe in the lake which can be opened and used as an outlet. The inlet pipe's center line is located at 1,505 feet, mean sea level. Thus, the City can utilize about 25 feet of the lake. This corresponds to an estimated 440 million gallons of usable reservoir storage. The lake outlet releases water directly to Oneonta Creek below the dam, and is controlled by a gate valve located near the southern end of the lake. Wilber Lake has an estimated drainage area of 2.53 square miles.

Below Wilber Lake, Oneonta Creek flows about two miles to a second reservoir. The Lower Reservoir drains an additional 3.47 square miles of the Oneonta Creek basin. The dam impounding Lower Reservoir is a 200 foot long earthfill structure with a 30 foot long concrete lined spillway on one side. Lower Reservoir has an estimated capacity of 25 million gallons. Two raw water transmission mains withdraw water from the Lower Reservoir and transport it to the City's water treatment plant in the northeast corner of the City.

In addition to the reservoir system, the City maintains three emergency supply sources. The first is the Catella Well. The Catella Well is located in Catella Park (adjacent to Neahwa Park). The Catella Well pumps directly to the Water Treatment Plant on East Street. The second is surface water intake from the Susquehanna River. During emergencies, water can be diverted from the mill raceway located near the confluence of Oneonta Creek and the Susquehanna River. A pump house located on the island between the millrace and the Susquehanna River houses two electric motor-driven pumps. When these pumps were installed in 1957, they were estimated to have a pumping capacity of one million gallons a day each. The pumps push the millrace flow through 6,000 feet of 12 inch pipe directly to the water treatment plant on East Street.

The third emergency source is a well located in the West End section of the Town of Oneonta. The well was originally drilled for the New York State Electric and Gas Corporation in 1961. The well can provide 1.02 million gallons of water a day and is connected to the distribution system via a 10 inch pipe.

Water Treatment Facilities

Water from the reservoir system and the Susquehanna River intake is processed through the City's water treatment plant before entering the distribution system. The treatment plant is located near the intersection of East Street and Hazel Street, in the northeast corner of the City. The water treatment plant has a total rated capacity of 6.75 million gallons a day with a 9.0 million gallon a day overload. The plant consists of several processes which are typical for surface water sources.

First, the raw water passes through a Venturi flow meter which measures the incoming raw water flow. Next, the water is processed through a chemical feeder where alum, calcite, and chlorine are added. Following the chemical feed process, the water is aerated via spray-type aerators, then passed through a mixing and flocculation basin. The effluent from the flocculation basin is then processed through three covered sedimentation basins before entering a series of rapid sand filters. Following the filtration process, a second chemical feed addition is performed. At this segment in the treatment process, lime, phosphate, and chlorine are added before the water enters the distribution system. The finished water is then pumped to the low service storage tanks and the intermediate and high service pumps.

In recent years, the city has treated between 740 and 960 million gallons per year of water through its water treatment plant. Of this inflow, approximately 90 to 92 percent is produced as finished water with 8 to 10 percent being lost in the treatment process. Due to its location in the western end of the service area, the City's emergency well source is not treated at this plant. The groundwater is simply treated with chlorine prior to entering the distribution system at River Street.

The Oneonta water distribution system consists of approximately 60.3 miles of pipe ranging from on to sixteen inches in diameter. The distribution system is laid out in a grid with pipes running along nearly all of the City's streets. Most of the distribution system is quite old, going back 50 years or more. The older mains are generally constructed of cast-iron, with a few sections of transit pipe. Approximately 9 percent of the system's pipes were more recently laid (after 1970) and are made of ductile iron.

Water Distribution System

The distribution system is divided into three major service areas - low, intermediate, and high services. These service areas are hydraulically independent zones of pressures. Parts of the City are too high in elevation to be serviced from the principal water pumps. Therefore, these areas are fed by additional pumps which take water from the main supply and boost its pressure to the required levels. The topography in Oneonta varies so much that additional pumping is required to provide adequate pressure to the highest areas. Without the separation of the pressure zones, lower areas (in elevation) would be under extremely high pressures or high areas would receive no water. Therefore, the water district has been divided into three primary service areas.

Water from the treatment plant is pumped directly into the low service system by three vertical shaft pumps. The low service area encompasses all of the downtown area, as well as the area known as the West End. Approximately 70 percent (1.27 million gallons per day) of the Oneonta area is serviced by the low service system.

Above the low service area is an intermediate service area. This area includes two buildings at Hartwick College, the Wilber Park Apartments, and a small residential area below SUNY Oneonta and Wilber Park. The intermediate system is supplied by two pumps located in the

pumphouse near the City's High School, about 700 feet north of the water treatment plant. The intermediate service system supplies 12.0 percent or 0.22 million gallons per day to the above cited areas.

The third service area in Oneonta's system is the high service area. This area includes three of Oneonta's greatest water users - SUNY Oneonta, Hartwick College (15 of 17 buildings) and the Oneonta Job Corps Center. The high service area supplies approximately 17.0 percent or 0.32 million gallons per day to the above cited areas.

Storage Facilities

Storage for the Oneonta system is provided by six steel tanks with a total capacity of 6.6 million gallons. The low service area has storage in two locations. The first tank is situated on the hill between SUNY Oneonta and the water treatment plant. The second low service tank is located in the West End on the hill northwest of the intersection of Chestnut Street and Winnie Hill Road. Two identical tanks serve the intermediate system. Both tanks were built in 1933 and are located on the hill between SUNY Oneonta and the water treatment plant, about 300 feet (in distance) above the low service tank.

The high service area is supplied by two steel tanks situated on Winnie Hill above the Job Corps Center.

Furthermore, during the last five years, two water tanks have been replaced with a third replacement being planned for the summer of 1994. Water tank #4 will be replaced with a glass lined tank. Water tanks have, and will be, replaced with virtually maintenance free tanks.

Major Water Users

Almost all users of the City's water are currently metered, including public users of the system such as public swimming pools, schools and city government buildings. The metered use for 1992 was approximately 2.66 million gallons a day for the entire year. Of this amount, public uses accounted for about 6.6 percent, totalling 650,000,000 gallons. The State University College at Oneonta is the largest non-public user. Other large users include Hartwick College, Fox Hospital, the Job Corps Center and the Wilber Park Apartments. The metered use figure includes approximately 600 customers in the Town of Oneonta who are served by the city system. Their usage in 1992 amounted to .16 million gallons a day or about 6 percent of the total usage.

Summary Analysis of Current Water System Conditions

The City of Oneonta's water treatment system is in excellent condition to meet the existing and future needs of the community. A number of major repairs have occurred at the plant since 1975. These include the following:

1975: Repairs to the aerator basin, mixing flume and flocculator basins.

- 1978: Construction of the laboratory building with standby generator and warehouse.
- 1983: Replacement of electrical system with new motor control center, motor controllers and switches.
- 1989: Construction of a backwash lagoon.
- 1990: Installation of a new filter media, underdrains and air wash system.
- 1993: Plant upgrade and automation project begun.

The continuing plant upgrade and automation project was designed to allow a 24 hour operation of the water treatment plant by installing the necessary (automatic) controls. Alarms will notify the plant operations staff of any problems during "unmanned" hours. Presently all chemical storage and feed equipment has been installed and are operational. All chemical controllers, analyzers, and recorders have been installed and are operational. All pump motors have been changed and are controlled by variable frequency drives. An operation and maintenance manual has been written but has not yet been finalized. Pressure transmitters, level indicators and flow pacing equipment has not been specified at this time. Automatic operations will not be possible until this equipment has been installed.

The automation project is outlined below. Those items which have been completed are italicized.

1. Operate the plant in conjunction with appropriate tank levels, at varying pump speeds. Possible new telemetry.
2. Automatic start of plant, based on finished water basin level and tank levels as needed.
3. Automatic plant shut-off due to turbidity increase, loss of head, loss of CL2.
4. *Modification of CL2 Feed points and investigation of new CL2 system.*
5. Alarm package and auto dialer system for automation package, included emergency auto shut-off, chemical feed shut-off, high turbidity, low CL 2, loss of head.
6. *Streaming current meter tied to coagulant feed pumps.*
7. Design to incorporate existing flow pacing into chemical feed system.
8. Sludge removal system for sedimentation basins and removal of existing sludge equipment.
9. *Insulating storage building and installing heated concrete pads for three chemical storage tanks.*
10. Fix existing sedimentation effluent flumes and weirs. Concrete flumes have deteriorated, causing short circuiting.
11. Fix deteriorated concrete aeration basin.
12. *Replace existing large motors (7), per NYSEG energy audit.*

2.4.3 Sanitary Sewer System

Sanitary Sewer System - Historical Perspective

In late 1967, the City of Oneonta retained the services of Stearns & Wheler, Civil and Sanitary Engineers, to assist in the planning, design and construction of new facilities to replace the

existing primary wastewater treatment plant. Built in 1932, the existing treatment facilities were inadequate to meet higher standards and increased loadings which had occurred.

In order to meet the State and Federal requirements, the two-stage, high-rate trickling filter process was selected as the most cost effective design. Design criteria for the plant were: a population of 26,000; an average flow of 4 million gallons per day; a peak flow of 8.6 million gallons per day; 85 percent BOD reduction; and 90 percent suspended solids reduction.

Actual facility design was completed in August 1970 and approved by the State in April 1971. Contracts were awarded in August 1971 and construction started in September 1971. Plant start-up and initial operation began in April 1975.

The wastewater treatment facility (WWTF) presently serves the whole City and some areas of the Town of Oneonta. Treatment at the wastewater facility consists of preliminary, primary, and secondary treatment. Design flow capacity of the WWTF is 4 million gallons per day. Current average daily flow is 2.8 million gallons per day. Secondary treatment is achieved using one trickling filter. The treated effluent is discharged into the Susquehanna River under authority of a State Pollution Discharge Elimination System Permit (SPDES #NY0031151), issued by the New York State Department of Environmental Conservation.

Treatment Process

The Fundamental process involved, and the purpose of each, are described as follows:

Preliminary Treatment

The incoming (influent) wastewater first passes through a mechanical bar screen where large objects are removed which tend to clog pumps and pipelines and cause general interference with plant operation. Objects passing through the bar screen are then shredded into fine particles by the comminutor. Continuous flow metering at the Parshall flume and pumping of the raw wastewater to the primary settling tanks complete the preliminary treatment.

Primary Treatment

The raw wastewater is pumped to two primary (flocculation-settling) tanks where settleable solids removal occurs and partial suspended solids and BOD removal occurs. The settled solids (primary sludge) are continuously removed and pumped through a degritting system to the sludge thickener. The grit removal helps protect the equipment from abrasion, reduces piping and channel clogging, and reduces frequency of cleaning grit accumulations from the process tanks.

Secondary Treatment

Flows from the primary settling tanks are fed by gravity to the trickling filters where a majority of the dissolved and finely-divided organics (BOD) are removed by the biological action of the organisms that grow on the filter media. To enhance the efficiency of the filter operation, flows through the filter are recirculated back to the filter in order to maintain a constant filter loading.

The filter overflows enter the final settling and chlorine contact tanks for final solids separation and disinfection of the plant discharge (effluent) prior to discharge into the Susquehanna River. Settled solids (secondary sludge) are intermittently removed and pumped back to the sludge thickener. During periods of high flows in the Susquehanna River, the plant effluent is pumped by the effluent pumps.

Sludge Treatment

Primary and secondary sludges are pumped to the sludge thickener where the sludge is thickened by mechanical means to increase its uniformity and solids concentration prior to digestion.

Thickened sludge is pumped to the anaerobic sludge digesters where the complex organic matter in the sludge is reduced to a simple non-objectionable state. The sludge digestion occurs in a heated environment void of oxygen. One of the end products of the digestion process is digester gas (methane) which is beneficially used to run a gas-fired boiler to meet part of the plant heating requirements in the winter and fall and all fuel requirements in other periods.

Periodically, the digested sludge is pumped to the sludge holding and drying beds. The dried sludge can be used as a soil conditioner or as landfill.

Past Compliance Measures

Historically, the plant has had compliance problems during the spring and fall filter reversal of air flow. This condition was complicated by high spring air flows and heat loss during the winter season. In 1988, the operator also observed that the supernatant from the digester was having a negative effect on water quality. As supernatant solids rose, the effluent quality would deteriorate.

In an effort to modify the plant, a number of changes were made. The first change was that the operators installed timers on all sludge removal systems and coordinated digester fill and draw times. Digester wasting was temporarily increased to minimize supernatant through operator experimentation that digester storage is a critical item at Oneonta.

At the same time, a chemical feed unit was installed as back-up to insure compliance with the suspended solids limits. This system was never used as compliance was obtained by controlling digester solids.

The other problem facing the Oneonta facility was low temperature in the filters during the winter months. To remediate this situation, two items were implemented: the conversion to one

filter to retain heat; and a cover over one filter. As converting to one filter was relatively inexpensive, this item was done immediately. After a two week biological adjustment, the plant was meeting the permit limits without any change in water quality. This was run through the winter with 100 percent compliance by with some drift in the effluent BOD and Suspended Solids upward toward 30 mg/L.

The following year, the City approved the construction of an aluminum dome. This item was completed in the summer of 1991 and used during the 1991-1992 winter. The results were pleasing as the winter effluent numbers were not much different than the summer numbers.

The City was confident that the plant could meet limits for the immediate future or until flows exceeded the hydraulic capacity of the plant; until new ammonia limits were developed by the New York State Department of Environmental Conservation.

Current Compliance Measures

In March, 1991, the City of Oneonta was notified by the New York State Department of Environmental Conservation that the discharge permit renewal for the City's Wastewater Treatment Plant would contain seasonal effluent limits for ammonia concentration and chlorine residual. Both of these new effluent limitations are based on the adverse affects of ammonia and chlorine in the receiving water.

The new chlorine residual limit necessitates an additional treatment process to dechlorinate the effluent by chemical addition.

The ammonia limit requires a modification of the existing secondary treatment process or an additional treatment system. Meeting the ammonia limit represents a major capital investment for the City.

Chlorine Residual Limit

Chlorine is used for disinfection of effluent and is required from April 1 to November 1 each year. A controlled dose of chlorine is added to the treatment process at the influent end of the chlorine contact tank. The chlorine contact tank is designed to provide adequate contact time for disinfection to take place.

Adequacy of disinfection is determined by sampling the process effluent and testing for bacteria.

Since the SPDES Permit currently contains limitations for both coliform bacteria and maximum chlorine residual, the operators must maintain a residual which adequately disinfects while not exceeding the chlorine limit.

The current limit for chlorine residual is 2.0 mg/L. The new chlorine residual limit will be 0.05 mg/L in the final discharge of the chlorine tank. To achieve the lower chlorine limit while still maintaining proper disinfection, it will be necessary to maintain an adequate chlorine residual in the contact tank and then dechlorinate the discharge.

The dechlorination treatment process is used in many wastewater treatment plants. Dechlorination is achieved by the addition of a chemical which reacts with the residual chlorine to produce harmless byproducts. Chemicals used for dechlorination include sodium bisulfite, sulfur dioxide, and others. The choice of treatment chemical is based on the application, flow rate, plant design, chemical handling, and safety considerations, etc.

Dechlorination System for the Oneonta Wastewater Treatment Plant

The dechlorination system for the WWTF will involve chemical feed storage, mixing, and pumping equipment. The system will be designed to inject the dechlorination compound into the downstream end of the existing chlorine contact tank. Design must include equipment necessary for safe chemical handling practice. The system should also be designed for basic, low maintenance operation.

As the present secondary chemical feed system is not in use and all the components are compatible with sodium metabisulfite, the plant will be using that system for dechlorination. The only modifications that will be made are to the feed point and installation of an ORP probe and control system to monitor the Cl_2 level and pulse feed the sodium metabisulfite solution. This same system has been installed by Delaware Engineering at Penn Quality Meats and the City of Norwich Wastewater Treatment Plants. The base chemicals are available within a 60 mile radius, and process should not be hindered by supply or handling.

Furthermore, special provisions do have to be made in handling the sodium metabisulfite in dry form to protect from inhalation of the powder.

Ammonia Limit

Ammonia in the waste stream to the WWTF is primarily from human waste (urine). The proposed ammonia limitation is based on the toxicity of ammonia to aquatic life in the receiving water. The ammonia limit in the proposed new SPDES permit will be 11 mg/L. In order to provide a reasonable comfort margin for the operators, a target effluent concentration of 8 mg/L was selected for this study. Since this limit could be lower in future permit renewal (possibly to

a level as low as 4 mg/L), it is essential that the treatment alternative selected be capable of reducing ammonia concentration well below the proposed limit.

The potential for a further reduction in effluent ammonia concentration is evidenced by the draft renewal of the Oneonta SPDES Permit. The new SPDES includes a requirement to monitor the effluent concentration of Total Kjeldahl Nitrogen (TKN). TKN is the sum of the organic nitrogen and ammonia nitrogen. This monitoring requirement is probably the harbinger of a future permit limitation for Ultimate Oxygen Demand (UOD). UOD refers to the oxygen demand created by all components of the plant's effluent flow. The UOD calculation is based on the BOD and TKN concentrations. Since TKN is the sum of both the organic and the ammonia nitrogen, a UOD limitation for Oneonta would require that the ammonia concentration of the effluent be reduced to 4 mg/L or less.

Treatment of Ammonia in Wastewater

The reduction of ammonia concentration in wastewater, commonly called nitrification, is a part of the secondary biological treatment process. Nitrifying organisms convert ammonia to nitrate, a nitrogen form which is not harmful to the receiving water. These nitrifying organisms develop in the trickling filter when the carbonaceous component of the wastewater has been depleted. This occurs under certain condition; i.e. flow rate, organic loading, temperature, etc.

Trickling filter secondary treatment essentially consists of spraying the effluent flow from the primary settling tanks over rock media in the filter. The biological growth on the media, in the presence of air, convert the dissolved nutrients in the flow to biomass. the sloughing of the excess biomass provides a settleable material (sludge), which is removed from the flow in the final settling tanks. The only available process adjustment is recirculation of a portion of the flow.

It is important to note that nitrifying organisms are more fragile than the carbonaceous organisms found in the upper area of the trickling filter. These nitrifiers therefore develop in the process after the carbonaceous component of the waste is depleted. In trickling filters where nitrification occurs, the nitrifying growth is found in the lower area of the filter. Due to the fragile nature of these organisms, a significant change in temperature, oxygen flow, flow rate, or organic loading may result in the loss of the fragile nitrifying organisms, thereby losing the necessary ammonia reduction.

Local wastewater plants with similar processes were canvassed to check on nitrification during normal operation. No trickling plant could be found achieving nitrification without some modification, such as, an additional process, filter staging, or new media installation.

Selected Wastewater Treatment Plant Upgrade Alternative

The upgrade option selected for the City of Oneonta WWTP would leave most of the existing plant intact. The WWTP will utilize Rotating Biological Contractors to remove minor amounts of carbonaceous biochemical demand and the TKN and NH₄-N component. RBC's are used in a number of local communities such as Norwich, Oxford, Cooperstown, and SUNY Morrisville for biological treatment.

This alternative would maintain the existing plant structure through the trickling filters. At that point, a pump station would be installed to pick the wastewater up to a level that could flow to the RBC complex. The RBC complex would consist of 4 trains of 3 RBC's with the first stage being low density media and the second and third stages with medium density media. The wastewater would then flow to final settling with chlorine contact.

The advantage of this system is that the RBC system is compatible with trickling filter effluent as it will just treat the soluble portion of the waste and will not destroy the biological solids from the filter. The system will require enhanced settling, as at a design flow of 5.0 the secondary settling retention time will be only 2.4 hours.

The system will also produce about a 20 percent increase in solids, as previously untreated organic material and ammonia compounds will be converted to biological solids.

Summary Analysis of Current Wastewater Treatment System Conditions

The Wastewater Treatment Plant upgrade will satisfy the New York State's Department of Environmental Conservation new ammonia and chlorine residual limits. The upgrade will bring the Oneonta Wastewater Treatment Plant Facility into compliance with the City's approved SPDES permit.

Furthermore, treatment plant operators have noted two additional problems with the existing plant. First, recycle from the effluent side of the existing secondary clarifier is difficult and the filters cannot be used in series as intended. The second problem centers around the anaerobic digester. Any increased solids loading will unbalance the system and increase supernatant volume and solids loading. As supernatant quality decreased and suspended solids increase to 5,000 milligrams per Liter, or 0.5 percent, the effluent quality declines dramatically. It appears as though the digestion system will be a weak link in the system and will not tolerate increased solids output in the present condition.

2.4.4 Stormwater System

The City of Oneonta stormwater system is comprised of three major creeks. These include Silver Creek, Oneonta Creek, and Glenwood Creek. These creeks dissect the City and drain to the Oneonta Mill Race, which then drains into the Susquehanna River at the Main Street

bridge.

These streams were improved in the 1930's and 1940's through the Works Progress Administration (WPA) projects and are constructed of laid up stone and mortar walls with poured concrete channels. Many portions are enclosed by concrete covers while other areas were left open. Much of the existing storm drainage in Wards 1, 2, 3, 4, 7 and 8 eventually connect into one of these underground flumes.

The storm system in the Fifth Ward and Sixth Ward differs because of geographic location and elevation. Much of the Fifth Ward drains directly into the lower elevations of the railroad yards south of Chestnut Street and eventually the wetlands. The storm system in the Sixth Ward being the lowest in elevation drains under Interstate 88 through storm lines which have flap gates that close when the Susquehanna River rises to flood stage.

The general condition of the actual catch basins, drop inlets, manholes, and piping appears to be satisfactory in most areas. However, a comprehensive map showing the City wide storm sewer which includes pipe sizes needs to be completed and field checked. This will help in future maintenance (i.e., cleaning, TV inspection) and in design and repair or replacement. It will also allow the City to identify areas where easements are missing or may be needed in the future.

The actual underground flumes for Silver Creek, Oneonta Creek, and Glenwood Creek which are now 50 to 60 years old, need to be physically inspected and any areas of concern need to be located above ground and a determination made as to who is responsible to fix these deteriorated areas.

Most of the improvements made in the last ten years appear to have been done through routine maintenance by the City Department of Public Works (i.e., cleaning basins and manholes, repair of basins and manholes) and as major capital projects (i.e., West End Avenue, Chestnut Street and Main Street reconstruction projects).

Another area where improvements have been made is the separating of existing storm sewers from the City of Oneonta sanitary sewer system. These areas were identified by the engineering firm of Stearns and Wheeler in a 1981 study. Improvements in this area will lower the amount of inflow and infiltration of storm water which is treated by the wastewater facility. By reducing this amount the plant will save money and increase its reserve capacity.

2.4.5. Public Transportation

Oneonta Public Transit (OPT)

Public transportation services are provided by the City through Oneonta Public Transit (OPT). Funding for Oneonta Public Transit is provided partly by fare box revenue and City Budget (Enterprise Fund). The remaining funding comes from federal assistance under Section 18 of the Urban Mass Transportation Act of 1964.

Physical Inventory

OPT currently maintains a fleet of 12 buses/vehicles. Five contain wheelchair lifts while seven are without lifts. 1994 will bring the replacement of 3 buses. OPT is beginning to seek replacements for the Scats (model of Thomas Built Busses) and should receive approval by the fall of 1994. All OPT buses/vehicles are stored and serviced at the Central Garage Facility.

Bus Routes and Hours of Operation

Routes extend throughout the City and Town with commuter service to Otego and Cooperstown. OPT provides shuttle busses for the State University of New York, at Oneonta at regular 30 minute intervals. Hartwick College recently provided an evening shuttle downtown on Friday and Saturday nights from 6:00 pm until 3:30 am. OPT provides service to the Pony Farm Industrial Park, Southside Mall, Jamesway Plaza, Ames Plaza, and the New York State Department of Transportation Office, all of which are located within the Town of Oneonta.

Handicapped Accessibility

Oneonta Public Transit is in the process of complying with new Americans with Disabilities Act (ADA) regulations. By 1997, full compliance with the ADA is expected and all OPT busses should be equipped with lifts and seating positions for handicapped persons. OPT will announce the Cooperstown route as its first fully accessible fixed route.

Otsego County Bus Services: Otsego Express

Otsego County has initiated a new bus service called the "Otsego Express". The bus service is being run by an Elmira based company. The Otsego Express bus service runs Monday through Friday from 6:00 am to 7:30 pm. The service is comprised of five buses. Currently, six routes have been initiated. According to County officials, when working out the various bus routes, social services and other county agencies were asked which times were best and places the buses should visit to best serve county residents. The company has attempted to include bus runs for the commuting work force as well as the casual daytime traveler.

Physical Inventory

The County bus system is comprised of five buses. Four of the mid size buses carry 16 passengers with space for two wheelchair passengers. The fifth bus carries 24 passengers with no room for wheelchairs. Wheelchair users need to call the service a day before planning to ride the buses in order to ensure the right vehicle runs by their stop.

Bus Routes and Hours of Operation

The Otsego County Bus Service is operational Monday through Friday from 6:00 am to 7:30 pm. There are fixed stops for the service only at the Chestnut Street County Annex Building in Cooperstown and the CVS Pharmacy in Oneonta. Residents wishing to utilize the bus service elsewhere need only station themselves along the specified route and wave the driver down.

Otsego County's bus routes include the following:

- North Central Express: The North Central Express connects West Winfield, Richfield Springs, Schuylar Lake, and Cooperstown.
- West Express: The West Express connects West Winfield, West Burlington, Cooperstown, Morris, Gilbertsville, and Oneonta.
- Central Express: The Central Express runs between Oneonta and Cooperstown, passing through Milford, Laurens, Mount Vision, and Hartwick.
- Northern Express: The Northern Express serves Edmeston, Cooperstown and Cherry Valley.
- East Express: The East Express serves Cooperstown, Middlefield, Westford, and Worcester.
- Southern Express: The Southern Express runs through Sidney, Unadilla, Otego, Oneonta, Colliersville, Schenevus, and Worcester.

Summary Analysis of Current Public Transportation Conditions

The Oneonta Public Transit System has experienced many years of steady growth and initiation of numerous new transit service routes. OPT had a very challenging year in 1993 due to the elimination of service to the Town of Oneonta. Due to this interruption in service and lower enrollment at the colleges during said year, ridership declined. However, through the efforts of the Mayor, Town Supervisor and south side businessmen, service was eventually restored to the Town. Ridership numbers have steadily increased since restoration of service.

OPT has extended service to Otego, which shows positive signs of growth. The Hartwick College run has experienced the addition of a nighttime route. The West End Route transported 22,000 passengers in 1993. The East End Route has already transported more than 50 percent of the last year's totals.

A major accomplishment of OPT has been the preparation and adoption of the required Accessible Transportation Plan as required by the Americans With Disabilities Act (ADA). The City of Oneonta is one of only a few communities in the State of New York whose plan was submitted on time and has been accepted by the federal government. A component of the

Transportation Plan has been the recent purchase of three new buses, each of which are wheelchair equipped. Purchase of these buses will bring OPT closer to its ADA scheduled fully accessible service. OPT will be seeking grant monies to replace four additional buses. These replacements will bring OPT closer to the goal of completely replacing its fleet with vehicles which are more energy efficient. Lastly, OPT has begun to place special emphasis on the development of an intense safety training and awareness program for its drivers.

Additionally, Otsego County has initiated its county wide bus service, The Otsego Express. The County has initiated six bus routes extending throughout the entire County. The Otsego Express will greatly enhance the already existing OPT service administered by the City of Oneonta. The Otsego Express will make travel throughout the county much easier and will enhance the City's function as a regional hub.

2.4.6 Road System and Sidewalks

Roadways

The City of Oneonta has 42 miles of centerline roads which are listed with the New York State Department of Transportation Annual Report of Local Highway Mileage.

City streets are a mix of bituminous asphalt concrete, portland concrete with an asphalt overlay, brick with an asphalt overlay, and oil and stone over a gravel sub-base.

The Department of Public Works conducts a yearly surface treatment program using oil and stone and those streets are selected by the Supervisor of Public Works. Projects involving street reconstruction, recycling, or bituminous asphalt overlays are usually considered capital projects and selection is through the Public Works Committee, Common Council, and department input.

Pavement condition varies depending on type of pavement, drainage, and traffic volume. There is a need to conduct a comprehensive pavement evaluation study and to prioritize the results.

Improvements have been made in the last seven years on streets such as Suncrest Terrace, Kearney Street, Rose Avenue, Mountainview Drive, River Street, West End Avenue, Hudson Street, Church Street, Spruce Street, Main Street, and Chestnut Street.

There are a number of streets within each City ward which lack curbing or curb gutter which has resulted in improper drainage, deteriorating pavement, and erosion of the grass medians in front of these properties. Work in these areas will improve drainage, aesthetics, and the restoration of the grass medians would allow the planting of trees in some areas and create a spot for residents to place shoveled snow.

Sidewalks

There is approximately 34 miles of sidewalk within the City limits. The majority of the sidewalk is portland concrete while others are slate, or a combination of concrete with asphalt overlay or slate with asphalt overlay.

The condition of sidewalks varies. Prior to 1983 the City did its own sidewalk replacement using the Department of Public Works and a designated sidewalk crew. Since 1983 the City of Oneonta has committed to a yearly sidewalk program which is awarded to private contractors.

Major improvements have been made in the last ten years in the overall condition of sidewalks throughout the City in areas too numerous to mention. As improvements are made, ramps for handicap accessibility are being provided.

COMPREHENSIVE PLAN TABLE 2.16: CITY OF ONEONTA SIDEWALKS, WARD ANALYSIS, identifies the mileage/footage breakdown of City sidewalks by ward.

COMPREHENSIVE PLAN TABLE 2.16: CITY OF ONEONTA SIDEWALKS, WARD ANALYSIS

WARD	FEET	MILES	% OF TOTAL
1	24,400	4.62	13.6
2	11,800	2.23	6.6
3	17,200	3.26	9.6
4	18,300	3.47	10.2
5	15,937	3.02	8.9
6	37,400	7.08	20.8
7	19,000	3.6	10.6
8	35,600	6.74	19.8
TOTAL	179,637	34.02	100.0

Source: City of Oneonta Engineering Department, 1995.

Landscaping

Green space buffering, in conjunction with roadway and sidewalk improvements, has been identified in the infrastructure analysis as an improvement to be included. Such public space enhancements are needed to soften the impacts between roadway and pedestrian right-of-way and between major highways and residential or recreational areas. The Engineering, Community Development, and Public Works Offices must coordinate such projects with other public service improvements.

2.4.7 Oneonta Municipal Airport

Historical Perspective

The need for a municipal airport for the City of Oneonta and the surrounding area was established in a report entitled, Oneonta Air Commerce Survey published in 1957. The survey verified a "genuine desire by residents of Oneonta and the surrounding territory for commercial airline service based upon present inadequacy of public highway and rail transportation facilities to meet specific needs".

In 1957 the nearest available air service was at Broome County Airport, located on the outskirts of the City of Binghamton, approximately 60 miles from the City of Oneonta. General aviation service for the Oneonta area were provided at the F & F Airpark, located in a valley and not suitable for expansion.

The survey identified and analyzed seven potential sites for a new commercial air service airport from which two preferred sites were recommended. One was near Wilber Lake (5.5 miles from the City) and one on Dutch Hill (8 miles north-northeast of Oneonta). The Wilber Lake site was ultimately chosen as the preferred site.

The City then applied for a Federal Aid Airport Grant of \$57,500 through the Federal Aviation Agency on July 2, 1964. On October 19, 1964, the City received an \$87,500 airport development grant from the Agency for land acquisition, a 3000 foot by 75 foot paved runway, and an access road. This grant was increased to \$126,000 in April 1965 because of increased land acquisition and site grading costs. Construction of the airport began in July 1965. The airport was opened and dedicated as the Oneonta Municipal Airport on September 18, 1966.

Initial facilities included the following:

- 3400 ft. x 75 foot paved runway with stub taxiway
- 70ft. x 146 ft. airport parking ramp
- Access road
- Rotating beacon
- Passenger terminal and aircraft hangar

Runway lights were installed in 1967. Lengthening the runway to 4200 feet was first proposed in 1970. Drainage, grading, landscaping and seeding improvements were made in 1973. The runway was resurfaced and runway drainage improved in 1977.

A visual approach slope indicator (VASI) system and runway end identifier lights (REIL's) were installed on Runway 24 in 1978. A localizer approach system was installed on Runway 24 in 1982, supported by clear zone acquisition and obstruction removal.

Application for federal and state funds to develop an airport master plan was made in 1979. A \$52,000 federal grant was received and the plan was initiated in September of 1983.

Existing Facilities

The Oneonta Municipal Airport is equipped with one runway, runway 6-24. The runway is 4200 feet long and 75 feet wide and is constructed with bituminous asphalt and is in good condition. It is rated to handle single wheel aircraft loading of 12,500 pounds. The runway has non-precision marking, medium density runway lighting and REILs. There is no parallel taxiway. A stub end taxiway, 190 ft. x 30 ft., connects the terminal area and runway.

Additional airport facilities include a lighted wind cone with segmented circle, a rotating beacon, VASI's, and a localizer approach to runway 24 with a medium intensity approach light system (MALS). The localizer approach minimums are 1 mile visibility and a 455 foot ceiling above ground level.

The terminal/administration building and hangars are located south of the runway. The 1,920 square foot terminal building contains a service counter and lounge area, the offices of the fixed base operator (FBO), restroom facilities, and instruction areas. The adjacent paved parking area accommodates approximately 30 automobiles.

The airport facility is equipped with 12 T-hangars. The hangars are used for storage purposes and are at full capacity.

Underground storage tanks at the airport have a total capacity of 10,000 gallons of 100 octane low lead aviation gasoline and 10,000 gallons of Jet A fuel for air carrier use.

Existing Access to Airport

Access to the City of Oneonta, major area highways and Interstate 88 is via Wilber Lake Road, a paved rural road, and local city streets. The road was constructed in 1983. The route to the airport is marked by small airport signs. The route from the airport to downtown Oneonta, Interstate 88 and nearby communities such as Cooperstown is unmarked. The entrance to the airport is marked by a landscaped sign. A two lane paved road in good condition connects Wilber Lake Road to the terminal parking area. A secondary access between the City and the Airport is via West Street Road which is in very poor condition.

Existing Services Offered

The Oneonta Municipal Airport offers a variety of services. The airport facility offers a charter service (non-scheduled flights), flight school activities, mechanical repair services, and car rentals. The airport also is utilized by MediVac and for military refuelings. The airport experiences heavy traffic (550 take offs and landings reported in most recent quarterly report). A significant number of transient planes land at the airport. Persons then sign in at the terminal, can rent a vehicle and proceed to other destinations in the area (e.g., Cooperstown).

Planned Improvements

The City of Oneonta has submitted an application to the Federal Aviation Administration's Special Aviation Transportation Program to undertake improvements at the Municipal Airport. The objective of the project is to improve several areas of the airport and increase the efficiency of airport operations.

Fuel Tank Replacement

The first component of the project is to remove and replace existing fuel tanks. This replacement will increase the efficiency of the fuel dispensing system and eliminate any potential negative impacts from the original fuel tanks.

Two 10,000 gallon single walled steel tanks were installed in 1966 during the original airport construction project. Even though these tanks passed the most recent inspection, the age of the tanks and new insurance requirements for single walled underground tanks may make them obsolete.

The replacement project will involve the removal of the underground storage tanks and the installation of two 5,000 gallon above ground tanks which will include new fuel dispensing pumps. Some minor site work will be completed and fencing will be installed.

T-Hangar Repairs

T-hangar repairs will greatly increase the year round serviceability of these units and will also improve access to these areas. Twelve T-hangars were constructed in 1968 and the original

site work preparations were of poor quality. Because of severe low temperatures frost has been driven deeper in the ground than at any other time in recent history. The conditions have heaved the doors, causing them not to open.

The solution to this problem for all 12 hangars is to remove the concrete pad, guide and footings underneath all doors. After concrete removal, the plan is to place compacted #2 stone and install a new guide rail at the base of the doors. In addition, each door will need the new top rollers installed with proper lubrication for all moving parts.

The paved apron area around the T-hangars is old, deteriorated, and will be replaced.

Snow Removal Equipment Upgrades

Snow removal equipment upgrades will reduce closures of the airport during severe weather in the winter months and thus maximize the use of the airport facility.

Currently, the Oneonta Airport is served by a 1964 GMC street plow which is used for the main road and main runway. The apron and THangar areas cannot be serviced by this equipment because of its size. The airport has been serviced by a 1978 four wheel drive pickup truck with plow for other plowing needs and a 1966 sander pickup truck.

The City of Oneonta will purchase a 3/4 ton four wheel drive pick-up with a plow and also purchase a sander unit that will be mounted on the vehicle.

Summary Analysis of Current Municipal Airport Conditions

Generally, the location of an airport facility in a community denotes a progressive community. The presence of an airport facility is an inducement to corporations to look seriously at a community when undertaking locational decisions.

It is the objective of the City of Oneonta to maximize the development of the Oneonta Municipal Airport. Therefore, the City of Oneonta has retained C & S Engineers of Binghamton, New York to oversee the development of a 5 Year Capital Improvement Program for the Oneonta Municipal Airport. The City will rely heavily on the consultant to assist in the overall program management and development of projects at the airport.

The Capital Improvement Program is described in COMPREHENSIVE PLAN TABLE 2.17: ONEONTA MUNICIPAL AIRPORT CAPITAL IMPROVEMENT PROGRAM.

COMPREHENSIVE PLAN TABLE 2.17: ONEONTA MUNICIPAL AIRPORT, CAPITAL IMPROVEMENT PROGRAM

YEAR	PROJECT DESCRIPTION (IN PRIORITY ORDER)
-------------	--

1995	<ul style="list-style-type: none"> ■ Land acquisition (Phase II) and Perimeter Fencing (partial) ■ Topographic Survey for Terminal Relocation/ ALP Update ■ New taxiway from present terminal to Runway 6 (includes taxiway lighting)
1996	<ul style="list-style-type: none"> ■ Site Development - New Terminal Area ■ Relocate existing and Construct new T-hangars
1997	<ul style="list-style-type: none"> ■ Entrance road, Terminal apron, Fuel Facilities and other
1998	<ul style="list-style-type: none"> ■ Construction of new terminal building and hangar
1999	<ul style="list-style-type: none"> ■ Perimeter Fencing (remaining) ■ Demolition/removal of old terminal and entrance road

Furthermore, in 1990 the New York State Department of Transportation conducted an economic assessment of the Oneonta Municipal Airport. The NYSDOT found that the airport generated over one million dollars annually for the City of Oneonta and its surrounding communities. The details of this impact are graphically described in COMPREHENSIVE PLAN TABLE 2.18: ECONOMIC IMPACT, ONEONTA MUNICIPAL AIRPORT, 1990. Please note that current economic and other conditions may have blunted the optimistic forecasts of the NYSDOT report. However, the economic impact of the airport on the region cannot be ignored.

COMPREHENSIVE PLAN TABLE 2.18: ECONOMIC IMPACT, ONEONTA MUNICIPAL AIRPORT, 1990

ECONOMIC IMPACT	AMOUNT
At Airport Business Impacts	\$618,000
Off Airport Business Impacts	\$125,000
Lodging	\$38,000
Food and Beverage	\$32,000
Retail Sales	\$14,000
Entertainment	\$10,000
Ground Transport	\$ 9,000
Business	\$ 7,000
Other	\$15,000
Related Impacts as a Result of Aviation Business Activities	\$312,000

Total Annual Impact	\$1,055,000
---------------------	-------------

..... Source: New York State Department of Transportation, 1990.

In today's fast paced and competitive environment, the Oneonta Municipal Airport provides essential air transportation services for the Oneonta area. From an economic development perspective, such services can be crucial. In a national survey of corporate site location personnel, 46 percent stated that proximity to a general aviation airport is important or essential to site location decisions. Generally, the larger and busier the airport, the greater the economic impact. But as the NYSDOT study documented, even the smallest airports have economic value to their communities.

Therefore, it can be concluded that further investment in the Oneonta Municipal Airport makes economic sense. The economic statistics documented in the NYSDOT study demonstrate that investment in airports, by federal, state and local governments as well as the private sector, are prudent investments in New York State's future as well as the future of the Oneonta region.

2.4.8 Telecommunications

The United States, as well as the global community, is currently experiencing a growth in the information based economy. As a consequence, the importance of telecommunications capabilities and improvements will continue to grow as local, state, federal and global information needs increase. Enhanced telecommunications capabilities have and will continue to impact world market economies, consumer demands, and the distribution of goods and services worldwide.

In a rapidly changing world, access to information via established and new telecommunications networks will be vital. Harold Fossum of the National Policy Center at the University of Washington states that "a reliable telecommunications infrastructure can make geography and distance irrelevant". The ability to access and deliver services to any location in the world with a "push of a button" will be possible in the new telecommunications age.

Enhanced telecommunications capabilities will create positive ramifications, especially in rural, small town communities. These include but are not limited to the following:

- Facilitate access of educational materials and health care services by rural areas;
- Provide access to a broad range of information sources and technical assistance providers;
- Allow businesses to gather information on foreign and other distant markets;
- Facilitate adaptation to changing consumer demands.

However, new information technology may widen an already existing gap between rural and

urban areas in terms of the telecommunications infrastructure and the capacity to use the available technology. This gap between rural and urban areas could become even greater as newer and more expensive telecommunication technologies emerge. Thus, a primary concern with technological advancements is the possibility that the technology will eliminate jobs or export them to more populated areas.

According to Fossum, there are two key elements needed in order for rural communities to take advantage of new telecommunication technologies. These are identified below:

- An adequate telecommunications infrastructure which includes universal access to telephone service, high quality transmission lines, digital switching, and mobile cellular service.
- A willingness on the part of rural residents to incorporate available telecommunications products and services into their lives.

Regional and Local Telecommunications Initiatives

The City of Oneonta is located in a region of New York State which has been the focus of various telecommunications initiatives. The City of Oneonta is considered a regional growth area and will obviously play a major role in any telecommunications initiative. In the short-term, it may be beneficial for the City of Oneonta to link into a regional telecommunications network which could possibly provide future linkages to a more encompassing, global network.

Southern Tier East Regional Planning Board (STERPB)

The Southern Tier East Regional Planning Board (STERPB) has developed a "Strategic Telecommunications Initiative" (STI) which addresses a number of issues which telecommunications capabilities will play a major role such as economic development, health, educational, and governmental needs. The counties covered under the purview of STERP include Otsego, Delaware, Schoharie, Chenango, Broome, Cortland, Tioga and Tompkins.

A major premise of the STI is that if access to information is to be a determining locational factor for businesses and instantaneous global communication is desired, then the rural telecommunication infrastructure must be improved. The infrastructure must be improved not only so rural communities can gain a competitive advantage but also to prevent communities from being at a disadvantage. A rural telecommunication network, such as STI, will make it possible to communicate on an equal footing with the rest of the global community. The STI plan recommends the deployment of a carefully designed, incremental telecommunication backbone across the STERP Region.

■ Key Findings of the STERP Regarding STI

- a. Local community involvement is a critical component of successful implementation.

- b. People are unaware of the potentials of communications technologies.
- c. Applications must be defined more specifically.
- d. Many telecommunications networks and initiatives already exist.
- e. Real and perceived regulatory restraints have impeded creativity.
- f. A considerable amount of telecommunication infrastructure is already in place throughout the STERPB Region.
- g. There is no shortcut to implementing a strategic telecommunications plan in the Southern Tier.
- h. There is no focal point or coordinating entity that can carry out a strategic plan for the Southern Tier.
- i. Interest in expanding telecommunications in the Southern Tier continues to grow.

■ Implementation Strategies for STI

The STERPB has identified a series of implementation strategies which should be pursued in order to implement STI in the Southern Tier East Region and beyond. These include the following:

- a. Develop compatible, common access points and clusters of users on community networks.
- b. Encourage leadership and coordination by local, state and federal governments.
- c. Television and cable companies should play a major role in ownership and operation of a network in the Southern Tier.
- d. Telecommunication initiatives should be encouraged as long as they are consistent with STI.
- e. Network engineering of the regional hubs and rural access points should be designed by a team of representatives from throughout the telecommunications industry, government and other public entities (e.g., schools, hospitals, etc.).
- f. Cooperate closely with the Telecommunications Exchange and major existing networks such as Empire Net, SUNYNet, TNT and NYSERNet to ensure support of major connections to major networks.
- g. Seek regulatory relief in areas impeding the development of a regionally based network.
- h. Existing regional coordinating committee should continue to provide overall direction.
- i. Coverage of STI should expand to all Appalachian counties of New York State.
- j. Utilize existing resources to identify funds and securing necessary funds to establish a regional network.
- k. Assignment of an STI Coordinator.

Rural Telecommunications Initiative

The Rural Telecommunications Initiative was established in 1990. The initiative links non-profit organizations and government agencies serving rural areas with various regional and national organizations involved in rural policy development. The network provides an interactive system for sharing news, research findings, technical assistance, legislative and regulatory updates, and

information on upcoming events. Its primary focus is rural development and poverty issues, including water and waste disposal, economic development, and sustainable agriculture.

The Rural Telecommunications Initiative is targeted to rural community based organizations, including those involved in economic and enterprise development, community organizing, human services delivery, and education. Other target groups include government agencies involved in rural issues, and regional and national organizations interested in rural policy development.

Joining the initiative costs \$100.00 for the necessary software and \$25.00 per month. This provides full access to the Rural Communications Initiative and to the entire HandsNet Network. Network usage fees range between \$5.00 and \$12.00 per hour, depending on the time of day. The service is accessible by modem from either Apple or DOS type computer operating systems.

Local Government Information Network (LOGIN)

LOGIN is an electronic network used by local government professionals from all types of municipalities from across the United States. The service was started in 1980 by Control Data Corporation and public interest organizations committed to the improvement of local government services. LOGIN is available to city and county governments, councils of governments and regional planning associations, state municipal leagues and county associations, state and federal agencies, and non-profit organizations serving local government.

Information through LOGIN is derived from a variety of sources. These include the Academy for State and Local Government, Harvard University's John F. Kennedy School of Government, the National League of Cities, the Urban Institute, and various federal agencies.

Access to the system requires a personal computer or data terminal and a modem. Membership costs vary depending on a subscriber's population. Rates are \$1,175 for the first year and \$875 each subsequent year for cities with a population of 10,000 and less. The annual fee provides unlimited use of the system (no hourly fees are charged). Members may offset up to 50 percent of the renewal fee by contributing information to the network.

Public Internet Access for Oneonta

Access to the Internet system could help the City of Oneonta keep pace with current technology. The system could also impact economic development, educational opportunity, health care delivery, and governmental efficiency.

■ Economic Development

Internet Access is a recognized attraction to telecommunications intensive businesses seeking

new sites. Clean, high-paying, high tech business may be more inclined to locate in Oneonta. For small business owners already located in Oneonta, Internet access can provide easy access to an exceptionally wide range of information services and professional contacts that are essential for the growth of their companies. For businesses like Medical Coaches, which supplies mobile medical diagnostic vehicles to an international market, the Internet can be a vital link to the global marketplace. E-mail greatly reduces the cost of communication in comparison with long distance telephone calls and greatly increases the speed of communication compared to regular mail.

■ Government

Access to government information and two-way data communication with elected officials enhances both the value of government services and participation in the democratic process. The network can be used to publicize job openings posted by the Department of Labor; services related to women, infants and children; emergency services; child care coordination and referral; weatherization assistance; Office for the Aging programs and Department of Health programs. Information about these programs and services is essential information for clients who often do not have reliable transportation.

Electronic filing, purchasing, and payment will lower the cost of government services. More efficient generation of information through the data network is a very valuable commodity.

■ Health Care

The Leatherstocking Telecommunications Consortium data network will make possible better coordination among local health providers and link physicians with colleagues outside the area, providing them valuable access to health care information.

■ Education

Internet access will open a wealth of opportunities for students and teachers. Well developed networks already exist to connect students with other students worldwide and with experts in various fields. Secondary school teachers can interact with colleagues nationwide and take advantage of vast Internet resources for curriculum development and skills training.

2.5 Government Services, Utilities and Facilities

2.5.1 Education

The City of Oneonta is serviced by numerous private and public and higher educational institutions. These include the Oneonta City School District, Saint Mary's Roman Catholic School, the Community Gospel Church and the Oneonta Community Christian School. The community possesses specialty and vocational institutions such as the Otsego Area Occupational Center (BOCES), the Oneonta Job Corps the ARC and the Utica School of Commerce. The City of Oneonta also possesses two institutions of higher education, Hartwick College and the State University College at Oneonta.

During the comprehensive planning process a request was made of all of the above institutions to identify pertinent information regarding enrollment, personnel, planned capital improvements, etc. Institutions responding to the request include the Oneonta City School District, SUNY Oneonta, Hartwick College, Saint Mary's Parochial School, the Utica School of Commerce, and the Association for Retarded Citizens. This information is summarized below:

Oneonta City School District

General Information

The public educational needs of the City of Oneonta are serviced by the Oneonta City School District. School District Offices are currently located at 290 Chestnut Street, Oneonta. The School District is headed by a Board of Education comprised of seven members, nominated by petition and elected by the voters of the district for overlapping five year terms. The elections take place in May and are non-partisan.

Personnel

The district's administrative, teaching and non-teaching staff include the Superintendent, Business Manager, 6 principals, 1 Associate Principal, 1 Principal-at-large, 3 supervisors (HPER special services, Instructional/Student Support Services), 147 teachers, 7 guidance counselors, 2 psychologists, 1 Student Assistance Counselor, 1 school nurse teacher, 5 school nurses (RN's) 1 speech therapist, 1 curricular integration, 4 remedial reading teachers, 1 school/family liaison, 1 diagnostic evaluator, 1 elementary curriculum liaison and 6 librarians.

Building Inventory

Elementary Schools: Elementary schools include Greater Plains Elementary (West End Avenue), Riverside Elementary (Wilcox Avenue/Henry Street), Valleyview Elementary (Valleyview Street), and Center Street Elementary (Center Street).

Middle School/High School: The middle school and high school are located on upper East Street, near the Oneonta Water Treatment Plant.

Enrollment

The existing school buildings all have enrollment less than the State Education Department capacity calculation. Changes in the delivery of education and local program priorities may create the need to alter or expand the school buildings. At the Middle/High School, an alteration/addition project is occurring as a result of changes in education, local priorities, and increasing enrollments.

Planned Capital Improvements

The Oneonta City School District is planning a major reconstruction project at the Middle School/High School Complex located off of East Street. The project will cost approximately \$14 million and is to be bonded for a period of 10 years. The reconstruction will involve two separate projects.

The first totals \$13 million and includes the construction of a 26,350 square foot science wing, complete with a large group instruction area. Additional work will encompass the renovation of the school, such as replacement of windows and doors, classroom and locker room repairs, conversions of music, band and art rooms, and upgrades of heating, cooling, plumbing and electrical systems. The second project, totalling \$912,720, consists of the pool renovation.

Special Programs and Services

School District programs include those for students with special educational needs, a pre-kindergarten class, enrichment opportunities and remedial services. All students have access to vocal and instrumental music, the visual arts and theater.

The District also offers a variety of intramural programs for elementary, middle and high school students as well as a wide range of interscholastic athletics: football, soccer, swimming, cross country, basketball, wrestling, volleyball, cheerleading, skiing, bowling, baseball, softball, track, tennis and golf.

Sources of Funds

In the Oneonta City School District, for the year 1993-1994, approximately 53 percent of funds for general fund purposes is derived from local real property taxes and approximately 42 percent is received in State Aid. The School District also receives approximately 5 percent from tuition paid by other school districts, interest and penalties in taxes, real property rentals and interest and profits on deposits and investments. This portion is subject to change annually.

Vision For the Future

The Oneonta City School District has developed a vision for the future in a report entitled, "Oneonta City Schools Plan for Shared Decision Making." The Oneonta City School District created a District Leadership Team to develop a Strategic Plan and accompanying vision for the

District. The District Design Team developed a new vision statement which served as a basis toward a community-based vision of education in Oneonta. The vision developed by the Team is as follows:

Our vision includes all members of the Oneonta Community. We see learning going on throughout the entire community, with multiple age groups involved in common learning objectives. We see everyone as having and needing knowledge and skills to prosper in today's rapidly changing world.

School is not the only place where students of all ages are engaged in learning what they need to know and be able to do. We see a wide range of age groups (to include the current public school students as well as all other age groups) teaching and learning together in a variety of settings.

Teachers, in our ideal vision, are not bound to schools, classrooms, and grade levels. They are "facilitating learning" in many different settings using a wide variety of approaches. Because they are the educational leaders of the community, they are actively involved with many other community learning resources -- organizing and planning a wide array of learning delivery situations. As a result of this ongoing interaction, the teachers are viewed as one of the most important capital resources of the community.

We see every community member, including children, taking a responsibility in his own learning. For too long, children have not had to assume any real responsibility for their own development. Schools, in particular, have not required (nor involved) students to make decisions about their own education. In our vision, we see a system that has students actively involved (with teachers, parents, and others) in making decisions about how they will meet required learning objectives. We also see other learners involved in much the same way - whether a displaced worker getting retrained or a senior citizen learning a new skill.

Our vision is inclusive, not exclusive. We see the educational system open to all Oneonta citizens, regardless of age, ethnic background, social or economic condition.

The District's Strategic Plan also identifies a series of strategic goals which will attempt to achieve the intent of the vision stated above. The tasks and activities of the strategic plan extend through the school year 1995-1996. However, the Strategic Plan recognizes that time lines can be expected to shift as realities shift. The final portion of the plan identifies the specific tasks to be undertaken and who will be involved in carrying out/completing said tasks.

Saint Mary's Parochial School

General Information

Saint Mary's is a parish elementary school (Pre-K to Grade 8). Students are accepted regardless of race, creed or nationality. The Catholic Religion is part of the curriculum. Saint Mary's follows New York State Education Department curriculum and completes all requirements.

Personnel

Saint Mary's contains a certified staff of 14 individuals. Six of the 14 have a master's degree or above. The school has a nurse (1 day per week - funded by the Oneonta City School District).

Administrative staff includes a secretary and an administrator.

Building Inventory

The primary educational facility for Saint Mary's Parish is located on Walnut Street, directly across from the church. The school is 70 years old and is in excellent condition. The annex is attached to the main building (the former Metropolitan Life Insurance Building).

Enrollment

Saint Mary's currently has an enrollment of approximately 200 students. This number is expected to remain stable. The capacity of the current facility is approximately 500. Therefore, the current enrollment is well under current capacity.

Special Programs and Services

Saint Mary's offers a morning program and an after school program. There is a school newspaper, drama club, photography club and computer education. A guidance counselor is also available.

Sources of Funds

All funding for Saint Mary's School is derived from private funding sources (e.g., gifts and tuitions).

SUNY Oneonta

General Information

SUNY Oneonta is one of thirteen colleges of arts and sciences among the sixty-four units that constitute the State University of New York System. It dates from 1889, when it was opened as a state normal school. In 1938, a four year program was established that culminated in the granting of the first bachelor's degree in 1942. At that time, the school became the State Teachers College. The State University of New York, established in 1948 by legislation, included Oneonta. Graduate work in education was added that same year. In 1964, SUNY Oneonta became a multipurpose institution with a liberal arts division.

The College is accredited by the Middle States Association of Colleges and Schools. Its programs in home economics are accredited by the American Home Economics Association, and its programs in chemistry are accredited by the American Chemical Association.

Admission Requirements

The College generally receives more applications than there are available spaces for new students. Consequently, admission is competitive and candidates are evaluated on their past record, including the program of studies pursued, results of standardized admission exams (ACT or SAT), personal experiences, achievements and talents. Each fall, the College traditionally enrolls approximately 1,000 freshmen and approximately 700 transfer students. An additional 250 to 300 students enter in the spring semester. The College welcomes applications from all candidates who meet the College's standards, including students from out of state and from other countries. The College offers deferred admission through the Educational Opportunity Program, and admission to qualified high school students who graduate early.

Personnel

SUNY Oneonta has approximately 300 instructional faculty members whose primary mission is the conduct of undergraduate programs. Nearly all full-time faculty members in the traditional academic areas have doctoral degrees. While many are involved in research, they are also available for advisement and counseling of students.

Building Inventory

General

The 250 acre main campus has over forty buildings. Adjunct campuses include a biological field station and a graduate program campus in Cooperstown. Also, the Ancillary Services Organization has a 262 acre College camp 3 miles from the main campus.

Academic

The Milne Library is a modern five story facility with ample space for reading and studying. It provides housing for over 500,000 volumes. Nonbook materials include photographs, records, sound cassettes and tapes, maps, filmstrips, slides, and framed pictures. The library's Teaching Materials Center provides a laboratory collection of materials used in the teaching of kindergarten through high school. The Hodgdon Instructional Resources Center produces films, videotapes, slides, tapes, and forms of graphic arts. Art, music and theater productions take place in the Fine Arts Center. Classrooms, research laboratories, and offices are in Fizzelle Hall, Schumacher Hall, Science Building No. 1, and the Physical Science Building. The Home Economics Building provides instructional rooms and special laboratories. Health and physical education programs have a building that includes a swimming pool and a gymnasium.

Enrollment

SUNY Oneonta students come from every county in New York State, and state residents represent over 95 percent of the nearly 5200 undergraduates enrolled.

Majors and Degrees

SUNY Oneonta offers a variety of undergraduate programs leading to Bachelor of Arts, Bachelor of Science, and Bachelor of Science in Education Degrees. Liberal Arts Majors are accounting, adulthood and aging studies, Africana-Latino Studies, anthropology, art history, biology, English, environmental sciences, French, geography, geology, history, interdisciplinary studies, international studies, mathematics, meteorology, music, philosophy, physics, political science, psychology, sociology, Spanish, speech communication, statistics, studio, art, theater, and water resources.

In the field of professional studies, majors are offered in business education; dietetics; elementary education; food and business; general home economics with emphasis in child development and family services; consumer economics, and fashion merchandising and design; home economics education; and secondary education in biology, chemistry, earth science, English, French, mathematics, physics, social science, and Spanish.

Professional programs in dentistry, law, medicine, and veterinary science are offered. The College also offers a school nurse teacher program for registered nurses.

SUNY Oneonta offers a five year dual major in management or accounting and business economics. Students study three years at Oneonta and two at SUNY Binghamton and earn the baccalaureate degree from SUNY Oneonta and the MBA or MS from SUNY at Binghamton. A similar program is conducted with the University of Rochester. A 4 + 1 MBA Program with Clarkson University is available as well. Cooperative programs in engineering combined with a major in business economics, chemistry, computer science, geography, geology, mathematics, meteorology, physics, statistics or water resources are also available with Clarkson University, Georgia Institute of Technology, Polytechnic University, Rensselaer Polytechnic Institute, SUNY Binghamton, SUNY Buffalo, and Syracuse University. A ceramics engineering program is offered with Alfred University. These programs lead to a Bachelor of Science from Oneonta and a Bachelor of Science in engineering from the cooperating institution.

Through cooperative programs articulated between Oneonta and other colleges, students may combine a liberal arts background with specific career goals. In conjunction with the Fashion Institute of Technology, Oneonta offers 3 + 1 programs in advertising and communications, advertising design, fashion buying and an AAS from the Institute and a baccalaureate degree from Oneonta. In various cooperative programs in the health field, programs at Oneonta prepare students for consideration by the SUNY Health Science Center at Syracuse for cytotechnology, medical technology, and physical therapy majors. At the completion of the programs, degrees are awarded by the Health Science Center at Syracuse. The 2 + 2 programs with SUNY Health Science Center at Brooklyn and with Johns Hopkins University lead to a BS in Nursing (BSN) degree from the respective school. Programs in pre-environmental science and forestry at Oneonta facilitate students' entry into the SUNY College of Environmental Science and Forestry for study in such majors as forest engineering, landscape architecture, and paper science and engineering. A 3 + 1 program in art with SUNY College at Buffalo culminates in a BS degree in studio from Oneonta and New York State certification to

teach art in grades K - 12.

Hartwick College

General Information

Hartwick College's 375 acre campus is situated on a wooded hillside overlooking the City of Oneonta and the Susquehanna River Valley. Hartwick College's earliest beginnings can be traced back to 1797 with the founding of Hartwick Seminary, through the will of John Christopher Hartwick, a Lutheran minister who served the Mohawk and Hudson Valleys. The school was incorporated as a classical academy and theological institution. The school became coeducational in 1851. A century after its incorporation, the Seminary began the establishment of Hartwick College, which was officially chartered in 1928 as a full, four year undergraduate liberal arts college. In 1947, the Seminary and College were consolidated and in 1968, the College relinquished its early ties with the Lutheran Church and became non-denominational.

Personnel and Enrollment

The College currently has an enrollment of approximately 1500 students. The faculty/student ratio is 1 faculty member for every 13 students.

Building Inventory

The 370 acre Hartwick College Campus a number of buildings which contain offices, academic classrooms, dormitories and other special interest facilities. Buildings include Bresee Hall, Clark Hall, Arnold Hall, Binder Physical Education Center, Miller Hall of Science, Yager Hall, Anderson Center for the Arts, Dewar Campus Center, Shineman Chapel, Wright Observatory, Special Interest Houses, Holmes Hall, Alumni Hall, Saxton Hall, Van Ess Hall, Leitzell Hall, Smith Hall, Ritchie Quad, and the Language House.

Some of Hartwick College's buildings possess special historical and educational characteristics. These include the following:

Bresee Hall

Bresee Hall is Hartwick's original building. It was designed by the firm of John Russell Pope, architects of the Jefferson Memorial and the National Gallery of Art. It is on the National Register of Historic Places.

Clark Hall

Clark Hall is the newest facility on campus. It houses several academic departments, central

computing, and audio/video facilities. Clark Hall also has open space for students and faculty to talk, drink coffee, browse through journals, or have small seminar courses.

Yager Hall

Yager Hall is the home of the newly renovated museum, which hosts a number of exhibitions each year and houses a collection of over 20,000 Indian artifacts. The belltower atop Yager Hall dates to 1815 and rings only twice a year, once during the opening convocation for freshmen and once again at graduation ceremonies.

Special Interest Houses

There are three special interest houses and are located on the edge of campus. Special interest houses serve as residences for students who share a particular interest. The focus of these houses may change from year to year, depending on student interests. In recent years, these residences have housed art, biology, English, language, music and math students.

Holmes Hall

Holmes Hall is a co-educational residence hall which is totally student run. Hall administration, maintenance, and governance are the responsibility of the students who live there.

Ritchie Hall

Ritchie Hall is a townhouse complex which offers on-campus apartment style living for upperclass students. The 20 furnished, modern townhouses accommodate 80 students and are equipped with full kitchen facilities, living and dining rooms.

Majors and Degrees

General Description

Academic programs of study offered at Hartwick College include Anthropology, Art, Art History, Biochemistry, Biology, Chemistry, Computer Science, Economics, English, French, Geology, German, History, Information Science, Management, Mathematics, Medical Technology, Music, Music Education, Nursing, Philosophy, Philosophy/Religion, Physics, Political Science, Psychology, Religion, Sociology, Spanish, and Theater Arts.

The College also offers honors programs in all majors and a number of special programs. There are also Interdisciplinary Minors and Programs. These include Comparative Literature,

Environmental Sciences Minor, Graphic Communications Minor, Museum Studies, Myth and Folklore, Public Policy Minor and Women's Studies Minor. Lastly, the College offers a Cooperative Engineering Program with Clarkson University and Columbia University College of Engineering.

Of the many academic programs, there are some which are very popular. These are Psychology, English, Management, Political Science, and Nursing. Said departments contain the largest number of students. There are also departments which have a high percentage of students attending graduate or professional school. These include Biology, Political Science, English, History, and Psychology.

It should also be noted that approximately 20 percent of Hartwick graduates attend graduate school immediately following graduation. 12 percent attend Professional School within their lifetimes.

Curriculum XXI

Hartwick's general education program, Curriculum XXI was instituted in the late 1980's and is well established. Curriculum XXI is a program which is designed to prepare students for living and working in the 21st Century. Students study five major areas. These include the following:

- Continuity (Western tradition): Helps students understand how the present and the future emerge from the past.
- Interdependence: Stretches the student's perspective and prepares them for a diverse and complex world.
- Science and Technology
- Critical Thinking and Effective Communication
- Choices: Designed to help students prepare for the tough decisions they will have to make as responsible leaders in society.

Individual Student Program (ISP) and Other Learning Options

The ISP enables students to create their own major dealing with a particular interest, and students may take courses at SUNY Oneonta. The ISP is available to those students who complete their freshman year with a GPA of at least 3.5. Honors students can tailor their own more demanding programs and take honors options in individual courses.

Hartwick College also offers other unconventional learning options, many of which are at off-campus locations. Students have traveled to all parts of the world while pursuing their educations. In addition to offerings in Thailand, there is a field station used by the biology department on an island in the Bahamas. The College owns its own 1,100 acre environmental center at Pine Lake. An Outward Bound Program, offered to freshman as part of orientation, is also an option for management majors who want to test their leadership skills. Formal

internship programs exist in all majors, and about 55 percent of the students accept the offer. The four week January Term is also a favorite time to explore the world beyond the City of Oneonta.

Utica School of Commerce

General Information

The Utica School of Commerce (USC) was founded in 1896 and is one of the originators of private business college education in New York. USC is a private, two year business college offering Associates in Occupational Studies Degree Programs as well as one-year diploma programs. USC is a small college with approximately 600 students at its three campuses, located in Utica, NY, Canastota and Oneonta.

Personnel

USC possesses 3 full time staff, 5 full-time faculty and 5 part-time faculty.

Building Inventory

USC is equipped with 4 classrooms, 1 library, 1 student lounge and 1 faculty lounge. The school is also equipped with up to date computer technology and office equipment.

Enrollment

USC currently has an enrollment of approximately 95 day students and 40 evening students. The capacity of the current facility is approximately 200. Therefore, the current enrollment is well under current capacity.

Sources of Funds

All funding for USC is derived from private funding. Financial aid is available for those who qualify from federal and state agencies.

Association for Retarded Citizens

General Information

ARC Otsego is a private not-for-profit agency that provides a comprehensive array of services to individuals with developmental disabilities and their families, who are primarily residents of Otsego County.

Personnel

ARC employs approximately 210 staff agency wide and approximately 29 are employed at the administrative headquarters located on 35 Academy Street.

Building Inventory

Real property utilized by ARC is owned by OTSAR Corporation and is leased to the ARC. ARC owns one property within the City of Oneonta, 35 Academy Street., and further leases four apartments.

Planned Capital Improvements

During the summer of 1994, the administrative headquarters at 35 Academy Street will be repaved and resided.

Special Programs and Services

ARC provides day programs and residential services for adults, pre-school special education, clinical services, family support services, and employment and training.

Other Educational Programs and Opportunities in the City/Surrounding Region

ARC owns and operates 3 ICF (Intermediate Care Facilities) residential homes; two in the Town of Oneonta and one in Cooperstown. Furthermore, ARC operates two Day Treatment Programs; one the Town of Oneonta and one in the Village of Hartwick. ARC's vocational services are located on Browne Street, Town of Oneonta, and Children's Services are located in the TLC building on River Street.

Sources of Funds

ARC receives funding from the following sources; New York State Office of Mental Retardation and Developmental Disabilities (NYSOMRDD), Medicaid, Otsego County Sales Tax Revenue and contributions.

Capacity of Existing Facilities

ARC is at full capacity at all facilities with exception of the building leased in the Pony Farm Industrial Park.

Summary Analysis of Current Educational Conditions

The City of Oneonta possesses a wide range of educational opportunities for all residents. The public school system offers a diverse curriculum for its students and offers an adult education

program and there are also a number of private educational institutions which offer residents alternatives to the public school system. Lastly, both Hartwick College and State University College at Oneonta offer wide ranging educational opportunities.

2.5.2 Police Services

The City of Oneonta Police Department is located in the Public Safety Building at 81 Main Street. At present, the Police Department has 27 full-time officers and 9 patrol vehicles.

Public Relations and Crime Prevention Programs

The Oneonta Police Department oversees and administers various public relations and crime prevention programs which include the following:

The Drug Abuse Resistance Education Program (DARE)

The Drug Abuse Resistance Program (DARE) is a course taught to students in grades 5 through 7 within the Oneonta School District and to some outlying schools. One officer is assigned to teach a 13+ week course regarding drug abuse.

The Juvenile Aid Program

The Juvenile Aid Program provides the plain-clothes assignment of one officer. Highly trained in handling potential crime problems involving youths under the age of 18, the officer is liaison to the school district helping divert young people from the criminal justice system. Often, youths can be counseled and not made to appear before the Juvenile Court Judge. The officer's purpose is considering the best interest of the juvenile whenever possible.

The Youth Court Program

The Youth Court Program was created to deal specifically with the problems of young people. Juveniles who have not reached 16 years of age are tried, judged, defended, convicted or exonerated by a court of their peers. Most common cases are petit larceny, trespass, criminal mischief, disorderly conduct, harassment and alcoholic beverage control violations. The program is an extension of the Youth Aid Program and further reduces incidents of juvenile crime.

The Citizen Ride-Along Program

The Citizen Ride-along Program encourages citizens to spend a few hours walking or riding with an experienced officer. The program promotes public awareness of the department's operations and policies concerning patrol work.

The Neighborhood Foot Patrol

The Neighborhood Foot Patrol provides the assignment of an officer to walk a brief patrol through a ward. Patrols are daily and on a random basis as assigned by the Sergeant in Charge.

The Downtown Foot Patrol

The Downtown Foot Patrol provides a 24 hour foot patrol of the downtown area.

Analysis Summary of Current Police Department Conditions and Recommendations

Parking and Safety Issues

The space between the NYSEG pole and the Public Safety Building (81 Main Street) is insufficient to make easy entry or exit. It is recommended that the City make arrangements to move the pole.

Rear Parking Lot

The parking surface is primarily dirt with about 25 percent covered with crushed stone. In the spring, or whenever there is a downpour of rain, the surface becomes muddy and slippery. If the NYSEG pole is moved, it would then be possible to have the surface redone. It is the understanding of the police chief that at the present time the equipment needed to resurface the lot is not able to get to the location.

Size of the Impound Lot

There have been numerous occasions when the vehicles towed have completely filled the impound area and has resulted in other vehicles being left outside the compound. Although this area is patrolled frequently, those vehicles outside the compound are at a higher risk of theft or vandalism than those confined. A suggestion has been made that the chain link fence be enlarged to accommodate twice the number of vehicles at the very least.

2.5.3 Fire Protection Services

The Oneonta Fire Department is currently housed at the Public Safety Building located at 81

Main Street. The Fire Department maintains a manpower level of 24 firefighters (includes Chief and Assistant Chief), 18 parttime firefighters/call firefighters. Vehicle complement is 7 fire emergency vehicles and 3 ambulances.

Fire Department Response Summary

The Oneonta Fire Department responds to a varied range of emergency calls. Of these calls many are in response to motor vehicle accidents, fires or fire related emergencies and emergency medical calls. There are a number of responses made in the "all other" fire response category which includes grass and brush fires, downed wires, refuse fires, etc.

Community Services Offered

Pre-Hospital Emergency Care

In recent years, the quality of pre-hospital emergency care has been improved to meet the expectations of the community. Nearly all of the fire department staff is certified at the Emergency Medical Technician - Defibrillation (EMT-D) level of care. This level is the first recognized level of pre-hospital cardiac care. In addition, the department also has 6 firefighters trained to the EMT-III level of Advanced Life Support (ALS) and 2 paramedics, the highest level of pre-hospital care. It is important to note that ALS procedures are dictated to fire department personnel by medical control, or by state ELMS protocol. The delivery of ALS is not a service the technician in the field chooses to deliver or not deliver once they possess the skills.

Fire Prevention Programs/Public Education

The Fire Department periodically conducts fire prevention programs in the public and private schools.

Education programs for the general public are also provided at several different times throughout the year. The most graphic program was conducted with the aid of the home fire sprinkler trailer loaned to the City of Oneonta by the New York State Fire Chief's Association.

Building Inspections

Greater efforts have been made to coordinate the pre-fire planning and fire safety inspections conducted by the fire department and the inspection programs of the Code Enforcement Office.

As a result of the combined efforts of the two departments, building and fire safety inspections and follow-up visits have been conducted at most of the college fraternal organizations' off-campus housing and many of the downtown businesses. Firefighters have also created or revised the pre-fire plans for several businesses and geographic areas within the City.

Training

Greater emphasis has been given to the training of firefighting staff. Areas of training include Level II Arson Investigation, Fire Safety and OSHA compliance, rescue operations, wildland search and rescue and firefighting essentials. Also, the department has conducted a number of exercises utilizing mutual aid from other departments as mandated by the Town Fire Contract.

Task Force on Fire Department Management and Services

In 1993, a task force was created to examine existing operations and services of the department and to develop cost containment measures for the department.

Several areas of expenditures and operations were examined in detail by the task force to seek cost reductions in the operation of the department. As a result of those examinations, suggestions were made to the fire department administration on how to better the operation while reducing the cost, especially in the area of overtime. Some of the suggestions include the following:

- a. To utilize on duty firefighters for public education programs and fire prevention programs rather than assign a specific individual or group to deliver those programs
- b. To use fire department company officers (Captains) to conduct fire scene examinations and arson investigations
- c. To conduct more "in-house" certified training programs to reduce the cost of having to send firefighters to the State Fire Academy
- d. To monitor all overtime expenditures to identify the "driving" force behind the department's overtime expenditures.

As a result of the task force, department management initiated each one of the above suggestions in 1993 and made them a part of general operations at the fire department.

Summary Analysis of Current Fire Department Conditions

General

The Oneonta Fire Department is in a transitional period in terms of its operations driven by increased demand for varied services and various outside agency regulation. In response to this transition the Fire Department has initiated a comprehensive emergency approach to fire fighting operations.

In addition to the "normal" activities of the Fire Department, the department is not without its number of complicated, dangerous and stressful situations. Firefighters and police officers have been faced with extraordinary situations such as having to save persons from raging floodwater, extricating two students from an elevator shaft and removal of a motorist from an automobile resulting from an accident. It is the routine actions, in addition to the extraordinary events, that make the fire department such an important ingredient in the good quality of life enjoyed by residents in the City of Oneonta.

Consolidation of Fire Services

The issue of consolidating fire protection services has been raised and should be explored further. Consolidation would involve the Town, City and West Oneonta Fire Departments and emergency services. Potential benefits and highlights of consolidation include:

- The availability of more firefighters
- Response to alarms by firefighters from two locations instead of one.
- Merger could possibly spread the costs over a broader tax base.
- Commercial businesses in the West Oneonta District may get better insurance rates because response time could be cut by three to four minutes.
- More purchasing power could result when buying equipment. Avoidance of duplication may also be possible.
- Better code enforcement could result

Before consolidation occurs numerous questions would have to be answered. Questions which would need to be pursued include but are not limited to the following:

- A determination would have to be made as to the value of the West Oneonta Station and fire equipment.
- The City would have to identify funding options in order to acquire West Oneonta assets.
- Town residents would need to feel reassured and guarantees made as to response times for town residents.
- An estimate and determination of the potential savings to taxpayers resulting from consolidation.

Future Objectives

Major future objectives have been identified for the Fire Department. These include the following:

- a. Finalizing the Comprehensive Emergency Management Plan.
- b. Continue to work closely with residents and staff at Nader Towers, Academy Arms and Lettis Apartments to complete each facility's procedure manuals and practice the procedures.
- c. To institute physical fitness and fitness maintenance programs for new firefighters similar to those in place in the police department.
- d. To specialize a high angle and confined space rescue team from the Fire Department staff.
- e. To complete more pre-fire plans in the downtown and south side areas of the community.

2.5.4 Health Care Facilities

The City of Oneonta is the home of two hospital facilities, A.O. Fox Memorial Hospital and The Bassett Hospital Clinic. As a result, services such as Magnetic Resonance Imaging, orthopaedics, specialized surgery, mobile medical units, and many other services and facilities have located in Oneonta.

A.O Fox Memorial Hospital

A.O. Fox is a 128 bed acute care facility with an adjoining 130 bed nursing home. Fox Hospital offers a wide range of clinical and diagnostic services. These include a fully staffed Emergency Department, Crisis Intervention Service and Mental Health Department, Maternal Care Program with Midwifery Services, Ambulatory and Same Day Surgery and Special Procedures Unit. Fox Hospital also operates Family Practice Centers in Oneonta, Stamford and New Berlin.

A.O. Fox employs 760 people, and has a Medical Staff consisting of 55 physicians.

Other A.O. Fox Providers

Numerous other community health centers are located in and around the City of Oneonta. These include Oneonta Family Practice, Stamford Family Practice, New Berlin Family Practice, Susquehanna Family Practice, Fox Internal Medicine/Oncology, and the Fox Hospital Adult Day Care Center.

Bassett Healthcare

Bassett Hospital provides a 180 bed acute care inpatient teaching facility and with the Bassett Physicians Group employs almost 150 physicians. Bassett Healthcare also includes The O'Conner Hospital Division, a 28 bed acute care facility in the town of Delhi, and fourteen other community health care centers in six rural counties throughout central New York. With 1,850 full-time employees, Bassett Healthcare offers a comprehensive range of medical and surgical specialties throughout the area. Furthermore, Bassett Healthcare operates a clinic at 125 Main Street, Oneonta. Some moderate long-term growth may occur in Oneonta but, according to Bassett officials, is unlikely to exceed 5-7 employees based on current plans.

Other Bassett Healthcare Providers

Numerous other community health centers are located in and around the City of Oneonta.

These include Bassett Healthcare health centers in Morris, Cherry Valley, Edmeston and Delhi, Southeastern Otsego Health Center (Worcester, NY), and the O'Connor Division of Bassett Hospital (Delhi, NY). The hospital also sponsors the OURS Associates Health Dental Van, based in Oneonta.

Summary Analysis of Current Health Care Conditions

Resulting from discussions with local hospital officials and available data, various trends and issues emerged which are currently impacting health care locally as well as nationwide. These include the following:

Service Integration

Fox Hospital and Bassett Healthcare have initiated discussions regarding the possible merger of the two institutions in order to lessen the duplication of services. Whatever the outcome, the City of Oneonta will not lose its medical facility. However, some impacts could be felt in the community. Further study and analysis of these impacts is to be undertaken by Fox and Bassett.

Accessibility

A number of adjustments could occur in the local healthcare system based upon shifting demographics. Many of the adjustments will relate to access of services. There is a movement to put health care services "on wheels". Many persons in need of medical services are unable to access facilities for lack of transportation and day care. The human service agencies have cooperated to transport people to medical facilities. However, there is no coordinated system to which people can call to request transportation services.

Attracting Physicians to the Community

Generally, many physicians coming to a new community are interested in the availability of day care, after school day care, and other services the community has to offer. A comprehensive public relations campaign, in and about the City of Oneonta, would be very beneficial to attract good physicians.

Non-private versus Private Practice

Generally, some medical facilities are experiencing an increase in requests by physicians to become employees of the facility. As a result of this type of arrangement, malpractice insurance, and staff arrangements are covered by the Hospital. Debt overhead is not an issue for physicians when they are employed by the facility.

2.5.5 Library Services

The City of Oneonta contains one public library and two academic libraries. Huntington

Memorial Library specializes in popular materials with a secondary emphasis on local history. The college libraries are research libraries.

The Huntington Memorial Library

The Huntington Memorial Library is located at 62 Chestnut Street in Oneonta. The collection contains 73,000 volumes and subscriptions to magazines total 215. Materials are available for children and adults. In addition to books there are magazines, cassettes, compact discs, pamphlets, maps, puppets, newspapers, photographs and more.

Funding is derived from local property taxes, trust fund income, state and federal funds. A Library Board of Trustees governs the library and is composed of five members appointed by the Mayor with approval of the Common Council for five year terms.

College Libraries

The Willard E. Yager Library is at Hartwick College while SUNY Oneonta houses the James M. Milne Library. Area residents may use these libraries and may obtain a community borrower card to borrow materials. Information on how to obtain these cards is available at each library.

Other Public Libraries

Public libraries are located in the following communities in Otsego County: Cherry Valley, Cooperstown, East Springfield, Edmeston, Gilbertsville, Hartwick, Laurens, Milford, Morris, Oneonta, Otego, Richfield Springs, Springfield Center, Unadilla and Worcester.

All but one of these libraries belongs to the Four County Library System in Vestal, New York. 4 CLS offers services such as central buying for large discounts, consultants, grants from the state, workshops, and inter-library loan. Because of state education laws regarding libraries and membership in a system, member libraries may not charge user fees to residents in the service area of the system (i.e., Broome, Chenango, Delaware and Otsego Counties).

Summary Analysis of Current Library Conditions

The library is heavily used by residents of the City and surrounding communities since it is the largest library in the county and Oneonta itself is a regional hub attracting workers and shoppers alike. Annual circulation is 264,000 + and the building is at capacity.

Revenue from trust funds and the state has been severely reduced due to the recession and it has had a negative impact on the library's ability to provide sufficient funds for operation. The Library Board is undertaking a three year, million dollar campaign to add to the foundation so the income will offset the losses incurred.

2.5.6 Public Works Department

The City of Oneonta Public Works Department is located in the City Complex adjacent to the Wastewater Treatment Facility. The services provided by the DPW are adequate and there are currently no major issues impacting the department.

2.5.7 Central Garage Facilities/Operations

The City of Oneonta Central Garage is located in the City Complex, adjacent to the Wastewater Treatment Facility. The primary role of the Central Garage is to maintain all city vehicles and other motorized devices in good working order.

The current facility was constructed in 1977 and was a joint effort between the City of Oneonta and the Federal Government. The facility constructed includes a three bay central garage and a four bay bus storage building. It is of concrete block construction and has one heavy duty hydraulic lift and one light duty hydraulic lift.

Summary Analysis of Current Central Garage Conditions/Operations

There are a number of issues impacting the Central Garage facility and operations. These are identified on the next page.

Storage of Buses

The Central Garage facility was built to accommodate the needs present in the 1970's. OPT at that time did not operate vehicles of the size and design which they are now operating. OPT also operated with two-thirds less vehicles at that time. The fleet of vehicles formerly serviced by the central garage has almost tripled since the facility was constructed. Not only has the fleet increased in numbers but also in size and complexity. Because OPT's needs have changed, the result is that there is only a capability to store about one-third of the fleet at any one time.

Service Lifts

There may be a need to modify or replace the lifts at the Central Garage, specifically as they relate to servicing the buses. Many of the buses are too heavy and too long for the size lifts that are currently in place. This heavy duty hydraulic lift is almost fully dedicated to the maintenance and repair of OPT's larger buses and is being adversely impacted by age and usage.

Options as it Relates to Lifts and Storage

The City of Oneonta is currently examining the following options as they relate to the storage and maintenance of OPT buses at the Central Garage:

- a. Expand the current storage facility to accommodate the entire fleet.

- b. Expand the current facility to accommodate a more efficient central garage facility.
- c. Build a new facility designed solely for repair, maintenance and storage of transit vehicles.
- d. Build a new facility designed to accommodate more efficient and effective repair and maintenance of all vehicles.

Any of the above options is greatly dependent upon the amount of assistance received from outside funding sources. The possibility of obtaining said funds should be vigorously pursued.

Proper Training for Use of City Vehicles

It may be helpful to initiate a training program for the operators of City vehicles. Educating operators about the use of city vehicles may ensure proper maintenance and better care. It could also inform operators of the limitations of each respective vehicle.

Replacement of Vehicles

The City of Oneonta sometimes purchases vehicles from State Contract and is able to save a significant sum of money by doing so. Due to this cost saving it may be beneficial or feasible to implement a policy of selling a particular vehicle after three years in order to obtain a good used vehicle resale value. This policy could also lessen repair costs and "down time" for older vehicles.

Greater Awareness of Equipment on the Market

It may be beneficial for the City to become more educated on what is available on the market when a piece of equipment is requested. There sometimes is a tendency to purchase the same piece of equipment already in use. In some cases, after purchasing a particular piece of equipment, an alternative was found which would better meet the needs of the City.

2.5.8 Animal Shelter Facility and Operations

The City of Oneonta Animal Control Facility is located in the City Complex, adjacent to the Wastewater Treatment Facility and the Department of Public Works. The Animal Control Office currently employs an Animal Control Officer and an Animal Control Assistant. Both the Animal Control Facility and Officer passed the official New York State Department of Agriculture and Markets yearly inspection.

The City currently has an agreement with the Susquehanna Society for the Prevention of Cruelty to Animals (SSPCA). The intent of the agreement is to ensure quality, humane treatment and good placement opportunities for the animals, while saving the City the costs involved in long-term animal care. The agreement can be evaluated and renewed yearly.

Summary Analysis of Current Animal Control Operations

General Upkeep of Pound Facility

The facility is in need of new or repaired kennel dog doors, sound absorption materials, a security checkup at the pound to ensure the safety of impounded animals; training classes and rabies shots for both employees; regular vehicle preventative maintenance to attempt to prolong the life of the department van.

Feral Cat Population in the City of Oneonta

It may be beneficial to work with animal welfare organizations within the City to track and work with "colonies" of stray cats with the intention of vaccinating them against rabies and spaying/neutering to control populations. Better control over feral cat populations may induce safer domestic cats and a lesser amount of nuisance/pest complaints.

Responsible Pet Ownership

An evaluation of current municipal animal control ordinances, fees and programs begun in 1994, with possible changes to encourage more responsible pet ownership within the City. Areas to be looked at may include discounted fees for spayed/neutered pets; increased fees for unaltered pets allowed at large; better control and/or reporting of domestic cat populations; sponsorship of spay/neuter clinics; sponsorship of public education programs. The office hopes to encourage compliance with laws and cut down on the number of abandoned pets and unwanted litters which are a financial burden on the City.

2.5.9 Civic, Public and Government Facilities

Civic and Public Facilities

The City of Oneonta possesses numerous organizations which are designed to serve the community and are very well supported through fundraising programs and donations from organizations and individuals. Service based community organizations include the American Cancer Society, the American Heart Association, Birthright, Crisis Pregnancy Center, Family Service Organization, Otsego County Consortium, Planned Parenthood, the Red Cross, Association for Retarded Children, YMCA, OURS Associates, Catskill Area Hospice, Employee Services Program, Head Start, Salvation Army, the United Way, The Boy Scouts and Girl Scouts of America, and numerous other organizations located in and around the City of Oneonta.

The City of Oneonta is additionally served by a number of fraternal organizations including Rotary, Kiwanis, Lions, Sertoma, Jaycees, Freemasons, Eastern Star, Knights of Columbus, Elks, Moose, Eagles, Odd Fellows, American Legion, and the VFW.

Lastly, the Oneonta Boys Club is an organization founded by a local resident and former city police officer, Carl J. Delberta. The Boys Club has served to help guide and teach our community's youth and assist them in becoming caring, responsible and civic minded individuals. The Oneonta Boys Club is located on River Street in Oneonta.

Government Facilities

The City of Oneonta has 32 buildings and facilities located throughout the City. Otsego County also maintains satellite offices primarily on Main Street. The following is an inventory of buildings and facilities owned and maintained by the City of Oneonta, grouped according to the Common Council Committee having predominant authority over each facility.

Buildings, Solid Waste and Space Utilization Committee

Animal Shelter, Arcade, Bus Terminal, City Hall, Parking Structure, Public Safety Building, Recreation/Skatehouse, Sovocool Property, Swart-Wilcox Property, Wilber Mansion/Carriage House, Youth Center/Water Maintenance, Wastewater Treatment Plant.

Liaison Committee:

Airport, Bus Store/Bus Shelters, Central Garage and Bus Garage.

Parks, Recreation and Governmental Affairs Committee

Bathhouse (Neahwa and Wilber Parks), Concession Stand (Damaschke Field), Craft Pavilion (Neahwa Park), Gas House, Grandstand (Damaschke Field), 15 Neahwa Place (metal building), Kiwanis Pavilions (Neahwa and Wilber Parks), Large Pavilions (Neahwa and Wilber Parks), Refreshment Stands (Neahwa and Wilber Parks).

Public Works Committee

DPW/Water Departments, Lower Reservoir/Gate House, Sewer Barn (132 East Street), Wastewater Treatment Plant/Drying Beds, Water Plant/Pump House.

Summary Analysis of Current Civic, Public and Government Facilities Conditions

Civic and Public Organizations

The City of Oneonta has adequate civic and public organizations in which all citizens may participate. A large meeting room or auditorium facility would be welcomed to provide

"general" meeting space.

Government Facilities/Compliance with Americans With Disabilities Act (ADA)

All government buildings and facilities must conform to the provisions of the Americans With Disabilities Act (ADA). The ADA is a comprehensive federal statute which in general prohibits discrimination against "a qualified individual with a disability" with respect to employment, receipt of services or participation in municipal programs or activities. The City of Oneonta's Engineering Department conducted a survey of all its buildings and has developed a transition plan with assistance from the City's ADA Coordinator which identifies physical improvements which need to be made in order to bring the City's physical building inventory into compliance.

When structural changes to public facilities are required in order to comply with the ADA, a transition plan must be developed which identifies said changes. The transition plan specifies the modifications to be made, the standards to be used and the time frame for changes. A transition plan is only required of public entities with 50 or more employees.

The City of Oneonta's transition plan is summarized below according to building:

Public Safety Building

In order to judge compliance with the ADA, the City of Oneonta's Public Safety Building was inspected using three main criteria: Building Access, Building Corridors and Restrooms.

Building Access

Parking is very restricted in the area of the Public Safety Building because of access requirements for emergency vehicles. There is also no public parking lot for the building so the provision of spaces is difficult.

Provision of an on-street parking space for handicapped access and a handicapped accessible drop-off area has occurred.

Building Corridors

All building corridors meet ADA standards including the proper display of the required International Symbol of Accessibility signs.

Restrooms

All restrooms are in compliance with ADA standards including the display of the International Symbol of Accessibility signs.

Public Access

The public reception/dispatch area has been re-engineered to be fully accessible.

Interior Ramps

A movable ramp has been constructed for the City Court Jury Box to accommodate wheelchair accessibility. Also, the Jury Box wall has also been shortened to accommodate same.

City Hall

A number of actions have and will be taken which will bring the City Hall facility into full compliance with the ADA. These include the following:

Signs

Braille signs have been placed throughout the building, specifically those designating the location of the elevator, fire extinguishers and rest rooms. Similar signs have been placed at the front and rear entrances (directory signs) and all department signs are now equipped with braille strips. A handicap accessible sign has also been placed in the parking lot area designating the location of the rear entrance handicap ramp.

Public Reception Areas

Because of its historic natures, the public reception areas are currently not equipped to accommodate handicapped persons. Said offices include the area in front of the City Clerk's and City Chamberlain's Offices. The reception windows in both offices are of historic significance and cannot be removed or restructured. The City of Oneonta has, therefore, purchased clipboards and has made provision of same to handicapped persons requiring flat surfaces upon which to write. All other city offices have been similarly equipped.

Telecommunications Device for the Deaf (TDDTYT)

The City of Oneonta is equipped with a TDD/TYY. The TDD/TYY is located in the City Clerk's Office.

FM Wireless Transmitter System

The public meeting location (Common Council Chambers) is now equipped with an FM Wireless Transmitter System.

Elevator

The elevator currently servicing City Hall is planned to be equipped with a voice simulated or

other verbal floor signaling device for the visually impaired.

Miscellaneous Activities

There is a water fountain located on the main floor between the handicapped accessible rest rooms. The fountain is currently too high to accommodate a wheelchair bound person. Therefore, the City of Oneonta will place a cup receptacle next to the fountain to allow accessibility by the physically handicapped.

Recreation Offices and Other Recreational Facilities

A facility survey was conducted by City Engineering Staff of the Recreation Offices in Neahwa Park. Since the building was newly constructed (within the past five years) much of the facility was already in compliance with the ADA. However, some minor adjustments were identified and have been completed, thereby bringing the building into full compliance with the ADA. First, the facility required a handicap parking space. A space was identified and the appropriate handicap accessible symbol was placed in the parking lot. Secondly, many of the interior thresholds were too high. These were replaced with thresholds more conducive to wheelchair accessibility.

Additionally, the City of Oneonta has constructed five (5) handicapped accessible picnic tables to be used on a trial basis for availability on request.

Furthermore, exterior thresholds have been replaced at the concession stand in Neahwa Park and also at the bathrooms located in the Wilber Park pavilion to accommodate wheelchair access. In addition to the thresholds in the Neahwa Park concession building, the bathrooms will also be equipped with bar stalls and lever handles on the doors to facilitate use by wheelchair bound persons.

Wilber Park/Briggs Pool (Neahwa Park)

Designated parking spots have been provided at Wilber Pool, the Neahwa Pool (Briggs Pool), and at the Neahwa Park concession facility. An exterior ramp will be constructed at the Neahwa Park pool facility to accommodate wheelchair accessibility.

Youth Center

The City of Oneonta administers a youth program which is administered in a facility located on East Street in Oneonta. It was discovered that some minor changes had to be made at the facility. Only one major change was identified. Said improvements have been completed.

Minor Changes

Many of the interior and exterior thresholds have been replaced with ones more conducive to wheelchair access. Also, an exterior ramp has been constructed for the main floor access area.

Major Changes

Only one major change was identified. A bathroom facility at the Youth Center Facility has been identified for designation as the handicapped accessible facility and structural changes have been made.

Bus Station

Minor changes were identified at the Bus Station located in the Municipal Parking Garage. First, a lock and lever handles have been provided on one of the bathrooms in order to accommodate handicapped access and privacy. Second, an exterior ramp has been constructed at the facility to facilitate access by the handicapped. More parking spaces on the ground level of the parking garage have been provided.

Animal Shelter

Only one minor change was identified at the Animal Shelter. The facility requires an exterior threshold. The threshold has been replaced.

Department of Public Works, Water Treatment Facility, Wastewater Treatment Facility

These facilities do not require public access. However, the survey conducted by the Engineering Department identified specific areas where compliance could be enhanced and where employee accommodation would be improved. These changes will be addressed in 1995.

Swart Wilcox House

The Swart-Wilcox House has been designated as a historical site and a facility for school based history education. Its educational plan will include appropriate accessibility standards for all members of the community, within the limitations imposed by the historical nature of the property. Its hours of operation will be set to include time for public access.

Damaschke Field (Neahwa Park)

During the spring of 1995, the City of Oneonta will upgrade the public and player facilities at Damaschke Field to include restroom access for the physically handicapped.

2.5.10 City Revenues and Appropriations

City Chamberlain

The City Chamberlain coordinates all fiscal activities of the City of Oneonta. The Chamberlain is appointed by the Mayor and subject to Common Council approval. As the Chief Fiscal Officer of the City the Chamberlain prepares the budget in concert with the Finance Committee of the Common Council. The Chamberlain oversees disbursements and controls expenditures to insure a balanced budget. He has responsibility for collection and custody of all monies and investments, and maintains the accounting records for all operations. The Chamberlain is responsible for submitting an annual report to the State Comptroller. An annual audit is conducted by an independent public accounting firm and the fiscal affairs are examined by the State Comptroller periodically.

The City Budget

The budget for the City of Oneonta is prepared by the Finance Committee of the Common Council with the aid of the City Chamberlain. A tentative budget is due by the second meeting in November to be reviewed by the full council. A public hearing is held in December during the public meeting portion of the regular meeting of the Common Council. The Council then votes on the budget, approving or possibly revising appropriations by a 2/3 vote of the Council..

While the budget is administered by the Chamberlain, appropriation power is in the hands of the Common Council. The Council may interchange budget items during the year by appropriate resolutions at the regularly scheduled meetings of the full council by majority vote.

Sources of Revenue

Revenues are acquired by the City of Oneonta from a number of sources as described below.

Property Tax: Items in addition to property taxes, revenues in this category include gain from sale of tax acquired property, other payments in lieu of taxes (PILOT), and interest and penalties on real property taxes.

Non-property Tax: Revenues from non property tax items are received from tax on consumer's utility bills, tax on restaurant sales, sales tax distribution by county, utilities gross receipts, and franchise tax on gross receipts.

Fund Balance: The fund balance is the net worth after all money owed is subtracted from assets owned by the City. The Fund Balance can be used to balance the budget. There is

usually a fund balance every budget year.

Departmental Income: The City Chamberlain collect all fees from each respective department. Some examples of these types of revenue include City Clerk's Fees, personnel fees, dog pound fees, ambulance charges, parks and recreation charges, and recreation concessions.

Intergovernmental Fees: Revenues included under this category include all fees collected for fire protection and ambulance services from other governmental entities.

Use of Money and Property: Revenues collected under this category include interest earned on investments, rental of real property, and commissions.

Licenses and Permits: Revenues collected under this category include such items as business, occupational, Bingo and dog license fees and permits issued for buildings, plumbing, and street excavations.

Fines: Revenues under this category include court fines, forfeiture of crime proceeds, forfeited bail, and penalties, parking fines and related penalties and fees.

Sale of Property: Revenues included under this category include sale of scrap and excess materials, minor sales, sale of real property, sale of equipment, insurance recoveries, and other compensation for loss.

State Aid: Revenues from state aid are received from State Revenue Sharing, mortgage tax, state aid-records management, unified court security services, state aid from other public safety, arterial maintenance, recreation for the elderly, youth projects, and code enforcement.

Federal Aid: Revenues included in this category include funds received for programs such as the downtown tree planting program. All federal funds received under the CDBG Program and similar programs are not included in this category.

Miscellaneous: Miscellaneous revenues include refunds from prior year's expenditures, gifts and donations, proceeds from seized and unclaimed property, and unclassified items.

Expenditures

Types of expenditures made by the City of Oneonta include the following:

Wages and Benefits: Expenditures listed in this category include all wages and benefits paid to full-time employees and the salaries/remuneration to part-time employees.

Supplies and Contractual: Expenditures listed in this category include all supplies purchased for the City of Oneonta (e.g. chemicals for the water treatment facility, salt for the roadways,

etc.)

Capital Outlay and Debt: Expenditures listed in this category include all capital expenditures (e.g. roadway repairs, etc.) and payments on debt held by the City of Oneonta.

Insurance and Utilities: Expenditures listed in this category include all costs for liability and casualty insurance, and utility costs including heating, lighting and telephone.

Taxes, Contingency, and Other: Expenditures listed in this category include tax payments to neighboring municipalities, (e.g. watershed property outside the City Limits), and money held in reserve to cover cost overruns, etc.

Expenses, Revenues and Tax Rates - Historical Perspective/Comparison

There have been some notable trends occurring in relation to the City's expenses, revenues and tax rate. The City of Oneonta has been very cognizant of the need to provide the taxpayers with a fair and equitable tax structure. As is the case in most communities, the real property tax is the most common revenue source to support city services in Oneonta. COMPREHENSIVE PLAN TABLE 2.19: REAL PROPERTY TAX RATE, 1985 - 1995 and COMPREHENSIVE PLAN TABLE 2.20: REAL PROPERTY TAX REVENUE AS A PERCENTAGE OF THE GENERAL FUND, 1985 - 1995, depicts trends in real property tax rates in the City of Oneonta.

**COMPREHENSIVE PLAN TABLE 2.19: REAL PROPERTY TAX RATE
VALUE PER \$1,000
1985 - 1995**

YEAR	TAX RATE
1985	21.00
1986	22.00
1987	24.00
1988	24.00
1989	25.00
1990	26.00
1991	26.00
1992	28.00
1993	28.00
1994	28.00

1995	28.00
% Change	33.0

Source: City of Oneonta City Chamberlain's Office, 1994

COMPREHENSIVE PLAN TABLE 2.20: REAL PROPERTY TAX REVENUE AS A PERCENTAGE OF THE GENERAL FUND, 1985 - 1995

YEAR	PERCENT
1985	49.0
1986	53.0
1987	47.0
1988	47.0
1989	48.0
1990	47.0
1991	45.0
1992	46.0
1993	45.0
1994	42.0
1995	41.0
% Change	- 16.0

Source: City of Oneonta City Chamberlain's Office, 1994

As Table 2.19 depicts, the real property tax rate since 1985 has increased approximately 33 percent. In 1985, the tax rate per \$1,000 was \$21.00 as compared to \$28.00 in 1994. However, as Table 2.20 depicts, the City of Oneonta has been successful in decreasing its reliance on real property tax revenue to support the General Fund. Since 1985, there has been a 16 percent decrease in the proportion of the General Fund supported by the real property tax. In 1985, the percentage of real property tax supporting the General Fund was 49 percent as compared to 41 percent in 1995. The City has created other revenue sources that have allowed the City to generally lessen the tax burden on an overall percentage basis for owners of real property. COMPREHENSIVE PLAN TABLE 2.21: REAL PROPERTY TAX LEVY, 1985 - 1995, depicts the overall trend in real property tax levies since 1985.

**COMPREHENSIVE PLAN TABLE 2.21: REAL PROPERTY TAX LEVY
1985 - 1995
(in millions)**

YEAR	PROPERTY TAX LEVY
1985	2,107,758
1986	2,432,550
1987	2,437,747
1988	2,468,748
1989	2,661,723
1990	2,790,765
1991	2,866,323
1992	3,000,882
1993	3,056,127
1994	3,056,127
1995	3,056,127
% Change	44.9

Source: City of Oneonta City Chamberlain's Office, 1995

As table 2.21 depicts, property tax levies have increased approximately 45 percent. This amounts to only an average 4.5 percent per year increase over the last ten years. Furthermore, since 1985, the real property tax increase has averaged 3.3 percent (from Table 2.17: divide 33.0 percent by 10 years), a very modest increase compared to other adjoining municipalities and school districts, whose tax increases have consistently been above 10 percent. When comparing the real property tax levy increase of 4.5 percent per year and the 3.3 percent average tax rate increase per year, the lower tax rate increase can be attributable to the higher assessed value for real property in the City (refer to Comprehensive Plan Table 2.23 for further information regarding assessed value for real property).

Impact of Tax Exempt Parcels

The City of Oneonta has increasingly become the economic and social hub of the three county region (e.g., Otsego, Delaware, Schoharie). This is substantiated in part by 1994 data from the

City of Oneonta Assessor's Office. Approximately 52 percent or 931.25 acres of the real property in the City is classified as tax exempt. Tax exempt status has been granted to a wide range of property including churches, schools, medical facilities, government agencies, and social service agencies. COMPREHENSIVE PLAN TABLE 2.22: BREAKDOWN OF TAX EXEMPT PARCELS BY USE, identifies the type of use and the number of parcels associated with each stated use.

COMPREHENSIVE PLAN TABLE 2.22: BREAKDOWN OF TAX EXEMPT PARCELS BY USE

USE	NUMBER
Educational	24
Medical	15
Religious	24
Social Service	14
Governmental	83
Other Not-for-Profits (e.g., veterans clubs, Boys Club, etc.)	15
Total Exempt Parcels	175

Source: City of Oneonta Assessor's Office, 1994.

As Table 2.22 depicts, the City is the home of numerous types of not-for-profit agencies and organizations. This is a clear indication that the City is a hub and provides numerous accessible services, located with proximity to downtown and to the bus system.

Although the tax exempt sector places a burden on real property taxpayers, it should be noted that, as stated earlier in this chapter, communities which possess a certain type of economic base will be more resilient against adverse economic trends. Many of the types of tax exempt uses discussed earlier in this chapter contributing to a more stable economic base are those which are currently present in the City (e.g., government seat, college or university towns, etc.).

■ Educational

The City of Oneonta is home to a significant number of educational institutions, most notably Hartwick, SUNY Oneonta, Oneonta Public Schools, Utica School of Commerce and various Christian oriented educational institutions.

■ Medical

The City of Oneonta contains two major medical institutions, A.O. Fox Memorial Hospital and the Bassett Health Care Clinic. The medical establishments have spawned a number of ancillary services immediately adjacent to the hospital (e.g., specialized medical services, physicians offices, etc.). This growth in ancillary services in areas surrounding the hospital has been partially due to changes in the City's zoning code.

■ Social Services

As Comprehensive Plan Table 2.20 depicts, there are a significant number of social service agencies in the City of Oneonta. These agencies are both government run and private not-for-profits. Easy access to these services by means of both the County and City bus systems provides an impetus for new social service agencies to locate in the City.

■ Recreational

The City of Oneonta is increasingly becoming the recreational hub for the area. All recreational facilities are heavily utilized and many times are at capacity. Demand for recreational facilities is derived from local educational institutions, community groups, private family gatherings and larger community events such as the Fourth of July Celebration. There is an increasing number of out-of-town groups and organizations requesting use of City facilities. Requests have come from as far as Secaucus, New Jersey.

Assessment

Assessment administration in the City of Oneonta generally includes the management of all assessment activities such as the valuation of all taxable and non-taxable property within the City, processing exemptions, calibration of total taxable values for rate computation, grievance procedure administration, and the processing of real property transcripts, as well as the monitoring of transfers and market trends.

Total assessed valuation in the City of Oneonta equals \$108,211,507. Total assessed valuation in the City of Oneonta, for library purposes, is \$110,464,526. The equalization rate for the City is currently 36.92 percent. The equalization rate was increased in 1994 for the first time since 1975. This increase should be beneficial to the City when calibrating County and School Tax Shares with other municipalities.

Assessment Trends - Historical Perspective

As mentioned earlier, the total assessed value of the real property in the City of Oneonta for 1994 was \$108,211,507. The assessed value of real property in the City has increased since 1985. COMPREHENSIVE PLAN TABLE 2.23: TRENDS IN ASSESSED VALUES FOR

REAL PROPERTY, 1984 - 1994, depicts this increase.

COMPREHENSIVE PLAN TABLE 2.23: TRENDS IN ASSESSED VALUES FOR REAL PROPERTY, 1984 - 1994

YEAR	ASSESSED VALUES
1985	101,159,612
1986	101,333,054
1987	103,216,922
1988	104,732,028
1989	106,491,321
1990	108,500,186
1991	108,445,859
1992	109,078,785
1993	108,201,730
1994	108,211,507
% Change	7.0

Source: City of Oneonta City Chamberlain's Office, 1994

As Table 2.23 depicts, the assessed value of real property in the City of Oneonta has increased 7.0 percent since 1985. As previously mentioned, the increase in assessed valuation since 1984 has kept the tax rate increase at a lower level than the increase in the real property tax levy.

Summary of Current Financial and Assessment Conditions

Assessment Office

The City Assessor has recommended that the City consider conducting a property reevaluation. A city-wide market value update would equalize the assessment rolls. The assessed valuation of real property in the City has increased thereby keeping the tax rate increase at a lower level than the increase in the real property tax levy.

Chamberlain's Office

The City Chamberlain's office in conjunction with the Finance Committee have controlled tax levy increases. The increases for the City have averaged only 4.5 percent for the last ten years.

A concentrated effort has been made to reduce the City's reliance on property taxes, as can be evidenced by increases in revenue from such items as ambulance charges and parking fines and sales tax receipts.

As stated previously, the City of Oneonta is required to submit an annual report to the State Comptroller. The City Chamberlain's Office has initiated financial policies which ensures proper accounting procedures.

The City Chamberlain's Office is responsible for the City's insurance. By working with the local agent and consultant, the City has made some significant changes in the insurance program that has resulted in greater coverage at less cost.

Furthermore, the City's Traffic Violations Bureau is located in the Chamberlain's Office where the collection and enforcement of parking tickets takes place.

2.5.11 Code Enforcement Office

The City's Code Enforcement Office plays a major role in preserving the integrity of the City's neighborhoods, buildings and overall quality of life within the City of Oneonta. The Code Enforcement Office is active in a number of housing and municipal code enforcement procedures. Said activities include undertaking rental housing and downtown building inspections, reviewing and adjusting bar occupancy levels, monitoring of fraternity and sorority activities, monitoring potential and actual illegal public assembly in various residential and other buildings, and seeking prosecution of Code Enforcement cases in City Court. The following highlights these activities.

Rental and Downtown Housing Inspections

General housing code inspections of rental properties constitute a major function of the Code Enforcement Office. Inspections are performed by various inspection entities of electrical systems, heating systems, smoke detector systems, and sprinkler systems (where installed). General housing code inspections are performed by the Code Enforcement staff. Electrical, heating system, smoke detector system and sprinkler system inspections are performed by contractors, independent inspection agencies, and property owners. Expenses related to said inspections are borne by the owner of the inspected building. The number of property owner funded inspections has increased dramatically due to a database monitoring system. The level and intensity of rental property inspections has increased and has become the major priority of the Code Enforcement Office due to the deaths of three persons living in substandard rental units in 1982.

The inspections of downtown buildings has begun to focus on life safety violations as well as

those conditions that could affect the preservation of the structures in case of a fire.

It is anticipated by the Code Enforcement Office that by the end of 1997, nearly all of the major deficiencies in rental properties will be corrected. By this stated time frame, the numerous building and property maintenance issues that are less costly to correct will have become the primary focus of the Code Enforcement Office.

The effectiveness of the Code Enforcement Office is based in part on its ability to concentrate its focus on those rental properties and on those property characteristics which are likely to deteriorate or be damaged at faster rates. The Code Enforcement Office has initiated a number of changes in the Oneonta Housing Code as it relates to the issuance of Certificates of Compliance which has allowed the Office to systematically perform general housing code inspections at different properties including inspections of heating, electrical, and smoke detector systems inspections.

Furthermore, the Code Enforcement Office has attempted to measure its success in the achievement of the maximum level of safety in city buildings while working within the constraints of a fixed budget. Lacking adequate statistics by which to judge its effectiveness, the Department has used its own past performance in removal of violations as a comparison of current performance and the rate of progress toward its goal of achieving maximum safety under the constraints of a fixed budget. Using this process, the department has been increasingly successful over the years and has made significant progress.

Review and Adjustment of Bar Occupancy Levels

Bar occupancy limits are based on square footage of floor area and number of exits. Calculations for city bars were reviewed and in some cases revised during the early 1980's based on the existing nature of the facility at that particular time. One of the criteria applied during this review was the standard of three (3) square feet per person applied to open floor areas. This standard has been deemed inappropriate based upon information contained in the National Fire Protection Agency's (NFPA) *Life Safety Code Handbook*. Therefore, the previous standard of three square feet has been replaced with the standard of seven (7) square feet per person.

The Code Enforcement Office has cited a need to develop a procedure for enforcement of the occupancy limits in the City's drinking establishments. The development and execution of the procedure could be a cooperative effort by the Code Enforcement Office, the Fire Department, and the Police Department. Fire safety in over-occupied drinking establishments is a major safety issue.

Monitoring of Fraternity and Sorority Activities

As stated in Comprehensive Plan Section 2.3.1, entitled, "Housing Characteristics", the Special Use Permit Process was initiated in 1987 due to the adverse conditions of many of the City's fraternity and sorority houses. The Special Use Permit process has had a dramatic effect on the

functioning of the legitimate fraternities and sororities. Day to day maintenance at these properties has greatly improved since the permit process was initiated.

Illegal Public Assembly Uses of Buildings

After many years of monitoring large assemblies of people in residential buildings, sometimes referred to as "student parties", the Code Enforcement Office has determined that most have been initiated by SUNY Oneonta fraternities. The Code Enforcement Office perceives these large assemblages as the most serious threat to safety. Penalties of eviction and the threat of eviction, have had some effect on reducing the number of said large assemblages. Fire Department and Code Enforcement Office meetings with a few of the groups' leaders has also had the effect of stopping the use of some buildings for this type of activity. Recent enforcement of off-campus behavior by SUNY has had a significant impact on recognition of the danger of illegal public assembly uses.

Prosecution of Code Enforcement Cases in City Court

A major function of the Code Enforcement Office is to prosecute housing code violators in City Court. The Code Enforcement Officer has determined that the City Court has not been overly effective in fining housing code violators. The Code Enforcement Office is examining the potential of utilizing the City's Unsafe Building Code combined with the authority of the Board of Public Service as a possible viable alternative to City Court.

Summary of Code Enforcement Activities

The Code Enforcement Office serves to ensure a solid tax base and the safety of the citizens of the community. In healthy economic times the office can dramatically improve the quality of existing housing conditions and neighborhoods. In poorer economic times, it may only be able to preserve existing conditions but creative conflict solutions has been successful in accomplishing code violation corrections.

2.6 Visual, Cultural and Environmental Features

2.6.1 Visual Resources

A community's identity to a large extent is determined by its visual qualities such as its architecture and public spaces. The City of Oneonta possesses a significant amount of historic and architectural landmarks which are representative of the City's historic and social underpinnings. Also, there are dramatic scenic vistas of the downtown area, as well as other areas of the City, from the higher elevations surrounding the City.

Some of the City of Oneonta's visually significant attributes include the following:

- a. The impressive views of the City from the hillsides, especially from the Hartwick College campus and the *Table Rocks* area.
- b. The historic architecture of the City's downtown area (historic district)
- c. The escarpment below Chestnut Street.
- d. The steeply sloping area above East Center Street.
- e. The low-lying undeveloped portion of the Delaware and Hudson lands (e.g., wetlands and marshes).
- f. *The John G. New Park (Big Island)* in the Susquehanna River (juncture I-88/Route 23).
- g. Numerous historically significant structures throughout the City.

2.6.2 Cultural Resources

The City of Oneonta possesses a diverse array of cultural resources which attract people from outside of the Oneonta area. Much of the cultural activities in the City are to a large degree, self supporting and others tax supported.

SUNY Oneonta and Hartwick College offer the public a variety of programs. They include dinner theater, noted speakers addressing important issues of the day, and notables from television, sports and press .

The Orpheus Theater, Catskill Symphony Orchestra, Catskill Conservatory of Music, Glimmerglass Opera in Cooperstown, and the Upper Catskill Council of the Arts, the Catskill Choral Society, and the Oneonta Concert Association provide additional media opportunities. These organizations, and the programs they offer, are made possible by dedicated volunteers and monetary donations from local people interested in support of the arts.

The Orpheus Theater may be looking for a new space in the near future. The space which it now rents is examining options for selling the facility or upgrading it to a duplex with a wide screen to become competitive and lucrative. Representatives of the Orpheus Theater have stated that they would like to locate in the downtown area.

The City of Oneonta is blessed with very impressive athletic organizations currently attracting national attention. The National Soccer Hall of Fame is flourishing in its downtown location and with the planned Wright National Soccer Campus. The Hall of Fame has also formalized a multi-million dollar expansion in the Town of Oneonta which will attract people to the City and surrounding region from outside the area as well as the state. Damaschke Field, located in Neahwa Park, houses the Oneonta Yankees. As a Class A farm team of the New York Yankees, large summer crowds are drawn to Damaschke Field every year.

The National Baseball Hall of Fame and Museum lies thirty minutes by car to the north of Oneonta. The Baseball Hall of Fame in Cooperstown, NY attracts multitudes of baseball fans from all over the country, especially during the annual Hall of Fame Game usually held in August. Furthermore, the Farmer's Museum and the Fenimore House, also located in

Cooperstown, NY, attracts a significant number of tourists and/or those interested in local history.

The history of the City of Oneonta, and its rich cultural traditions, are preserved and maintained by organizations like the Leatherstocking Chapter of the National Railway Historical Society. The Leatherstocking Railway Museum receives many inquiries pertaining to viewing an historical caboose housed in Neawha Park. Furthermore, the Yager Museum at Hartwick College is refuted to be one of the finest American Indian museums in the country.

Many other activities and cultural amenities are available to local residents and visitors. These include the Pine Lake Environmental Center, the Ernest Wright Observatory and the Natural History, science museums at SUNY Oneonta, and the Science Discovery Center at SUNY Oneonta.

2.6.3 Historical Resources

Introduction

Comprehensive planning provides a formal, unified overview of the quality of life in a community. Historic preservation is an important element in the planning process. It is also important in establishing a community's character and quality of life. In many instances a formalized preservation program provides a context within which future planning can occur. Older neighborhoods and buildings help determine the appropriateness of the style and scale of future development. The City of Oneonta is rich in historical and architectural resources. Therefore any future vision for the City must include the preservation of historic and architecturally significant amenities.

Historic preservation can be undertaken by taking a number of different routes. Many communities have broken historic preservation elements out of the larger comprehensive plan into smaller, separate documents. These documents, in effect, become local historic preservation plans, albeit much more expanded than when included in the larger context of the comprehensive plan. Another option is the development of very specific historic preservation plans, such as neighborhood, historic district, or resource based plans that define a detailed strategy for a specific area. If historic districts are already in place, some communities have chosen to expand existing districts.

Historic Preservation: A perspective

Historic preservation was very popular during the late 1970's and early 1980's due to federal rehabilitation tax incentives. The incentives were first authorized by the Tax Reform Act of 1976 and strengthened in the Economic Recovery Tax Act of 1981. The 1981 act created a three tier tax credit for the rehabilitation of historic structures and buildings of at least 40 and 30 years old. If offered owners of historic and old buildings up to a 25 percent rehabilitation tax credit depending on the building's age and its status as listed in the National Register of Historic

Places. The incentives stimulated thousands of rehabilitation projects and billions of dollars of private investment.

However, the Tax Reform Act of 1986 severely curtailed tax credit benefits. The new law reduced the credit for historic rehabilitation from 25 to 20 percent. Second, the amount of the tax credit a taxpayer could use each year was reduced to \$7,000 per year. Prior to the act, taxpayers could use the entire credit available to them during the year the project was completed. Last, if some taxpayers earned more than a specified income, they were denied use of all rehabilitation tax credits.

Tax Credits and The City of Oneonta

The City of Oneonta and many local developers utilized the tax credits available to them to restore and rehabilitate many buildings, especially in the downtown area. Most notable of the projects is the Ford Block located on the corner of what use to be Broad Street and Main Street. Because of the City's historical development and the rehabilitation of many historic structures, the City of Oneonta has been able to maintain its "turn of the century character". This is true not only in the downtown area but throughout many of the neighborhoods, especially in the Center City neighborhood.

With the demise of the federal tax credits, much of the impetus for historic preservation must come from the local level. However, any local historic incentive program must comply with all relevant state laws. Locally based historic preservation activities include but are not limited to property tax relief and low interest loan programs.

Property Tax Relief

Property tax relief can come in differing forms such as tax abatements, tax credits and tax freezes. Tax abatements decreases or delays the taxes due on a given property over a fixed period of time. Property tax credits subtract from the actual bill an amount that offsets tax liabilities, such as the increased value of a historic property though rehabilitation. Property tax freezes are accomplished by holding assessments at pre-rehabilitation levels and by not taxing increases in value for qualifying properties for a specified amount of time. However, the extent a community can take advantage of these activities depends on each individual states' enabling legislation.

Low Interest Loan Programs

In most local comprehensive historic preservation programs, there usually is a provision for a low interest loan program for the rehabilitation and repair of historic structures and buildings. The low-interest loan program can generate private investment in historic buildings and will serve to keep the local community's historic inventory in good repair. In most communities, the loans are provided on a match basis where for every one dollar spent by the developer, the municipality would match one dollar.

Historic Inventory: City of Oneonta

The City of Oneonta is a community which possesses an extensive inventory of historical buildings and structures. The City also contains one historic district located in the Walnut Street area. Understanding the City's rich historical past allows its current residents to better understand the City's origins and provides insight into its founders. The following narrative describes the City's most notable structures by street. However, those structures which have been demolished are not discussed. Only those which still stand are identified in the ensuing pages.

River Street

Located in the Sixth Ward, River Street was one of the first streets in the City. It was an early Indian trail, later the mail route from Unadilla to Cooperstown. At certain points the road ran closer to the Susquehanna River than it does now. Along the length of the street are examples of the various Nineteenth Century architectural styles, as well as structures of local historical significance. A bolded square (■) denotes placement on the National Register of Historic Places.

a. ■ Swart Wilcox House (Wilcox Avenue near Riverside School)

The Swart Wilcox House is the City's oldest structure and is located one block off River Street, at the end of Wilcox Avenue. The structure is the only remaining example of its type left in the City. It was built by Lawrence Swart, a Revolutionary War Veteran from Schoharie County. The house was built in 1807. After Swart's death in 1841, the house was sold to Collier and Goodyear of Colliersville. They in turn sold it to Gideon Ray. Henry Wilcox purchased the house in 1867 and was in the Wilcox Family until the City of Oneonta purchased the house and grounds. The City of Oneonta has recently completed a renovation of the house and will be used as an educationally center for local schools and those interested in its historical significance. Refer to Section 2.7.1 for further information regarding the Swart Wilcox House and plans for its future use.

b. Conrad Wolf House (196 River Street, Corner of River and Van Woert Streets)

Jacob Wolf was a Revolutionary Soldier who settled on lower South Side after the War. His son Conrad became a carpenter and built the River Street farmhouse before 1840. It was owned for some years by members of the Wolf Family. The house has undergone significant remodeling and is currently functioning as a single family residence.

c. Huntington Parish House (90 River Street)

Huntington Parish was one of the many sons of Andrew Parish. For years he lived on a farm on South Side, but towards the end of the century he moved to the River Street residence. He died in 1901 and the house was later made into apartments. The house is a large Greek Revival structure characteristic of the late 1830's and 1840's.

d. George Parish House (44 River Street)

George Parish was born in 1839 in the old farmhouse on South Side owned by his father, Huntington Parish. After his father moved to River Street, George managed the dairy business. When he retired, he too moved to River Street. The house is square, of Classic character, dating from about 1840.

e. Ransom Mitchell House (35 River Street)

Ransom Mitchell, for whom Mitchell Street is named, was a prominent Oneontan in the early decades of the Twentieth Century. He was at various times an assemblyman from this district, a president of the First National Bank of Oneonta, and Chairman of the Town Trustees.

Ransom Mitchell was living in the River Street house in 1891, but it was built in 1868 and is of Italianate or Renaissance character. The Mitchell house is a flamboyant example of this style with the typical cubical form, the low roof, heavy cornice supported by sawed brackets, the projecting front pediment, and the combination of different widow shapes and decorations.

f. Strong-Wright House (31 River Street)

The old Strong Homestead was built before 1861. The house has design features of the 1860's such as the low pitch roof culminating in a windowed cupola, and the large and small brackets supporting the overhang in the front of the house.

g. Hackett-Page House (19 River Street)

The Hackett-Page House was built for Leroy Hackett, but it is best known as the Page House. William Page came to the area in the early 1900's and lived in the house for a number of years. The house was built towards the end of the century, when builders were particularly inventive with details.

h. Henry Mosher House and Thompson Keyes Mosher House (12 and 14 River Street, respectively)

The Mosher houses were probably built in the 1830's or 1840's. They are both typical small Greek Revival homes, of which there must have been many in the City at the time. They make a pleasing pair of buildings. They belonged to Henry Mosher and his son Thompson Keyes Mosher. T.K. Mosher had a carriage shop at the rear of the houses; one of the barns still standing was part of the shop.

i. Andrew Parish Stone House (10 River Street)

Andrew Parish came to this area from Massachusetts with his brother Asa in 1808 or 1810. At one time Andrew lived in the Stone House which is the former River Street Restaurant (corner of River and Main next to the old Mobil Station). This is the oldest surviving stone house in the City, built around 1830-5. The original stone is currently covered by an imitation stone facade. The house has simple Greek Revival features, square in plan, broad, flat entablature, a projecting cornice and hip roof. The wooden wing where the River Street Tavern was located is a contemporary addition.

Main Street

a. Bouton House (447 Main Street-next to Polar Bear)

Nicholas Alger, builder of this house, was famous in the 1850's and 1860's for racing his horse down Bronson's Lane, now Maple Street. Nicholas built the house in 1840. It has changed hands a great deal, the Matthew Wellman family lived in the house for some years. The house has the characteristics of the late Greek Revival period.

b. ■ Fairchild-Masonic Temple (318 Main Street)

The current Masonic Temple Building was the home of George W. Fairchild, United States Congressman and one of the original promoters of the International Business Machines Corporation. It was also the birthplace and boyhood home of his son, Sherman Fairchild, famous for various inventions, including the Fairchild Aerial Camera.

The house was built by David Yager in 1867, and was only two stories with a flat roof. George Fairchild bought it in 1891 and remodelled and expanded it. He added such features as the round tower with its "candle snuffer" roof, the eyelet window, and the flaring cornice, all typical Queen Anne style popular at the time. His use of the Palladian window in the extra gable, and the Classical portico, anticipated the Neo-Classical Revival which was a bit later. It is one of the outstanding examples of late Nineteenth Century domestic architecture in the City.

c. Saint James Church (305 Main Street)

The corner stone for the current Episcopal Church was laid June 26, 1871 by Bishop Doane of Albany, New York. The building is an example of the Gothic style to construction in stone. The Gothic features are quite evident: the pointed, arched windows and the vertical lines, which are in sharp contrast to the heavy building material. The Gothic Revival was a revival of the picturesque. The round windows and the crenellations on the bell tower are period details. The Great Hall, and sacristy was added to the north-wester side in 1963-65. The main block of the church is essentially unchanged.

d. First Presbyterian Church (Main Street, Next to City Hall)

The current church building replaces a crude wooden structure built in 1816 and completed in 1821. The church was originally called the Second Presbyterian Church of Milfordville. In

1849 the First Presbyterian Society was formed and in 1888 the present brick church was erected. The church possesses decorative brick work, interested roof decorations, and beautiful stained glass windows. To the rear of the building is the old Church Yard, where many of the earliest settlers are buried.

e. First National Bank Building (166 - 168 Main Street)

The bank had its origins in Cooperstown, where it was known as the Worthington National Bank, organized in 1864. Its Oneonta headquarters was built in 1887.

The building was one of the best of the City's panelled brick structures. Some of the noteworthy features are the roof line with a central turret, the brick patterning at the cornice, the division of the facade and particularly, the iron second story with three beautifully ornate window gates. The building is currently hidden by an aluminum facade.

f. Woolworth's Building (203 Main Street)

The old Woolworth's Building, now Building 203, is one of the most attractive of the late nineteenth and early Twentieth Century commercial structures in brick along Main Street. It has a distinctive roofline, and fine decorative brickwork at the cornice, on the upper stories and over the windows.

g. Bissell Block (Corner of Dietz and Main Streets)

The Bissell Block is one of the earliest structures left in the commercial section. It survived numerous Nineteenth Century fires which destroyed whole portions of the Downtown Main Street area. The building was constructed in 1866 by George Saunders and Mr. Bissell. It is a fine example of a mid-century commercial building. The simple, bracketed cornice, the "eyebrow" windows and the windows lintels are all marks of the period.

h. Oneonta Hotel (195 Main Street)

The Oneonta Hotel was constructed in 1911 and replaced the old Central Hotel built in 1873 and destroyed by fire. The building is one of the most decorative structures on Main Street. It was built at a time when elements of many different periods of Western European Architecture were being combined in diverse ways. The building's exterior facade includes a row of lions' heads along the upper story. It originally had three entrances, but one was removed to make way for the commercial space which housed Woolworth's and now Building 203.

i. Novelty Lounge

The building which now houses the Novelty Lounge was the former City Drug Store, owned for

many years by Fenton Neal. It was built by Elihu Brown for Roderick Emmons in 1838, the first of four stone stores in Oneonta. In 1892 the stone front was replaced with a facade of stamped sheet iron.

j. ■ Old Municipal Building (Now the Otsego County Office Building)

The old municipal building was constructed in the fall of 1907 or spring of 1908. It was formally opened as the home of the offices for the then Village of Oneonta. The Municipal Building ranks with the Oneonta Hotel as an example of early 20th Century eclectic public and commercial architecture. The exterior has had virtually no renovation.

k. Wilber Bank Building

The Wilber Bank was chartered in May 1874 with David Wilber as first president and his son George I. Wilber as cashier. Permanent quarters were obtained in 1929 with the erection of the older part of the present bank. It stands on the site of the old Ford Stone Mansion, razed in 1929. The bank is another stately building of early Twentieth Century.

l. ■ City Hall (Old Post Office)

The current City Hall Building was once the United States Post Office Building. Former occupants of the site before construction of the building included the Hiram W. Brewer Cooper Shop/Carpentry Shop, Scott and Briggs and Briggs Lumber Company. The building was formally opened on June 14, 1915. The building is an example of the renewed popularity of Classical forms prevalent at the beginning of the century. The City of Oneonta formally occupied the building as its City Hall in 1980.

m. Veterans of Foreign Wars Building (97 Main Street)

The former VFW Building was built for Walter Brown, a prominent citizen in the closing decades of the Nineteenth Century. He was a State Senator, a President of the Oneonta Agricultural Society and owner of a hardware store in the Bissell Block. He donated Brown Park to the City which is now the site of the General Clinton Plaza. The structure is of the High Victorian period, with its tower, octagonal bay, extra gables, patterned slate roof and projecting cornices.

Academy Street

a. ■ Oneonta Armory

Since 1812, the City of Oneonta has a Company or Militia. The first armory was built in 1885 on the same site as the present one, erected in 1904. It was the headquarters for Company G of the New York State Guard for many years, and at present it houses Company A, 204th

Battalion. The Armory is in the style known as the Richardsonian Romanesque, with such identifying characteristics as the semi-circular arches and the heavy rock face masonry combined with decorative brickwork. The castellated tower seems suitable to the building's function. In correspondence received from the NYSOPRHP in April 1995, the Oneonta Armory has been listed on the New York State Register of Historic Places and the National Register of Historic Places.

b. Beach-Burke House (43 Fairview Street)

The Beach-Burke House is one of the few structures in Oneonta with traces of Gothic Revival style. Residences in this style emphasized verticality, present in the sloped gables, and curvilinear decoration. Charles O. Beach, a dispatcher for the Delaware and Hudson Railway, is said to have built the house sometime during the 1880's.

c. Lockwood House (22 Academy Street)

There are several Mansard style houses in the City of Oneonta, of which the Lockwood House is the least altered. The builder of the house is uncertain, but may have possibly been constructed by Nathan Hemstreet. It was build sometime in the 1870's. It originally stood on the site of the Oneonta Armory, and was moved just before the construction of the first armory in 1885.

Chestnut Street

a. Huntington Memorial Library

In 1880, Collis Huntington constructed the current building on the site of the original family farmhouse. In 1917, Henry, the son of Solon Huntington, donated the house to the City of Oneonta for a library and park in memory of his parents. It was formally opened in 1920. The building is typical of the Victorian Era, characterized by its flat roof, sawed brackets and elaborate moldings. The Huntington Library has had additional construction in the form of additions to the building.

b. Dr. Baylis House (End of Lawn Avenue)

The house located at the very end of Lawn Avenue was built for the Reverend Wells sometime during the mid-Nineteenth Century. Reverend Wells was a Methodist minister. The house was purchased by Dr. Baylis, a dentist, who used the building for a home and office. It has now been turned into apartments and modernized. However, it still reveals a square, Classic Revival character.

c. Tobey House (79 Chestnut Street)

The structure located at 79 Chestnut Street was constructed by Henry Tobey in 1871. The house was handed down to his son Albert. Albert Tobey was the 3rd President of Wilber National Bank and President of the YMCA when the former building was erected. His daughter Katherine taught for many years at the Old Normal School, now SUNY Oneonta. At the time of her death, the house was left to SUNY for a Home Economics House.

Center City Area

a. ■ Albert Morris House (43 Walnut Street, Robynwood Home for Adults)

The Albert Morris House is the best example of High Victorian Architecture in the City. The house was constructed in 1885-6. Albert Morris was the first Mayor of the City of Oneonta.

b. Dr. Charles Hunt Residence (58 Elm Street)

The residence was constructed around 1890 by Charles W. Mallery. The house possesses an asymmetrical plan, characterized with odd gables and dormers and an octagonal tower at one corner.

c. ■ Smith House (25 Elm Street)

The Smith House was built in 1870 by E.M. Vosburgh. The cigar making firm which Mr. Smith was associated with was one of Oneonta's main industries at the time. Mr. Smith was influential in IBM and one of its main supporters when it started. The Smith House was formerly the Convent House for the Sisters of Mercy of St. Mary's Roman Catholic Church.

The Smith House is of the Mansard or French Empire style popular in the Post Civil War Era. Prominent features are the arched openings, the steeply pitched roof, the bold dormers, the wide and decorative porch, and some stained glass windows.

d. Doyle-Butts House (Corner of Oak and Elm Streets)

Thomas Doyle built the house at 41 Elm Street during the 1890's. The house is of High Victorian character and contains many stylistic elements, including Queen Anne, Shingle and Stick styles.

e. ■ Hemstreet-Pendleton House (19 Walnut Street)

The Hemstreet-Pendleton House was constructed in 1904 by Marcus Hemstreet. The house is characterized with Classical features.

f. Moore House (Corner of Dietz and Walnut Streets)

The Moore House was built in 1895 by George Moore, a local druggist and father of Edwin Moore, the late City of Oneonta Historian. The Moore house has definite elements of the turn of the century Queen Anne Style, such as the deep porch, the Octagonal tower, the asymmetrical windows and gables.

g. ■ Burton Morris House (41 Walnut Street, Next to St. Mary's Church)

The house located at 41 Walnut Street was built for Burton Morris, the son of Albert Morris. The house is an example of the Neo-Classical Revival Era.

h. ■ Frank Bresee House (8 Maple Street)

The Bresee house was built by Munro Westcott in 1887. It was later purchased by Frank Bresee, founder and first president of the Oneonta Department Store, formerly known as Bresee's. After Frank Bresee's death, the house was made into apartments. The house is typical of the High Victorian Era.

i. ■ Gould Dietz House (6 Walnut Street)

Gould Dietz, the son of Jacob Dietz built the house in 1853, as a first dwelling on Dietz Street. In 1895 when Walnut Street was opened through to Church Street, the house was moved to its current location. The house is an example of the Classic Revival architecture in the City.

j. Wilber Mansion (11 Ford Avenue)

The Wilber Mansion was built by George I. Wilber, the son of the founder of Wilber National Bank and President himself from 1890 to his death. The mansion was built in 1875 and at that time it was a simple, flat-roofed structure. In the early 1890's, the building was renovated in the High Victorian style with deep porches projecting out at all angles, fanciful decorative motifs, turret, a porte-cochere and stained glass windows.

k. ■ William Smith House (35 Ford Avenue)

The William Smith House was built in 1890 by Simeon Barnes, a local contractor who built many homes in the area. William Smith was a hop dealer and one-time alderman from that ward. The house is characterized by a Gothic Architecture characteristic of the Victorian Era.

l. McCrum House (Northwest Corner of Myrtle and Center Streets)

The McCrum House was built in 1883. The house is of the late Gothic or High Victorian types.

m. ■ Everett Gurney House (26 Walnut Street)

The Everett Gurney House was constructed in 1900 by Everett Gurney, a one time proprietor of M. Gurney and Sons Store. It is characterized by the Queen Anne or Shingle Style architecture.

Miscellaneous Structures

a. The Little Red Caboose

The Little Red Caboose was placed in Neahwa Park in 1924 to commemorate the founding of The Brotherhood of Railroad Trainmen. In 1884 the first national convention of the organization was held in Oneonta, with representatives from 13 states. The caboose was repaired, painted and placed in the park by the Delaware and Hudson Company. It serves as a focal point in the community and is a fitting reminder of Oneonta's railroad history.

b. Delaware and Hudson Railroad Station (Market Street)

The first railroad station in Oneonta was built in 1863. By 1892 the volume of travel increased to the point where a larger station became necessary. The new brick structure was a scene of great activity with five or six passenger trains a day coming from each direction to Albany or Binghamton. The building is one of several in Oneonta in the Romanesque style.

c. Bull-Octagon House (16 Division Street)

The Bull-Octagon House is located at the junction of Division and Grand Streets. It was built in 1870 for Stephen C. Bull.

d. Stables, Barns and Outbuildings

Scattered throughout Oneonta are numerous secondary buildings of aesthetic and historic interest. No less important than major structures, they are a good indication of the habits and tastes of other times. Many of these buildings have been converted for storage or garage space.

Various buildings of this type are located on Maple Street, Elm Street, Ford Avenue, Oak Street and Walnut Street.

Walnut Street Historic District

The City's only historic district is located in the Walnut Street area. There are 45 structures within the District. Many of the buildings identified above with a bolded square are part of the District. The District includes buildings located on Dietz Street, Elm Street, Ford Avenue, Maple Street, and Walnut Street. A complete listing of buildings located in the Walnut Street Historic District can be found in Comprehensive Plan Appendix A.

National Register Listings Not Included in Historic District and Not Identified in the Above Listings.

A number of National Register Sites exist in the City of Oneonta which have not been discussed or mentioned thus far. These include the following:

■ Bresee Hall, Hartwick College

Bresee Hall is Hartwick College's original building. It was designed by the firm of John Russell Pope, architects of the Jefferson Memorial and the National Gallery of Art.

■ Ford Block, Main Street Oneonta

The Ford Block is located in the City's central business district. The block of buildings was rehabilitated in early 1980's and now houses a number of commercial and retail establishments. The Ford Block is representative of the City's turn of the century character. The buildings included in the Ford Block date to the late 1800's.

2.6.4 Archeological Resources

The City of Oneonta contains a number of reported archaeologically significant sites. Identified sites include Indian encampment areas, Village of Oneonta locations and historic occupational sites (e.g., sawmill, gristmill, residences/taverns, etc).

For thousands of years before the coming of the white man, the Algonquin and Iroquois Indians inhabited the land now known as the City of Oneonta. Evidence still remains of their long occupation. Many village, camp and trail sites have been discovered.

Traces have been found of Folsom man, the earliest Indian to inhabit North America. Four distinct stone age Indian cultures have been identified from artifacts found in the area and there are many evidences of later Iroquois occupation. The Indians of the Six Nations who made the valley their home were mainly Mohawks and Oneidas, with a few Senecas and Tuscaroras.

Indian archeology is greatly indebted to Willard E. Yager, a native Oneontan, who spent most of his life and a great deal of money studying the Indians and writing about them. His collection of over 6000 artifacts, now owned by Hartwick College in Oneonta, is one of the best in the state.

2.6.5 Environmental Features

Climate

Climate in the Oneonta area is generally continental in character. During the summer, daytime temperatures can reach a maximum of 90 degrees. Mean temperatures in July are between 70 and 75 degrees. Winters are generally cold, the mean January temperature being 18 to 25

degrees.

Mean temperature for the growing season is between 60 and 62 degrees. The last killing frosts generally end in early May and the first frost generally appears in early October, giving the City an average growing season of 160 days. Mean precipitation for the season is between 18 and 21 inches.

Mean annual precipitation for the City is between 35 and 40 inches. Snowfall ranges from 55 to 60 inches annually. The amount of rainfall received by the City is generally adequate for industrial and domestic functions.

Wind velocities in the Oneonta area are moderate. The City receives a southerly prevailing wind from May through November, northerly in January, and westerly during the remainder.

Topography

The City of Oneonta lies in the Appalachian Uplands Province, the major physiographic province in southern New York. The topography varies from essentially flat in the Susquehanna River valley to rolling, steep hills in the adjacent highlands. Elevations range from a low of about 1,060 feet mean sea level, in the southwest corner of the City, to more than 1,730 feet mean sea level on the hill above the State University of New York, at Oneonta.

Floodplains

Flood plains extend a distance of approximately 14,000 feet downstream from Neahwa park. As a result, Neahwa Park and surrounding residential neighborhoods have been subject to flooding in the past. The construction of Interstate Highway 88 (I-88) has alleviated some flooding in previously prone areas by providing an artificial levee effect while exacerbating others, such as, flooding in Neahwa Park and the Sixth Ward. Construction of a levee with a removable flood wall for Neahwa Place and placement of rip-rap along the western end of Neahwa Park has aided in alleviating this problem. Refer to COMPREHENSIVE PLAN FIGURE 2.4: ENVIRONMENTAL FEATURES, for a graphic representation of the floodplain areas in the City.

The City of Oneonta recently filed an application with the Federal Emergency Management Agency's (FEMA) National Flood Insurance Program (NFIP), Community Rating System (CRS) for a reduction in flood insurance rates. The City was notified by FEMA that all NFIP policies issued after October 1, 1994 would receive a 5 percent discount. Refer to Appendix E for additional information regarding the regulation of construction activities within the designated floodplain.

Streams and Wetlands

Wetlands

Wetlands have a set of common natural functions that make them valuable resources for society. The resource values of wetlands are summarized below:

Protect Water Quality

Wetlands affect the quality of water. Aquatic plants change inorganic nutrients into organic material, storing it in their leaves or in the peat, which is composed of their remains. The stems, leaves, and roots of these plants also slow the flow of water through a wetland, allowing the silt to settle out, as well as catching some of it themselves. Thus, the removal of wetlands causes faster runoff of dirtier water. Consequently, wetlands protect the downstream or offshore water resources of the community from siltation and pollution.

Influence Water Quality

Wetlands act to retain water during dry periods and hold it back during floods, thus keeping the water table high and relatively stable. One acre of marsh is capable of absorbing, or holding, 300,000 gallons of water, helping to protect the community against flooding and drought. Coastal wetlands also absorb storm impact.

Preserve Environmental Health and Diversity

Wetlands are important resources for overall environmental health and diversity. They provide essential breeding, nesting, resting, and feeding grounds and predator-escape cover for myriad forms of fish and wildlife. The presence of water is also attractive to many upland birds and animals. Since it is here that the food webs of land and water are most intimately connected, wetlands are important for supporting and providing general and environmental health; creating recreational, research, and educational sites; maintaining the economic functions of trapping and fishing; and adding to the aesthetics of the community.

State and Federal Wetlands in the City of Oneonta

The City of Oneonta contains both federal and state protected wetlands. Refer to Comprehensive Plan Figure 2.4, for a graphic representation and locational analysis. State protected wetlands within the City are located primarily in the southern end and total approximately 100 acres. These include ON-10, located between Lower Oneida Street and the River Street Access Road; ON-7, the former site of the Oneonta Roundhouse and located south of Chestnut Street; ON-9, located between Chestnut Street and the Canadian Pacific rail yard; and parts of ON-6, located between I88 and New York State Route 23 in the southeast corner of the City.

State classified wetlands are protected under 6 NYCRR Parts 663 and 664. Part 663 is entitled, "Freshwater Wetlands Permit Requirements Regulations. Part 664 is entitled, "Freshwater Wetlands Maps and Classification Regulations".

A brief description of the City's wetlands, taken from New York State Department of Environmental Conservation, Freshwater Wetland Data and Classification Forms, follows:

ON-6

ON-6 is a Class I wetland and encompasses 65.2 acres. The predominant vegetative community is Deciduous Swamp (53.4 percent), Wet Meadow (9.4 percent), Shrub Swamp (17.5 percent), submergent and/or floating (4.9 percent), and Wetland open water (4.3 percent). ON-6 is located adjacent to the Susquehanna River, a class C(T) or higher stream.

The Class I feature attributed to ON-6 is this wetland is a tributary to a developed flood hazard zone. Class II features attributed to ON-6 are an association with permanent open water outside the wetland, the area is adjacent and contiguous with a class C(T) or higher stream, and is one of the three largest wetlands in the City. The Class III feature attributed to ON-6 is that of Deciduous Swamp.

There are no unusual plant or animal species that are reported to inhabit ON-6.

ON-7

ON-7 is a Class I wetland and encompasses 16.5 acres. The predominant vegetative community is deciduous swamp (36.4 percent), wet meadow (8.5 percent), shrub swamp (20.6 percent), submergent and/or floating (15.1 percent), and wetland open water (19.4 percent). Plant species located under these covertype classifications are Joe-pye Weed, Arrow-leaved Tearthumb, Bidens sp., Giant Manna Grass, and Juncus sp., within the wet meadow area; Arrow-wood Viburnum, Elderberry, Highbrush Blueberry, Willow Herb, Sensitive Fern, Cinnamon Fern, Skunk Cabbage, Moneywort, Jewelweed, Manna Grass, Nightshade, Swamp Buttercup, Bugleweed, and Spagnum moss, within the Deciduous Swamp area; and Crested Fern and Rough-leaved Goldenrod, within the Shrub Swamp area. ON-7 also contains Rice Cutgrass, Bulrushes, Red Maple, Alder Silky Dogwood, Elodea, and Lesser Duckweed.

ON-7 is also a resident animal habitat for the Bearer, Muskrat, Raccoon, Wood Duck, songbirds, Frogs, Turtles, and the Ruffed Grouse. Furthermore, the area is a migration habitat for waterfowl and the Woodcock.

The Class I feature attributed to ON-7 is this wetland is a tributary to a developed flood hazard zone and would worsen flooding if destroyed. Class II features attributed to ON-7 are that the area has two or more structural covertype groups, the animal species inhabiting the area are of an unusual diversity or abundance in the County, and that ON-7 is within an urban area. Class III features attributed to ON-7 are the area contains an Island with wildlife, aesthetic, or recreational value, and that the area is a deciduous swamp.

Special note should be made that ON-7 is part of a property that is being developed for light industrial development.

ON-9

ON-9 is a Class I wetland and encompasses 17.4 acres. The predominant vegetative community is Shrub Swamp (56.9 percent), Wet Meadow (6.3 percent), Deciduous Swamp (23 percent), and submergent and/or floating (13.8 percent).

There are no unusual plant or animal species that are reported to inhabit ON-9.

ON-10

ON 10 is located in the Town of Oneonta, immediately adjacent to the City boundary, and is not discussed in detail. However, ON 10 is a Class I wetland.

Federal wetlands are protected under Section 404 of the Clean Waters Act. The responsible regulatory authority is the United States Army Corps of Engineers. The most significant and commonly issued permit is Nationwide Permit Number 26.

Nationwide Permit Number 26 pertains to the filling of headwaters of rivers and streams and other isolated waters. Fill activities may not exceed ten acres under this permit. The pre-discharge notification should include a brief description of the proposed work, its purpose and the approximate wetland area to be affected. The pre-discharge notification must also address the guidelines of Section 404 (b) (1). If the applicant meets these guidelines, the conditions of a nationwide permit and the concerns of other federal agencies, the project may proceed. If not an individual permit must be obtained.

Activities that fill less than one acre of wetland are not required to file a pre-discharge notification if the following conditions can be met:

- a. the wetlands are not habitat for endangered species
- b. the work would not degrade water quality
- c. the project does not adversely affect the wild and scenic rivers
- d. the work will not affect international treaties regarding fish or migratory birds.

Upon receipt of an application, the Corps will then conduct a review of the application for completeness, evaluate the proposal under Section 404 (b)(1) guidelines and circulate the application for public review and comment.

Federal wetlands within the City of Oneonta are also identified on Comprehensive Plan Figure

2.4.

Streams

Many communities learn about their surface water the hard way - after it is polluted or depleted or poses a threat from flooding. These communities then measure the value of their water resources by the amount of money necessary to restore the stream's vitality. However, there are other ways by which to recognize the value of streams and creeks. These are briefly described below:

Streams Affect the Quantity of A Community's Water Resources

Increased runoff and sedimentation from watershed development can cause irregular flow and choke a stream's connection with groundwater formations, thus creating low and irregular groundwater resources. Similar effects can be seen in lakes and rivers.

Streams and Creeks Affect the Quality of a Community's Water Resources

As a resource for groundwater recharge, river flow and reservoir storage, clean water in streams and creeks is an important resource.

Streams and Creeks Contribute to Overall Environmental Health

Streams and creeks are major corridors for transporting nutrients and sediments, as well as pathways for many species of birds and animals. They bind together diverse ecological communities such as hillsides, woodlands and wetlands with the shared resource of water and they are intricate parts of the hydrological and nutrient cycles.

Protected Streams in the City of Oneonta

A number of protected streams exist within the City of Oneonta. These streams are protected as per 6 NYCRR Parts 608 and 701. Part 608 identifies permitting procedures for stream disturbance. Part 701 identifies and defines the State of New York's Stream Classification System. Protected streams within the City of Oneonta are identified on Comprehensive Plan Figure 2.4.

The City of Oneonta amended Chapter 72 of the Municipal Code entitled, "Garbage, Trash and Weeds" to include a new section 72.4 entitled, "No Dumping of Trash or Garbage in Rivers, Creeks and Ditches". The purpose of the ordinance is to protect the rivers and streams which regularly or periodically carry surface water runoff. Any violation of Section 72.4 is a second degree misdemeanor and punishable per the provisions of State Statutes 775.082 and 775.083.

Hazardous Waste Sites

The City of Oneonta possesses one hazardous waste site and is graphically represented on Comprehensive Plan Figure 2.4. The Oneonta Site is the location of the former Manufactured Gas Plant (MGP). The MGP produced carburetted water gas (CWG) from 1881 until the early 1950's. Residuals generated by the CWG process included ash and cinders from coal combustion, spent oxide chips from purification processes, tar and waste water.

Geraghty and Miller, Inc. was contracted by New York State Electric and Gas Corporation (NYSEG) to perform air sparging/vapor extraction pilot tests at three locations to determine the feasibility of utilizing air sparging/vapor extraction to minimize and/or eliminate the migration of coal tar related contaminants in groundwater. Air sparging involves the injection of air below the water table, which serves to strip dissolved volatile organic compounds from the water; these compounds are then collected by the vapor contraction system.

The tests were located in areas which ranged in their degree of contamination by coal tar based on the existing reports and field verification. Soil vapor extraction wells and air sparge points were installed using a drill rig. The observation points and two experimental air sparge points were installed by the Geoprobe method. The experimental sparge points were installed in order to test an alternate design and installation method.

The results of the test indicated that the air sparge/vapor extraction system was successful at each of the three locations in removing the volatile components of the coal tar. The results indicate a radius of influence greater than 15 feet can be obtained in the tested areas. The contaminant concentrations removed increased with increased injection airflow rates. The air sparge/vapor extraction method has been chosen as the Preferred Alternative for removing volatile components of the coal tar at the site.

In 1994, NYSEG and the New York State Department of Environmental Conservation signed a consent order for the clean-up of the site. NYSEG has hired Groundwater Technology, Inc. to install and operate an air sparging system at the site.

Summary Analysis of Current, Visual, Cultural and Environmental Conditions

Cultural Resources

The City of Oneonta possesses a significant amount of cultural resources which all residents of the community are able to enjoy. Much of the cultural activities are self supporting while others are tax supported. There may be a future need for live theater space in the future.

Visual Resources

The City of Oneonta possesses a number of visual resources which are unique to this community. The City of Oneonta is a "turn of the century" community. It, therefore, has many historic structures which provide a "snapshot" of what this community was like. The City currently has identified a historic district which encompasses portions of the downtown area and

neighborhoods. The City may want to pursue preservation and protection of important visual resources in the community.

Furthermore, there are spectacular scenic vistas of the City from the hillsides. Although, the much of the hillsides are not owned or under the control of the City of Oneonta, it may be appropriate to recommend to neighboring communities that said views are taken into consideration when reviewing development plans.

Historical Resources

The City of Oneonta contains numerous resources of historic significance, both on the National Register and those of local importance. Preservation of historic structures enables current residents to understand how past residents lived and the types of architecture characterized bygone eras in the City's history. The Comprehensive Plan has identified an exhaustive list of structures which are keys to the City's past and recommends preservation of these structures.

The City of Oneonta in conjunction with local historical societies may want to pursue the development of a walking trail similar to those in larger cities. A walking trail, especially in the downtown area and surrounding neighborhoods, would be an attraction which would draw tourists to the City and thereby, could potentially produce significant economic impact to the merchants and other economic interests of and in the community.

Environmental Resources

The City of Oneonta contains a number of environmental resources encompassing floodplains, streams and wetlands.

Floodplains

In order to receive (be eligible for) floodplain insurance and federal disaster aid for floods, every community must develop and administer a flood protection program, based upon applicable FEMA regulations. The City of Oneonta does have a local floodplain ordinance and is a participant in the Federal Flood Insurance Program.

A number of floodplains surround the City's streams, wetlands and Susquehanna River. In order to mitigate adverse impacts on these areas, the City may want to pursue a policy of acquiring land along these areas, where practical, for flood maintenance and control. This policy could complement the City's floodplain ordinance.

Streams and Wetlands

Further protection and enhancement of stream corridors and wetlands present opportunities for the preservation of open space corridors and possible development of public access via land immediately adjacent to the stream and wetland areas. However, access to these areas is limited due to applicable local, state and federal guidelines and regulations as they relate to streams and wetland protection.

2.7 Open Space and Recreation

Recreational needs for the City of Oneonta are serviced by a Recreation Supervisor, Streets and Parks Supervisor, the Parks and Recreation Commission, the Parks, Recreation, and Governmental Affairs Committee, and the Oneonta Youth Board. Part-time seasonal help provides assistance to the City during summer months.

The National Parks and Recreation Association (NRPA) maintains park and recreation planning standards based upon community population. Refer to COMPREHENSIVE PLAN FIGURE 2.5: PARK AND RECREATION STANDARDS for a description of NRPA and New York State Comprehensive Recreation Plan standards. NRPA recommends that a community have between 6 and 11 acres of parkland for every 1000 people, an average of 8 acres/1000 people.

The current population of the City of Oneonta is approximately 14,000. Given this population, the City should contain 112 acres of parkland for its residents. At 130 acres, the City has 18 acres more than required by NRPA standards, providing 9.28 acres per 1000 people. However, since a large percentage of the City's population is college students, greater stress is added to park facilities in Spring and early Fall. During the Summer months, much of the student population is home on vacation while some remain for summer session classes. Even though there is an excess of acreage as per NRPA standards, college age patrons are more inclined to utilize park facilities. Also, a significant number of park users are non-City residents which also adds a greater degree of stress to existing park and recreational facilities. Therefore, such standards can be somewhat misleading.

2.7.1 Parks

The City of Oneonta currently owns and maintains approximately 130 acres of public parkland. The Huntington Memorial Library owns and maintains approximately 5.06 acres of parkland adjacent to the library. City owned parks contain active and passive recreational facilities as

well as park support facilities. Refer to COMPREHENSIVE PLAN FIGURE 2.6: PARKS AND RECREATION AREAS, for locations of City and private parkland.

Neahwa Park

Neahwa Park, located south of Market Street, encompasses +/- 64.69 acres. Neahwa park contains 7 baseball fields, 3 tennis courts, a soccer field, basketball court, play ground, concession stand, pool with bathhouse, two pavilions, and numerous picnic tables. Neahwa Park also contains Damaschke Field, home of the Oneonta Yankees. In 1992., the City constructed the new Neahwa Park Recreation Center containing a skateroom and recreational offices. During winter months, ice skating is provided by Hodges Pond.

During summer months the City sponsors various activities at Neahwa Park. The Annual July 4th Celebration attracts large crowds from the City and surrounding communities for music and fireworks. The City's Summer Band Concert Series, initiated during the months of July and August, are well attended by citizens of all ages. The annual Youth Fishing Derby, Pony, Grasshopper, and Tee-baseball, and Youth tennis and softball activities are provided for youths 5-12 years of age.

Catella Park

Catella Park, adjacent to the east of Neahwa Park, encompasses +/- 8.56 acres. Catella Park houses the Catella Well, a groundwater source for the City, and a number of playing fields.

Wilber Park

Wilber Park, located east of Union Street and North of Center Street, encompasses +/- 55.87 acres. Wilber Park contains a field with 2 baseball diamonds and also serves as a soccer field. The park also contains 2 playgrounds, 5 tennis courts, 2 handball courts, 2 pavilions, 2 picnic areas, and a pool with bathhouse.

Maple Street Park

Maple Street Park, located at the junction of Maple and State Streets, encompasses +/- .68 acres. Maple Street Park is a passive recreational facility.

Curtis Park

Curtis Park, located at the southern end of Maple Street, is another "pocket park" where the Oneonta Garden Club annually maintains flower displays. Curtis Park is a passive recreational facility.

Huntington Park

Huntington Park, located west of Dietz Street and north of Main Street, encompasses 5.04

acres. Huntington Park, maintained by the Huntington Memorial Library, is a passive recreational facility.

Sovocool Farm

The Sovocool Farm is located on the westerly side of Upper East Street in the Town of Oneonta. In 1968, the City of Oneonta purchased the Sovocool Farm to protect its watershed and to increase recreational opportunities. In 1991, the farmhouse was vacated and the City realized that vacant structures represented a liability, rather than an asset. In early 1993, the Governmental Affairs Committee authorized the Engineering Department to contact the New York State Department of Parks, Recreation, and Historic Preservation (NYSOPRHP) to develop guidelines by which the City could sell part of the farm property, specifically the farmhouse and other structures. The authorization required that the property to be sold be replaced with a property of equal or greater value. In February of 1994, the Common Council approved a motion authorizing the Mayor to sign an appropriate Home Rule Request following the approval of the Subdivision by the Town of Oneonta Planning Board. The Farmhouse, and a 2.07 acre lot on which it stands, will be replaced by the previously acquired property in the City watershed known as the Platt property. Proceeds from the sale of the property are to be used for the maintenance and enhancement of other parks within the City.

The remaining 145.45 acres of the Sovocool Farm, surrounding the Farmhouse lot on three sides, will remain as part of the City's watershed and be preserved as open land.

Swart-Wilcox Historic Park

The Swart-Wilcox property is historically significant as the oldest building in the City of Oneonta, and the only historic resource that survives from the City's late eighteenth/early nineteenth century settlement period. Built by Lawrence Swart in 1807, it reflects the earlier settlers' cultural background and economic status. It also architecturally significant as an intact representative example of early nineteenth century Dutch/German vernacular residential architecture in Oneonta. It reflects the building traditions of the region and period in its wood frame building, masonry foundations, hand-hewn and sewn timbers, and hillside site. The Swart-Wilcox House and property was originally acquired by the City in 1975 with funds from the New York State Park and Recreation Bond Act.

The city has developed the house and property for use as a learning resource center for the nearby elementary school. Of particular focus is the present fourth grade curriculum that has an emphasis on all aspects of local history and its significance. The Swart-Wilcox House will provide a hands-on location for the students to undertake projects, have class meetings and learn about the importance of local history to the development of their community. The City of Oneonta Community Development Office supervised the rehabilitation of the House and property.

2.7.2 Improvements to Park Facilities

Since 1988, a number of park improvements have been undertaken which have greatly enhanced park facilities. These improvements include the following:

Neahwa Park

- Reconstruction of pools - 1988
- Tennis courts resurfaced, sealed and striped - 1988
- Installation of Playstructure - 1990
- Installation of new swings and exerglides - 1990
- Construction of recreation center - 1991
- Installation of new bleachers in Damaschke Field (third baseline) - 1992
- Recreation building parking lot paved - 1993
- Parking lots for fields # 3 and # 9 paved - 1994
- Proposed Damaschke Field Project - 1995
- ADA renovations

Wilber Park

- Bathhouse renovations - 1990
- Installation of playstructure - 1991
- Upper tennis courts resurfaced, sealed and striped - 1992
- Installation of new fencing and screening on lower tennis courts - 1992
- Two mid-level tennis courts resurfaced, sealed and painted - 1993
- Three lower tennis courts repaved, sealed and painted - 1994
- Paving of parking lots - 1994
- ADA renovations

Other Parks Projects

- Maple Street Park Project initiated - 1992
- Swart-Wilcox House Renovation Project - 1994

2.7.3 Recreation and Youth Center Programs

Recreation Programs

The City Recreation Office offers a wide range of programs for all ages throughout the year. All are extremely popular and attendance/registration usually increases every year. Three youth programs in particular show a registration increase. They are Pony Baseball, Tennis, and Softball for ages of 5-12 years. Other youth programs include Grasshopper and Tee- baseball. Privately administered youth programs include spring and fall Soccer and Pee-Wee Football.

The City of Oneonta also administers and oversees a number of adult recreational programs. They include Softball, Volleyball, Tennis, and a privately administered, adult, Soccer league. A registration record was established in 1993 for adult Winter Volleyball which is played at the New York State Armory on Academy Street.

Summary Analysis of Recreation Programs

Overall, park facility usage has increased during the last two years and this trend is expected to continue. The pavilions and fields usage fee structure, adapted in February of 1990 and amended in December 1992, has produced enough revenue to allow for the installation of new Metal-Halide lights in the large picnic pavilions in both Neawha Park and Wilber Park. Furthermore, the "kitchen" area of the large pavilion in Neawha Park was restructured. Additional future revenues from this program will be used to install new concrete floors and rest rooms at both pavilions.

Amendments to the Fields Usage Fee structure approved by the Common Council in November 1991 and December 1992 will continue to produce healthy revenues from our two local colleges. Both institutions have substantially increased their usage of the City athletic fields and facilities in recent years and will continue to pay equitable fees.

In light of recent problems with teenage youths idly congregating in the downtown area at night, the idea of summer dances for youths in the 16-18 age group should be explored. A suitable location for this activity should be researched, but factors including supervision, lighting, proximity to other activities, etc., should be given very careful consideration when these events are scheduled.

Oneonta Youth Bureau Programs

The Oneonta Youth Bureau maintains its offices at the Youth Center Building located on upper East Street, near the Oneonta Senior High/Middle School. The Bureau administers a wide variety of programs and activities. The Center offers an elementary school basketball league, an after school program, evening youth programs, a youth employment service, and a very successful summer program. The summer program involves the operation of a concession in Wilber Park. The Center also sponsors a round-robin City wide youth tennis tournament for students in age group categories, 8 to 16. The Center transports tennis players to a youth tournament in Delhi and holds a half day, one week girls basketball camp for grades 4 to 12 during July at the Oneonta High/Middle Schools. Added summer events include tennis court dances at the Neawha Park tennis courts and a teen swim party at the YMCA.

Summary Analysis of Youth Bureau Programs

The director of the Oneonta Youth Bureau has identified a number of needs. They include the following:

- a. Possible additional programs for teens during the summer months such as teen late night swim and/or a tennis court dance.
- b. Over one-half the students attending the Youth Center are from the Town of Oneonta. Negotiations for an expanded level of funding from the Town should be pursued.
- c. Level of donations has decreased due to a slow economy and adverse economic conditions at IBM.

2.8 Governmental Structure

Under New York law, cities are municipal corporations established and defined by their charters, which may be granted only by the State Legislature. The City of Oneonta received its charter in 1908.

Under the Municipal Home Rule Law, cities possess the power to adopt and amend local laws, to maintain order, enforce law, protect property and care for the safety, health and general welfare of their inhabitants.

General areas of local activity controlled, or regulated, by the State include fiscal control (debt limits, equalization rates, and auditing of government accounts), implementation of constitutional provisions for schools and courts, and safeguards for wages, hours, pension rights and welfare of public employees.

2.8.1 Legislative Authority

Legislative power of the City is vested in the Common Council, which enacts local laws and manages and controls finances and property of the City. The Council, presided by the Mayor, consists of eight aldermen. Each alderman represents the ward in which they reside for a four year term. As of January 1, 1976 the wards were increased from six to eight and ward lines redrawn. The mayor is elected for a four year term.

Taxes, assessments, and ordinances require a concurring majority vote of all members of the Council. All other transactions require only a quorum or simple majority be present. The Mayor votes only when it is necessary to break a tie vote.

2.8.2 Ward Population and Boundaries

The City of Oneonta currently contains eight wards. The number of wards was increased from 6 to 8 in 1976. Creation of 2 new wards resulted from various population trends which required a reapportionment of the existing ward structure. According to the 1990 Census, Ward 1 has a population of 1,610; Ward 2: 1,923; Ward 3: 1,626; Ward 4: 1,661; Ward 5: 1661; Ward 6: 1,704; Ward 7: 1,696; Ward 8: 2,073. Each ward is graphically described on COMPREHENSIVE PLAN FIGURE 2.7: WARD BOUNDARIES.

2.8.3 Common Council Organization/Meeting Time

Meetings are held the first and third Tuesdays of each month at 7:30 pm. The Common Council meets in its chambers, located on the second floor of City Hall, 258 Main Street. The proceedings are recorded on tape and minutes are later transcribed and are available for public inspection at the City Clerk's Office. Information on agenda items may be obtained from the City Clerk prior to Council meetings. All regular meetings of the Council are open to the public.

Research into areas covered by the Council is performed by informal, non-codified standing committees. The Mayor annually appoints a chair and two other members to each committee. Each committee provides the full Council with a report at the regular Council meeting. Each Standing Committee is described below:

Buildings, Solid Waste, and Space Utilization Committee

This committee is responsible for recommending decisions related to buildings and other real estate owned by the City. Any plans to change the physical space layout of buildings or changing the use of a particular building must go before the Buildings Committee. The Committee reviews contracts and purchase agreements relating to all real estate transactions.

Governmental, Legal and Recreational Affairs Committee

This committee is responsible for making recommendations to the Common Council as they relate to local laws, charter, and code changes. The Committee reviews some contractual arrangements. The Committee also reviews policies and procedures for the use of all park facilities in the City of Oneonta.

Personnel and Rules Committee

This committee is responsible for reviewing and making recommendations to the Common Council as they relate to changes in job descriptions, civil service arrangements, personnel promotions, and any matter relating to the conduct of personnel employed by the city. The committee also reviews and makes recommendations to the Common Council relating to specific policies and procedures to be adopted by the Common Council.

Public Works Committee

The Public Works Committee is primarily responsible for reviewing and making recommendations to the Common Council as they relate to public works projects/issues in the City. The Committee also recommends the approval/disapproval of street closure requests

made by the community or other groups.

Liaison Committee

The Liaison Committee is primarily responsible for reviewing and making recommendations to the Common Council as they relate to issues involving the Oneonta Municipal Airport, colleges (i.e. special use permits for fraternities and sororities), bus and transportation services, community relations, and human rights.

Budget, Finance, and Insurance Committee

This committee is primarily responsible for reviewing and making recommendations to the Common Council as they relate to Budgetary issues. The Committee is responsible for preparing the annual budget, recommends the approval/disapproval of all expenditures of funds, and recommends the approval/disapproval of all budget transfers.

In addition to membership on a standing committee and attendance of Council meetings, each Alderman is assigned as a liaison to one of the City's boards or commissions.

2.8.4 Elected City Officials

In addition to granting legislative powers to the Mayor and Common Council, the City Charter provides for the election of public officials, including the Mayor and Aldermen, who are elected for four year terms. Other elected officials include the City Judge with a term of ten years, and four representatives to the County Board with two year terms.

Duties of the Mayor include ensuring that laws of the State, and ordinances of the Common Council, are faithfully executed within the City; signing of City contracts; presiding over the Common Council; appointment of committees of the Council and members of boards and commissions; and calling out and commanding the police and firemen when he deems it necessary.

2.8.5 Public Employees and Appointed City Officials

Approximately 133 full-time persons are employed by the City. A majority of these positions are subject to the Civil Service laws of the State of New York. Salaries of all City employees, except those of the City Court and election inspectors, are set by the Common Council.

The following paid officials are appointed by the Mayor, with the consent of the Common Council, for one year terms, ending on December 31st. These include the City Attorney, City Historian, City Prosecutor, Assistant City Prosecutor, Voting Machine Custodian and Deputy City Clerk.

Analysis of Employment Trends

The City of Oneonta has effectively controlled the growth in the number of full time employees since the early 1980's. The City's full time work force numbered 128 in 1983 while the current number is 133. This equates to only an approximate 4 percent rise in the number of full time employees. This trend is expected to continue.

2.8.6 City Departments

The City of Oneonta currently has 19 departments which oversee various components of city operations. All department heads answer directly to the Mayor. City departments and department heads include Animal Control (Animal Control Officer), Assessment (City Assessor), Attorney (City Attorney), Central Garage (Central Garage Supervisor), Finance (City Chamberlain), City Clerk (City Clerk), Code Enforcement (Code Enforcement Officer), Community Development (Community Development Director), Engineering (Engineering Administrator), Executive (Mayor), Fire (Fire Chief), Police (Police Chief), Transportation (Transportation Director), Personnel (Personnel Director), Prosecutor (City Prosecutor), Purchasing (Purchasing Agent), Recreation (Recreation Supervisor), Public Works (Streets and Parks Supervisor), Water and Sewer (Water and Sewer Distribution Supervisor), and Youth (Youth Director).

2.8.7 City Commissions, Boards and Committees

There are seventeen commissions, boards and committees, appointed by the Mayor with consent of the Common Council. Members of the commissions and boards serve without pay. All the members of any one commission or board may not be of the same political party. Each commission selects its own chairman.

Boards and Commissions

The boards and commissions of the City of Oneonta, their membership, and terms of office are summarized below:

Board of Public Service

The Board of Public Service meets the first Thursday of each month, at 4:00 pm, in the City Council Chambers. The Board is comprised of five commissioners, each appointed by the Mayor, with approval from the Common Council, for a one year term of office. The Board of Public Service serves as an appeal board for citizens with interest in water supply, drainage sewers and wastewater treatment plant, streets and sidewalks, bridges, storm drains, and public buildings. It also provides quasi-judicial review under the Unsafe Buildings section, Chapter 33, of the Oneonta Municipal Code.

Parks and Recreation Commission

The Parks and Recreation Commission meets the first Monday of each month, at 7:00 pm, in the City Council Chambers. The Commission is comprised of five commissioners, each appointed by the Mayor, with approval from the Common Council, for a one year term of office. The Commission is an advisory board and establishes policies for the use of the City's recreational facilities.

Capital Budget and Planning Commission

The Capital Budget and Planning Commission meets the third Wednesday of each month, at 7:00 pm, in the City Council Chambers. The Commission is comprised of seven commissioners, each appointed by the Mayor, with approval from the Common Council, for a three year term of office. The Commission is responsible for planning existing growth and future development of the City. The Commission is also responsible for reviewing site plans.

The Zoning and Housing Board of Appeals

The Zoning Board of Appeals meets the fourth Monday of each month, at 7:00 pm, in the City Council Chambers. The Board is comprised of seven members, each appointed by the Mayor, with approval from the Common Council, for a three year term of office. The Zoning Board of Appeals is responsible for maintaining the integrity and original intent of the City's Zoning Code. Furthermore, the board is responsible for hearing the appeals of variances.

Americans With Disabilities (ADA)Committee

The ADA Committee is a new committee created by the City in response to the Americans With Disabilities Act of 1990, passed by the United States Congress. The goal of the committee is to ensure equal access for all physically challenged individuals. The committee consists of three individuals, one of which is a person with a disability covered by the ADA. Members shall be appointed by the Mayor with approval of the Common Council, for a one year term of office, and may be reappointed to subsequent terms. The Committee shall review and seek to resolve complaints on ADA compliance as provided in Title II of the ADA, serve as an appeal committee in cases where reasonable accommodation has been requested, and the person wishes to appeal the City's accommodation, and advises the Common Council of

committee actions and make recommendations for additional compliance activities

Library Board

The Huntington Memorial Library Board of Trustees meets the second Monday of each month, at 4:00 pm, in the Huntington Library. The Board is comprised of five members, each appointed by the Mayor, with approval from the Common Council, for a five year term of office. The Board of Trustees supervises the Huntington Memorial Library and Park.

Assessment Review Board

The Board of Assessment Review meets with the City Assessor on Grievance Day. After grievance hearings are conducted, the Board makes a determination of the facts presented during the hearing. The Board is comprised of three members, each appointed by the Mayor, with approval from the Common Council, for a five year term of office.

Board of Electrical Examiners

The Board of Electrical Examiners meets the third Wednesday of each month, at 1:00 pm, in the Mayor's Conference Room. The Board is comprised of three members, each appointed by the Mayor, with approval from the Common Council, for a three year term of office. The Board reviews applications for electricians' licenses. The Board reviews the qualifications and fitness of applicants and administers the electrical exam.

Examining Board of Plumbers

The Examining Board of Plumbers meets the third Thursday of each month, at 7:00 pm, in the Common Council Chambers. The Board is comprised of three members, each appointed by the Mayor, with approval from the Common Council, for a three year term of office. The Board reviews applications of plumbers wishing to work within the City. The Board also administers plumbing and HVAC Exams.

Environmental Board

The Environmental Board meets the first Monday of each month, at 7:00 pm, in the Basement Conference Room of City Hall. The Board shall consist of at least five, but no more than seven, members each appointed by the Mayor, with approval from the Common Council, for a three year term of office. The Board is responsible for the preservation and improvement of environmental quality within the City of Oneonta.

Civil Service Commission

The basis of civil service in New York State is found in Article V, Section 6 of the New York State Constitution. The authority and responsibility for the administration of the Civil Service Law at the local level of government is vested in a municipal civil service commission. Each commission is responsible for carrying out the administration of an examinations program, which encompasses the scheduling, preparation, conduct and rating of examinations. The commission also establishes minimum qualifications, establishes the type and conduct of tests, and decides whether to hold an open-competitive or non-competitive promotion examination. It also establishes and certifies eligibility lists, maintains rosters and certifies payrolls.

The Commission also has quasi-legislative, appellate and investigative functions. The quasi-legislative function involves the promulgation of rules and regulations governing the administration of civil service procedures and requirements. The appellate function involves hearing and determining appeals. These include, but are not limited to, appeals in disciplinary cases and appeals from examination ratings.

The Commission also has the authority to conduct investigations concerning any matter touching on the enforcement and effect of the Civil Service Law or Rules.

The City of Oneonta's Civil Service Commission consists of three members, each appointed by the Mayor, with approval from the Common Council, for a five year term of office.

City of Oneonta Housing Authority

The Oneonta Housing Authority sets policy for the construction of low and moderate income housing in the City. The Authority oversees the administration of the Lettis and Academy Arms apartments located in the Academy Street area.

Public Employees Grievance Board

The Public Employee Grievance Board has been established in Chapter V of the City of Oneonta Municipal Code. The Board is responsible for reviewing grievances made by city employees not covered by a civil service contract. The Board is comprised of three members.

Board of Ethics

The Board of Ethics is comprised of three members. The Board of Ethics renders advisory opinions regarding the actions of the officers and employees of the City of Oneonta, in relation to the City of Oneonta's Code of Ethics, as prescribed in Chapter 104 of the City of Oneonta Municipal Code.

Ad-Hoc Committees and Boards

The City of Oneonta possesses a number of ad-hoc committees and boards for which there is no term of office. Members serve at the pleasure of the Mayor and/or Common Council. These committees and boards are described in the ensuing pages.

Parking Committee

The Parking Committee reviews and assesses parking patterns in the City of Oneonta. The Committee makes recommendations to the Mayor and the Common Council. The Committee is comprised of seven members.

Transportation Committee

The Transportation Committee makes recommendations to the Common Council regarding Public Transportation issues. The Transportation Committee is comprised of five members.

Youth Board

The Oneonta Youth Board is comprised of thirteen members. The Youth Board meets the third Wednesday of each month, at 5:00 pm, at the Youth Center located on Upper East Street. The Youth Board oversees and administers all youth programs for the City of Oneonta.

2.8.8 Summary Analysis of Governmental Organization

A number of issues and concerns emerged as a result of community meetings held by the Governmental Structure Sub-group and other sub-groups of the Comprehensive Planning Committee. These are identified below:

Better Cooperation Between the City and Town of Oneonta

Community meetings held by the Governmental Structure Sub-group and by other sub-groups revealed a strong concern for the entire Oneonta area, both the City and the Town. Citizens feel that there must be increased communication, cooperation, planning, and perhaps, a merger of the two governments in some way.

As a result of this finding, the recommendation as set forth in the Comprehensive Plan is that the Common Council should formally endorse a citizen task force to study the various aspects of improved communication and cooperation. Furthermore, the task force should study the possibility of merging the two governments. It is further recommended that the Common Council make a financial commitment to this study although it is quite possible that the task force could obtain a grant for major expenses.

The Common Council has formally endorsed the Greater Oneonta Task Force. Also, application has been made to obtain the necessary operational funding.

Ward Population and Reapportionment

The Governmental Sub-Group discovered that the population of the wards, from the smallest to the largest, varies by more than 10 percent.

The recommendation set forth in the Comprehensive Plan is that the Common Council should consider undertaking a reapportionment of City Wards to provide more equal representation and to follow neighborhood lines.

Revisions to the City of Oneonta Charter and Municipal Code

State law has given the Common Council some of the authority previously held by some of the commissions. As a result, the responsibilities of the commissions, as listed in the City of Oneonta City Charter and Municipal Code, do not reflect their work.

The recommendation as set forth in the Comprehensive Plan is that the Common Council should amend the City Charter and Municipal Code to accurately describe the responsibilities of all commissions and boards. Furthermore, the Common Council should consider abolishing , or making advisory, those commissions and boards which are no longer needed or create a duplication of effort. Lastly, the Common Council should consider codifying the current committee system.