

# **Village of Whitesboro**

## **Part II**

### **Village Profile**

# COMMUNITY INPUT

## INTRODUCTION

An effective Comprehensive Plan reflects community values, so that public policy based on the plan will express the public will, as well as public needs. Plans that are far removed from community desires have little chance of being implemented.

Therefore, the Village of Whitesboro comprehensive planning process provided ample opportunities for public participation. These included a resident questionnaire, a business questionnaire, community visioning workshop, visual preferences survey and community image workshop, public forum, numerous public meetings, a newsletter and survey on the community vision, goals, and issues, and extensive news coverage.

During the fall of 2002 and throughout 2003, the Village of Whitesboro surveyed its residents and businesses, and conducted planning workshops to learn their opinions on Village needs and their hopes for its future. This public outreach assisted the Planning Board in identifying key issues addressed in the plan. Response to the resident survey was about 23%, while 18% of the owners and managers participated in the businesses survey. Thirty-nine people participated in the visual preferences survey and community image workshop. More than 100 participated in the community visioning and planning workshop.

## SURVEY METHOD AND ANALYSIS

The Planning Board developed a written survey, which they personally delivered to approximately 1,100 households and landowners (see Appendix 1). The 256 completed surveys received are summarized below.

## SURVEY RESULTS

### **About the participants**

The characteristics of survey participants were consistent with the overall demographic characteristics of the Village of Whitesboro. Of those who responded to the Planning Questionnaire, 96.3% were residents and 3.7% were landowners living outside the Village. The largest percentage of participants was senior citizens (29%). Those 45 to 54 years of age accounted for 25% of responses. Approximately 17% of the respondents were 35 to 44 years of age. Very few people under the age of 24 responded to the survey. Most responding households consisted of two people (40%) although almost 30% of participating households had three or four people.

Homeowners represented 91.8% of those responding and renters accounted for 8.2%. Consistent with other data, the largest block of participants (52%) lived in Whitesboro for more than 25 years. The remaining participants were evenly spread over all the other categories.

Those answering the survey felt that Whitesboro would be more attractive to young people if there were: more youth activities; more jobs; a community center; more entertainment; lower taxes; more shopping; more retail opportunities; more affordable housing; better schools; better village appearance; and fix delinquent properties. When rating overall quality of housing stock in Whitesboro, 23.1% felt that the rating should be excellent and 68.4% gave a fair rating.

### VILLAGE CHARACTERISTICS

A sense of community, low crime rate, village services, schools, and proximity to friends and relatives (in that order) were the characteristics most liked by participants. The majority of respondents considered three features to be negative: delinquent properties, trash removal, and taxes. Sidewalk maintenance, traffic, Whitestown Plaza and lack of youth activities were also considered to be negative features. Most people felt that the Village had not changed noticeably (41% of participants); although 73 people (31%) said they felt the Village had become a less desirable place to live. Reasons given included delinquent properties, absentee landlords, too many rental properties, poor appearance, and sidewalk maintenance issues.

People were asked to rank the quality of a variety of Village services. There were mixed reactions to the quality of the Village Hall: about 40% said it was fair quality, 22% said it was high quality, and almost 15% said it was poor to failing. Many people had no opinion or were undecided about this issue. Emergency services received very high quality rankings by a vast majority of respondents. More than half of participants feel that road maintenance is of high quality, with most others indicating it is of fair quality. About 22% said that sidewalk maintenance is of high quality, while 35% said it is fair, and 26% said it was poor. Of all the public services, sidewalks received the most number of “failing quality” rankings (11%). The library, telecommunications, snow removal, police protection, utilities and trash pick-up were generally considered to be high to fair quality. Recreation, youth programs and senior citizen programs were considered to be fair quality by the most people. More respondents were neutral or undecided about these items. There appears to be no real consensus on the quality of building code enforcement. 21% feels it is of high quality, 27% of fair quality, 20% of poor quality and 23% were neutral or undecided. The same pattern can be seen with enforcement of zoning and building codes. About 33% of participants felt that the zoning and land use regulations were fair quality, but almost a third was neutral or undecided. Schools were generally considered to be high quality. Almost half of the respondents felt that public transportation was high to fair quality.

When asked if the village should pursue sharing of any community services with adjacent municipalities, 33% said that shared services should be pursued with police. About 20 to 22% of participants agreed with sharing services for fire/EMS, codes and DPW.

People were asked to determine if certain aspects of the Village environment and character were important. They were asked about parks and open space, historic character, street trees, aesthetic character, signs, site design of new development and noise pollution. For all these features, a small percentage of participants (less than 5%) felt that these were not important characteristics of the Village. Most were rated very important by a majority of participants. Signs were the one exception. An equal number of participants indicated that signs were very important, somewhat important, and important. 12% felt that signs were not important.

When asked about future land uses, a majority of people felt the village should have more residential and more commercial uses. Regarding industrial uses, most people felt the Village should remain the same as it is now.

Most participants (50%) patronized Village retail businesses several times a week, but not daily. About 25% said they patronize these establishments on a daily basis. 11% said they do so twice each week.

About 54% said that it is very important to preserve the historic character of the village and an additional 24% said it is important to do so. More than half of participants felt that if the opportunity arises overhead utility wires should be buried.

There were several questions about expansion of commercial areas. Almost half (48% were not in favor of expanding the commercial zone in the downtown core to include existing residential properties. 39% favored this proposal and 13% had no opinion. However, most (61%) favored expanding the commercial zone surrounding the area of the Whitestown Plaza. 25% did not favor that expansion. 13% had no opinion.

More than 84% of participants favored a streetscape program to improve the aesthetic character of the Village core along Main Street. Similarly, 76% favored a streetscape program along Oriskany Boulevard. About 11% to 15% support delis or small grocery stores, professional offices and a movie theater in the Village center. The most favored new use was restaurants and cafes (28%). Some residential use in this area was favored. Most people (66%) feel there is enough parking in the Village. For those who feel more parking is needed, a facility along the Village green was the area most favored. Near the Whitestown Plaza, restaurants and cafés, professional offices and deli or small grocery stores were favored (28%, 13% and 14% respectively). Many people opposed industrial or warehousing activities here. Residential uses were not favored in this area. The responses were very similar for other Oriskany Boulevard locations.

Most people indicated that they had difficulty walking across Oriskany Boulevard (64%). This was primarily at Clinton and Westmoreland streets, and during the rush hours of 7 to 9 in the morning and again from 4 to 7 in the evening.

74% of participants felt there is a need for youth and senior programs in Whitesboro. An even larger percentage (89%) would support conversion of an existing structure in the Village core for that purpose.

Participants felt that the overall housing stock in the Village is fair (68%) while 23% said it is excellent.

Finally, more youth activities, jobs, a community center, more entertainment, lower taxes, more shopping, and more affordable housing were common responses when asked what would make Whitesboro more attractive to young people.

## Summary of the Survey

Strengths acknowledged by residents responding to the survey include: community; low crime rate; village services; schools; proximity to work & family; emergency services; road maintenance; the library; schools; telecommunications; snow removal and police protection. Weaknesses noted include: delinquent properties; trash removal; taxes; vacant properties; sidewalk maintenance; traffic; Whitestown Plaza; and a lack of youth activities. Opportunities to pursue include: improvements at the Village Hall facility; sidewalk maintenance; public transportation; trash pickup; improvements in recreation offerings ; youth & senior citizen programs; alleviate parking issues; and improvements to building code enforcement, zoning and land use regulations, and enforcement of zoning and building codes. Perceived threats are: delinquent properties; community; absentee landlords; sidewalk maintenance; taxes; too many rental properties; poor appearance and difficulty walking across Oriskany Boulevard.

Of residents responding to the survey, 33% felt that the Village should pursue sharing police services with adjacent municipalities. Twenty-two percent felt that fire/ EMS services and a unified codes office should be pursued with other municipalities. It was felt by 20% that the DPW should be shared with adjacent municipalities.

Parks and open space were felt by 54% to be a very important aspect of the Village environment. Historic character was very important to 38% of residents responding to the questionnaire. Street trees were very important to 43%. Overall visual aesthetics were very important to 65%. Signs were very important to 24%, and site design and layout of new development was very important to 42%. Noise pollution was considered very important to 53% of those responding to the survey.

An overwhelming 76% of those answering the survey feel that there is a need for a community center with youth and senior programs in the Village. The conversion of older existing structures in the Village core for a community center would be supported by 89% of those responding.

New uses that would be supported along Oriskany Boulevard include: restaurant and cafes (29%); deli or small grocery (14%); professional offices (17%); and retail (19%). A streetscape program for improved aesthetics along Oriskany Boulevard would be supported by 76% of respondents and rejected by 14%, with 9% having no opinion.

## PLANNING WORKSHOP

A community visioning and planning workshop was held in November 2002. More than 100 Village residents participated. During this workshop, people were asked to identify negative and positive characteristics of the Village and to begin work on developing a vision for its future.

More than 80 different negative characteristics were identified during the workshop. The top 16 concerns included, in priority order:

- Lack of youth services
- Infrastructure problems (mostly related to sewer)
- Flooding and the Creek flood plain

Lack of shared resources between town/ villages  
Empty/ dilapidated buildings  
Sidewalks that are lacking or need work  
Village codes need more enforcement  
Nonconforming properties (lawns)  
Absentee landlords  
Lack of business and many village stores sitting empty  
The need to upgrade Whitestown Shopping Center – upgrade  
Garbage pickup only once a year - trash  
Parking, especially along Main St., near the library, school and Post Office  
Use of neon lights and poor lighting  
Train and traffic noise pollution  
Concern over zoning law being restrictive and selective

### Community Solutions to Improve Negative Features

Participants at the workshop were asked to brainstorm ideas that could be put to work to solve or overcome some of the negative features. They were asked to concentrate their efforts to find solutions for those features considered a priority among people at the table. The following ideas were developed:

#### Youth Center/Recreation

1. Create a self-supported youth center with volunteers (youths running concession/ cleaning facility/ youth input).
2. Community center – acquire and convert Wells & Lloyd Funeral Home, the former Swancott residence, or former Methodist Church.
3. Enforce a curfew/ YMCA drop off and supervised swimming, exercise, weight room, activities/ parenting classes and support for parents
4. Add and update playgrounds. Enforce existing rules.

#### Public Services

1. Combine police forces, departments of public works, parks and recreation, and political leadership. Be more regional in decisions and action. Combine libraries.
2. Town and Village must cooperate with Oneida County
3. Sewer line needs/ Working relationship between Town & Village
4. Sewers, sidewalks, curbs – pursue grants / 50-50 program (sidewalks only) / Need an engineer and a grant writer.
5. Sidewalks – Need to combine services and taxing authorities/ Replace
6. Fire district – Communicate facts to residents/ Show tax reduction from fire department budget.

#### Empty Buildings/Building Maintenance

1. Empty buildings – knock down eyesores / Village buy or take abandoned buildings.
2. Make buildings more attractive.

3. Abandoned buildings – enforcement, ordinances, fines / involve codes, fire & police departments / support from Village government.
4. Maintenance in Village needs to follow-through on projects (cleaning sand in spring / snow plowing on sidewalks is not consistent).
5. Tear down Oriskany Boulevard gas station, Captain Steamers and Hartman’s Flowers, then add parking lot, if possible, to attract new businesses, improve first impression, eliminate eyesore.
6. Whitesboro Plaza – Clean up, especially back / pickup garbage / painting, brick, colonial, or historic look.

### Business Development

1. Become pro business – offer tax incentives / free taxes for a set period followed by reduced taxes for a fixed period / energy buy-downs / business friendly / zoning / grant writing assistance / beautification enhancements / prorated tax abatement in construction.
2. Attract more low impact/ professional businesses on Main Street.
3. Increase software wiring of existing buildings.4.Tax incentives to upgrade downtown parcels. Enhance streetscape to improve the appearance of downtown.
4. Create a re-investment agency.
5. Growth / Diversity / Beautification / Maintain the Village history.

### Zoning

1. Zoning officials need to treat people fairly and stop acting like “Gestapo.” All decisions should be equitable. Officials need vision and should work with the businesses and understand their issues. Change the perception that Whitesboro is anti- business. Extend the Whitestown Plaza and develop it with other business property that is for sale. Re-evaluate access from the highway to the businesses Review traffic control.
2. Zoning – needs to be easier to make changes without getting a permit.
3. Codes – “Full time service” – possibly combine with local governments / review codes / training for job / equal enforcement. 4. Size requirements and lack of variances promote remodeling, instead of new construction. Seek “grand-fathering” of smaller lots.

### Flooding

1. Flooding – Corps of Engineers to fix channel improvement / restrictive zoning of flood plain / Wal-Mart blacktop run off into creek / cost of flood insurance / check with other communities regarding flood insurance for greater numbers / funding for base commission for everyone in Sauquoit Creek basin.
2. Flooding – concur with others as to impact on construction of Village properties and that flooding seems more now than ever / deters development of the area for residential use.

### Traffic and Transportation

1. Traffic on Roosevelt Drive – make a drop loop behind Post Office, or develop new Post Office site.
2. Traffic lights – West Road and Palmer Avenue, change timing

## Other

1. Absentee owners – welcome packet to new home, land, business owner/ Enforcement, ordinances, fines/ Improve communication across whole government structure.
2. Very annoying to see services above level in some areas and below level or slow in others.
3. Develop commercial, manufacturing, industrial first, before residential.
4. Main Street parking – near Joe's Pizza, diagonal or angle parking/ increase parking / re-do Victory Parkway and add crosswalk, stripe parking along Main Street.
5. Absentee landlords – Make responsible for their tenants

## Positive Features

Participants were also asked to identify positive features of the Village. Forty-four different characteristics were identified, with the following being the most common responses (in priority order):

Village Green (park) / activities / concerts  
Schools  
Fire department and police  
Highway (public works) department  
People are very friendly  
Library  
Safe environment  
Historic value / Victorian homes/ architecture  
Location of village  
Small town atmosphere  
Churches  
Village government  
Flowers/ flags on telephone poles  
Parades  
Shopping good/ convenient  
Not overly commercialized  
Flag Street Park (summer programs –2)  
Community events (utilizing resources)  
Walkable  
Youth (community) sports organizations  
Good place to raise a family  
Civic minded residents  
Taxes (affordable)  
Trees  
Metro bus system  
Village services

## Community Solutions to Maintain or Enhance Positive Features

Participants at the workshop were asked to brainstorm ideas that could be put to work to ensure that these positive characteristics remain important features of Whitesboro. They were asked to

concentrate their efforts to imagine solutions for those features considered to be a priority among people at the table. The following ideas were developed:

#### Participants Ideas on Ways to Accentuate the Positives

1. Keep active in the Village's vision & progress.
2. It's up to us to keep the Village in the right direction.
3. Schools – support by community participation.
4. Seniors – reading to the children / greeters at front entrances – helps with security, helps build close-knit community.
5. Eliminate obsolete buildings or update them.
6. Landscape streets.
7. Encourage people to make homes and yards more attractive.
8. Enforce restriction to place garbage out for pick-up in reasonable time and to not leave garbage out if not picked up.
9. Reward or recognize improved lots & homes/ Maintain quality of residential properties.
10. Need more volunteers for fire department.
11. Encourage parents to take a more active role in schools / obtain more grants, funding for libraries and schools.
12. Dunham Public Library and surrounding area –maintain and increase parking.
13. Keep the summer concerts and add more features (crafts, ice cream, coffee shop).
14. Main Street – keep and maintain sidewalks and old (gas) style lights. .
15. DPW – keep up the good work.

#### Business Survey Results

In February 2003, a business survey was developed and distributed to approximately 60 businesses in the Village. Eleven or 18% were returned. The majority of businesses that responded were located along Main Street and Oriskany Boulevard. Six were retail businesses, four were service oriented, and one was transportation. Four had been in business less than ten years, and the average was 18.5 years. Most indicated that they had established their business in Whitesboro because of its location.

Benefits for businesses in Whitesboro included location and accessibility, safe area with low crime, good traffic, visibility, and good rental rates. Negative aspects included limited parking, heavy traffic and high speeds, zoning and other regulations, and flooding. Seven of the respondents said they typically do not employ Village residents. Only four indicated that greater than 40% of their customers come from within the Village. Most have seasonal or weekend increases in business. Village services were rated as being excellent or good. Items receiving more fair to poor rankings included municipal trash removal, sidewalk condition, parking, traffic access, and government officials.

All except one business felt that more business development was needed. Businesses not desired included “big-box” retail stores, bars, car sales, and adult oriented businesses. Family businesses, grocery store, restaurant, professional offices, and bookstores were mentioned as desirable. Most participants felt that there are enough locations for new commercial development in the Village. In particular, Oriskany Boulevard, Main Street, and the “Clock Tower” area were felt to be desirable locations for new development. The Whitestown Plaza was the favored location along Oriskany Boulevard.

Zoning restrictions, lack of positive zoning, the Planning Board, and “the need to let go of old ways.” were mentioned as limitations to additional development. Five participants felt that the Village government is somewhat user-friendly, while two said very friendly and the rest had no opinion. Most felt that the Village overall is business friendly and that current regulations meet their businesses needs. There were mixed reactions to the idea of forming municipal utilities for water or electric with three saying yes, four saying no, and four saying, “don’t know.” Shared marketing plans, a welcome wagon, and more activities for youth were mentioned as actions the Village could take to enhance the climate for local businesses. All except one business indicated they would favor allowing buildings to house both commercial and residential uses.

## **Community Image Survey**

### **Village of Whitesboro Visual Preference Community Results Survey Results**

The visual preference survey was conducted to identify and document preferences for design styles and various scenes and landscapes. Residents were invited to attend a program where 144 color 35 mm slides were shown. Thirty-nine people attended. Participants rated each slide on a scale of -5 to +5 according to how the scene was aesthetically pleasing to them. A variety of scenes from around the region and the Village were rated in the visual survey. The results allowed evaluation of visual preferences for commercial buildings, including stand-alone and strip mall designs, residential neighborhoods, and different types of housing structures, and views from a variety of local streets. This technique was also used to assess preferences for signs, general building design, landscapes, and other factors that influence visual experience, such as utility poles and wires, sidewalks, road widths, and preferred setbacks.

### **Summary of slide survey and characteristics of top rated positive and negative slides**

#### **Positive Rated Slides**

Seventeen slides were rated very high (median ranking of 3 or higher). Two slides received a median ranking of 4. The highest rated slide of these two depicted a Village park and green. The other one shows a colonial brick building with a large tree, wrought iron fence, sidewalk, and landscaping close to the street. Four local scenes received high positive median scores. These were scenes looking at the Village Green. Highly rated commercial buildings were close to the road, more residential-like in appearance, were traditional in building style, and had ample landscaping. Scenes with sidewalks received high marks, as did traditional downtown scenes that are similar to the Main Street business district in Whitesboro. Commercial areas in the traditional Main Street business district of the Village received high ratings (median of 2 or higher). This compares to commercial areas on Oriskany Boulevard where scenes received median scores of 0 or 1.

**Commercial Buildings:** The highest rated commercial buildings were in older structures or were new buildings designed with a historic theme. Many were brick. All were stand-alone structures, not part of a mall or strip commercial center. Several top rated slides showing commercial uses were residential structures that had been converted to commercial uses, and were traditional, colonial, or Victorian in style. There were several highly rated slides showing new commercial

buildings that were designed to compliment and blend with an adjacent, traditional architectural style. For example, one highly rated slide showed an old church adjacent to a brand new bank designed to blend and capitalize on the design of the church.

**Streets:** All slides depicting tree-lined streets were rated very high, regardless of the style of housing or building type lining the street. Streets with mature trees that formed a canopy overhead were also very highly rated. In addition to being tree-lined, these streets were two-lane and narrow. Streets showing sidewalks were rated higher than those that did not.

**Residential Buildings:** Highly rated individual residences were old, traditional in architecture, and of colonial, Victorian or federal styles. Participants liked older neighborhoods with houses were very close together and close to the road, and also liked newer homes spread far apart on large lots.

### **Negative Rated Slides**

The top negative rated slide showed a treeless four lane highway lined with signs and strip retail. All similar scenes received negative ratings. Other negative slides showed more modern-style buildings with flat tops, large paved parking lots, and strip-style retail shopping. For example, a Wal-Mart store, strip mall in Valatie, and a large grocery store set back far from the road with parking in front all received negative ratings.

**Commercial:** Each slide depicting a new building built in a strip mall fashion or in “box” style was rated negatively. Examples of these included images of fast-food restaurants, a large supermarket plaza, new gas stations, mini-warehouse storage facilities, and convenience stores.

**Residential:** Most slides showing multi-family housing (including apartments, senior citizen, attached townhouses, and duplexes) were rated negatively. Some subdivisions received negative ratings while others received slightly positive ratings. Except for the very large lot subdivisions, none received high positive ratings.

**Streets:** All multi-lane streets received negative ratings. These types of streets tended to have few trees, numerous telephone and utility poles, and lots of traffic.

### **Slides with No Consensus**

No consensus emerged in response to some slides, whose ratings hovered around zero. Out of the 143 slides, 15 fall in this category. Lack of consensus can mean that participants had mixed reactions (scores varied greatly between -5 and +5) or that they had no strong opinions on them (scoring close to zero). A closer look at the statistics for each slide shows that most slides in this category represent a “mixed reaction.” In other words, some participants felt positive about the image while others felt negative, suggesting a wide range of opinion about those particular images..

### **Pictorial Comparison of Top Rated Positive and Negative Slides**

The top ten positive and negative rated slides are shown below. They are grouped for easy comparison.

## Highly Rated Positive Slides



# Most Negative Rated Slides



# DEMOGRAPHY

## INTRODUCTION

An analysis of the size and characteristics of the current population and projecting the future population living full-time in the Village of Whitesboro are important steps in the planning process. This population data helps decision makers anticipate future community needs for land use, transportation systems, economic development, housing, sewer and water facilities. This chapter examines past trends and current characteristics of the population and analyzes contributing factors. Projections of future population are also included.

### Demographic Profile of Whitesboro

According to the 2000 U.S. Census, the Village of Whitesboro had a total population of 3,943 persons. The population remained steady from 1960 to 1970, but then dropped about 6 or 7% each decade until 1990. Between 1990 and 2000, population dropped about 6%. This is similar to the overall population decrease countywide (6.1%). Table 1 outlines population changes in Whitesboro compared to other local communities.

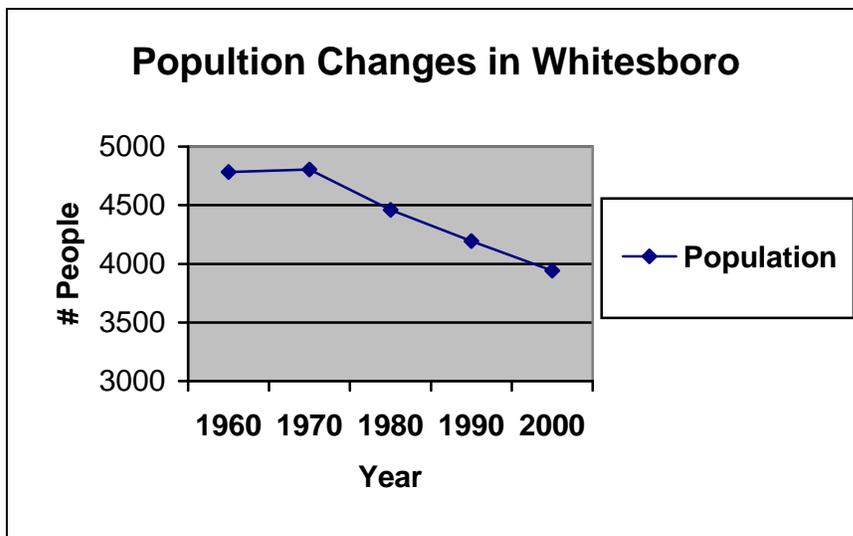


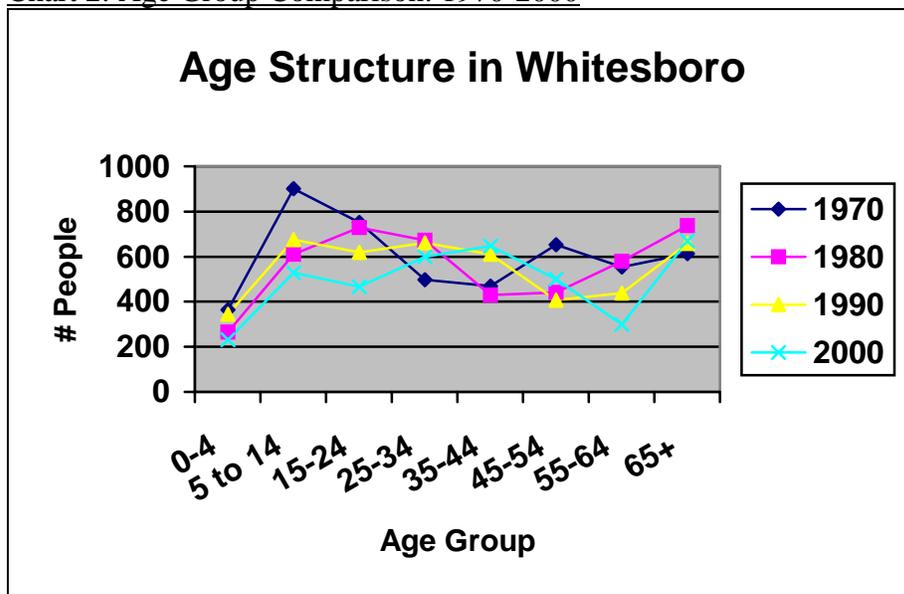
Chart 1: Population Changes in Whitesboro

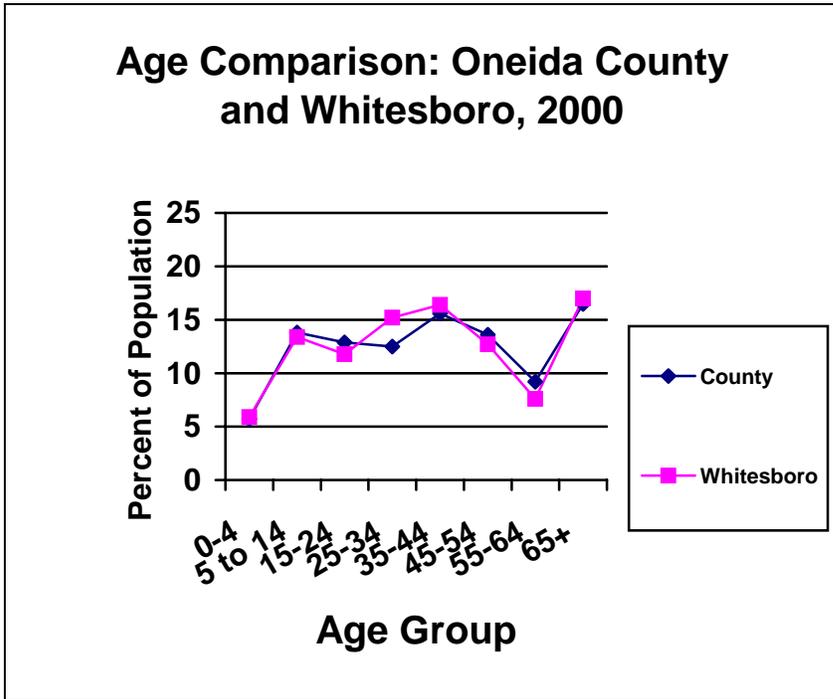
**Table 1: Comparison of Population Changes of Oneida County Municipalities**

Municipality	1960	1970	1980	1990	2000	1990-2000 % Change
Utica City	100,410	91,611	75,632	68,837	60,651	-11.64
Village of Boonville	2,403	2,488	2,344	2,220	2,138	-3.69
Village of Camden	2,694	2,936	2,667	2,552	2,330	-8.7
Village of New Hartford	2,468	2,433	2,313	2,111	1,886	-10.66
Village of Whitesboro	4,784	4,805	4,460	4,195	3,943	-6.01
Village of Yorkville	3,749	3,425	3,115	2,987	2,675	-10.45
<b>Total for County</b>		273,037	253,466	250,836	235,469	-6.13

Residents aged 0 to 24 have decreased in number from 1990, continuing a 30-year downward trend for this age group. The percentage of population ages 25 to 34 has remained stable. Middle age groups have increased in percent of population, as have those aged 65 and older. The graph below shows that all age groups have decreased slightly, with the exception of the 35 to 44 age range. The larger “bubble” of people currently 35 to 44 will contribute to an even larger increase in senior citizens over the next few decades. Currently, 17% of the population is over 65 years of age. 25% are 55 and over. Table 2 below illustrates that Whitesboro is an area with a growing middle age and elderly population and a shrinking youth population. The 2000 median age in Whitesboro was 37.2, up from 34.3 in 1980. Age characteristics in Whitesboro are very similar to Oneida County as a whole (chart 3).

**Chart 2: Age Group Comparison: 1970-2000**





**Chart 3: Comparison of Age Groups: Oneida County and Whitesboro**

**Table 2: Age and Percent of Population for Whitesboro**

<u>Age Group</u>	<u>1970 Census</u>	<u>1980 Census</u>	<u>1990 Census</u>	<u>2000 Census</u>
<b>0-4</b>	365 (7.6%)	265 (5.9%)	344 (7.8%)	231(5.9%)
<b>5-14</b>	901 (18.7%)	611 (13.7%)	676 (15.3%)	529 (13.4%)
<b>15-24</b>	751 (15.6%)	729 (16.3%)	619 (14.0%)	466 (11.8%)
<b>25-34</b>	496 (10.3%)	671 (15.0%)	661 (15.0%)	600 (15.0%)
<b>35-44</b>	470 (9.8%)	428 (9.6%)	610 (13.8%)	648 (16.4%)
<b>45-54</b>	653 (13.6%)	442 (9.9%)	406 (9.2%)	501 (12.7%)
<b>55-64</b>	555 (11.6%)	578 (13.0%)	438 (9.9%)	299 (7.6%)
<b>65+</b>	614 (12.8%)	736 (16.5%)	658 (14.9%)	669 (17.0%)
<b>Total</b>	4,805	4,460	4,412	3,943

**Households**

The number of households in Whitesboro in 2000 is almost the same as it was in 1980 (1770/1778 households), but the average household size has decreased from 2.51 to 2.31 persons. During the past decade, the number of families decreased more than 11 % while the number of households headed by a female with no male present increased 23 % to 253 families. This type of household represents 25.5% of all households in Whitesboro. This could be an important demographic when considering population needs and services. The average household

size for Oneida County as a whole was 2.55 persons in 2000, and the percent of all families with no male present was 11.2%.

**Table 3: Selected Demographic Characteristics (1970 – 2000)**

<b>Subject</b>	<b>1970</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>	<b>Percent Change 1990-2000</b>
<b>Population and Age</b>					
Total Population	4805	4460	4195	3943	-6.01%
Median Age	NA	34.3	NA	37.2	NA
<b>Households and Families</b>					<b>Percent Change 1990-2000</b>
Number of Households	NA	1780	1840	1778	-3.37%
Number of Families	NA	1192	1123	992	-11.67%
Married Couple Families	NA	NA	845	545	-35.51%
Female householder, no male	NA	NA	205	253	23.41%
Average Household size	NA	2.51	NA	2.21	
<b>Housing Characteristics</b>					<b>Percent Change 1990 - 2000</b>
Number Housing Units	?	1839	1892	1921	1.53%
Occupied Housing	NA	1780	1813	1778	-1.94%
Owner-occupied	NA	1108	1045	970	-7.18%
Renter-occupied	NA	672	768	808	5.21%
Vacant Housing	NA	59	79	143	81.01%
Seasonal Vacant	NA	NA	NA	3	NA

Source: United States Census Bureau, Census from 1970, 1980, 1990, and 2000

There has been a slight decrease in the number of occupied houses between 1990 and 2000 (1.94% decrease) but at the same time, there has been a 1.5% increase in total number of housing units. Owner-occupied units have decreased by 7% while the number of units occupied by renters has increased by 5%. Thus, there are more rental units now available than in 1990.

**Table 4: Selected Demographic Characteristics (1980-2000)**

Subject	1980	1990	2000	Percent Change 1990-2000
Lived in same house past 5 years	2378	2347	2261	-3.67%
Lived in different house, same county	1545	1242	1100	-11.44%
Lived in different house, out of county, same state	255	203	248	22.16%
Lived in different house, different state	94	115	172	49.56%
Worked in County	NA	1953	1764	-9.68%
Worked out of County	NA	71	137	92.95%
Worked at home	NA	NA	17	
< 9 <sup>th</sup> grade	436	264	126	-52.2%
Attended 9-12 grade	1172	1204	1250	3.82%
Some college	440	606	606	0%
Graduate or higher degree	NA	92	178	93.48%
In labor force	2056	2116	2061	-2.6%
Not in labor force		1079	1163	7.78%
Unemployed	884	132	93	-29.55%
Agriculture, Forestry, Fisheries and mining	12	0	8	
Construction	135	129	56	-56.59%
Manufacturing	756	340	233	-31.47%
Transportation	71	72	151	109.78%
Communications	36	132	27	-79.55%
Wholesale Trade	46	118	106	-10.17%
Retail Trade	330	341	254	-25.51%
Finance, Insurance, Real Estate	126	147	227	54.42%
Business and Repair Svc and personal services	50	57	NA	
Entertainment/Recreation	50	8	114	NA
Health and Educational Services	414	431	583	35.27%
Professional services	462	*	86	NA
Other Services		127	76	-40.16%
Public Administration	123	163	127	-22.09%
Median Household Income	\$15,253	\$24,036	\$31,947	32.91%
# With Farm self-employment income		18	NA	
# With Social Security Income	681	621	662	6.60%

<b>Subject</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>	<b>Percent Change 1990-2000</b>
# With Public Assistance Income	73	75	79	5.33%
# With Retirement Income		304	403	32.56%
Median Family Income	18,597	\$30,625	\$42,741	39.56%
Per Capita Income	\$6,368	\$12,112	\$17,386	43.54%
People with Income below poverty level	277	396	539	36.11%
Single Family Units	1154	1,019	1,058	3.83%
2 or more units in structure	663	843	844	.001%
Mobile Home or Trailer	22	14	45	221.43%
Median Gross Rent	\$155	\$382	\$475	24.35%
Median Value of owner-occupied housing unit	\$28,400	\$65,000	\$67,500	3.84%

Source: United States Census Bureau, Census from 1970, 1980, and 1990

\*1990 Professional combined with Health & Education as categories differ from 2000 census data

\*2000 Census category changes: Business & Repair & Personal eliminated. Professional services expanded to: Professional, scientific, management, administrative and waste management services. Entertainment & Recreation expanded to: Arts, entertainment, recreation, accommodation and food services. Health & Educational services expanded to: Educational, health and social services.

Table 4 details specific demographic characteristics of the Village. The data analyzing mobility (lines 1-4 of Table 4) shows a much more mobile population with fewer people residing a long time in the Village or County. Many people have moved to the Village from out of the region and state (22% increase). Employment information shows that there are fewer people employed locally, with a very large increase in those employed out of the county.

There has been a slight decrease in the number of people in the labor force and a sizeable decrease in those considered unemployed. Those unemployed went from 129 people in 1990 to 56 people in 2000. The number of people employed in many occupations has decreased. The most dramatic change was an 80% decrease in the number of people employed in communication occupations. Of all the occupations listed, only health and educational services, along with finance, insurance, and real estate had employment increases.

Income characteristics show improvements by the year 2000. Per Capita Income rose 44%, median household income rose almost 33%, and median family income increased by 40%. There were very slight increases in the number of people on social security income or public assistance income in the Village. However, there was a 33% increase in the number of people on retirement income. This is consistent with the figures that show an aging population. Between 1990 and 2000, there was a 36% increase in the number of people living below the poverty level. This increase may be due, in part, to changes in federal programs and definitions of poverty level. There were 539 people living below the poverty level in 2000. The number of people living below the poverty level in 2000 was double the number in 1980.

The number of single-family dwelling units and multi-family units changed little during the past decade. There was a very large increase in the number of mobile homes. Between 1990 and 2000, the number of mobile homes grew from 14 to 45 units (about 2.3% of all housing units). Gross rent increased. The median value of an owner-occupied home increased slightly.

### **Housing Affordability**

There are several ways to determine if housing is generally affordable in a community. One method is to determine the “rental index”. This index shows the maximum gross rent a given household can afford. Affordable rental housing is generally considered to cost not more than 30% of a household’s monthly income. The average monthly rental rate in Whitesboro is \$475.00. The median household income is \$31,947, or about \$2,662 income per month. Thirty percent of this is \$799, which means that the average household could afford \$799 per month in rent. This figure is higher than the average monthly rent in the Village of Whitesboro. Thus, rentals in Whitesboro are affordable.

Another method to determine affordability is to calculate the ratio between the median value of a single-family house and median household income. Nationally, a ratio of 2 or less is considered to be affordable. The affordability ratio for Whitesboro is \$67,500 (median value of homes) divided by \$31,947 (median household income), or 2.1. This figure is just slight above the desired ratio of two and indicates that although some families would spend more than twice their annual income on a home, the community is quite affordable.

Finally, the purchase price multiplier also gives an indication of affordability. This method identifies the maximum mortgage approval amount likely to be given to potential homebuyers, usually about 2.25 times annual income. The example below shows the multiplier, plus a 10% down payment. The result of this calculation is the amount a median income household could afford to purchase a home.

$$2.25 \times \$31,947 = \$71,880.75$$
$$\$71,880.75 \times 10\% \text{ down} = \$7,188.08$$

Thus, median income households in the Village of Whitesboro could afford a \$79,068.83 house. However, the median value of a house in the area is \$67,500. This would indicate that many households could comfortably afford the average house in Whitesboro.

Table 5: Demographic Comparison

Characteristic	Whitesboro	Yorkville	Whitestown	Oneida County
Percent Population Increase	<b>-6.01</b>	<b>-10.45</b>	<b>-2.01</b>	<b>-6.13%</b>
Percent Population aged over 65 years	<b>17%</b>	21.4%	17.6%	16.5%
Percent Increase in Housing Units	1.53%	-4.64%	3.40%	1.53%
Percent Increase in # Households	<b>-3.37%</b>	.001%	7.88%	-1.92%
Percent of housing stock vacant	<b>13.43%</b>	<b>7.95%</b>	<b>5.03%</b>	<b>11.97%</b>
Median Household Income	<b>\$31,947</b>	<b>\$33,490</b>	<b>\$40,084</b>	<b>\$35,909</b>
Percent of population below poverty line	<b>7.32%</b>	12.06%	9.12%	13.04%
Median gross rent (monthly)	<b>\$475</b>	<b>\$494</b>	<b>\$510</b>	<b>\$470</b>
Median value of home	<b>\$67,500</b>	<b>\$65,500</b>	<b>\$81,400</b>	<b>\$76,500</b>
Percent of housing stock in single-family units	<b>54.51%</b>	<b>63.48%</b>	<b>72.03%</b>	<b>59.64%</b>
Percent of housing stock in 2+ units	<b>43.48%</b>	<b>36.52%</b>	<b>26.88%</b>	<b>33.66%</b>
Percent of housing stock in mobile homes	<b>2.32%</b>	<b>0%</b>	<b>1.1%</b>	<b>6.66%</b>

For comparison, specific demographic characteristics of the Village of Whitesboro were matched with the Village of Yorkville, the Town of Whitestown, and Oneida County as a whole (see Table 5 below). The population decrease in Whitesboro was similar to that of the county overall, as was its increase in housing units. The percent of Whitesboro’s population over 65 years of age is about the same as that of Whitestown and Oneida County. Whitesboro has a much higher percent of vacant housing than all the other communities in the comparison. Household incomes are lower in Whitesboro, but the percentage of people living below the poverty line is also lower.

Gross monthly rent in Whitesboro is consistent with that of the county, but lower than those of Yorkville and Whitestown. Whitestown has seen more new housing units and households than Whitesboro. Although similar to the county, Whitesboro has a lower percentage of homes as single-family units than either Yorkville or Whitestown. The median value of a home is similar with that of Yorkville but lower than those of Whitestown and the county.

## COMMUNITY FACILITIES

### INTRODUCTION

This chapter evaluates Whitesboro community facilities and services in relation to current needs and projected demands. These demands will be determined largely by the extent and character of future population growth. Facilities and services examined in this report include: fire, rescue, and ambulance operations, police protection, medical care, the Village hall, highway department, post office, library, school, recreation, water, sewer, and solid waste facilities.

### FIRE AND RESCUE OPERATIONS

The Whitesboro Fire Department (WFD) has 51 volunteer personnel. In 2002, the WFD responded to 24 fires, 425 medical emergencies, and 151 other incidents. WFD equipment includes two Pierce pumpers, one aerial platform, one 2,000-gallon tanker, and three rescue vehicles. WFD needs to upgrade the pumper, as well as replace two of the rescue vehicles with a newer one. Other challenges include recruitment and retention of volunteers, and improving the financial condition of the department. WFD has proposed becoming a self-sustaining fire district and improving communication between Village Trustees and its members, because WFD officials feel that the Village is not providing adequate funding to meet their budgetary needs. Mandated training and OSHA requirements also result in high costs. Establishing a fire district would offer the possibility of developing 24-hour on-call coverage procedures.

### MEDICAL CARE

One private care medical center, part of the Mohawk Valley Network and the Faxton / St. Lukes Healthcare system, is located in the Village and provides senior citizen bus transportation. Several dentists have practices in the Village. Hospitals are nearby in Utica and New Hartford.

### POLICE PROTECTION

The Whitesboro Police Department patrols all Village roads with seven fulltime and two part time personnel. The department has seven patrol cars and two four-wheelers. According to the police chief, the patrol area and calls for response recently. In addition to the chief, optimal staffing would include a fulltime force of eight officers, two part-time officers, one part time secretary, all of which would contribute to more efficient functioning of the department. Identified needs of the department include keeping personnel training up-to-date, modernizing equipment that has been retired to outside storage, additional computers, and photo equipment. Although active equipment is now adequate, the department hopes to replace one vehicle each year and would like to replace or purchase equipment needed to remain current technologically. Adding a full-time police officer to enforce codes would emphasize the importance government officials place on maintaining the safety and beauty of the Village.

## VILLAGE HALL AND OFFICES

The Village Hall is located on residential Moseley Street. This building is small and lacks adequate parking and storage facilities. It also lacks adequate space for large public meetings. Village Court is housed in the Town Hall. A larger municipal facility in an appropriate and accessible location could improve effectiveness of Village government operations.

## HIGHWAY DEPARTMENT

Based on measurements from the center line, there are 16 miles of roadway in the Village of Whitesboro. If the NYS Thruway is excluded, there are 13.47 miles of roadway. The Main Street roadway and the Village sewer system are primary responsibilities of the Village Highway Department. Several other streets need repair, re-curbng, and storm drain system improvements. A pole barn is needed for proper storage of road salt and equipment. Highway Department officials indicate that current staffing is adequate, but that two additional staff will be needed during the next five years. Seasonal staffing levels are adequate.

## POST OFFICE

The U.S. Post Office is located on Roosevelt Drive, which runs parallel to Oriskany Boulevard. The surrounding area offers space for new commercial and municipal parking lot development.

## LIBRARY

The Dunham Public Library serves a population of 24,784 extending to the towns of Deerfield, Marcy, and Schuyler, as well as Whitestown, and the Villages of Whitesboro and Yorkville. . The library is a member of the Mid-York Library System, a cooperative partnership of 43 member libraries and reading stations that share their resources across the Oneida, Herkimer and Madison three-county area. In terms of population, Dunham Public Library is the third largest library in the Mid-York system. The library building contains 12,000 square feet of space and is totally handicap accessible and ADA compliant. There are 17 staff members: 12 fulltime and five part- time. Four professional librarians hold Masters Degrees in Library Science: Library Director, Reference Librarian, Children's Librarian, and General Services Librarian. The staff also includes four fulltime library clerks, part-time library aides, pages, and maintenance staff. All personnel are civil service employees. In the year 2000, 115,725 people visited the library, 17,912 reference questions were answered, and 15,538 library items were loaned.

## SCHOOLS

There are ten buildings in the Whitesboro Central School District, four of which are located in the Village of Whitesboro. Total enrollment was 3,907 in September 2002. The staff includes 437 full- time and 91 part time employees. The school district is planning facility upgrades, including renovations to the athletic fields at the high school, enhancing the high school library, and building improvements at Marcy Elementary School. Needs identified by the school district include sidewalks on both sides of Oriskany Boulevard, and bus garage drainage.

## PARKS AND RECREATION

Recreational sites in the Village of Whitesboro include the Flagg Street Playground, playfields behind the Parkway and Whitesboro Middle Schools, a Little League baseball field at the end of Grove Place, and an undeveloped wooded area of 3.8 acres known as Hoffmeister Park. The 0.8-acre Village Green or Park on Main Street in front of the Town Hall is a fine village center. Its large trees, lawns, and bandstand are very attractive. These sites contain a total of 20.6 acres.

According to generally accepted recreation standards a minimum of 44.5 acres of parks and playgrounds are needed to accommodate Whitesboro's population of 3,943 as reported in the 2000 U.S.Census. Listed below is a breakdown of specific standards for the three basic categories of recreation:

- 4.9 acres needed for playgrounds and neighborhood parks
- 10.6 acres needed for playfields throughout the village
- 29.6 acres needed for areas designated as village parks

The Flagg Street Playground is a 2.9-acre site, serving playground and playfield needs. Its facilities include a baseball diamond, basketball courts, playground apparatus, a small field house, and a new pavilion.

Three proposed parks, comprising about one acre of additional park space include: a small historical park at the corner of Roosevelt Drive and Westmoreland Street, a recently acquired property on Goodell Avenue that abuts Flagg Street Playground, and another recently acquired property on the corner of Main Street and Edgemont Circle.

The grassy knoll, which separates Roosevelt Drive from Oriskany Boulevard and the shaded grassy area located at the corner of Clinton Street and Oriskany Boulevard, may be considered park, or green areas. Although they are located within the NYS right-of-way, these areas could be more formally identified and developed as Village park space.

## WATER FACILITIES AND WATER NEEDS ASSESSMENT

### **Description of Existing Water Systems**

Village of Whitesboro residents purchase water individually at the retail rate directly from the Upper Mohawk Valley Regional Water Authority. The Board provides services, installs new facilities, and makes necessary improvements to the system. There is no Village water district; the regional water authority governs all water in the Village.

### **Central Sewer**

Construction of the sanitary sewer system began in the 1890s. Originally the sanitary and storm water systems were one. During the early 1930s, some work was done to separate storm water from the sewer line. In the 1970s, the systems were totally separated. Recent capacity studies show there is room for expansion of the system. The age of the 100-year-old system, however, is a major obstacle. The system especially needs improvements on the western end of Main Street, but the estimated costs are very high.

All Village waste goes into a main trunk line, the County interceptor, and flows by gravity to the treatment facility near the eastern Oneida County line, where it is treated by the Herkimer / Oneida Solid Waste Authority. Half of the sewage running through the Village system comes from other outside jurisdictions. A major trunk line on the north side of the railroad tracks belongs to the county. . Sewage from the south end of the Town of Whitestown passes through the Village to reach the county facility. About 700 homes outside of the Village also hook into this system. The Town of Whitestown pays the Village to utilize its pipes.

A recent engineering study indicated that the Village sewer system has the capacity to accept additional volume. Significant changes would be necessary, however, in piping infrastructure, especially along Main Street, where pipes are 100 years old and in need of repair. Village ordinances require that all construction within the Village be connected to the municipal sewer system.

## TRANSPORTATION

### INTRODUCTION

This chapter examines transportation services and facilities in the Village of Whitesboro, including bus, rail, and air transportation. The road and highway network is addressed in terms of regional access, traffic volumes and patterns, accident statistics, and road conditions and improvement plans.

### BUS TRANSPORTATION

The Utica Transit Authority provides local municipal bus service. One route passes through the Village along Main Street with a turnaround in the Sunset Manor subdivision. Regional bus services are also provided by the privately owned Utica Rome Bus Company, which operates on NYS Route 69 between Utica and Rome.

### RAILROAD

No trains stop in the Village of Whitesboro. The closest passenger train station is in Utica.

### AIRPORTS

Whitesboro has no airport, and The Oneida County Airport in the Town of Whitestown serves only private planes. Most Whitesboro air travelers use either the Syracuse or Albany airports. Regional efforts are underway to move the county airport to the former Griffiss Air Force Base in Rome, but commercial passenger service from that location is unlikely in the near future.

### PEDESTRIAN & BIKEWAY SYSTEM

NYS DOT has provided bicycle lanes on NYS Route 69 in the Village of Whitesboro. The NYS Canalway Corporation also has a pedestrian bike path with two access points in the Village: one on Mohawk Street and one on Route 291. **??? Parking lots are available at both locations. ???** Oneida County and the Town of Whitestown have mapped other bike paths to be developed near the village.

### Sidewalks

The Village of Whitesboro has enacted a sidewalk maintenance law. The owner of the land receiving the sidewalks and the Village each pay half the cost of new sidewalks. The Village plans to use special highway department funding to pay for sidewalk improvements. The Highway Superintendent has developed a plan for short-term sidewalk repairs. There is no plan for long-term sidewalk maintenance and repair.

## TRAFFIC VOLUMES AND PATTERNS

The New York State Department of Transportation collects and publishes traffic volume information for state highways. The counts shown below are the average daily (24-hour) traffic volumes for the given year. Counts have been taken along Route 69 at the intersections with Route 291 and Clinton Street and at the ramp to NYS Route 5A. The following data shows traffic patterns over the past decade.

At Route 291	6600 (2000)	6150 (1997)	6250 (94)	6600 (93)	<7.3% change 1997 to 2000
At Clinton Street.	14,300 (Estimated in 2000)	14,200 (1998)	13,605 (1995)	16,200 (1990)	<1% change 1998 to 2000)
At Ramp to 5A	22,200 (2000)	22,300 (1996)	22,200 (1993)	22,900 (91)	<1% change 1996 to 2000

These AADT data indicate that traffic volume along Route 69 has been stable over the past few years.

## ISSUES RELATED TO ORISKANY BOULEVARD

The following issues have been identified specific to Oriskany Boulevard:

1. Poor aesthetic appearance of the street
2. Lack of trees
3. Poor pedestrian access – Difficult for pedestrians to cross Oriskany Boulevard. Survey results show that Oriskany Boulevard intersections at Clinton Street and Westmoreland Street are hot spots. Peak traffic times were identified as 7 to 9 am and 4 to 7 pm.
4. Strong visual dislike for multi-lane, treeless streets as Oriskany Boulevard is now.
5. Heavy traffic and high speeds.
6. Shallow lots make use of rear access roads difficult even if they wanted to.
7. Whitestown Plaza is declining, uninviting, and has a confusing layout
8. Left turning problems.

As a result of identification of these issues, an assessment of the Oriskany Boulevard corridor was made by a traffic and transportation engineer in June 2003. The purpose of this assessment was to observe traffic along this corridor and make recommendations on realistic steps alleviate problems. Existing conditions were described as follows:

### Background and Existing Conditions

Prior to the site visit, New York State Department of Transportation (NYSDOT) representatives indicated that typically the weekday afternoon peak period centers between 4:00 PM and 5:00 PM. However, the Whitesboro 6<sup>th</sup> Grade School (Parkway Middle

School) and the adjacent Whitesboro Middle School likely contribute to the peak periods but were recently closed for summer recess. This likely effects Oriskany Boulevard and side street volumes and turning movements associated with the analysis. In this regard, it was apparent that without school traffic PM peak volumes along Oriskany Boulevard appeared to increase beginning at 4:00 PM. Activities at most intersections were elevated to some degree for most approach turning movements. Pedestrian activity was mainly contained within the retail sectors while a few pedestrians were noted at the Clinton Street intersection, as well as at the Main Street access to the Whitestown Plaza. Parking, site circulation and retail access were observed to be very chaotic, random and generally undirected for traffic entering sites from Oriskany Boulevard. Even with a fair portion of apparently inactive businesses along the Boulevard, traffic activity was brisk and consistent throughout the analysis period. In regard to motorists and pedestrian signs, signals and pavement markings, there was a fair amount of worn, broken or missing features noticed throughout the corridor.

## CULTURAL RESOURCES

### INTRODUCTION

Cultural resources are the natural and built elements of the landscape that are generally recognized as having significance based upon their historic, cultural, scenic, or environmental value. These resources are important to the community in many ways. They help to establish the identity of the Village and contribute to the enjoyment of its residents. They also serve as models for future development, and they strengthen the business climate as community features that appeal to weekend, summer, and other short-term visitors.

### HISTORY OF WHITESBORO

The land in the Village of Whitesboro was part of the Cosby Manor Patent of 1734 and the Sadaquada Patent of 1736. In 1784, Hugh White of Connecticut established the first settlement in the town at the mouth of the Sauquoit Creek. At that time, the nearest village center was located in Montgomery County, formerly part of Tryon County. Main Street was just a path used by Native American Indians.

The Village of Whitesboro was incorporated in 1813 with an area of one square mile. In 1907, the community was bounded on the north by the New York Central and Hudson River Railroad, now ConRail, and on the east by Sauquoit Creek. Several major traffic ways existed including the railroads, Main Street, and the Erie Canal. When the Erie Canal was dug in the 1820s, it was given a course parallel to, but one block south of Main Street. The canal brought commerce to the Village, including canal service businesses. The Utica and Mohawk Valley Railroad (1850s) was located generally parallel to, the south side of the canal, so that most of the industries had frontage on both the canal and the electric railroad. At one time, Whitesboro had two textile mills: one on the Erie Canal and one just north of Main Street on Ellis Avenue. Whitesboro was a trans-shipment stop on the railroad that utilized the freight house at the end of Linwood Place. This railroad stop was a source of trade for the community. Whitesboro also became the home for many people who worked in the Utica textile mills. Main Street once had streetcars running between the Village and Utica.

When the Barge Canal was built in the early 1920s, the Erie Canal was no longer needed, and it was filled to become the current Oriskany Boulevard. As the transportation system changed from barges and trains to cars, commerce along Oriskany Boulevard expanded to offer new services and businesses. In the 1950s, the Village opted out of having a Thruway interchange. Today, Whitesboro is no longer a stop on nearby railroads, but Oriskany Boulevard continues to be a major thoroughfare through the western Mohawk Valley.

## WHITESBORO CULTURAL RESOURCES

The Village Green is critical to cultural events in Whitesboro. The Gazebo has been a focal point for the community since the 1850s. Events presented in the Village include the annual Christmas Tree Lighting, Music in the Park (June – August), and the Memorial Day Parade. Many other cultural events occurring outside the Village boundaries are open to Whitesboro residents. .

## HISTORICAL RESOURCES

No historical inventory has been completed for the Village. However, there are several very historic buildings, including the old ice house on Main Street, the Star Bakery, and the Town Hall. Town Hall is the only structure listed on the National Register of Historic Places.

## ENVIRONMENTAL RESOURCES

### Water Resources, Wetlands, and Floodplains

The Sauquoit Creek flows through the Village. The Sauquoit Creek Basin is 63 square miles in size and is located primarily within Oneida County. The creek is 21 miles long, originating in the Town of Paris, flowing northerly through nine municipalities, and discharging into the Mohawk River. Early settlers of the watershed used this resource as a source of food and power for industry. As development in and around the creek grew, impervious surfaces and excess runoff increased untreated storm water flowing into the creek. Dislodged trees, trash, debris and other sediment have entered the creek. Occurrences of flooding continue to multiply due to a combination of man-made “improvements,” runoff, and natural impediments to flow. A partnership of communities has formed the Sauquoit Creek Basin Steering Committee (SCBSC) and, working with the Herkimer Oneida County Comprehensive Planning Program, has executed a contract with NYSDEC to establish itself as a legal entity. With that status, SCBSC can implement initiatives to better manage the watershed. Examples are engineering modeling, encouragement of best management practices, identification of funding sources, various capital projects and routine efforts designed to protect and maintain the basin and reduce flooding episodes.

# ZONING and LAND USE

## Zoning

The Village of Whitesboro has a zoning law that separates it into 10 different districts. As shown below, there are four residential districts and six commercial districts. The largest residential district, R-2, comprises the traditional core of the Village and some land on the other side of Oriskany Boulevard. This district requires 5,000 to 7200 square feet of area per dwelling unit and allows single family, two family, and conversion of these structures to multi-family units. Limited other uses are allowed by special permit. The R-1 district allows single family dwellings and some community uses such as schools, churches, libraries and home occupations with a density of 10,000 square feet per dwelling and three to five acres for other community uses. The R-3 district differs from the others by allowing more dense development in the form of apartment buildings or townhouses and requiring 5,000 square feet per dwelling. The major emphasis of the commercial zoning in the Village is to separate the central business district (C-1) from the Oriskany Boulevard commercial area (C-2).

## Land Use

There are a total of 1509 parcels in the Village of Whitesboro on 687.5 acres. The total assessed value for all these properties is \$114,144,294.00. For residential uses, the majority are single family residents (77.4%) and 14.5% are two-family units, 2.5% are three-family units and less than 1% are four units and higher. There are 282.4 acres in the village used as residential purposes with an assessed value of \$82,316.00. Residential properties use about 41% of the land base and contribute about 72% of the assessed values for taxes.

About 83 parcels are commercial properties (101 parcels). The most common commercial property is classified as “multipurpose” and accounts for 48.5% of all parcels, or 37 acres. Other common commercial uses are storage and distribution (12.9% of parcels), auto (11.9%), dining (5.9%), retail (5.9%) and office uses (5.0%). Other commercial uses exist, but they make up less than 5% of parcels. The following tables and charts detail the different land uses in Whitesboro. Almost 80% of all parcels in the village are residential (about 41% of all acreage in the village). About 7% of parcels are commercial properties on about 12 acres. About 12% of the land base in the village has commercial uses that contribute about 17% of assessed values.

There are 5 parcels on 16 acres with industrial uses and 146 parcels (35.5 acres) that are classified as vacant. Vacant properties contribute about \$604,900 to the assessed value in Whitesboro.

## Property Class Tables for the Village of Whitesboro

The property classifications used for these tables are slightly different from those found in the local assessment information. Apartments, condominiums, and mobile home parks have been moved from commercial uses to residential uses.

Property Class Type	Number of Parcels	% of Parcels	Acres	% of Acres	Assessed Value	% of Assessed Value
Residential	1,197	79.3%	282.4	41.1%	\$ 82,316,000	72.1%
Commercial	101	6.7%	83.4	12.1%	\$ 19,119,900	16.8%
Community Services	21	1.4%	72.0	10.5%	\$ 10,450,179	9.2%
Industrial	5	0.3%	16.1	2.3%	\$ 855,500	0.7%
Public Services	3	0.2%	13.2	1.9%	\$ 412,815	0.4%
Recreation and Entertainment	3	0.2%	11.6	1.7%	\$ 316,000	0.3%
Wild, Forested, Conservation Lands and Public Parks	2	0.1%	12.2	1.8%	\$ 69,000	0.1%
Vacant Land	146	9.7%	35.5	5.2%	\$ 604,900	0.5%
Not Classified or Roads	31	2.1%	161.1	23.4%	\$ -	0.0%
<b>Total Number of Parcels</b>	<b>1,509</b>					
<b>Total Acres</b>			<b>687.5</b>			
<b>Total Assessed Value</b>					<b>\$ 114,144,294</b>	

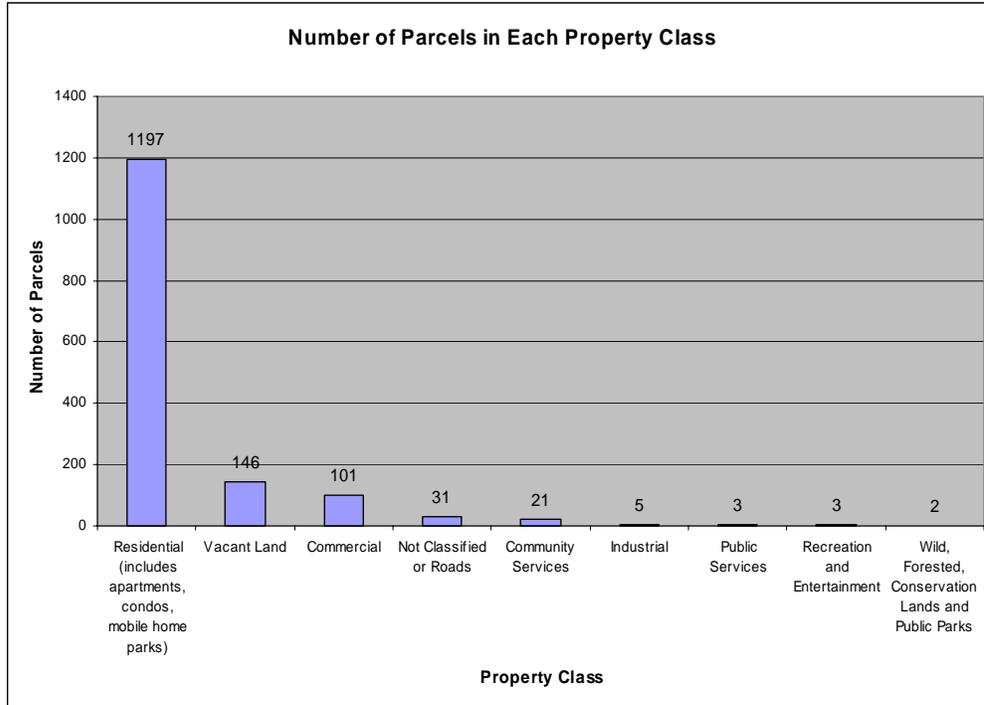
Residential Property Classes	Number of Parcels	% of Parcels	Acres	% of Acres	Assessed Value	% of Assessed Value
Single Family	926	77.4%	203.3	72.0%	\$ 58,802,800	71.4%
Two Family	174	14.5%	37.4	13.3%	\$ 11,024,500	13.4%
Three Family	30	2.5%	7.4	2.6%	\$ 2,222,100	2.7%
Multiple	11	0.9%	3.1	1.1%	\$ 964,900	1.2%
Apartment Condominium	46	3.8%	21.3	7.6%	\$ 8,928,600	10.8%
Mobile Home	7	0.6%	2.8	1.0%	\$ 133,000	0.2%
Mobile Home Park	3	0.3%	7.1	2.5%	\$ 240,100	0.3%
<b>Residential Number of Parcels</b>	<b>1,197</b>					
<b>Residential Total Acres</b>			<b>282.4</b>			
<b>Residential Total Assessed Value</b>					<b>\$ 82,316,000</b>	

<b>Commercial Property Classes</b>	<b>Number of Parcels</b>	<b>% of Parcels</b>	<b>Acres</b>	<b>% of Acres</b>	<b>Assessed Value</b>	<b>% of Assessed Value</b>
Auto	12	11.9%	4.0	4.7%	\$ 1,276,600	6.7%
Bank	3	3.0%	1.8	2.1%	\$ 1,077,500	5.6%
Bar	1	1.0%	0.3	0.4%	\$ 96,000	0.5%
Dining	6	5.9%	3.5	4.1%	\$ 1,073,900	5.6%
Funeral Home	2	2.0%	1.7	2.0%	\$ 590,000	3.1%
Lodging	1	1.0%	0.3	0.3%	\$ 118,000	0.6%
Multipurpose	49	48.5%	37.0	44.4%	\$ 5,813,300	30.4%
Office	5	5.0%	2.2	2.6%	\$ 810,400	4.2%
Parking	3	3.0%	0.7	0.8%	\$ 60,000	0.3%
Retail	6	5.9%	20.2	24.2%	\$ 6,797,100	35.5%
Storage and Distribution	13	12.9%	11.9	14.3%	\$ 1,407,100	7.4%
<b>Commercial Number of Parcels</b>	<b>101</b>					
<b>Commercial Total Acres</b>			<b>83.4</b>			
<b>Commercial Total Assessed Value</b>					<b>\$ 19,119,900</b>	

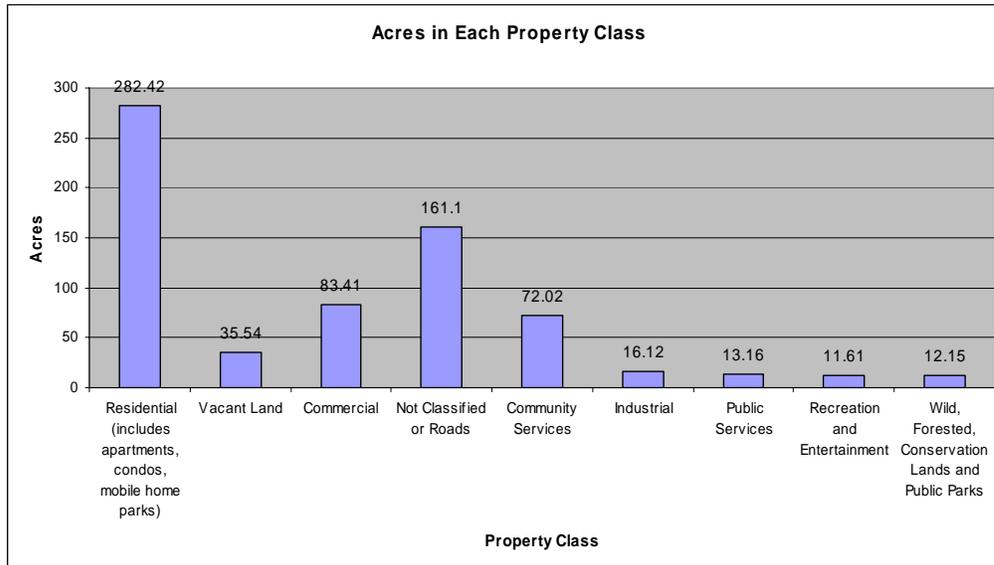
<b>Industrial Property Class</b>	<b>Number of Parcels</b>	<b>% of Parcels</b>	<b>Acres</b>	<b>% of Acres</b>	<b>Assessed Value</b>	<b>% of Assessed Value</b>
Manufacturing	4	80.0%	4.8	30.0%	\$ 839,000	98.1%
Mining	1	20.0%	11.3	70.0%	\$ 16,500	1.9%
<b>Industrial Number of Parcels</b>	<b>5</b>					
<b>Industrial Total Acres</b>			<b>16.1</b>			
<b>Industrial Total Assessed Value</b>					<b>\$ 855,500</b>	

<b>Vacant Land Property Class</b>	<b>Number of Parcels</b>	<b>% of Parcels</b>	<b>Acres</b>	<b>% of Acres</b>	<b>Assessed Value</b>	<b>% of Assessed Value</b>
Commercial	22	15.1%	8.4	23.5%	\$ 221,800	36.7%
Residential	123	84.2%	24.2	68.1%	\$ 381,600	63.1%
Rural	1	0.7%	3.0	8.4%	\$ 1,500	0.2%
<b>Vacant Land Number of Parcels</b>	<b>146</b>					
<b>Vacant Land Total Acres</b>			<b>35.5</b>			
<b>Vacant Land Total Assessed Value</b>					<b>\$ 604,900</b>	

**Figure 1**



**Figure 2**



**Figure 3**

