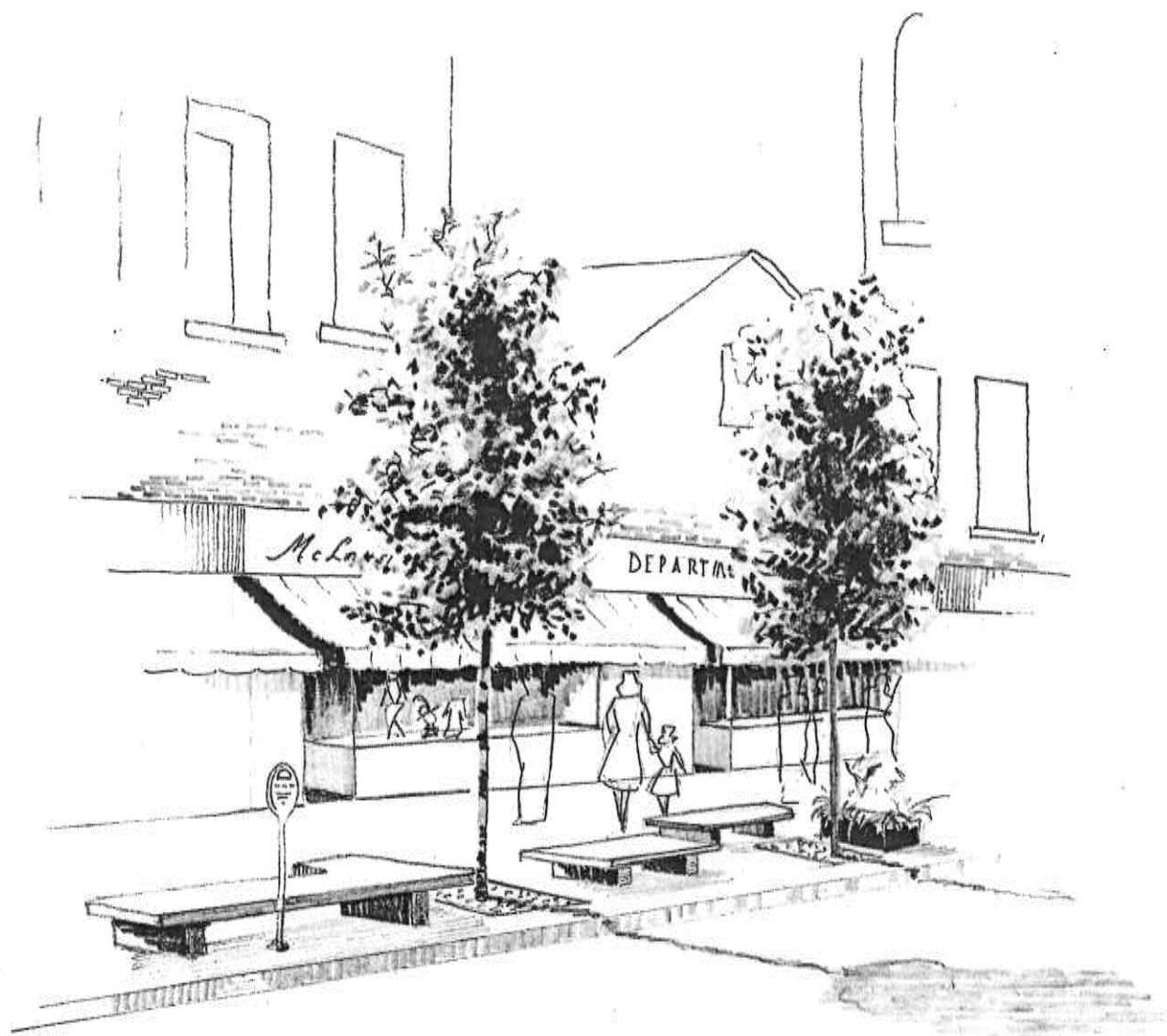


THE MASTER PLAN



VILLAGE OF WATERVILLE N. Y.

400 SECURITY BUILDING • 124 BLEECKER STREET • UTICA, NEW YORK

Russell D. Bailey, ASLA • AIP
Richard S. Danforth, Assoc. AIP
Stanley J. Walski, Assoc. AIP

Ira T. Hodges
Richard S. Courtney
Jerol F. Wheeler

MEMORANDUM

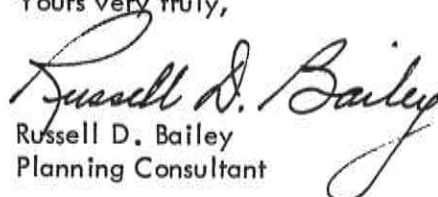
TO: The Village Planning Board
Village of Waterville, New York
Mrs. Hilda R. Barton, Chairman

During 1963 and 1964, the Village Planning Board, the Village Board and citizens of the Village have joined with the State and Federal governments in a cooperative community planning project designed to guide orderly growth and development in the Village and vicinity. We have looked back to the early days of the community and have noted the gradual growth through the years. We have also noted the accelerating growth in recent years, and the factors of available land, transportation and location which indicate further growth in the future.

We have given special attention to the design of new residential and industrial areas, to the upgrading of the business district, to a new center for municipal buildings, to new arterial highways, and a new Village park along Big Creek. We have also prepared regulations for the guidance and control of land development through zoning and subdivision regulations. Many of the elements of these plans for orderly growth are presented in summary form in this Master Plan report.

The Town of Marshall also has a new Town Plan which has been coordinated during its preparation with the Waterville Village Plan. The Town and the Village Planning Boards have cooperated fully during the two years of research, planning and preparation of land use controls. It is urged that the Planning Boards meet together periodically to make further plans for progress. It is also urged that each Board prepare its own timetable and program to implement its own Master Plan.

Yours very truly,


Russell D. Bailey
Planning Consultant

January 1965

THE MASTER PLAN

ONEIDA COUNTY

VILLAGE OF WATERVILLE

NEW YORK

The preparation of this report was financially aided through a Federal grant from the Urban Renewal Administration of the Housing and Home Finance Agency, under the Urban Planning Assistance Program authorized by Section 701 of the Housing Act of 1954, as amended.

This report was prepared under the Urban Planning Assistance Program for the New York State Department of Commerce. It was financed in part by the State of New York

The report was also prepared under the Urban Planning Assistance Program with participation, including financial assistance, by the Village of Waterville, New York.

THE VILLAGE PLANNING BOARD

Mrs. Hilda R. Barton, Chairman

Stewart V. Lewis
Dr. John J. Upcraft

Harry Northrup, Jr.
John R. Youngs

THE VILLAGE BOARD

Frank C. Conroe, Mayor

Clayton Bogan
Sidney Erickson

Frank Lamaitis
Frederick Hilsinger

PLANNING

Russell D. Bailey
Utica

and

CONSULTANT

Associates
New York

JANUARY - 1965

This Village Master Plan is a concise and graphic summary of the following reports:

Volume I	Community Characteristics Population Trends Land Use - 1963
Volume II	Streets and Highways Business District Parking
Volume III	Community Facilities Public Utilities Quality of Housing
Volume IV	Land Development Plan Capital Improvement Program
Volume V	Subdivision Regulations
Volume VI	Zoning Ordinance Amendments
Volume VII	Summary Master Plan

P L A N N I N G C O N S U L T A N T

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Russell D. Bailey, Member A.I.P. Planning Director
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Richard S. Courtney, Assistant Planner

JANUARY - 1965

T H E M A S T E R P L A N

VILLAGE OF WATERVILLE, NEW YORK

JANUARY - 1965

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INTRODUCTION

Although the Village of Waterville is separated from Utica by the intervening towns of Marshall, Kirkland and New Hartford, urban influences are evident in the community. Residents have moved to the Village from the Utica area, the volume of traffic on the highways has increased and many local people work in the city.

Waterville is experiencing the need for parks, schools, sanitary sewers, improved streets and arterial highways. In order to insure that funds expended in the extension and improvement of public facilities and services will be utilized wisely, it is important to look ahead and plan ahead for orderly development.

On February 21, 1961, the Village Board established the Village Planning Board consisting of five members. Upon recommendation of the Planning Board, the Village Board made application for Urban Planning Assistance for the preparation of a comprehensive plan for the Village. The application, filed in May 1962 was approved by the State and Federal governments on January 28, 1963, - the work to be completed in 24 months.

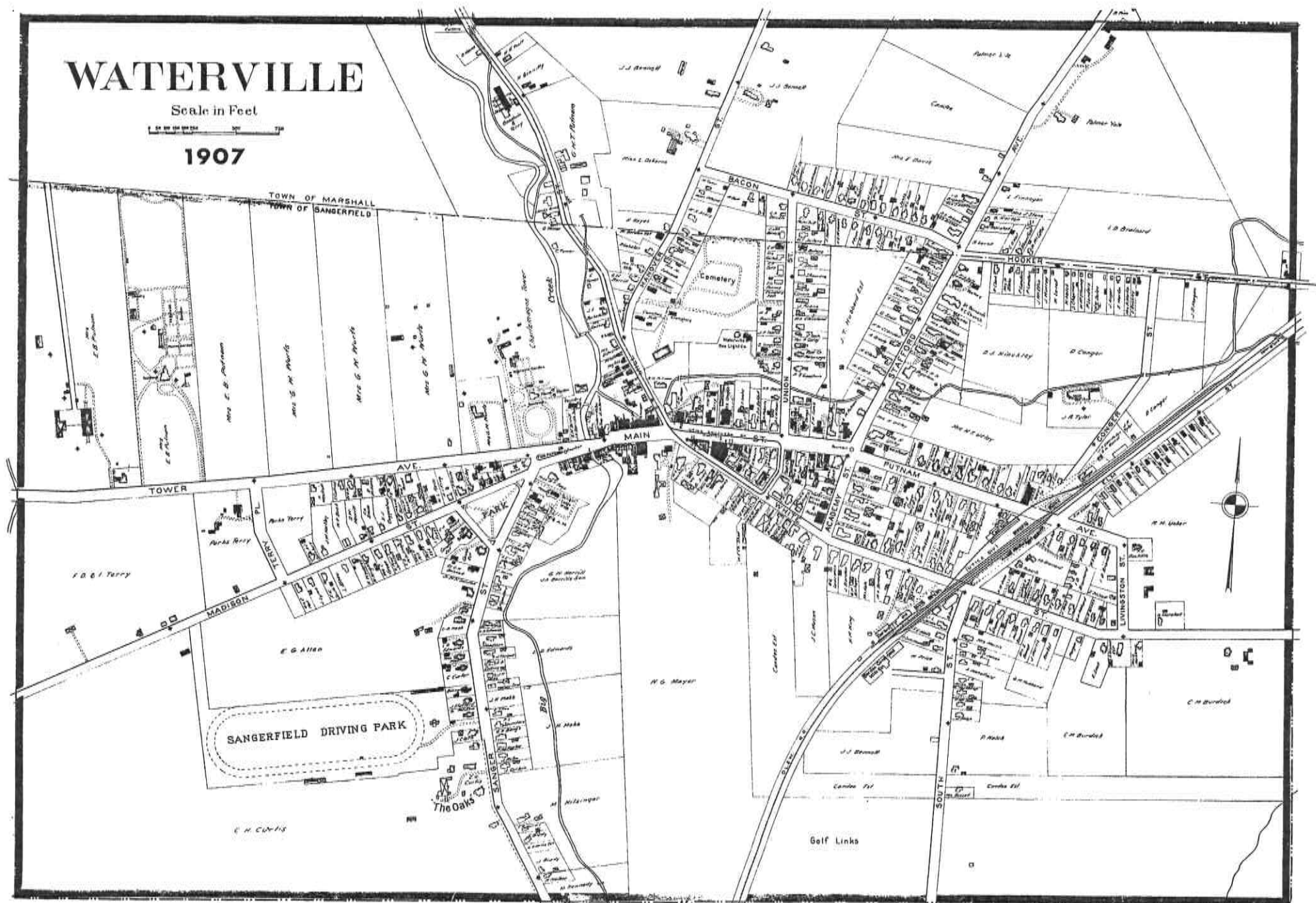
The growth of Waterville in the century and three quarters since the first white settlement, and the pattern of growth in the future are the essence of this master plan. Consideration of the site characteristics, rail and highway transportation, population trends, the use of land in the Village - interesting in themselves - take on added significance in relation to future growth and development.

The following Master Plan summary is intended to be a working document for the determination of Village development policy and for steps to implement the policy. The Master Plan summary is also intended to be an objective statement of the attributes and deficiencies of the Village. In this way, it should assist in shaping the orderly development of the Village so that Waterville may become an even better community in which to live, work, and play. The Plan should be given wide circulation so that business and industrial leaders over a large area, as well as residents of the Waterville community, may know the advantages of this suburban village in Central New York.

WATERVILLE

Scale in Feet

1907



COMMUNITY CHARACTERISTICS

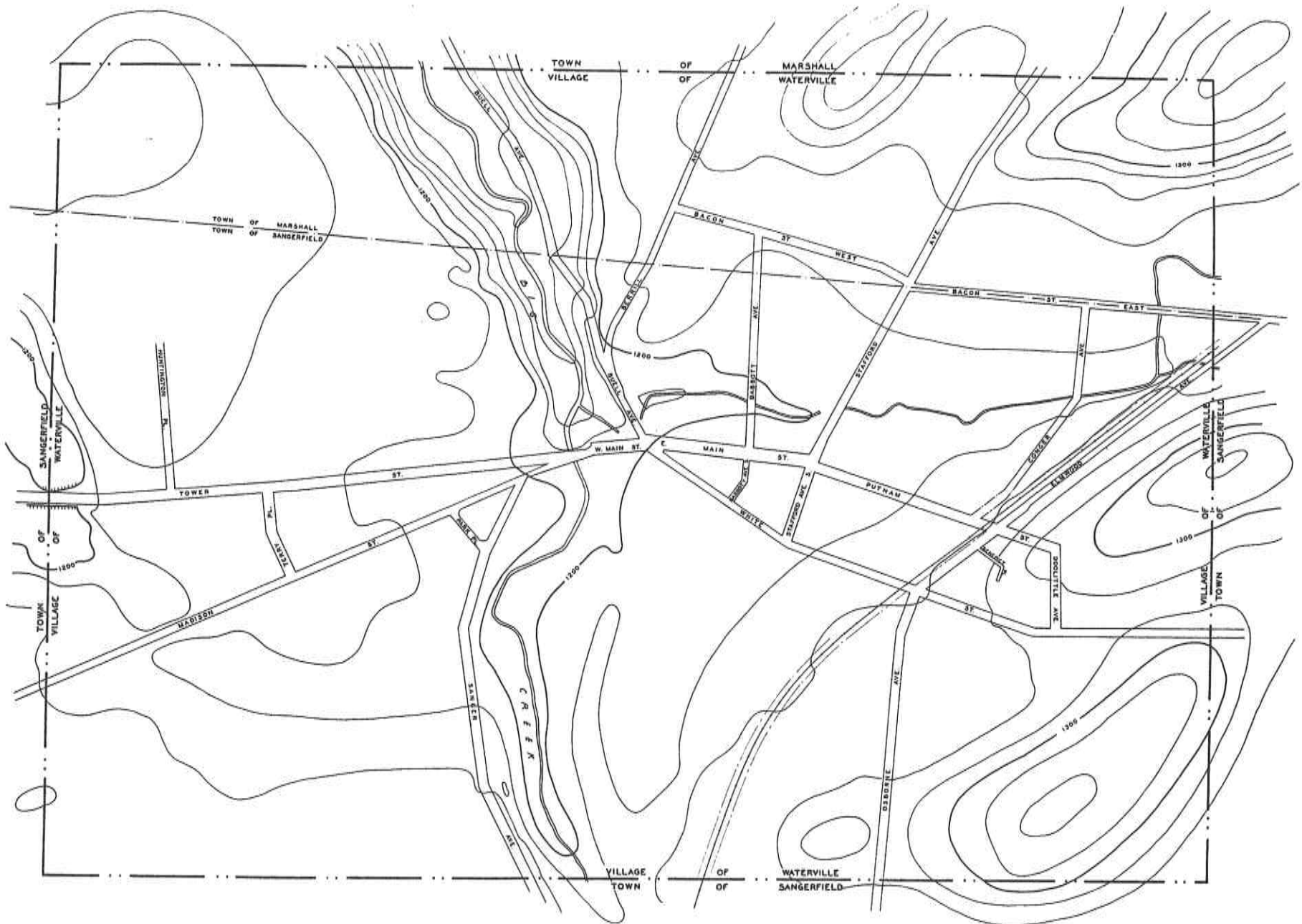
HISTORICAL CHARACTERISTICS

Indians of the Brothertown tribe were the first permanent settlers in the Waterville area. Composed of remnants of several New England tribes, the Brothertown Indians arrived in 1783 at the invitation of the Oneida Indians and with the assistance of the State of New York. As white settlers arrived in the area, they gradually took over the better lands from the Indians. In the ensuing years, a large tract of land in Wisconsin was secured for the relocation of the tribe and about 1850 the last of the Brothertown Indians, numbering 2,400 persons, moved to their new home.

In 1792, the first permanent white settlement was established in the Village of Waterville. The population of Waterville grew to 300 by 1806 due to the establishment of small manufacturing enterprises along Big Creek and the development of the community as a trading center for the surrounding area. By 1830, the Village had more than 1,000 inhabitants and it was the largest center in the area.

About 1820, the cultivation of hops began, soil and temperature conditions in the area being ideal, and Waterville became known as one of the leading hop-growing districts in the United States. The Village was the Nation's major hop exchange center and national market quotations for hops were established by dealings in the Waterville market. Hop farming brought prosperity to the area, many fortunes were created, large mansions were built, and new commercial enterprises were started. But the prosperity that accompanied hop farming faded almost as quickly as it developed. After 1883, prices dropped due to competition from growers in Oregon and Washington, and disease and insect damage. By 1910, hops were no longer important in the local economy.

Textile manufacturing has been important in Waterville for half a century and is the largest employer at this time. The Village of Waterville was incorporated in 1871.



TOPOGRAPHIC MAP **VILLAGE OF WATERVILLE N.Y.**

VILLAGE PLANNING BOARD
 RUSSELL D. BAILEY & ASSOCIATES
 PLANNING CONSULTANT UTICA N.Y.



CONTOUR INTERVAL 20 FEET
 SOURCE: U.S.G.S. MAP

THE PREPARATION OF THIS MAP WAS FINANCIALLY AIDED THROUGH A FEDERAL GRANT FROM THE URBAN RENEWAL ADMINISTRATION OF THE HOUSING AND HOME FINANCE AGENCY, UNDER THE URBAN PLANNING ASSISTANCE PROGRAM AUTHORIZED BY SECTION 701 OF THE HOUSING ACT OF 1954 AS AMENDED. THIS MAP WAS PREPARED UNDER THE URBAN PLANNING ASSISTANCE PROGRAM FOR THE NEW YORK STATE DEPARTMENT OF COMMERCE. IT WAS FINANCED IN PART BY THE STATE OF NEW YORK.

TRANSPORTATION AND SITE CHARACTERISTICS

A stage line connected Waterville with Utica before 1820 and a plank road was constructed in 1849. The Chenango Canal through the Oriskany Valley, completed in 1836, was several miles away from Waterville. The opening of the Utica, Chenango and Susquehanna Valley Railroad Company in 1866, subsequently known as the Delaware, Lackawanna and Western and now the Erie-Lackawanna, connected Waterville with Utica on the north and with Binghamton on the south. Although passenger service was discontinued several years ago, a freight office is maintained in Waterville. Daily bus service through Waterville from Utica to Binghamton is available on Route 12.

State highways which serve the Village are Route 12, Route 12 B, and Route 315 - all of which are north-south highways. The closest major east-west highway is U. S. Route 20, about a mile south of Waterville which connects with Route 12 at Sangerfield. Route 5 and the New York State Thruway are 11 and 14 miles north, respectively; and the Oneida County Airport is 15 miles away.

Oriskany Creek flows northward through Oriskany Falls and Deansboro. Major tributary streams include Big Creek, which rises in the Tassel Hill area, and falls 470 feet between Waterville and its confluence with Oriskany Creek near Deansboro. This creek was recognized and exploited by the early settlers of the area as a source of power but it has little commercial use today. Waterville's reservoirs are located about two miles east of the Village on Big Creek.

Slopes in Waterville are generally moderate, except for a small area along Big Creek north of Main Street. In the western part of the Village the land is gently undulating; and in the east, steeper slopes are characteristic. Much of the undeveloped land in the Village has gentle slopes which are easily adaptable to urban development.

ECONOMIC CHARACTERISTICS

Agriculture is the predominant economic activity in the Waterville area. Hop farming, which once brought a period of great prosperity to the community, has been replaced by dairying and the growing of beans and other cash crops. Industrial, trade and service activities strengthen the tax base of the Village and provide employment for a number of local people. Many residents are employed outside the community, however, in Utica and Rome.

Textile manufacturing is carried on in Waterville at a plant on Putnam Street, and at the former school on White Street. Both structures were erected in the 19th century. The Company, which makes knitted sweaters and employs approximately 225 persons, owns land adjacent to the Putnam Street plant.

Retail stores in Waterville are concentrated on Main Street. There has been some remodelling and modernization, and two supermarket structures have been built in recent years. Waterville's retail establishments serve a wide area of the surrounding countryside, especially the sectors to the west and south. Many local families shop in Utica or at other regional shopping centers for fashion items.

Public administration, construction, utilities, insurance and real estate, personal services, and professional services, including education, are among the non-manufacturing or non-retailing activities performed in the Village. Although total employment in these activities has been relatively small, employment has been stable with some increase noted in recent years. A large percentage of the individuals engaged in non-manufacturing, non-retailing activities are local residents.

Most of the 60 non-manufacturing, non-retailing establishments in Waterville are relatively small in terms of number of employees, payrolls and volume of business. Many of the establishments are owner-operated, including barber shops, beauty shops, doctors, lawyers and similar services. Only nine of the 60 establishments employ more than five persons regularly and only three places employ more than 10 persons. The largest non-manufacturing employer is the Waterville Central School District which has 73 full-time and 18 part-time employees.

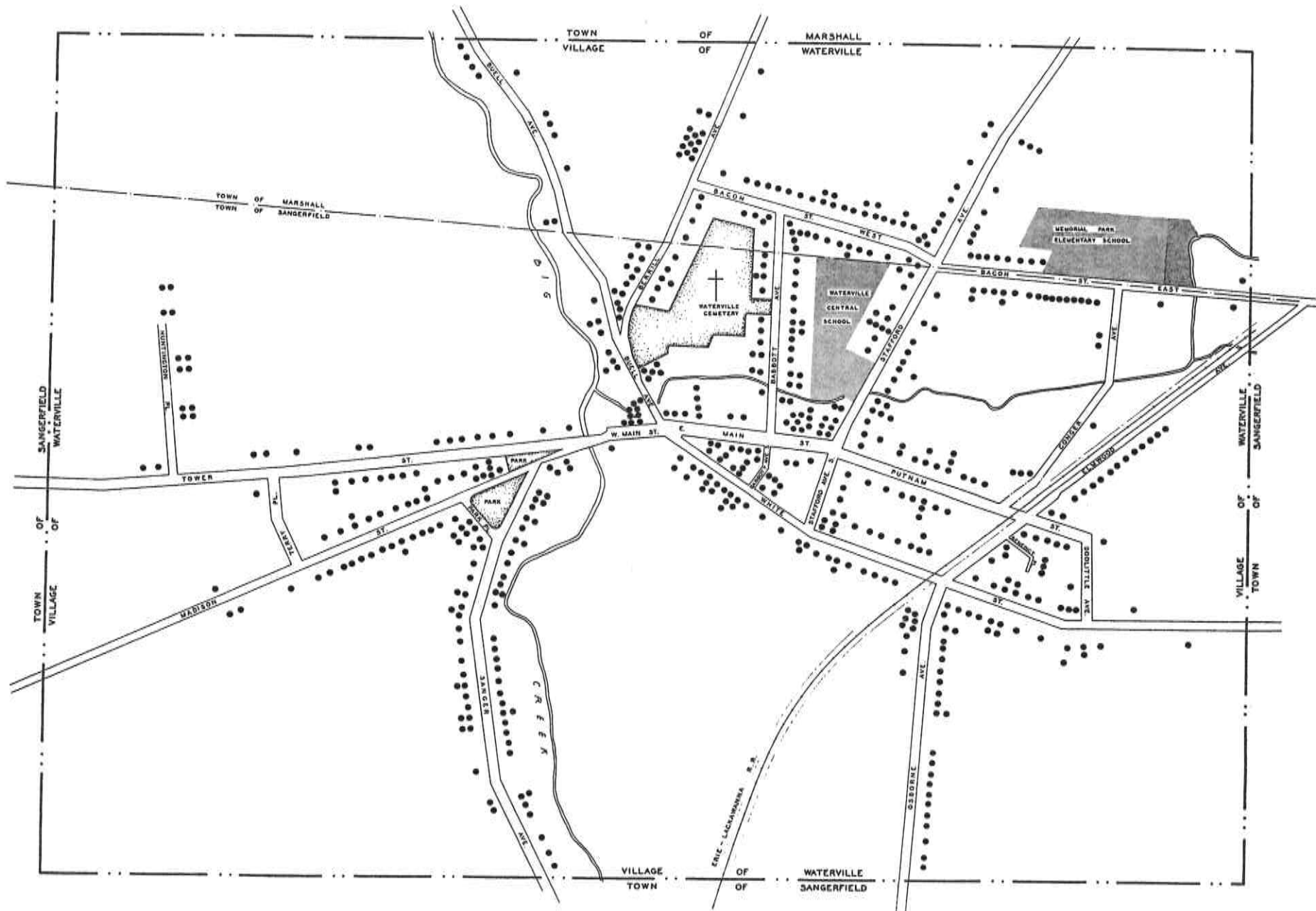
The community's economic outlook may be summarized as follows:

The future of the community in an economic sense is strongly dependent upon regional factors, including the availability of jobs for local people in the urban centers and the direction of future residential suburban development. The current Herkimer-Oneida County economic study will provide a special opportunity to relate the Waterville community to regional factors.

The establishment of small industrial enterprises in the area could contribute significantly to the strength of the economic base, although the community's competitive position has limitations at present due to lack of sewers.

There are important positive aspects of the community's economic outlook:

- There is an abundance of developable land in the Village. About 70 percent of the land area in Waterville is undeveloped, and much of this land is suitable for residential or commercial use.
- Accessibility to nearby urban centers is reasonably good; New York Routes 12 and 12 B connect Waterville to Utica and the New York State Thruway on the north and Binghamton on the south; and U. S. Route 20, only a mile south of Waterville, is an east-west highway.
- The Erie-Lackawanna Railroad provides daily freight service to Waterville from Utica and Binghamton.
- The Village is a pleasant suburb in which to live outside of, but near, large urban centers.



LEGEND

EACH DOT REPRESENTS ONE DWELLING UNIT.

POPULATION DISTRIBUTION VILLAGE OF WATERVILLE N.Y.

VILLAGE PLANNING BOARD
RUSSELL D. BAILEY & ASSOCIATES
PLANNING CONSULTANT
UTICA N.Y.

THE PREPARATION OF THIS MAP WAS FINANCIALLY AIDED THROUGH A FEDERAL GRANT FROM THE URBAN RENEWAL ADMINISTRATION OF THE HOUSING AND HOME FINANCE AGENCY, UNDER THE URBAN PLANNING ASSISTANCE PROGRAM AUTHORIZED BY SECTION 101 OF THE HOUSING ACT OF 1949 AS AMENDED. THIS MAP WAS PREPARED UNDER THE URBAN PLANNING ASSISTANCE PROGRAM FOR THE NEW YORK STATE DEPARTMENT OF COMMERCE. IT WAS FINANCED IN PART BY THE STATE OF NEW YORK.



POPULATION CHARACTERISTICS

Waterville was incorporated as a Village in 1871. By 1892, when hop farming was thriving, the population had increased to 2,100. Population decreased through 1920, but increases have been characteristic since that time. The largest increase in the 20th century took place between 1950 and 1960 due to an influx of residents who work in Utica and vicinity. Population increases in Waterville in the twentieth century have not kept pace with the rate of growth in Oneida County and New York State, as shown below:

	POPULATION			
	1960	1900	Increase	Percent
WATERVILLE	1,901	1,571	330	21.0
Oneida County	264,401	132,800	131,601	99.1
New York State	16,782,304	7,268,894	9,513,410	130.9

Each dot on the Population Distribution Map represents one dwelling unit. The 1960 density of population in the Village was 2.2 persons per acre in the total area of the Village; and 7.4 persons per acre in the developed portion of the Village.

The outlook for growth in Waterville indicates moderate expansion in the years ahead. In consideration of the positive factors noted on a preceding page, it is reasonable to estimate that the Village population will increase at the average annual rate of 25 to 30 persons. This would mean a 1980 population level of 2,400 to 2,500 persons. This population estimate will serve as a yardstick for designing Village facilities and services to meet future requirements.



- LEGEND**
- ONE FAMILY RESIDENTIAL
 - TWO FAMILY RESIDENTIAL
 - MULTIPLE FAMILY RESIDENTIAL
 - TRAILER
 - COMMERCIAL
 - PUBLIC & SEMI-PUBLIC
 - PARKS & PLAYGROUNDS
 - CEMETERIES
 - INDUSTRIAL
 - MIXED USE
 - VACANT

EXISTING LAND USE 1963 VILLAGE OF WATERVILLE N.Y.

VILLAGE PLANNING BOARD
RUSSELL D. BAILEY & ASSOCIATES
PLANNING CONSULTANT
UTICA N.Y.



THE PREPARATION OF THIS MAP WAS FINANCIALLY AIDED THROUGH A FEDERAL GRANT FROM THE URBAN RENOVATION ADMINISTRATION OF THE HOUSING AND HOME FINANCE AGENCY, UNDER THE URBAN PLANNING ASSISTANCE PROGRAM AUTHORIZED BY SECTION 701 OF THE HOUSING ACT OF 1954 AS AMENDED. THIS MAP WAS PREPARED UNDER THE URBAN PLANNING ASSISTANCE PROGRAM FOR THE NEW YORK STATE DEPARTMENT OF COMMERCE. IT WAS FINANCED IN PART BY THE STATE OF NEW YORK.

LAND USE CHARACTERISTICS

The map on the opposite page is the result of a land use survey conducted in March 1963. The survey consisted of field inspection of each parcel of land in the Village.

Five major categories of land use are shown on the Existing Land Use Map of Waterville, namely, residential, commercial, public and semi-public, industrial, and vacant or farm lands. It is interesting to note that only 30 percent of the total Village area is developed, while 53 percent is in farms and 17 percent is vacant land.

One-family residences are located on all streets and they use 11.4 percent of the total Village area. There are 294 one-family dwellings. Due to encroachment of multiple-family, commercial and industrial uses, there are few areas having only single-family homes.

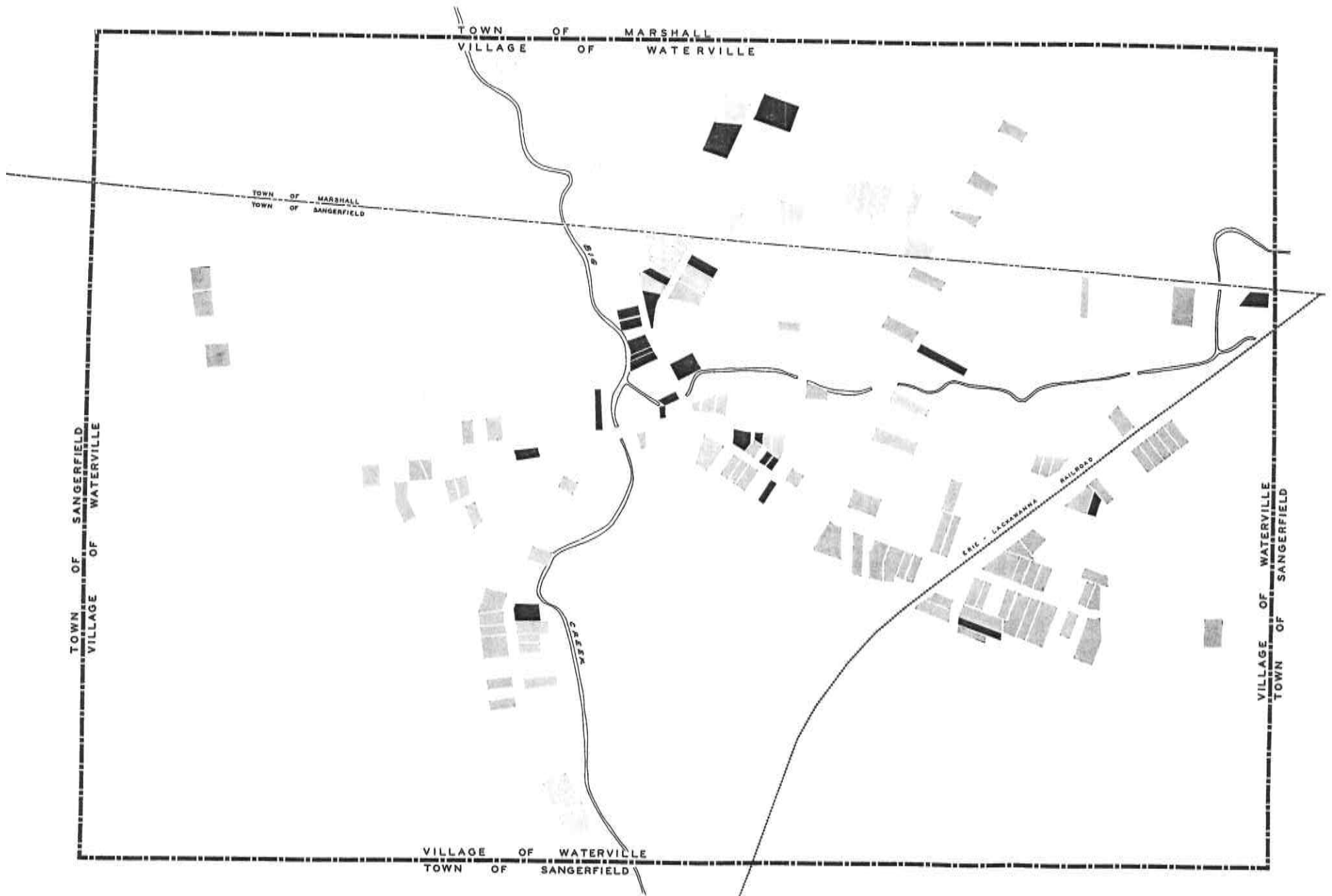
There are 71 two-family structures with a total of 142 dwelling units scattered throughout the Village. Two-family residential structures use about 2.6 percent of the total Village area.

There are 26 multiple-family structures, with 92 dwelling units, scattered widely throughout the Village. Multiple-family residences occupy about 1.3 percent of the total Village area.

Commercial uses in Waterville are concentrated primarily within a two block area on Main Street. Some commercial uses, however, have developed in residential areas such as along Tower Street, Sanger Avenue and Stafford Avenue.

Industrial uses are also scattered throughout the Village, on residential streets and along the railroad. Less than one percent of the total Village area is used for industrial purposes.

It is noted that development in Waterville has been concentrated along the same streets that were in existence in 1871 when the Village was incorporated. There is ample and suitable land available within the corporate limits for many types of land development.

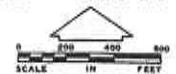


LEGEND OF RESIDENTIAL STRUCTURES

- STRUCTURES IN NEED OF MINOR REPAIRS
- STRUCTURES IN NEED OF MAJOR REPAIRS

QUALITY OF HOUSING VILLAGE OF WATERVILLE N.Y.

VILLAGE PLANNING BOARD
 RUSSELL D. BAILEY & ASSOCIATES
 PLANNING CONSULTANT UTICA N.Y.



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HOUSING CHARACTERISTICS

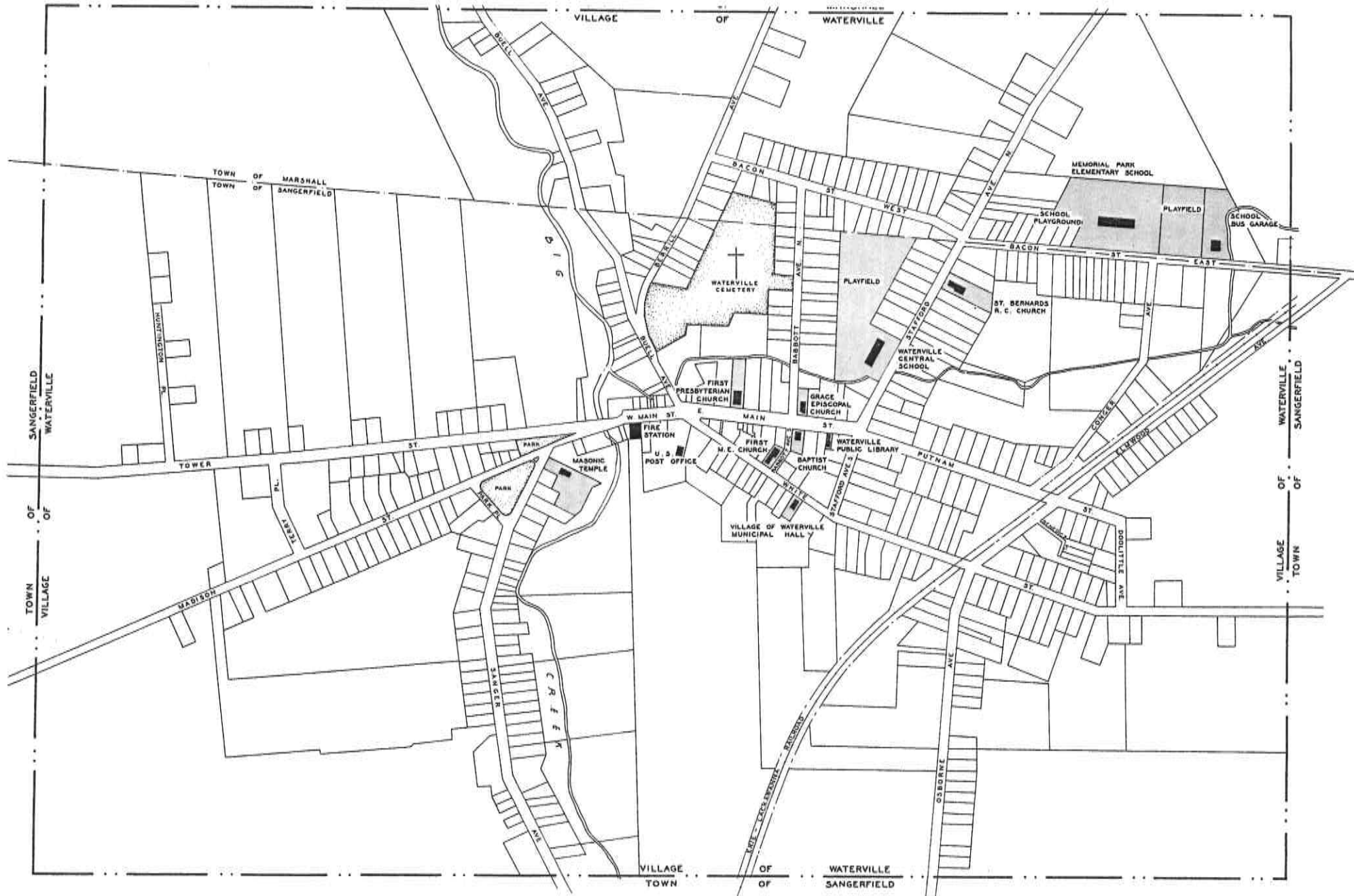
A field survey of the quality of housing in Waterville was conducted during the month of May 1963. Each residential structure was given a rating based upon the judgment of the survey team as to good repair of the building, need of minor repairs, or need of major repairs. A total of 575 dwelling units in 432 residential structures was tabulated in the Village. The tabulation shows that about 2/3 of the dwellings are in good condition, but that 1/3 need minor or major repairs.

	Total	CONDITION					
		Good Number	Repair Percent	Need Minor Repairs		Need Major Repairs	
				Number	Percent	Number	Percent
Structures	432	296	67.6	114	26.4	26	6.2
Dwellings	575	364	63.3	163	28.4	48	8.3

The condition of one-family, two-family and multiple-family dwellings is indicated below:

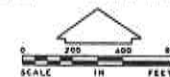
	TOTAL		NEED MINOR REPAIRS		NEED MAJOR REPAIRS	
	Structures	Dwellings	Structures	Dwellings	Structures	Dwellings
One-family	---	---	72	72	15	15
Two-family	---	---	30	60	4	8
Multiple-family	---	---	8	27	4	22
One-family/commercial	---	---	4	4	3	3
	432	575	114	163	26	48

Steps which the Village should take to conserve housing resources include strengthening of the Zoning Ordinance, adoption of a Building Code, and adoption of a Housing Code. The Village has recently adopted Subdivision Regulations to guide future land development. It is anticipated that this Master Plan will be adopted as a guide for orderly development of the Village now and in the future.



EXISTING COMMUNITY FACILITIES VILLAGE OF WATERVILLE N.Y.

VILLAGE PLANNING BOARD
RUSSELL D. BAILEY & ASSOCIATES
PLANNING CONSULTANT UTICA N.Y.



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EXISTING COMMUNITY FACILITIES

The Community Facilities consist of parks, playgrounds and other recreational areas; schools and school grounds; and public and semi-public buildings such as the Village Hall, Village Garage, Fire Station, and Library. The type and quality of facilities which a community provides weaves a variety and richness into the physical and social fabric of the community. The community facilities are significant in themselves for recreational, educational and administrative purposes. In addition, if they are well designed, well located and well maintained they give added value in enhancing civic pride; in producing stable real estate values; and in reducing the causes of neighborhood deterioration.

Waterville has two small Village parks. Each park is triangular in shape, and together they create a fan-shaped intersection for West Main Street, Tower Street, Madison Street and Sanger Avenue. Because of their location, size, and shape these parks are ornamental rather than recreational in character.

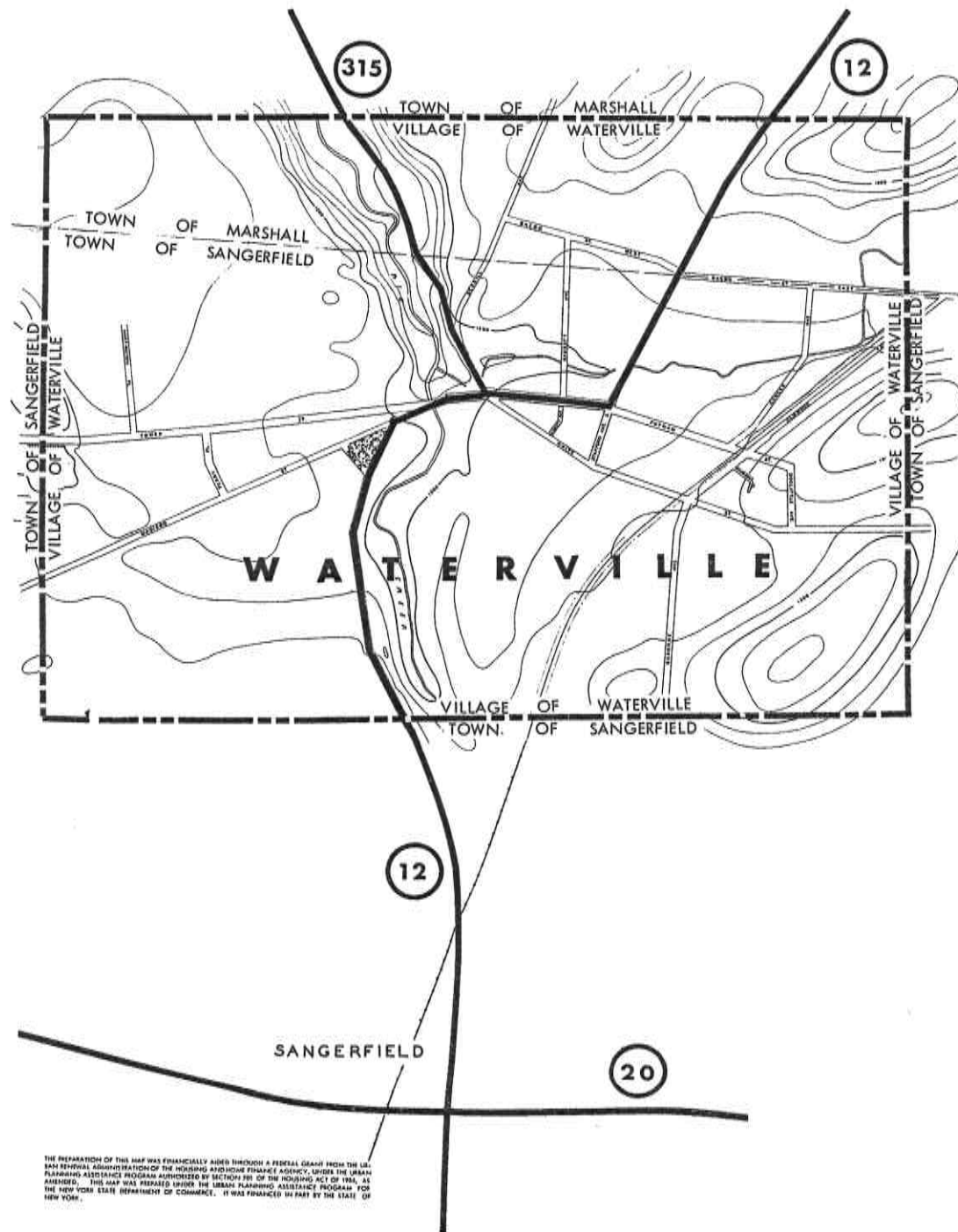
Recreational facilities in Waterville have generally been provided by business, schools or clubs rather than by the Village. For example, we find that the Sangerfield Driving Track, with grandstand and stables, was built in 1886, and a baseball field was built inside the track about that same time.

In 1918, Frank Babbott donated about 5 acres of land in the interior of the Stafford, Babbott and Bacon Street block for a playfield and later the Waterville Central School was built facing Stafford Avenue on part of the site. The site still provides one of the principal playfields in the Village.

Veterans' Memorial Park site was acquired and has been improved with a variety of playground and playfield facilities. It is now included in the Elementary School site.

Education has been a major interest in the Village for many years. In 1815, a two-story brick school was built at the corner of White Street and Stafford Avenue (Academy Street). In 1872, this building was razed and a new two-story brick Union School was constructed. In 1928, eleven rural school districts voted to centralize and in 1930 the Waterville Central School was built. In 1960, the 18-room Memorial Park Elementary School was dedicated.

Public buildings in Waterville include the Fire Station and the Village Hall. In 1872, a two-story brick fire station was built on White Street. In 1959, the fire department moved to its present location on Main Street. The Village Hall is located on White Street in a wooden structure which was formerly the Welsh Congregational Church.



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STATE HIGHWAYS & VILLAGE STREETS
 serving the
VILLAGE OF WATERVILLE
 VILLAGE PLANNING BOARD
 RUSSELL D. BAILEY & ASSOCIATES
 PLANNING CONSULTANT, UTICA, N. Y.

THE VILLAGE PLAN

THE VILLAGE STREET SYSTEM

There is a direct relationship between land use and streets. Probably no one factor has caused a greater shift in the land use patterns of urban areas in recent times than have changes in modes of transportation, and particularly the use of automobiles. It is also true that major land uses may affect the location of streets; hence the importance of coordinated planning for both. The trafficways should be designed with proper regard for the types of land uses they are intended to serve, as well as for the movement of traffic.

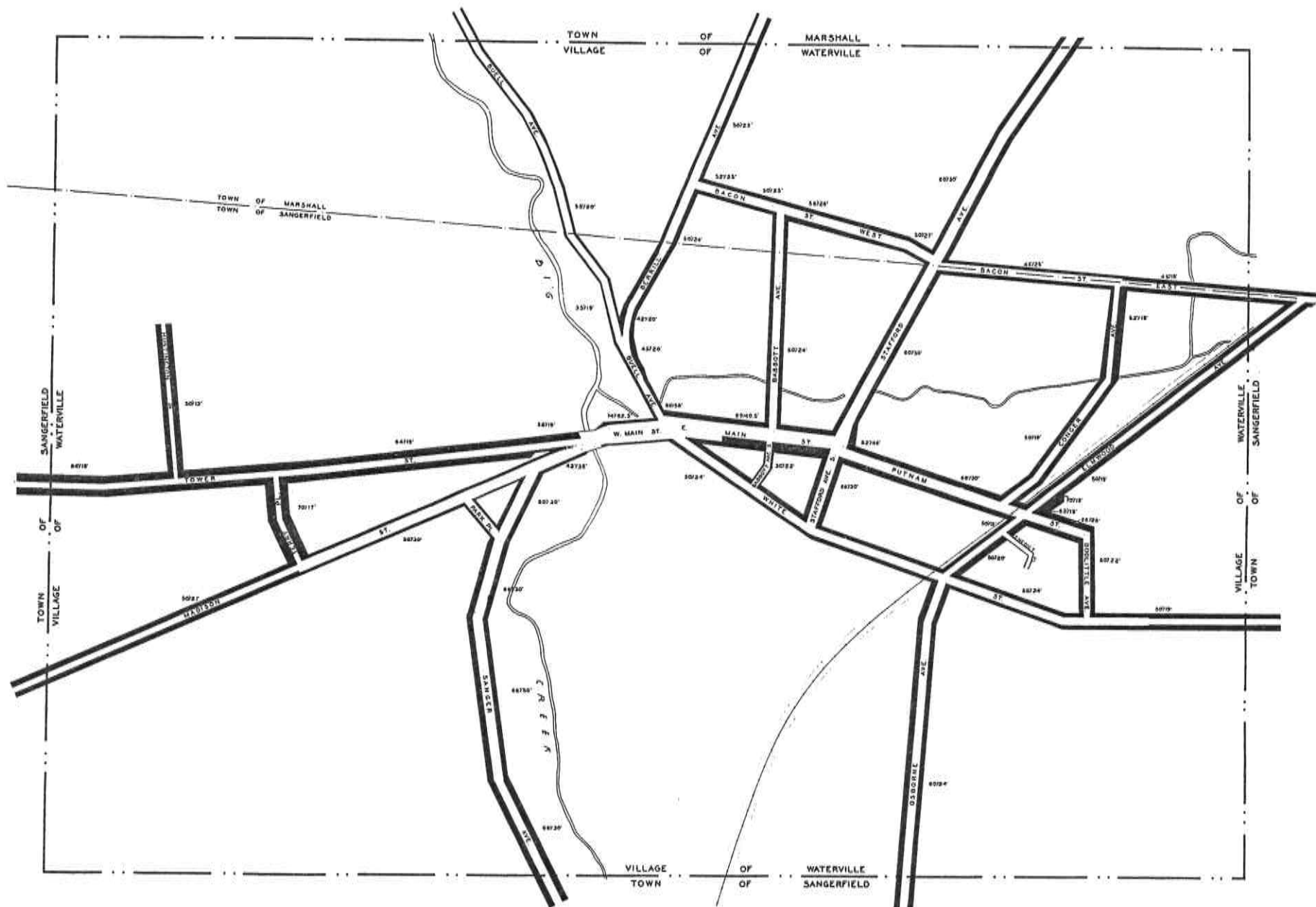
The Highway and Street Map on the opposite page shows the seven-mile street system in the Village and the connection with U. S. Route 20 on the south. The street pattern has remained almost the same since the Village was incorporated in 1871. The pattern is composed basically of radial streets which are connected by Main Street in the business district.

The width of street right-of-way and the width of pavement are important elements in the movement of traffic, for they determine to a large extent the number of lanes of traffic and parking which the street will accommodate. In order to guide the Village in the long-range design and development of a street system adequate to carry arterial, major and minor street traffic the following standards are proposed:

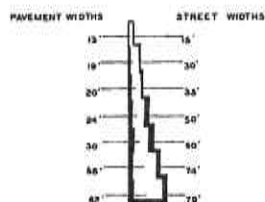
SUMMARY OF MINIMUM DESIGN STANDARDS

Type	Arterial	Major	Minor
Number of traffic lanes	2-4	2	2
Width of traffic lanes	12'	11'	10'
Width of parking lane or shoulder	8-10'	8'	8'
Width of right-of-way	80'-120'	60'-66'	60'
Grade in percent (maximum)	4-5	7	10

Curbing has been installed on Stafford and Sanger Avenues, and Main, White and Putnam Streets; and on part of Buell Avenue, Bacon Street and Park Place. Sidewalks are generally provided on these same streets, on Babbott and parts of Tower, Madison, Berrill, Elmwood and Osborne.



SOURCE: S.D.W. WIDTHS FROM SANGORH ATLAS
PAVEMENT WIDTHS FROM FIELD SURVEY BY CONSULTANT



Street & Pavement Widths VILLAGE OF WATERVILLE N.Y.

VILLAGE PLANNING BOARD
RUSSELL D. BAILEY & ASSOCIATES
PLANNING CONSULTANT
UTICA N.Y.

1964

THE PREPARATION OF THIS MAP WAS FINANCIALLY AIDED THROUGH A FEDERAL GRANT FROM THE URBAN RENEWAL ADMINISTRATION OF THE HOUSING AND HOME FINANCE AGENCY, UNDER THE URBAN PLANNING ASSISTANCE PROGRAM AUTHORIZED BY SECTION 701 OF THE HOUSING ACT OF 1934 AS AMENDED. THIS MAP WAS PREPARED UNDER THE URBAN PLANNING ASSISTANCE PROGRAM FOR THE NEW YORK STATE DEPARTMENT OF COMMERCE. IT WAS FINANCED IN PART BY THE STATE OF NEW YORK.



Comparison of existing street widths with the standards shown above shows that almost all streets in the Village are deficient in right-of-way or pavement width, or both.

Arterial Streets - The four arterial streets are compared below as to existing and minimum standard right-of-way and pavement widths:

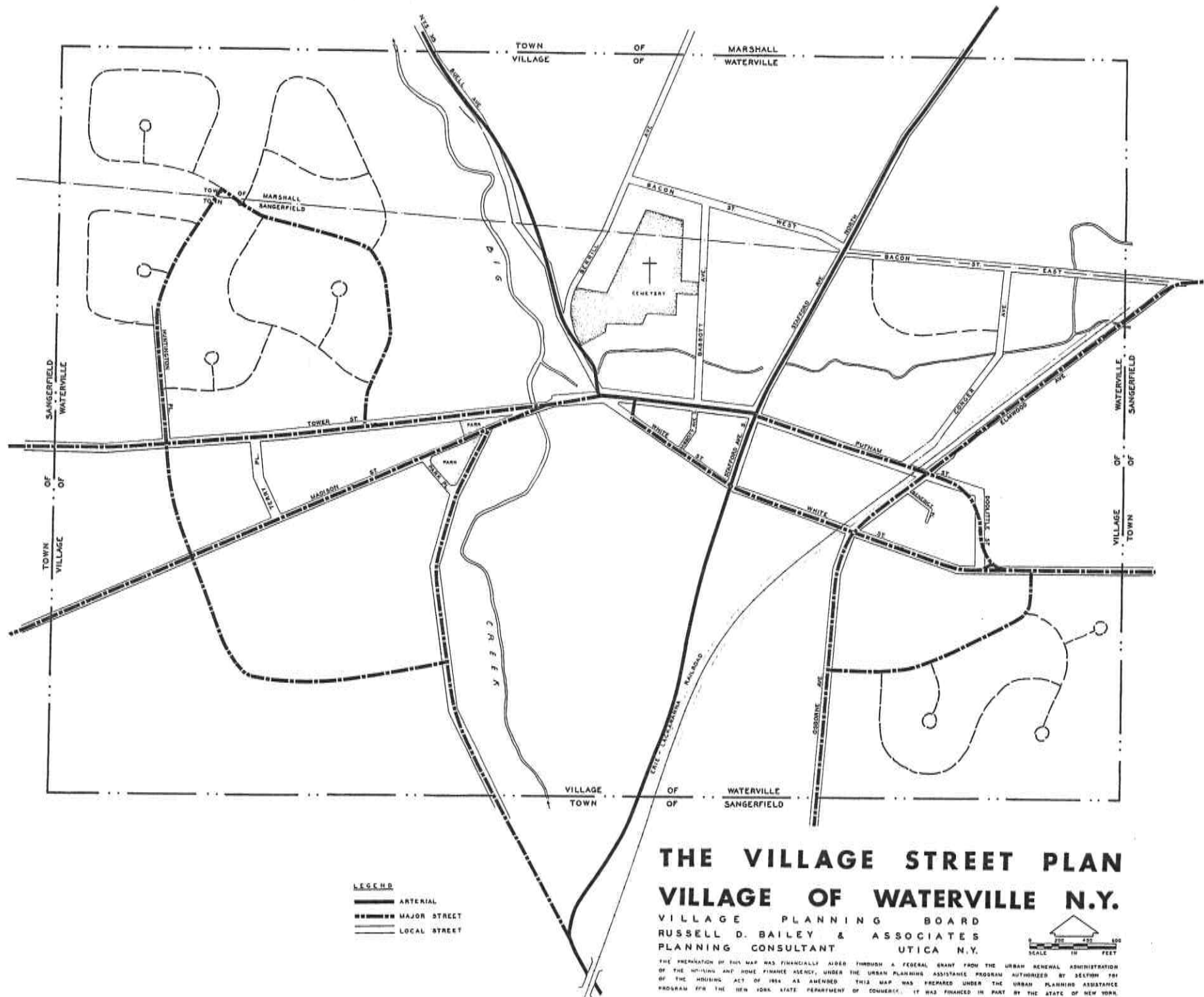
Street	Right-of-way		Pavement	
	Existing	Standard	Existing	Standard (including 2 parking lanes)
Stafford	60	80-120	30	40
Sanger	66	80-120	30	40
Buell	35-55	80-120	19	40
Main	60-89	80-120	40-62.5	40

Major Streets - Major streets in the Village include Tower, Madison, Berrill, Osborne, Elmwood, Bacon, White and Putnam. The existing right-of-way and pavements are compared with minimum design standards below:

Tower	64	60-66	18-19	38
Madison	50	60-66	21-30	38
Berrill	50	60-66	20-25	38
Osborne	60	60-66	24	38
Elm wood	50	60-66	19-20	38
Bacon	45-50	60-66	18-25	38
White	50	60-66	24	38
Putnam	66	60-66	25-30	38

Minor Streets - Minor streets are also deficient in right-of-way and pavement widths, as shown below:
(including 1 parking lane)

Babbott, North	50	60	24	28
Babbott, South	30	60	22	28
Conger	50	60	18-19	28
Terry	70	60	17	28
Huntington	50	60	13	28



THE STREET PLAN

The Waterville Street Plan includes proposals for upgrading the street system progressively. The Plan shows an Arterial Street system consisting of Stafford Avenue and an extension of Stafford southward along the railroad to meet Route 20 south of the Village. Buell Avenue is to continue as an Arterial street, but with better alignment, grades and intersection with Main Street. The two blocks of Main Street between Buell Avenue and Stafford Avenue remain in the Arterial Street Plan.

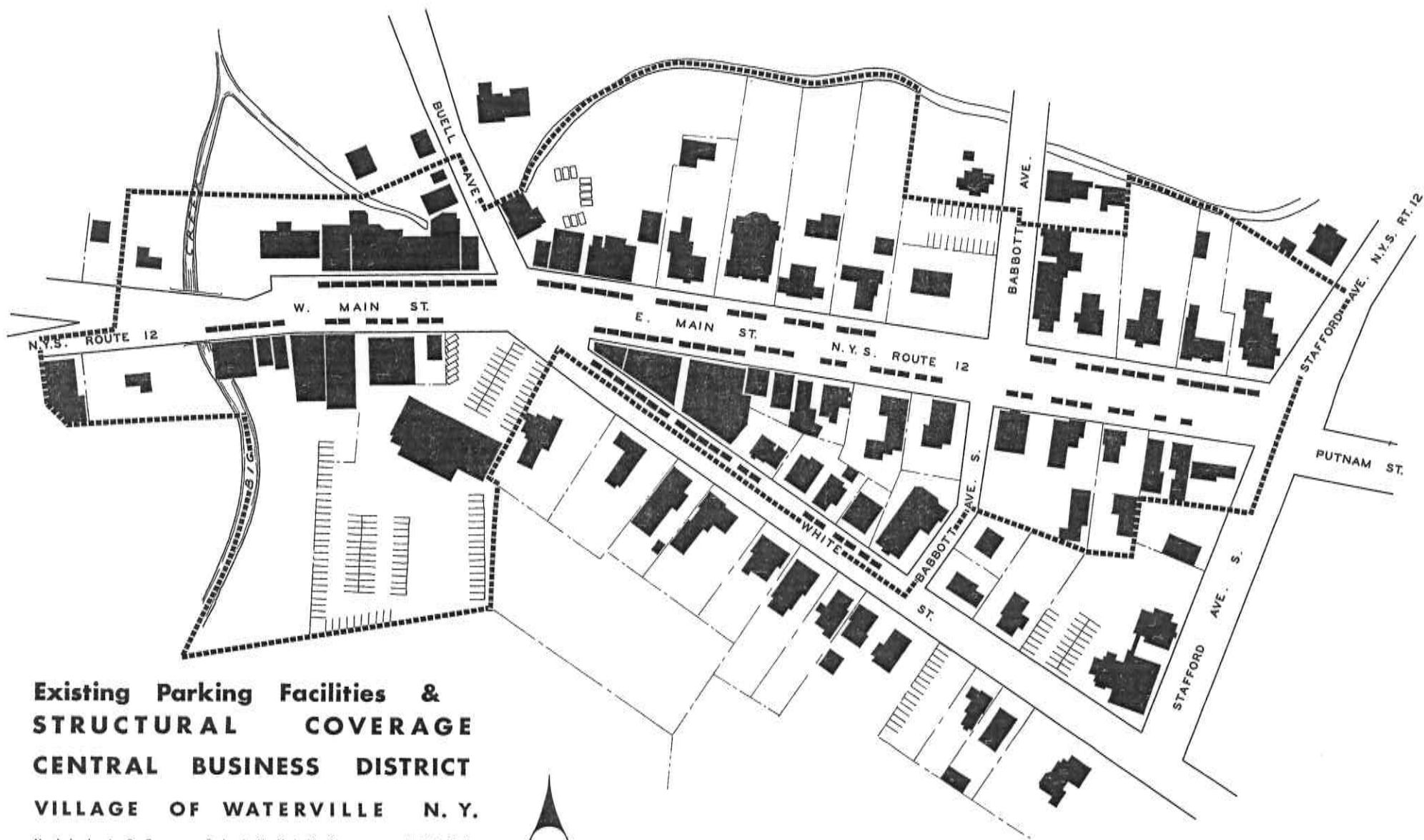
Compliance with arterial street standards requires a pavement width of 40 feet for each 2-lane arterial street. In addition, the extension of Stafford Avenue should be a limited access highway.

Major Street design standards call for a minimum right-of-way of 60 feet, and a minimum pavement width of 38 feet as tabulated on the preceding page. Major streets include Tower, Madison and Putnam - Osborne, Elmwood and Berrill Avenues, and also the following:

Sanger Avenue - The right-of-way is 66 feet wide, but the pavement width of 30 feet should be increased to 38 feet to meet major street standards.

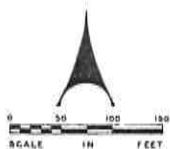
White Street - White Street has several problems including the 50-foot width of the street and the sharp angle at Main Street. In order to correct some of these deficiencies, it is recommended that the four-way intersection of White Street and Buell Avenue with Main Street should be relocated so that White Street will intersect Main Street on a new location between the bank and the hardware store. It is suggested that the pavement be widened to 28 feet to provide two 10-foot traffic lanes and one parking lane, plus space for a walk and planting area on each side. The street will serve local residents, primarily.

Several new streets and subdivisions are suggested in the plan of development for Waterville. These streets are designed primarily for local access to abutting properties. Due to the steep ravine along Big Creek, it is not feasible to establish a ring road around the Village. It is desirable, however, to connect the existing street system west of Big Creek by adding new major streets which will provide good circulation from Sanger Avenue across Madison and Tower Streets into a future subdivision north of Tower Street. It is also desirable to carefully design a road system which will make it practical to develop the hilltop in the southeast corner of the Village and to provide a major street connection from Osborne Avenue to White Street. Other than these streets which connect one part of the Village with another, the other streets in new subdivisions should be considered as minor streets which give access only to abutting properties and do not carry traffic from one section of the Village to another.



**Existing Parking Facilities &
STRUCTURAL COVERAGE
CENTRAL BUSINESS DISTRICT
VILLAGE OF WATERVILLE N. Y.**

VILLAGE PLANNING BOARD
RUSSELL D. BAILEY & ASSOCIATES · PLANNING CONSULTANT



THE BUSINESS DISTRICT AND PARKING PLAN

The business district in Waterville was developed many years ago when other means of transportation were in use, and when it was inconvenient for customers to trade in Utica, Syracuse or other metropolitan centers. In order for the Village to keep itself in a strong competitive position, it is the purpose of this plan to present a brief description of the district and to offer suggestions for improvement.

The total area of the Waterville Business District is 17.8 acres. The Business District is made up of 6.1 acres of commercial land use, 4.4 acres of residential land use, 1.9 acres of public land use, 1.4 acres of semi-public land use, and 4.0 acres of streets.

HEIGHT OF STRUCTURES - There is an almost even distribution of one, two, and three-story commercial structures in the Business District. Many of the two and three-story structures have vacancies on the second and third floors. The height of the 36 commercial structures in the Business District is shown below:

<u>Number of Stories</u>	<u>Number of Structures</u>
1	12
2	13
3	11
	<u>36</u>

USE OF STRUCTURES - The Waterville Business District has a total of 204,525 square feet of floor space on all floors in all structures. The distribution of floor space is as follows:

Floor	Square Feet	Percentage	Commercial	Residential	Public	Semi-Public	Vacant
First	113,450	55.4	63,000	20,950	7,400	15,800	6,300
Second	67,025	32.8	7,525	43,075	1,400	3,550	11,475
Third	24,050	11.8	-----	6,425	-----	3,600	14,025
TOTAL	204,525	100.0	70,525	70,450	8,800	22,950	31,800

PARKING SURVEY AND RECOMMENDATIONS

On Friday, September 27, 1963 a parking survey was conducted in the Waterville Business District. Curb and off-street parking spaces were checked hourly from 10 A.M. through 9 P.M. to determine the occupancy and vacancy rate and the duration of parking. The survey covered a total of 326 parking spaces, 114 of which are curb spaces and 212 of which are in municipal and private off-street parking lots. The purpose of this parking survey was to examine the parking facilities and use in order to determine what steps, if any, should be taken to correct parking deficiencies. All parking in Waterville is unmetered.

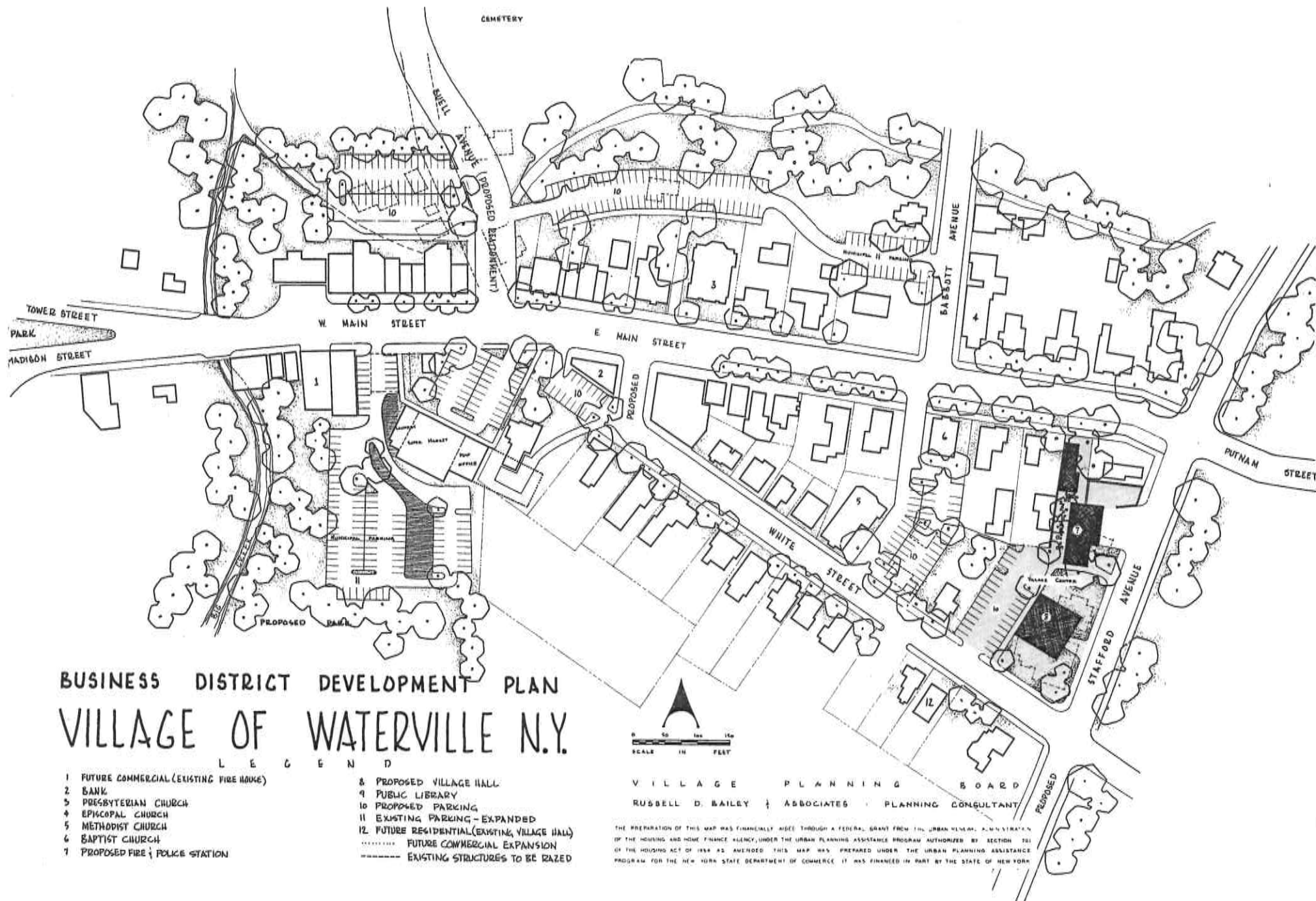
The combined curb and off-street parking spaces provide a total of 326 parking spaces in the Business District. Of the total 3912 space hours available during the 12-hour survey, 1,367 were used on the day of the parking survey, providing a 12-hour average use of 35 percent. The highest over-all use occurred in the morning hours with 39.0 percent. The afternoon use dropped to 36.1 percent, and the evening parking use was 30.5 percent. The highest use of curb parking occurred on East Main Street between Buell and Babbott Avenues, primarily during the evening hours. The highest use in off-street parking lots occurred at the Grand Union market lot.

The parking survey shows the areas which generate the most parking and the highest parking density. The results, however, are not indicative of a parking problem at the present time. The percentages of parking density are all rather low, including the 69.1 percent density for East Main Street during the evening hours.

The Village has two off-street parking lots in the Business District, and the new shopping center provides off-street parking. There is no particular shortage of curb parking space. It is recommended, however, that as business activity increases in the Village and as old buildings are remodeled or rebuilt, additional off-street parking should be provided by the Village, or the merchants, or both.

One large off-street parking area should be created north of Main Street from Buell Avenue to Babbott Avenue. The land is mostly undeveloped at the present time.

Another off-street parking area should be created west of Buell Avenue, back of the Main Street stores.



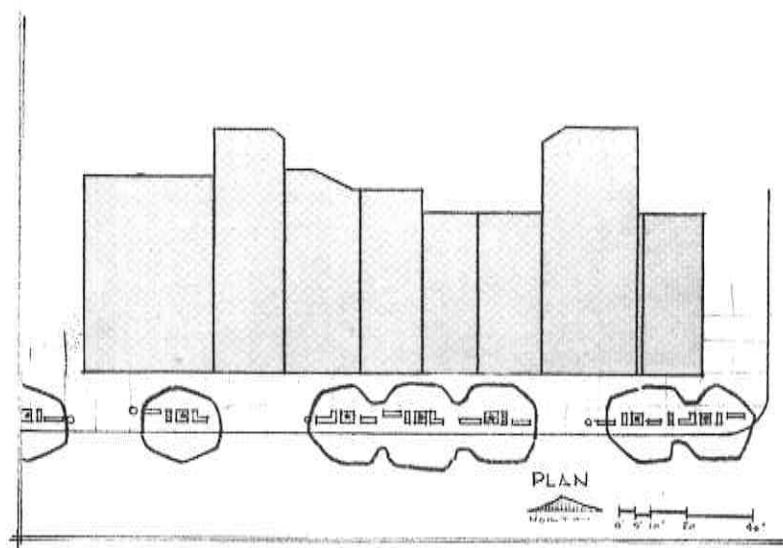
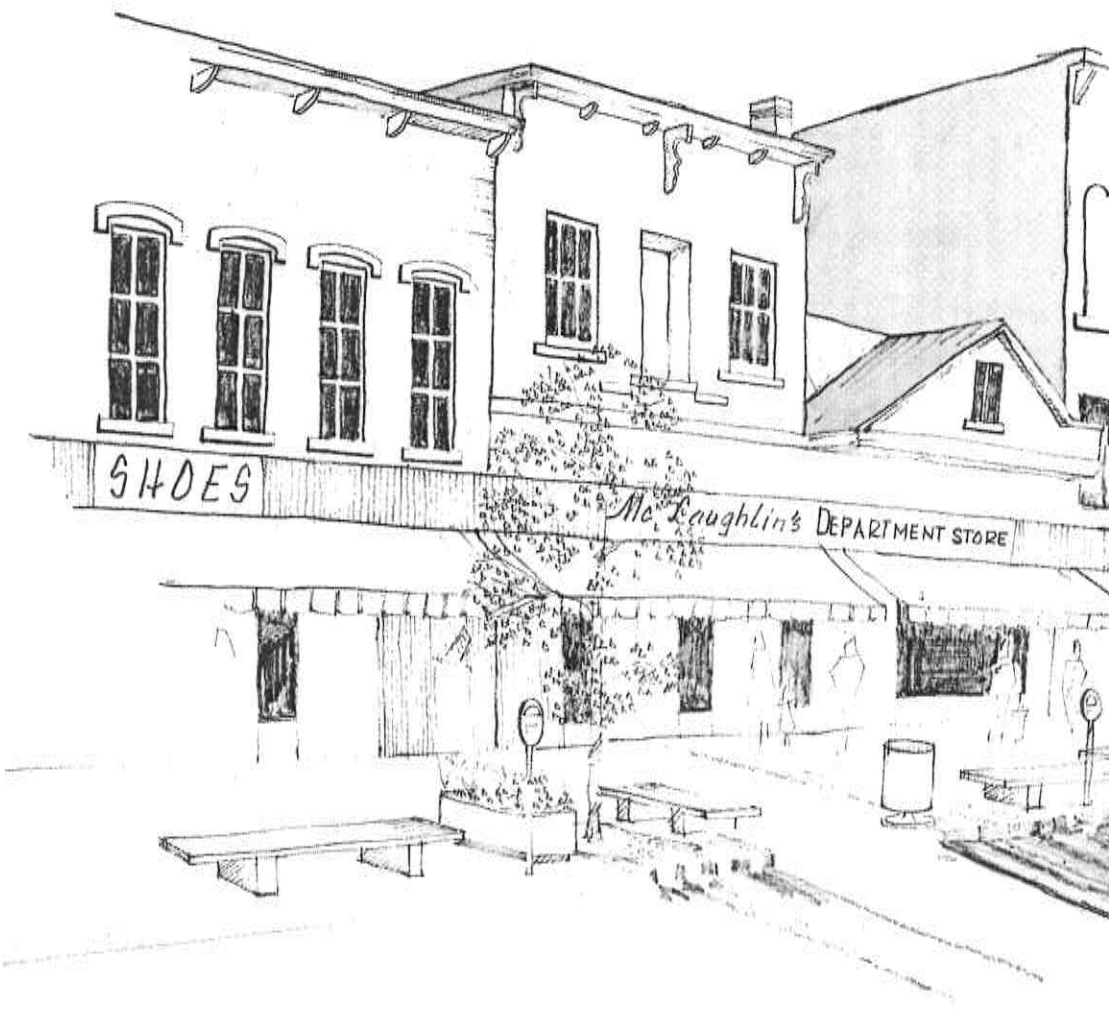
THE BUSINESS DISTRICT DEVELOPMENT PLAN

The Business District has a character which is distinctive to the Village of Waterville. Unlike many village business centers, the Waterville Business District has retained many of the good characteristics which it had at its beginning. It serves, therefore, not only as the business center of the Village, but also as the public image of Waterville. Because of its importance, it should be designed to strengthen the position of the Village in its role as a community trading area.

One of the most significant improvements for the Business District would be the removal of through traffic, especially trucks, from Main Street. For this purpose, it is recommended that Route 12 be rerouted from the Business District by extending Stafford Avenue south, parallel with the railroad. No major relocation of Route 315 is proposed at this time, although Buell Avenue should be reconstructed and regraded at Main Street to provide a 90 degree intersection to secure a better grade at the approach to Main Street, and the brook should be straightened. After extension of Stafford Avenue, through traffic on Route 315 would use the two blocks of East Main Street to connect with Route 12 at Stafford Avenue, although such traffic will probably be reduced when the new Route 12 B is built through the Oriskany Valley.

The Buell Avenue-White Street intersection with Main Street has problems of grade, crossing and turning traffic and awkward angles of intersection. It is proposed that the Village investigate the feasibility of closing the west end of White Street to prevent cross-over traffic from Buell Avenue; and also investigate the feasibility of widening the alley east of the bank to provide a 60-foot wide street connection for White Street to Main Street.

Street and pavement widths are generally adequate except at the bridge over Big Creek where the narrow street creates a bottleneck. Buell Avenue right-of-way should be widened to 60 or 66 feet and the pavement should be 40 feet wide in the Village. White Street has a narrow right-of-way and pavement. Relocation of the intersection of White and Main Streets will tend to reduce the importance of White Street. The 60-foot width for the proposed connection between Main and White Streets is important. Elsewhere, the 50-foot street width may be functional, but the pavement should be widened to 28 feet so as to provide two 10-foot traffic lanes and one eight-foot parking lane.



WATERVILLE, N.Y. C.B.D.
RUSSELL D. BAILEY & ASSOCIATES UTICA, N.Y.

ARCHITECTURAL CHARACTER - At the present time architectural unity is lacking in the Village center. Unity can be gained, however, by introducing unifying elements at the pedestrian scale, while keeping the over-all character of the buildings unchanged, thus achieving a pleasing rhythm at the first floor level of the buildings.

Unity may be gained, for example, by the introduction of awnings on all of the buildings at the same level. These awnings could be of a uniform material and type, yet varied in color. In addition, an orderly, unified design of windows should be achieved by giving careful attention to the relationship of display windows to the space between them. Another unifying treatment is the handling of signs for the stores as shown in the sketch. A sign band, unified as to material and construction, would provide variety from store to store, but unity in the entire district. It would also require elimination of all overhanging signs.

Sidewalks on the north and south side of West Main Street are over 13 feet wide. Because these sidewalks are wide it seems possible and desirable to introduce street trees, masonry planters, and benches in the walks to add color, attractiveness, human scale and interest to the business district.

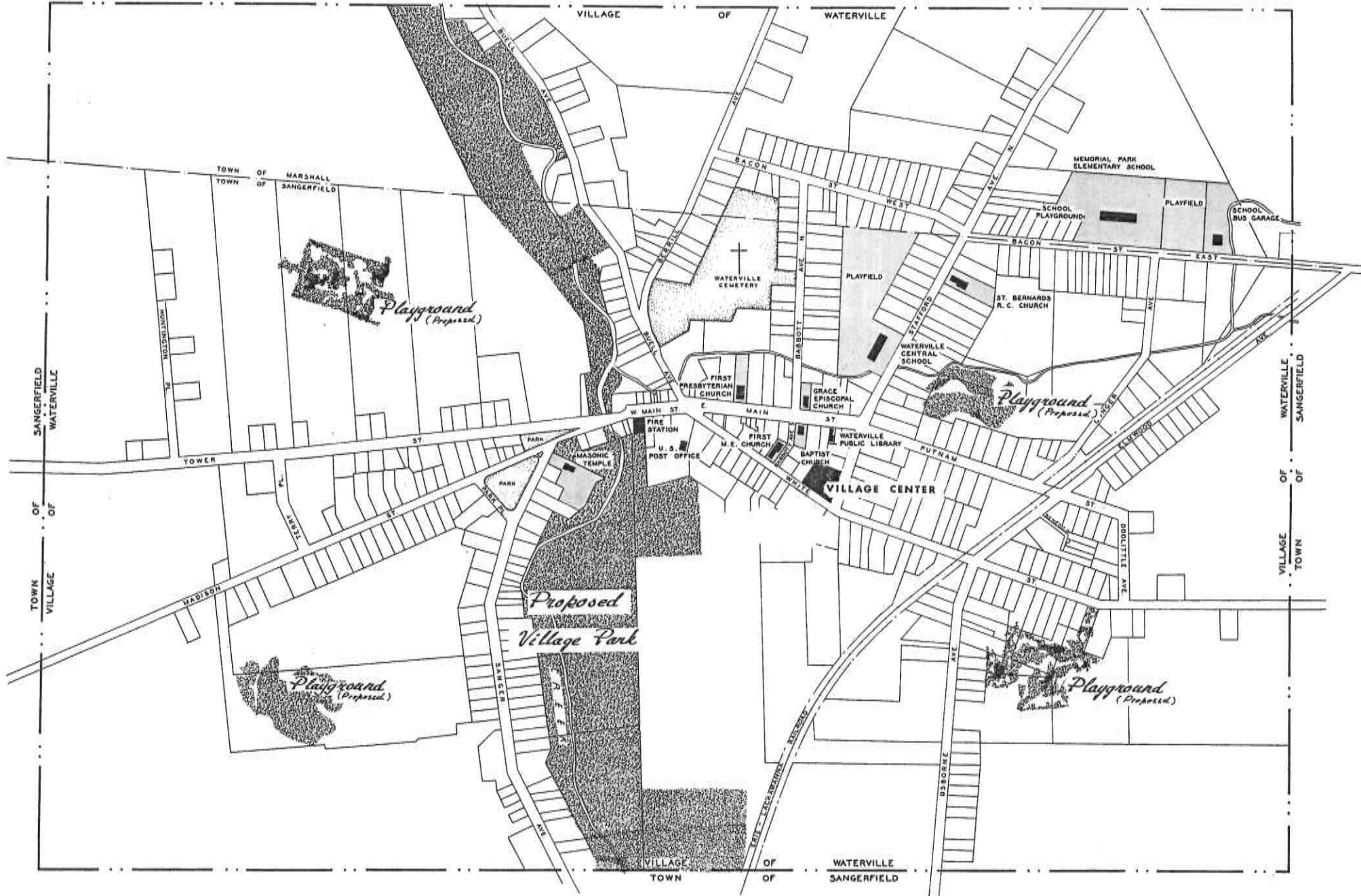
None of these proposals to unify and beautify the business district would be so expensive as to be prohibitive for the property owners and for the merchants. Most of the proposals could be carried out effectively by the individual merchants, and the Village would incur a minimum amount of expense.

PROPOSED VILLAGE CENTER

It is recommended that the Village look forward to the consolidation of Village offices, police, fire station and public works in new buildings at a new location. A site is recommended at the northwest corner of Stafford Avenue, South, and White Street. This will be a strategic location when Stafford Avenue is extended southerly. The new Village Center will front on this arterial and access will be good in all directions. This site would enable the library to become a part of the Village Center.

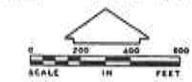
The plan illustrates a group of Village buildings at the corner of Stafford Avenue and White Street. The Village Hall is the cornerstone of the group. It should provide space for the Village Clerk, Village Board, and a meeting room, plus file and record rooms.

A separate building is shown for public safety functions such as the fire and police departments. Although the present fire station is relatively new, it is not a particularly compatible use in the business district where retail services should predominate. If and when a new location becomes possible and desirable, this facility should be located adjacent to the Village Hall.



PROPOSED COMMUNITY FACILITIES VILLAGE OF WATERVILLE N.Y.

VILLAGE PLANNING BOARD
 RUSSELL D. BAILEY & ASSOCIATES
 PLANNING CONSULTANT UTICA N.Y.



THE PREPARATION OF THIS MAP WAS FINANCIALLY AIDED THROUGH A FEDERAL GRANT FROM THE URBAN RENEWAL ADMINISTRATION OF THE HOUSING AND HOME FINANCE AGENCY, UNDER THE URBAN PLANNING ASSISTANCE PROGRAM AUTHORIZED BY SECTION 101 OF THE HOUSING ACT OF 1954 AS AMENDED. THIS MAP WAS PREPARED UNDER THE URBAN PLANNING ASSISTANCE

THE COMMUNITY FACILITIES PLAN

PARKS AND PLAYGROUNDS

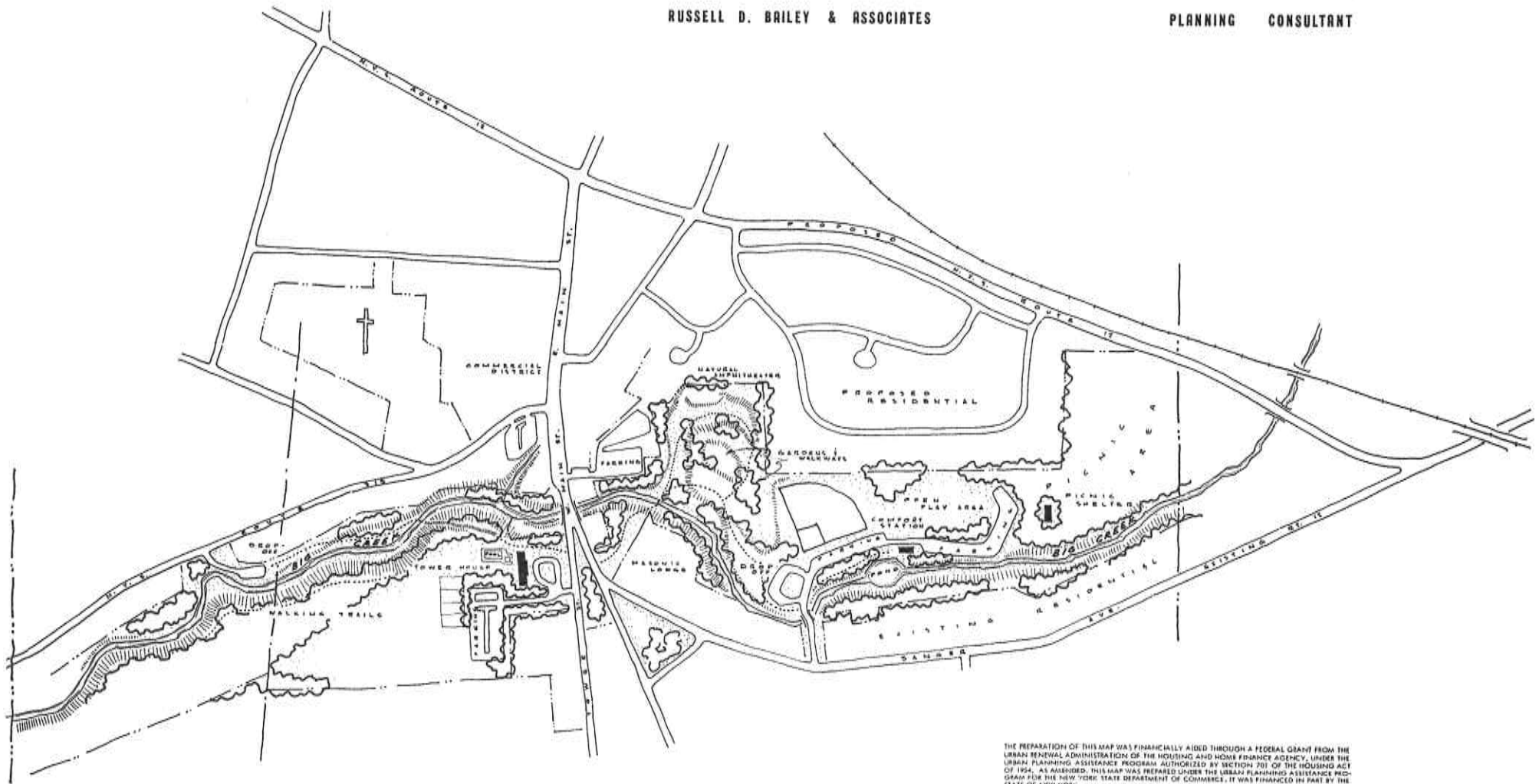
PLAYGROUNDS - For playground planning purposes, 6 residential neighborhoods are suggested. These neighborhoods are relatively undeveloped at this time, but playground sites should be acquired and developed as growth takes place.

- The Northwest Neighborhood - This choice area for residential development could have about 1,000 residents in the future. A children's playground with an area of three acres or more should be provided within safe walking distance for all of the neighborhood children.
- The North Central Neighborhood - is the area north of the business district between Big Creek and Stafford Avenue. The playground needs are fairly well met by Babbott playfield which is the site of the Waterville Central School.
- The Northeast Neighborhood - playground area needs are met by the 16.77-acre site on which the Memorial Park Elementary School is located. The area should be carefully planned and developed to provide additional playground and playfield areas such as ball fields and courts.
- The Southeast Neighborhood - includes the wooded hill east of Osborne Avenue and south of White Street. An area of three acres or more should be acquired and developed for playground use.
- The South Central Neighborhood - between Big Creek and Osborne Avenue is relatively undeveloped at present. A children's playground should be provided in conjunction with the Big Creek Village Park.
- The Sanger Heights Neighborhood - in the southwest part of the Village should have a playground of three acres or more. This land is used for farming now, but it is prime land for residential development and will no doubt be used as the need for new homes and new subdivisions increases.

BIG CREEK PARK - SKETCH PLAN VILLAGE OF WATERVILLE N. Y.

RUSSELL D. BAILEY & ASSOCIATES

PLANNING CONSULTANT



THE PREPARATION OF THIS MAP WAS FINANCIALLY AIDED THROUGH A FEDERAL GRANT FROM THE URBAN RENEWAL ADMINISTRATION OF THE HOUSING AND HOME FINANCE AGENCY, UNDER THE URBAN PLANNING ASSISTANCE PROGRAM AUTHORIZED BY SECTION 701 OF THE HOUSING ACT OF 1954. AS ADVISED, THIS MAP WAS PREPARED UNDER THE URBAN PLANNING ASSISTANCE PROGRAM FOR THE NEW YORK STATE DEPARTMENT OF COMMERCE. IT WAS FINANCED IN PART BY THE STATE OF NEW YORK.

PLAYFIELDS - In addition to the four proposed neighborhood playgrounds, and the children's playgrounds provided at the two schools, the Park and Playground Plan should include playfields for teenagers and young adults. The Waterville Central and the Memorial Park School sites are satisfactory as to location and size, although each needs more playfields and courts. A third playfield of 10 acres or more should be provided in the proposed Big Creek Park.

VILLAGE PARK - A scenic Village park is proposed in the Big Creek Valley through the center of Waterville. The park should have an area of 50 acres or more and should include the wooded ravine and adjacent fields. This is an outstanding resource which should be preserved for public use and enjoyment. The park is adaptable to development for playgrounds, playfields, picnic areas and scenic areas. A Sketch Plan showing a design for Big Creek Park is shown on the opposite page.

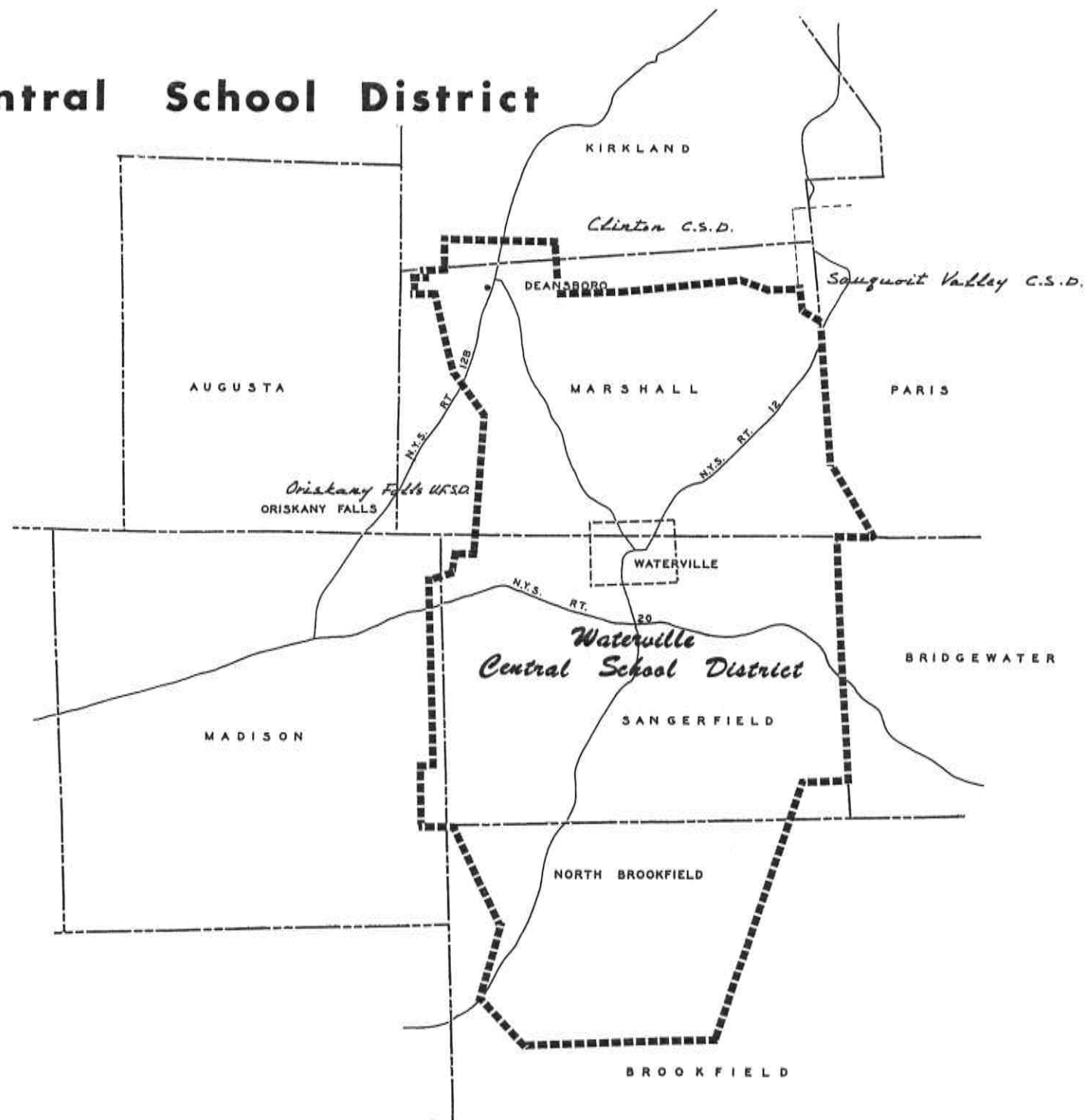
The proposed park along Big Creek is in two parts - one south of the Main Street business district, and one north of the business district from Main Street to the Village line. This will create a park a mile long, and the width will vary from about two hundred to about six hundred feet. The purpose of the park is to preserve the scenic resources of Big Creek and the adjacent woods and hillsides, and to make land available for a variety of recreational uses. The proposed park will be a "centerpiece" for the Village which will preserve the Village character and make the "Water" of Waterville available to all present and future residents of the Village.

The two parts of the proposed park differ in character. The upper or southern end is relatively open and the Creek flows through fields and pastures and along the back yards of the homes fronting on Sanger Avenue. The 25 or 30-acre area of this portion of the park is adaptable for playgrounds, playfields and scenic park purposes, including picnic areas. The Creek falls about 20 feet in this portion of the park.

The lower or northern end of the proposed park is more rugged with steep wooded hillsides enclosing the valley and with a fall of about a hundred feet from Main Street to the northern Village limits.

The northern end of the proposed park would be bounded on the east generally by the highway (Route 315) and the rear lot line of the homes located on the west side of that highway. It would be bounded on the west generally by the rim of the valley as outlined by the wooded hillside. This portion of the park is suitable for scenic park purposes, including hiking and picnicking.

Waterville Central School District



S C H O O L S

The three active schools in the Waterville system are the Memorial Park Elementary School serving grades K-4; the Waterville Central School serving grades 5-12; and the Deansboro School serving the kindergarten only.

The Waterville Central School District was formed in 1928 when eleven local school districts voted to centralize with the Village School District. Since that time, the District has continued to expand so that now 21 of the local school districts surrounding Waterville are included in the Central School District.

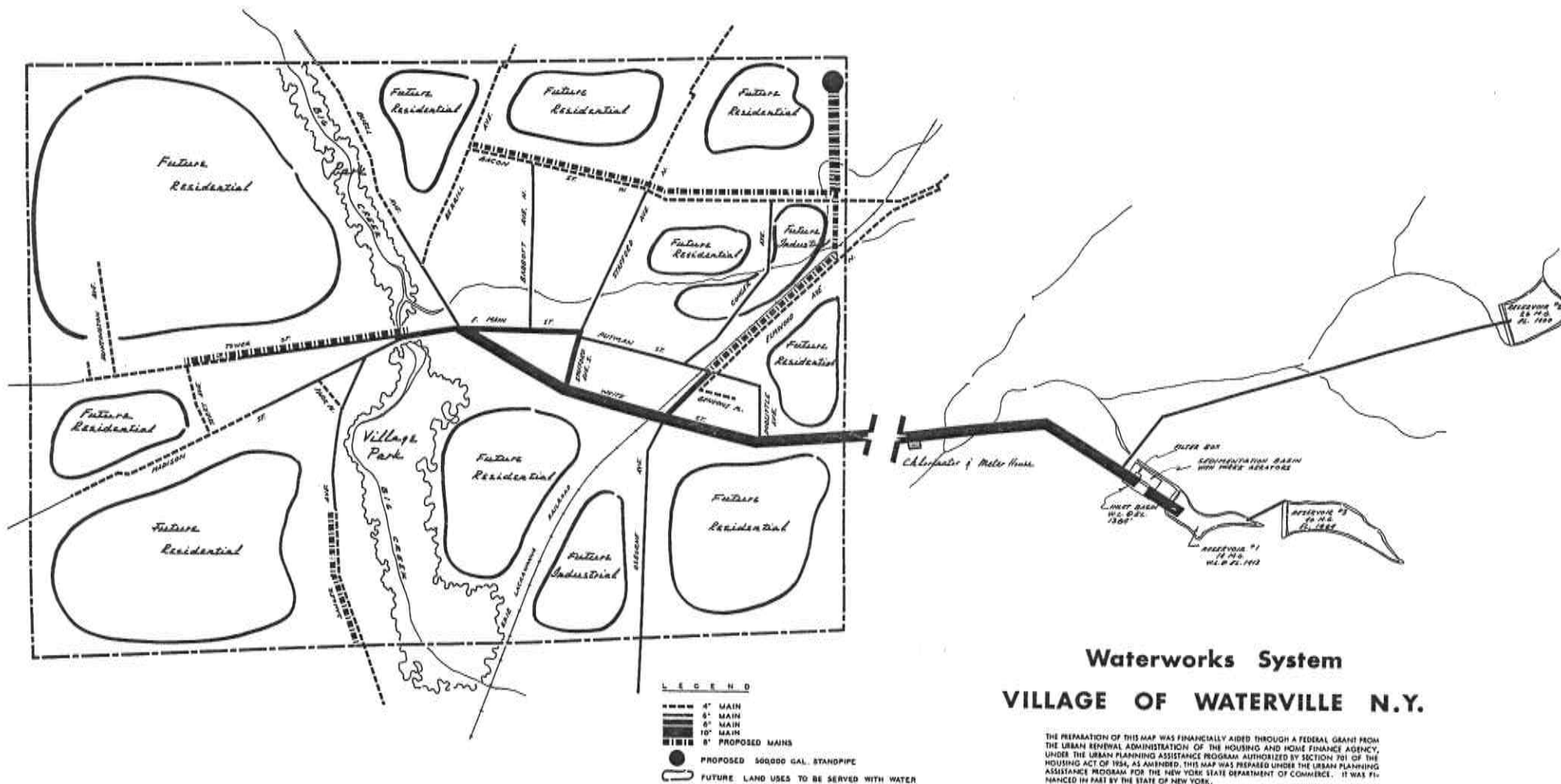
From 1954 to 1963 the number of children enrolled increased from 1,048 to 1,270. During this same time, there was a net decrease of 31 migrant children enrolled. There was, therefore, a net increase of 252 resident children enrolled in the Waterville Central School system from 1954 to 1963.

The North Brookfield School has been closed because of its structural and functional obsolescence. The need to replace those classrooms, plus a normal annual need for one or two new classrooms, results in a projection for eight to fourteen new classrooms by 1970.

The high school is crowded and needs renovation, including modern plumbing and electrical facilities. The Board of Education has conferred with the Department of Buildings and Grounds of the State Education Department whose recommendations on the Waterville Central School District building program include the following:

- . Increased classroom space at the present High School will not be approved by the State. The Department of Buildings and Grounds recommends that a new high school be built on a new and more adequate site.
- . The present High School should be used by grades 4-8, and for all school offices.
- . State aid will be available for renovation of the present High School if attendance capacity is not increased.
- . Expansion of the Memorial Park Elementary School is not the best answer for additional classrooms for this would require a second recreation room.

Discussions of consolidation with adjacent school districts are in an early stage. School districts involved in this consideration include Waterville, Brookfield, Bridgewater, Oriskany Falls and Madison. The outcome of consolidation considerations will be a factor in the central location for a new high school to serve the area.



PUBLIC UTILITIES

THE WATER SYSTEM - This report indicates areas within the Village which are ripe for development and where water and sewer services will be required to implement development. The population of the Village in 1960 was 1,901 persons. Due to the fact that Waterville is only a few miles away from the Utica employment and trading center, and due to the fact that good highways are being constructed which will make Waterville even more accessible, the population for 1980 is estimated at 2,400 to 2,500 persons; and the population is expected to continue to increase through the foreseeable future. Population expansion and community development can be enhanced or retarded in proportion to the extent to which public utilities are available.

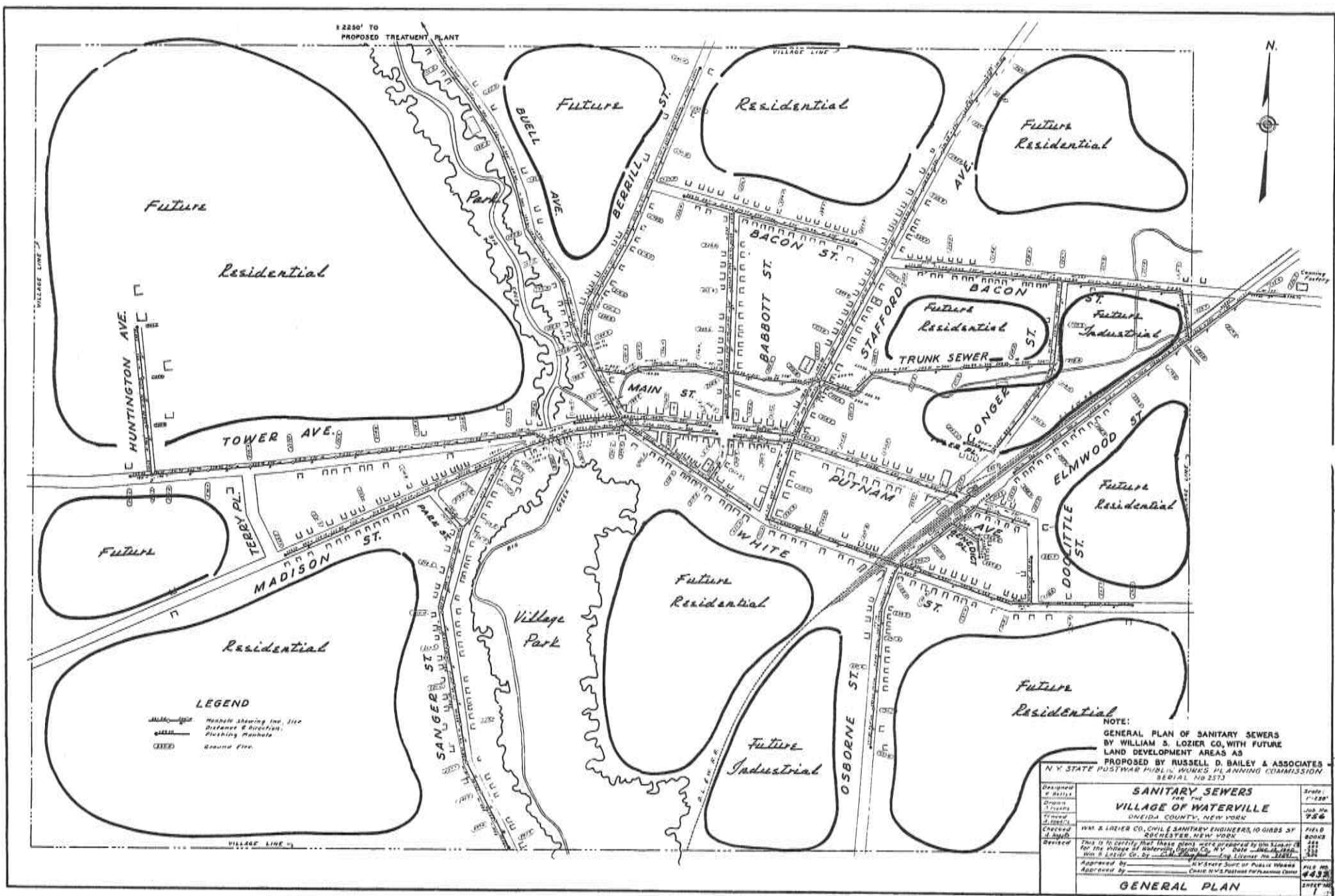
The Village water supply comes from branches of Big Creek. The water is stored in reservoirs located in the Town of Sangerfield having a total capacity of 80,000,000 gallons. The water is carried to the Village in a 10-inch main located in White Street. The distribution system consists mostly of four and six-inch pipe.

The Village sells water to Sangerfield Water District located on Route 20.

Water use in 1964 averaged about 200,000 gallons per day. The principal users are the knitting mill, the milk station and the Waterville Central School. The entire system is metered.

The Village has ample quantities of water, but storage facilities are needed. The Village's Engineers on the water system have recommended the following:

- . A new 500,000 gallon storage facility consisting of a standpipe about 60 feet in height. This reservoir is intended to "float" on the distribution system and no pumping will be required.
- . A new 8-inch main from Bacon Street southerly along the east Corporation line to Elmwood Avenue. A new 8-inch main along Elmwood Avenue to White Street has recently been installed.
- . A new 8-inch main on Bacon Street from the east Corporation line to Berrill Avenue.
- . A new 8-inch main on Tower Street from Terry Avenue to the intersection of Madison and West Main Streets.
- . A new 8-inch main on Sanger Avenue from the end of the existing 6-inch main, southerly to the Corporation line.



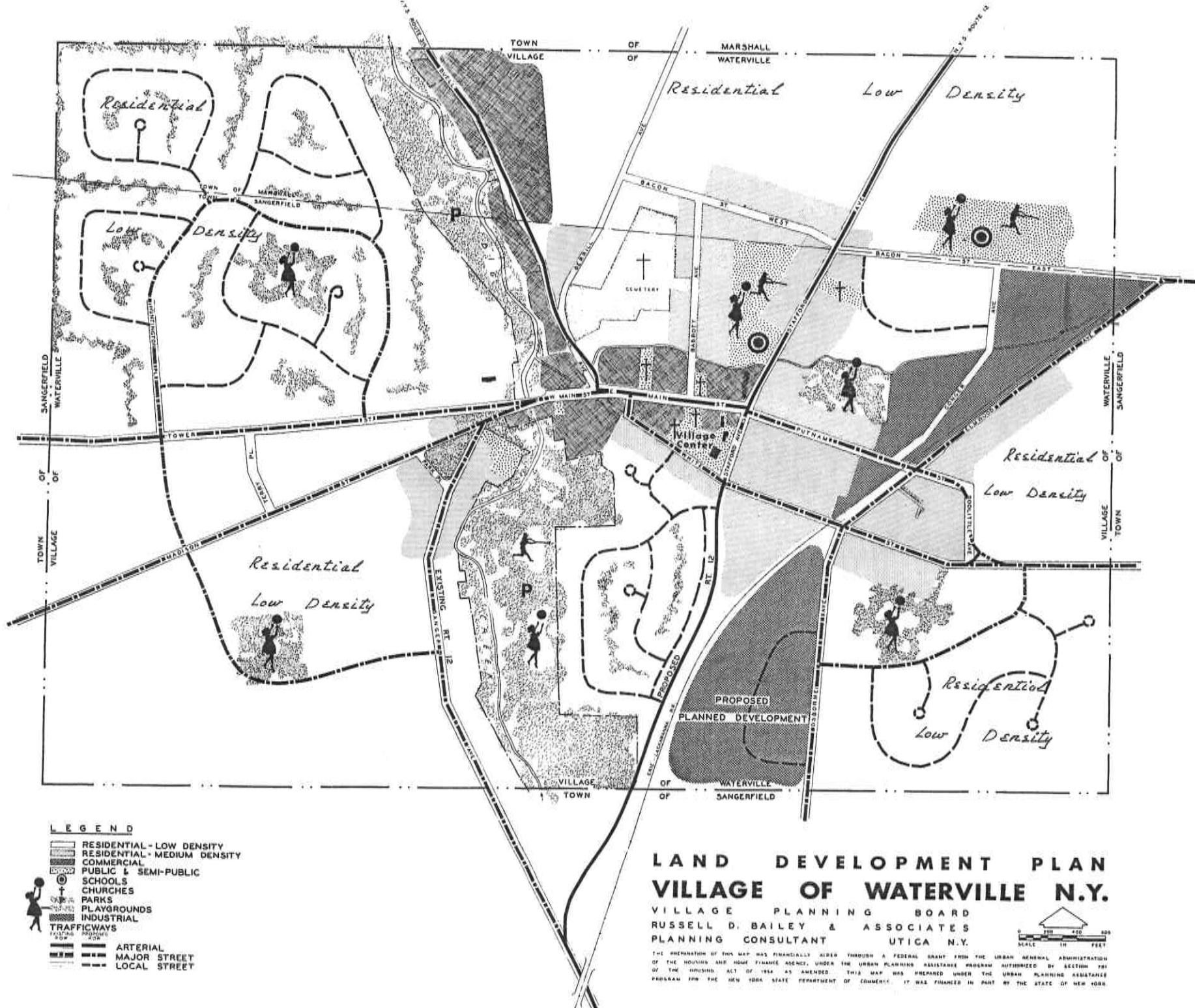
SANITARY SEWER SYSTEM - There is no public sanitary sewer system, nor treatment facilities, serving the Village of Waterville. Individual septic tanks are usually provided, but some properties located adjacent to the creeks in the Village discharge sewage directly into the creeks. The lack of sanitary sewer facilities is a handicap to progress in the Village.

In 1946, plans and specifications for construction of a sanitary sewer system for the Village of Waterville were prepared by the William S. Lozier Engineers. The plan shows the location, size and direction of flow of the proposed system, as well as the location of the proposed sewage treatment plant.

The general plan of the system as proposed provides for 8, 12, and 15-inch trunk sewers generally following East Creek and Big Creek. These trunk sewers are joined from place to place by other sewer mains which would serve all parts of the Village. The proposed 15-inch trunk sewer in Buell Avenue would collect sewage from the business district and adjacent areas and continue northerly beyond the Village line to a proposed sewage treatment plant in the Town of Marshall. The sewage treatment plant effluent would be discharged into Big Creek.

Recommendation - Due to the importance of sanitary sewage disposal services to the health, welfare and progress of the Waterville community; the great resource of good land available for residential, commercial, industrial and recreational development; the favorable location of Waterville in relation to the Utica-Rome urban area; and the advantageous location in relation to highway and rail transportation, it is urged and recommended that the officials and citizens of Waterville continue aggressively to seek an equitable and reasonable program for development of a sewage collection and disposal system.

STORM SEWER SYSTEM - The Village has a storm sewer system. As more and more of the Village is developed there will be more and more pavements and roofs from which run-off is immediate rather than gradual as from fields, woods and pastures. The two creeks - Big Creek and East Creek - are natural storm drains. Care should be taken to avoid combined sanitary and storm sewers.



THE VILLAGE DEVELOPMENT PLAN

The plan on the opposite page shows the long-range planning proposals which have been prepared for the Village of Waterville as part of the Urban Planning Assistance program. The plan for Village development shows general areas for residential, commercial and manufacturing uses; a location for a limited access arterial and for major streets; and parks and playgrounds. In addition, the plan illustrates types of neighborhood development. This Land Development Plan should serve as a guide for future physical improvements or changes such as new subdivisions, development of industrial parks, provision of new community facilities, extension of public utilities, construction of new trafficways, and the plan of zoning.

The Land Development Plan represents research and analysis regarding the trend of Village growth, and existing and future land uses. It is intended to be flexible so that changes taking place in the Village may be readily absorbed. The Plan should be approved by the Village Board and adopted by the Planning Board for use in formulating basic policies and objectives as they relate to the physical development of the Village of Waterville. Every three to five years, depending upon the rate of development and change, the Land Development Plan should be reviewed and updated.

In general, the present land uses coincide with the areas indicated for similar uses in the future. Official and community efforts should be in two directions - to restrict land uses in undeveloped areas to those which are appropriate to the area; and to aggressively promote a program to eliminate those uses which do not conform with the highest and best use of the various neighborhoods in the Village. In this way, the Village Development Plan will serve to maintain good residential, commercial and industrial areas and uses, and to prevent the erosion of property and human values.

Since many of the proposals summarized on the Land Development Plan may be implemented by private interests, it is important that the plan be extensively circulated and publicized so that private development, in addition to public improvements, will conform to the plan's objectives.

CAPITAL IMPROVEMENT PROGRAM

One of the most important and effective elements of a Village Master Plan is the Capital Program which lists projects needed for the public health, safety, welfare and convenience; suggests priorities for the projects; and indicates methods of financing. The Capital Improvement Program, therefore, serves as a bridge between the public improvements which the Village must provide at some early date and the long-range program of the Master Plan.

Recent legislation has given New York State municipalities the authority to establish long-range capital improvement programs. Section 99-g of the General Municipal Law, as added by Chapter 742 of the Laws of 1962 states that " Any municipal corporation, by resolution or ordinance of the governing board, may undertake the planning and execution of a capital program"

An important feature of the Capital Program is that it is prepared annually although it covers a 6-year program of projects. The annual budget is prepared from the 6-Year Capital Program, and each year the Capital Program is revised to remove those projects which become part of the annual budget, and to add new projects which have been indicated during the year. The 6-Year Capital Program should be approved annually by the Village Board, just as the budget is approved annually.

The Illustrative 6-Year Capital Program which follows is intended to serve primarily as a guide for the Planning Board, Village Board and citizens of the Village in formulating and adopting a Capital Improvement Program. When thoroughly reviewed and revised, it should represent the needs and desires of the people and officials of the Village of Waterville.

The six-year project program is based upon the trend of assessed valuations, tax rates, revenues and expenditures; and the needs of the Village for street and highway improvements, equipment, Village and neighborhood parks, Village buildings; and a sewage collection and disposal system to serve each property in the Village. Some of the items, such as Street Improvements and Equipment are recurring items; others, such as Park Acquisition occur only occasionally although the payment program may be spaced over a number of years. Improvements to the Water System are usually amortized from water revenues, and the Sanitary Sewers and Treatment Plant may be financed in several ways including Federal and State assistance, bonds and a sewer tax.

ILLUSTRATIVE CAPITAL PROGRAM - 1966-1971

VILLAGE OF WATERVILLE

PROJECT		1965-66	1966-67	1967-68	1968-69	1969-70	1970-71	6-Year Total
EXISTING PROJECTS								
	Bond							
Fire Station Bonds (b)	\$ 42,500	\$ 4,134	4,108	3,882	3,756	3,630	3,504	23,014
Fire Truck Bonds (b)	12,700	2,807	2,719	2,629	-----	-----	-----	8,155
SUBTOTAL		\$ 6,941	6,827	6,511	3,756	3,630	3,504	31,169
PROPOSED PROJECTS								
Streets (t)		\$ 1,000	1,000	1,000	3,000	3,000	3,000	12,000
Business District (t)		1,000	1,000	1,000	-----	-----	1,000	4,000
Parks and Playgrounds (t,b)		2,000	2,000	1,000	1,000	2,000	2,000	10,000
Equipment & Machinery (t,b)		-----	-----	1,000	1,000	1,000	1,500	4,500
Sanitary Landfill (t)		-----	400	900	1,000	750	750	3,800
Storm Sewers and Curbs		-----	-----	-----	1,800	1,200	-----	3,000
SUBTOTAL, <u>1/</u>		\$ 4,000	4,400	4,900	7,800	7,950	8,250	37,300
TOTAL		\$ 10,941	11,227	11,411	11,556	11,580	11,754	68,469
SELF-SUSTAINING PROJECTS								
	Estimate							
Water System - Existing (s)		\$ 4,653	4,566	4,479	4,392	4,305	4,218	26,613
Water System - Proposed	\$ 325,000							
Sewer System - Proposed	500,000							
- Village Share (not including State and Federal funds)								

- 1/ includes debt service
 (t) tax-supported operating funds
 (b) tax-supported loans
 (s) self-sustaining loans

P L A N N I N G A C T I O N

The Waterville Plan presented in preceding pages of this Master Plan Summary constitutes a program for orderly development of the Village. The success of the Master Plan requires close coordination between the Village Board, the Planning Board and citizens of the Village. The coordination is illustrated in the adoption and use of several of the tools of planning such as the following codes and ordinances:

Zoning Ordinance - The Village of Waterville adopted a zoning ordinance in December 1957. This ordinance established two Residential Zones, one Business Zone and one Industrial Zone. The ordinance regulates Building Heights, Lot Area, Dwelling Area, Lot Coverage and Yards. It has been reviewed and revisions have been drafted as part of the Master Plan study. The ordinance should be amended to include the changes proposed, which include more Definitions; separation of business uses into two Business Districts; listing of permitted Manufacturing Uses; Off-Street Parking and Loading Regulations; regulations regarding the Non-Conforming Use of Land; Certificate of Occupancy; and referral of all proposed amendments to the Planning Board for study and recommendation.

Building Code - The Village of Waterville should adopt a Building Code to provide basic and uniform regulations to safeguard the health, welfare and safety of occupants and users of buildings.

Housing Code - A housing code is designed to set minimum standards for the use of residential structures. The State of New York has pioneered in the preparation of a new housing code which the Village of Waterville should review and consider for adoption. A housing code, unlike a building code, applies to existing structures as well as to structures which are to be built or remodeled.

Subdivision Regulations - Subdivision regulations are an aid to the developer; the Village and the eventual property owner in the building of new homes in new neighborhoods which will maintain high standards of quality; and to define the requirements which the Village will expect regarding the layout of the subdivision, road and utility improvements, and lot and block sizes and characteristics. The Village has adopted Subdivision Regulations.

Master Plan - The Village Master Plan is intended to serve as a guide for orderly community development. It should be approved by the Village Board and adopted by the Planning Board. This formal recognition is important to give official sanction to the Master Plan in guiding community development. It is important from the standpoint of gaining citizen support of the Master Plan as a statement of Village policy, goals and objectives. It is also important to be alert to changing conditions and to review and revise the Master Plan from time to time to reflect new or changed conditions.