

# TOWN OF MARCY



## PART II INVENTORY

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## **1.0 Community Overview**

This section provides an overview of the residents in the Town of Marcy. Much of the data collected originates from the United States Census Bureau. This data was analyzed in order to identify trends that have occurred within the town during the past few decades. Where appropriate, trends occurring within the town have been compared with trends occurring within Oneida County and New York State (NYS), for the same time periods.

### **1.1 Regional Setting**

The Town of Marcy is located in the Mohawk River Valley, just northwest of the City of Utica in Oneida County (Map 1-1). The Town of Marcy is approximately 33 square miles or 21,257 acres in size. Other adjacent municipalities in Oneida County include the Town of Floyd to the west, the Town of Trenton to the north, the Town of Deerfield to the east, the Town of Whitestown to the south, and the City of Utica to the southeast. Today, Marcy is primarily a commuter community set in the midst of suburban development surrounding the City of Utica, the traditional urban core of the region.

### **1.2 Settlement History**

The Marcy area was settled, like most Central New York communities, as an agriculture community characterized by rich forests and land. Settlers to the area began arriving in 1773. The first settler in what is now the Town of Marcy was John Wilson and his family, who came from Windsor, Vermont in 1793. He settled on a river farm one-half mile east of Nine Mile Creek, in the southwestern corner of the township. Soon thereafter Welsh settlers found their way into the central and northern parts. Their numbers increased until they constituted the largest part of the population in that district. The homes were mainly log homes with a few frame homes. Due in part to the area's fertile soil, the prominent way of life was farming. The first known industry (c. 1812) in the town was a window glass factory. This factory was located in the northeast part of town on what is now Glass Factory Road. This factory is credited as the first industry in Oneida County to have a production line system.

Early settlers relied on each other for support. For example, each year one settler would volunteer to go to the Onondaga salt beds to gather a year's supply of salt for the entire community. Since the Revolution, Indians had moved further west and posed no threat to the settlers. Black bears did cause problems for the settlers in the wooded areas.

The Town of Marcy was formed on March 30, 1832 from the Town of Deerfield and named in honor of William L. Marcy, then Governor of New York State. Isolation from the main business activity of Deerfield instigated the formation of an independent township. According to the census in 1850, the town contained 1,769 inhabitants. This census recorded one gristmill, seven sawmills, one trip hammer and two tanneries. Other industries that were built in the following decades included two cheese factories and a corn mill. There were also a few taverns. Pioneers who drove to the salt springs located adjacent to Onondaga Lake in the City of Syracuse patronized Rice's tavern just west of Nine-Mile Creek. This

tavern was also the stopping place for the stagecoach and mail. Three churches also were established. The first church was the Stittville Methodist Church organized in 1836. The Marcy Community Church organized in 1842 and Maynard United Methodist Church organized in 1839.

Over time the commercial development moved closer to Nine Mile Creek where mills and factories located near the creek for use of waterpower. The opening of the Erie Canal in 1825 moved commercial traffic to the southern part of the town. Nine Mile Creek lost its purpose to mills and factories due to the development of new power sources. Gradually the mills and factories in Stittville could not compete with others closer to Utica, the new commercial center. The completion of the Booneville-Utica Railroad through Marcy in the mid-1850s was another transportation mode that further decreased the commercial development in the town. Farmers could ship milk or produce out of the area and Marcy residents could catch a train to Utica or head up north to Remsen. Residents began to travel to Utica for factory jobs for higher paying jobs and less hours (only 60 hours a week).

In c.1892, the Town of Trenton ceded to the Town of Marcy the hamlet of Stittville and surrounding farmland acreage. In 1910, most of Stittville burned down. The news of the disastrous fire made national coverage. In 1925, Stittville's fire department formed and protected Stittville and northern Marcy.

In 1911, the state legislature authorized the purchase of 1,000 acres in Marcy initially to move the entire population of Utica State Hospital out of Utica. This never happened however and both hospitals continued to grow. In 1931 Marcy State Hospital became a separate hospital from Utica State. The Township population in 1920 was 1,191 and in 1930 it was 2,602 including the state hospital. The reason for the population decline in 1920 was the movement of the people from rural areas to the cities due to the manufacturing boom during World War I.

In 1929, an airport opened on River Road where the first settlers landed. The City of Utica purchased the land in 1928 and built the airport. Airmail and passengers on American Airlines flew passengers from the airport. The airport closed over 50 years ago when the Oneida County Airport opened in Oriskany.

In the early 1930s, Marcy came to a turning point in its history. Instead of declining, it started to grow. By 1957, there were 3,550 people excluding the state hospital. The Marcy State Hospital patient population was 3,100. During the 1960s the town continued to grow as more and more people turned to suburban living. As a result, farmland was worth more for building lots than farming; and as a result home building increased and farming declined.

The new housing developments prompted the need for zoning laws, planning departments, water lines and sewer systems. In 1953, the volunteer Maynard Fire Department formed to accommodate Marcy's growth. In 1955, road projects began to change connections to and from Marcy. First, the Thruway was built, which bypassed Marcy and eliminated some farmland. In 1957, Cary's Corners cloverleaf and Route 49, a four lane road to Rome was constructed. Then the Glass Factory cloverleaf was built and

later Route 12 Arterial Road project. When the projects were finished 20 years later, New Hartford was linked to Barneveld and Alder Creek. .

In 1961, Marcy State Hospital decreased the number of patients due to improved medicines. This decrease almost caused both the Utica and Marcy State Hospitals to close and put a strain on employment for Marcy residents. In the 1980s, the hospital buildings were converted to prisons, which have brought jobs to Marcy.

Early settlers taught children in homes. The first school was erected on the old River Road about one half mile east of Nine Mile Creek. In the 1940s, Marcy students became a part of the Whitesboro School District serving the southern portion of the Township. Before this, Marcy and Stittville were a part of ten school districts. A few one-room schoolhouses were still being used until consolidation in the 1940s. The Whitesboro District now has a modern high school adjacent to Route 291. In 1966 New York State purchased 840 acres on the eastern Marcy Townline, between Mulaney Road and Route 49, to locate the SUNY Institute of Technology of Utica/Rome. The Institute offers professional, technical, and liberal arts programs.

Marcy is known for being a power supply center. Within the town is the New York State Power Authority Distribution Center, on Glass Factory Road, and two Niagara Mohawk power stations, on Edic Road. Marcy receives electrical power from Niagara and St. Lawrence power sources and redistributes the power to many users around New York State. In addition, Wal-Mart houses a large distribution center near the location of John Wilson first settlement. The distribution center employs over 800 people and handles over 400 trucks receiving and delivering goods.

### 1.3 Population

In the last three decades the town population has increased. A decline in population in the town occurred in the 1970s with a loss in population of 1,150. The rate dramatically increased between 1980 and 1990 with a gain of 2,229 people due mostly impart to an increase in the population in group quarters (i.e. prison and other institutions). Oneida County's population, by contrast, is declining with a loss of 15,367 people in the 1990s.

Year	Town of Marcy		Oneida County		New York State	
	Number	Growth	Number	Growth	Number	Growth
1970	7,606	n/a	320,355	n/a	18,237,000	n/a
1980	6,456	-15.1%	253,466	-20.9%	17,558,165	-3.7%
1990	8,685	34.5%	250,836	-1.0	17,990,455	2.5%
2000	9,469	9.0%	235,469	-6.1%	18,976,457	5.5%

Source: U.S. Census 1970-2000

As illustrated in Table 1-2, the Town of Marcy experienced a slight decrease in household population during the 1990s approximately 1.6 percent from 5,286 persons in 1990 to 5,200 persons in 2000.

Town of Marcy	1990	2000	1990-2000 Growth
Persons in Households	5,286	5,200	-1.6%
Persons in Group Quarters	3,399	4,269	25.6%
Institutionalized Persons	3,269	3,800	16.2%
Other Persons in Group Quarters	103	469*	355.3%
<b>Total Population</b>	<b>8,685</b>	<b>9,469</b>	<b>9.0%</b>

\*439 of the 469 in group quarters from college dormitories.  
Source: 1990 and 2000 U.S. Census

#### 1.4 Household Composition

Table 1-3 depicts the changing characteristics of households in the town, while Table 1.4 compares the town's household composition to Oneida County and NYS. Consistent with national trends there was also a decline in overall household and family size.

In the town households are getting smaller with a decline in total household size from 2.8 persons per household in 1990 to 2.6 in 2000. At the same time the town experienced a decrease of 6.0 percent in family size from 3.18 people to 2.99 people per family. The number of households in the town increased from 1,885 households in 1990 to 2,003 households in the 2000 general census.

	1990		2000	
	Total	%	Total	%
<b>Population</b>				
<b>Total Households</b>	1,885	100%	2,003	100%
<b>Family Households</b>	1,503	79.7%	1,526	76.2%
Married-Couple Family	1,311	69.5%	1,312	65.5%
With Children < 18 Years	624	33.1%	561	28%
Other Family (No Spouse Present)	192	10.2%	139	6.9%
With Children < 18 Years	99	5.2%	67	3.3%
<b>Non-family Households</b>	465	24.7%	477	23.8%
Householder Living Alone	319	16.9%	393	19.6%
Householder Not Living Alone	63	3.3%	84	4.2%
<b>Families With Related Children</b>	723	38.4%	695	45.5%
<b>Households with one or more people 60 years and over.</b>	675	35.8%	692	34.5
<b>1-person household</b>	155	8.2%	192	9.6
<b>2-or-more person household</b>	520	27.6%	500	25.0
Family households	410	21.8%	491	24.5
Non-family households	10	0.5%	9	0.4

Source: U.S. Census 1990, 2000

For 2000- "Other family (no spouse) is female household, no husband)

In reviewing Table 1-4, it becomes apparent that several aspects of household composition within the town, County, and State are similar. It is noteworthy that the town's family households make up 76.2 percent of the total, higher than the 65.4 percent in the Oneida County, and 65.7 percent in NYS. A large portion of the households is also comprised of married couples, with the highest percentage in the town at 65.5 percent, then comparable percentages in the County and NYS with 49.1 percent and 46.6 percent respectively. In 2000, the average family size in Town of Marcy was relatively high from a national standpoint at almost 3 persons, although this is lower than the County with 3.02, and the State with 3.22.

<b>Table 1-4: Household Composition Comparison, 2000</b>				
	<b>Town of Marcy</b>		<b>Oneida County</b>	<b>NYS</b>
<b>Population</b>	<b>Total</b>	<b>%</b>	<b>%</b>	<b>%</b>
<b>Total Households</b>	2,003	100%	100%	100%
<b>Family Households</b>	1,526	76.2%	65.4%	65.7%
Married-Couple Family	1,312	65.5%	49.1%	46.6%
With Children < 18 Years	561	28%	20.8%	22.7%
Other Family (No Spouse Present)	139	6.9%	12%	19.1%
With Children < 18 Years	67	3.3%	7.4%	11.8%
<b>Non-family Households</b>	477	23.8%	34.6%	34.3%
Householder Living Alone	393	19.6%	29.5%	28.1%
Householder Not Living Alone	84	4.2%	13.1%	6.2%
<b>Families With Related Children</b>	695	45.5%	49.1%	34.5%
<b>Households with one or more people 60 years and over.</b>	692	34.5	35.9	31.9
<b>1-person household</b>	192	9.6	15.1	12.0
<b>2-or-more person household:</b>	500	25.0	20.7	19.9
Family households	491	24.5	19.9	18.9
Non-family households	9	0.4	0.8	0.9
<b>Average Household Size</b>	2.6		2.43	2.61
<b>Average Family Size</b>	2.99		3.02	3.22

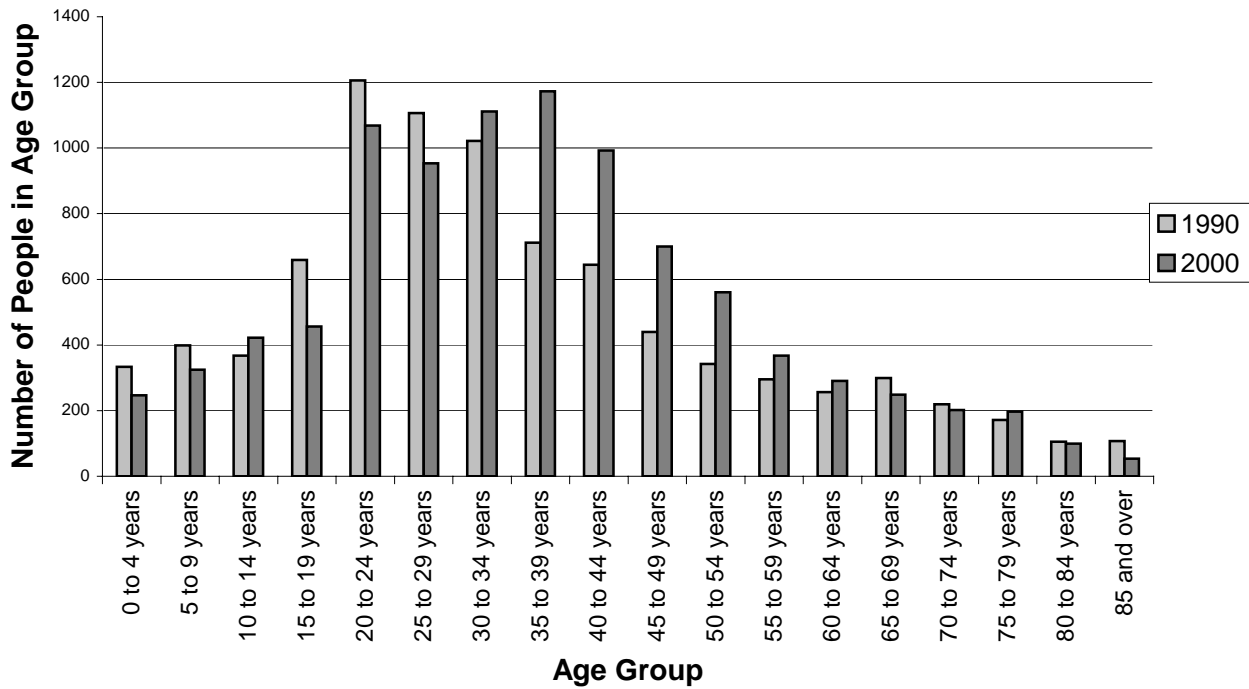
Source: U.S. Census 2000

### 1.5 Age Composition

The town also has experienced an overall decline in its younger population from 1990 to 2000. According to the US Census Bureau, the town has lost 600, about 14.7 percent, of its total population that is younger than 30 years old. However, the median resident age is 35.6 years, close to the state average at 35.9 and less than Oneida County at 39.5. The fastest declining age groups during the 1990s were individuals who were between the ages of 15 to 19 years old and 85 and over. Conversely, the town has 1,485 more individuals that are between 30 and 64 years old in 2000 than it had in 1990. These trends

illustrate that the town is aging demographically, and has a larger number and a greater percentage of middle age to seniors than it did during the previous decade.

**Figure 1-1: Town of Marcy, Population By Age Group, 1990 and 2000**



Source: U.S. Census 1990, 2000

**1.6 Educational Attainment**

The Town of Marcy does not exceed Oneida County and NYS with the number of residents possessing a higher level of education. *However, educational attainment data is tabulated for the population 25 years old and over and is not cross-tabulated by the variables of institutionalized population and non-institutionalized populations.* In 2000, 9.6 percent of residents over the age of 25 had a bachelor’s degree or higher, while Oneida County had 18.3 percent, and NYS had 27.4 percent (Table 1-5).

Type	Town of Marcy		Oneida County	NYS
	Total	%	%	%
<b>Total Persons 25 &amp; Older</b>	6,859	100%	100%	100%
<b>Less Than 9<sup>th</sup> Grade</b>	755	11%	6.9%	8.0%
<b>9<sup>th</sup>-12<sup>th</sup> Grade, No Diploma</b>	2,407*	35.1%	14.1%	12.9%
<b>High School Graduate</b>	1,580	23.0%	32.6%	27.8%
<b>Some College, No Degree</b>	945	13.8%	18.9%	16.8%
<b>Associate Degree</b>	513	7.5%	9.2%	7.2%
<b>Bachelor's Degree</b>	387	5.6%	10.9%	15.6%
<b>Master's/Professional/Doctorate Degree</b>	272	4.0%	7.4%	11.8%

Source: U.S. Census 2000

\*Data includes population in group quarters.

During the decade between 1990 and 2000, the Town of Marcy experienced an increase in the number of residents who have some high school experience and an associate's degree (Table 1-6).

Type	1990		2000	
	Total	%	Total	%
<b>Total Persons 25 &amp; Older</b>	5,747	100%	6,859	100%
<b>Less Than 9<sup>th</sup> Grade</b>	671	11.7%	755	11%
<b>9<sup>th</sup>-12<sup>th</sup> Grade, No Diploma</b>	1,042	18.1%	2,407	35.1%
<b>High School Graduate</b>	1,673	29.1%	1,580	23.0%
<b>Some College, No Degree</b>	1,124	19.6%	945	13.8%
<b>Associate Degree</b>	489	8.5%	513	7.5%
<b>Bachelor's Degree</b>	431	7.5%	387	5.6%
<b>Master's/Professional/Doctorate Degree</b>	317	5.5%	272	4.0%

Source: U.S. Census 2000

## 1.7 Resident Income

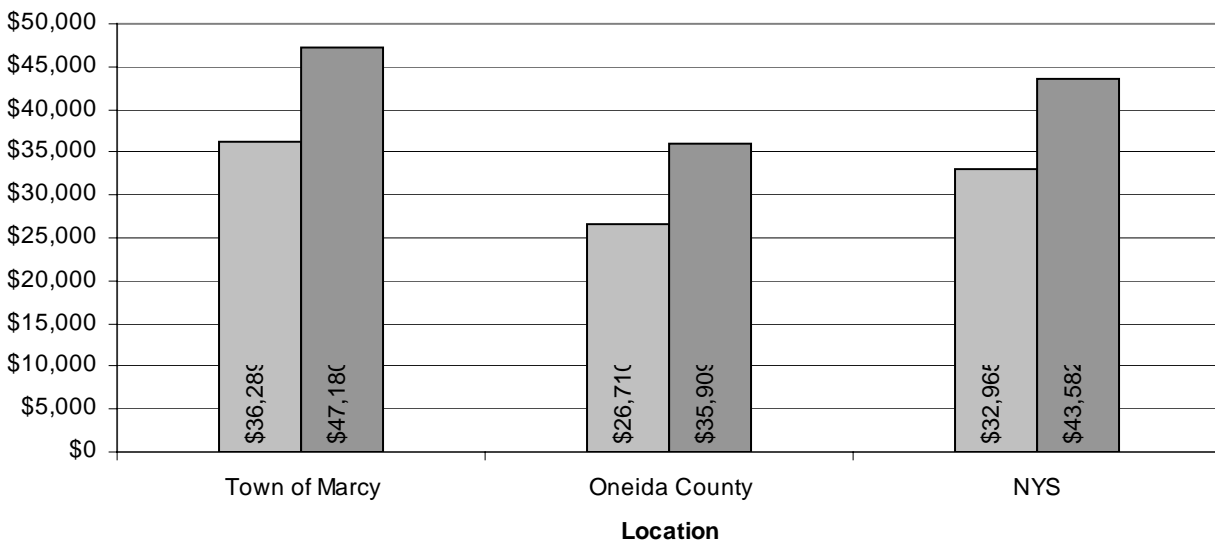
Table 1-7 shows a breakdown of household income in the Town of Marcy as compared to Oneida County and NYS. Town households earn more, on average, than Oneida County households and NYS households. Almost half of the town's households earn \$50,000 or more (934 households, or 46.9 percent) as compared to 34.0 percent for Oneida County, and 44.3 percent for the State. The town's 2000 median household income of \$47,180 is a 30.0 percent increase from the 1990 Census. Oneida County

and NYS increased their median household income between 1990 and 2000, 34.4 percent and 32 percent respectively (Figure 1-2).

Table 1-7: Household Income, 2000				
	Town of Marcy		Oneida County	NYS
Household (HH) Income	Total	%	%	%
<b>HH Income Base</b>	1,997	100%	100%	100%
<b>Less than \$15,000</b>	175	8.8%	18.9%	17.9%
<b>\$15,000 - \$24,999</b>	179	9.0%	15.4%	11.7%
<b>\$25,000 - \$34,999</b>	289	14.5%	14.4%	11.4%
<b>\$35,000 - \$49,999</b>	420	21.0%	17.3%	14.8%
<b>\$50,000 - \$74,999</b>	505	25.3%	19.1%	18.4%
<b>\$75,000 - \$99,999</b>	263	13.2%	8.1%	10.6%
<b>\$100,000 - \$149,999</b>	114	5.7%	4.7%	9.1%
<b>\$150,000 - \$199,999</b>	23	1.2%	1.1%	2.9%
<b>\$200,000 +</b>	29	1.5%	1.0%	3.3%
<b>Median HH Income</b>	\$47,180		\$35,909	\$43,582
<b>Average HH Income</b>	\$54,753		\$46,361	\$61,856
<b>Median Family Income</b>	\$54,231		\$45,341	\$51,783
<b>Average Family Income</b>	\$60,443		\$53,996	\$70,490

Source: U.S. Census 2000

Figure 1-2: Median Household Income, 1990 & 2000



Source: U.S. Census 1990, 2000

## 1.8 Resident Employment and Occupation

Table 1-8 illustrates the employment of residents in the Town of Marcy as compared to Oneida County residents. In 2000, the Town's top four employment sectors were Education/Health/Social Services at 26.3 percent of jobs (779 jobs), Retail Trade at 11.4 percent (339 jobs), Manufacturing at 8.4 percent (249 jobs), and FIRE, (finance, insurance, Real Estate, and Rental and leasing) at 7.6 percent (225 jobs). Similar to the Town of Marcy, Oneida County shares the same top four sectors with Education/Health/Social Services as the number one industry sector for employment.

<b>Table 1-8: Employment By Industry, 2000</b>				
<b>Industry</b>	<b>Town of Marcy</b>		<b>Oneida County</b>	
	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>
<b>Farming/Forestry/Fishing/Hunting/Min ing</b>	15	0.5%	1,397	1.4%
<b>Construction</b>	160	5.4%	4,370	4.3%
<b>Manufacturing</b>	249	8.4%	14,212	13.8%
<b>Wholesale Trade</b>	152	5.1%	3,084	3.0%
<b>Retail Trade</b>	339	11.4%	12,525	12.2%
<b>Transportation and warehousing/ Utilities</b>	124	4.2%	3,978	3.9%
<b>Information</b>	85	2.9%	2,434	2.4%
<b>Finance, Insurance, Real Estate, and Rental and leasing</b>	225	7.6%	8,641	8.4%
<b>Professional/Management</b>	137	4.6%	6,097	5.9%
<b>Education/Health/Social Services</b>	779	26.3%	26,468	25.8%
<b>Arts/Entertainment/Recreation</b>	171	5.8%	7,486	7.3%
<b>Other Services</b>	204	6.9%	5,036	4.9%
<b>Public Administration</b>	325	11%	7,012	6.8%
<b>Total</b>	<b>2,965</b>	<b>100%</b>	<b>102,740</b>	<b>100%</b>

Source: U.S. Census 2000

Table 1-9 indicates resident occupation from the 2000 Census for the Town of Marcy. The majority of the Town's employed residents held management or professional positions at 32.7 percent. Positions in sales, office, and administrative support occupied 30.1 percent of the labor force, followed by occupations within the service industry at 16.7 percent. The Town of Marcy and Oneida County shared the same top three professions.

<b>Table 1-9: Occupation for Residents 16 &amp; Older, 2000</b>			
<b>Occupation Type</b>	<b>Town of Marcy</b>		<b>Oneida County</b>
	<b>Total</b>	<b>%</b>	<b>%</b>
<b>Management/Professional</b>	971	32.7%	31.8%
<b>Service Industry</b>	496	16.7%	18.1%
<b>Sales/Office and Admin Support</b>	893	30.1%	26.7%
<b>Farming/Fishing/Forestry</b>	0	0.0%	0.6%
<b>Construction/Extraction/Maintenance</b>	311	10.5%	7.5%
<b>Production/Transportation/Material</b>	294	9.9%	15.3%
<b>Total Residents 16 &amp; Older</b>	<b>2,159</b>	<b>100%</b>	<b>100%</b>

Source: U.S. Census 2000

<b>Table 1-10: Employment Status of Population 16 &amp; Older, 2000</b>			
<b>Status</b>	<b>Town of Marcy</b>		<b>Oneida County</b>
	<b>Total</b>	<b>%</b>	<b>%</b>
<b>In Labor Force</b>	3,013	35.9%	58.9%
<b>Civilian Employed</b>	2,965	35.8%	55.2%
<b>Civilian Unemployed</b>	40	0.5%	3.4%
<b>In Armed Forces</b>	8	0.1%	0.2%
<b>Not In Labor Force</b>	5,371	64.1%	41.1%
<b>Total Population 16 &amp; Older</b>	<b>8,384</b>	<b>100%</b>	<b>100%</b>

Source: U.S. Census, 2000

### *1.8.1 Commuter Patterns*

According to the 2000 Census, 86.3 percent of Town of Marcy residents drive alone to work in a car, van, or truck. This percentage is similar to upstate New York, at 81.8 percent and Oneida County, at 80.2 percent (Table 1-11). Overall, the commuting patterns of residents from the Town of Marcy are similar to upstate New York and Oneida County.

<b>Table 1-11: Means of Transportation to Work Comparison, 2000</b>					
<b>Means of Transportation to Work</b>	<b>Town of Marcy</b>		<b>Oneida County</b>		<b>NYS*</b>
	<b>Total</b>	<b>%</b>	<b>Total</b>	<b>%</b>	<b>%</b>
<b>Drove Alone-Car, Truck, or Van</b>	2,491	86.3%	80,854	80.2%	81.8%
<b>Carpooled-Car, Truck, or Van</b>	209	7.2%	11,420	11.3%	9.3%
<b>Public Transportation</b>	4	0.1%	1,540	1.5%	0.8%
<b>Walked</b>	116	4%	3,815	3.8%	4.0%
<b>Other Means</b>	6	0.2%	731	0.7%	0.5%
<b>Worked at Home</b>	59	2.0%	2,440	2.4%	3.6%
<b>Total</b>	<b>2,885</b>	<b>100%</b>	<b>100,800</b>	<b>100%</b>	<b>100%</b>

Source: U.S. Census 2000; \*Includes Upstate New York only

The mean commute time for residents in the Town of Marcy was 17.8 minutes, which is shorter than Oneida County at 20.1 minutes, and upstate New York at 23.7 minutes.

The common travel-to-work threshold is 45 minutes for the majority of commuters in the U.S. In the Town of Marcy, 66.6 percent of commuters are able to get to work in less than 20 minutes. The number of town commuters traveling at least 45 minutes is comparably to Oneida County with 5.4 percent and 5.6 percent of commuters respectively, but less than upstate New York at 12.6 percent of commuters.

<b>Table 1-12: Travel Time to Work Comparison, 2000</b>				
<b>Travel Time</b>	<b>Town of Marcy</b>		<b>Oneida County</b>	<b>NYS*</b>
	<b>Total</b>	<b>%</b>	<b>%</b>	<b>%</b>
<b>&lt;10 Minutes</b>	368	13%	20.9%	17.4%
<b>10-19 Minutes</b>	1514	53.6%	39.4%	33.3%
<b>20-24 Minutes</b>	587	20.8%	14.6%	15.1%
<b>25-34 Minutes</b>	189	6.7%	13.2%	16.5%
<b>35-44 Minutes</b>	16	0.6%	3.5%	5.1%
<b>45-59 Minutes</b>	35	1.2%	3.8%	5.4%
<b>&gt;60 Minutes</b>	117	4.2%	4.4%	7.2%
<b>Total</b>	<b>2,826</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>
<b>Mean Travel Time</b>	<b>17.8</b>		<b>20.1</b>	<b>23.7</b>

Source: U.S. Census, 2000; \*Includes Upstate New York only

According to the U.S. Census, the percentage of Marcy residents working inside Oneida County stayed the same at 91.5 percent. The residents who work outside of the County tend to work in NYS instead of working out of NYS as you would expect given the location in the center of the state.

<b>Table 1-13: Workers Place of Work, 1990 &amp; 2000</b>				
	<b>1990</b>		<b>2000</b>	
<b>Work Location</b>	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>
<b>Worked in State of Residence</b>	2,869	99.5%	2,870	99.5%
<b>Worked in County of Residence</b>	2,638	91.5%	2,641	91.5%
<b>Worked Outside of County of Residence</b>	231	8.0%	229	7.9%
<b>Worked Outside of State of Residence</b>	13	0.5%	15	0.5%
<b>Total</b>	<b>2,882</b>	<b>100%</b>	<b>2,885</b>	<b>100%</b>

Source: U.S. Census, 1990, 2000

## 2.0 Land Use and Development

The evolution of the town's development is discussed in this section as well as existing character traits. This section also provides an overview of the regulations currently in place to guide development.

### 2.1 Existing Land Use Pattern

The overall land use pattern has changed significantly since the 1972 Plan. The biggest changes have been the creation of several subdivisions and the decline in the acreage devoted to active farms. Housing development has also tended to fill in along existing Town and County roads. The creation of these subdivisions has created a suburban atmosphere to some areas of town.

The Town of Marcy still has significant amounts of land available for development. Most of the farms that have gone out of business are still vacant, having been purchased by single owners with no need to actively farm the land, although many of the new landowners lease the farmland to local farmers in order to keep the land open and to maintain agricultural value taxation. Currently, there is not much land being protected through voluntary conservation easements. Some lands have been purchased by investors and lie fallow, awaiting some form of development. It is anticipated that the decline in traditional farming will continue, although specialized niche agriculture will replace some of it .

Map 2.1 illustrates existing generalized land uses within the Town of Marcy. This map was created using Geographic Information System (GIS) parcel-based Real Property Assessment data. Each individual land parcel was assigned a land use category based upon the New York State Real Property Type Classification Codes. Accuracy and completeness of this information is not guaranteed, as the information is only updated on an annual basis. The land use categories used for this study were formed to help interpret the general land use patterns in Marcy.

Table 2-1, which presents data from Oneida County's GIS system, identifies for each land use category the number of parcels and amount and percentage of acreage. According to the 2006 Parcel Property data, Marcy contains 3,042 tax parcels comprising approximately 5746.45 acres. These figures are taxable parcels only, and do not include land area covered by roads and surface water systems. Commercial development (Zoned as General Commercial and Neighborhood Commercial) in the town accounts for 558.9 acres. Apartments (multiple dwelling units in excess of three families) are considered a commercial type of land use and are identified as such on the existing land use maps. There is little industrial development, 224.6 acres, (1.0%) in the town. Finally, Marcy has a significant amount of land in public and semi-public use, 1280.93 acres (22.3%), largely because of the 461-acre SUNY IT campus, 256-acre prison, and 273-acre NYPA facility.

Table 2-1: Generalized Existing Land Use		
Generalized Land Use	Acreage	% of Town
Wetlands	66.35	0.3%
Agriculture	1,846.49	8.7%
Developed Lands	1,117.09	5.3%
Open Water	275.71	1.3%
Developed Open Space	1,000.77	4.7%
Forest	4,746.04	22.3%
Brush and Meadow	12,194.04	57.4%

Source: Data provided by the Town of Marcy

Table 2-2: Parcel Acreage Distribution, Town of Marcy			
<10 acres	10-50 acres	50-100 acres	>100 acres
2648	285	74	35

Source: Data provided by the Town of Marcy

## 2.2 Existing Landscape Character Traits

Marcy can be divided into identifiable character areas (Map 2-2). In most cases, character areas are distinctive geographic areas with similar physical characteristics and settlement patterns. Each area has important qualities, which exist at present and can be preserved (if desirable) in the future. Recommended changes to the character area types and boundaries will be included in the Vision Plan to reflect the Town’s desired characteristics of the natural and developed environment. Once this has been accomplished, specific planning recommendations related to future change and development can be identified.

### ***OPEN SPACE/ AGRICULTURAL/ RURAL RESIDENTIAL***

This area makes up a vast majority of Marcy and includes active agricultural lands, brush land, woodlands, streams, and wetlands. Agricultural land contributes to the visual openness of the community, is used for some forms of recreation, and is vital to wildlife habitat. Due to the presence of open fields (especially in hilltop locations), unobstructed, long distance views are common in this setting. Streams and drainage ways, wooded areas and wetlands are local resources that contribute in a major way to the uniqueness and attractiveness of the community. The other form of development in this area is single-family housing with low density. Approximately two-thirds of this character area is designated Agriculture (AG) in the town’s current Zoning Law. The remaining third is mostly located in the Residential 20,000 (R-20) zoning district, which includes smaller-sized parcels.

***RESIDENTIAL STRIP***

Strip residential development occurs along several roads located in the town. This type of development contributes to loss of rural character and visual consistency. These areas are typically located in the Agriculture (AG) and Residential 20,000 (R-20) zoning district.

***SUBURBAN RESIDENTIAL***

This area includes more recent (approximately last twenty years) residential subdivision areas. Lawns, landscaped yards, driveways, and a residential street are typical characteristics. These areas are located in the Residential 20,000 (R-20), Neighborhood Commercial (CN), Multiple Residential (RM), and General Commercial (CG) Districts in the Zoning Law.

***HAMLET***

This area describes the small cluster of concentrated residential development in Stittville, Maynard, and a few other areas. These hamlets are located around one or more road intersections and have a historic place-name by which it is identified. These areas have or had potential for land use, density and appearance characteristics similar to those typically found in a village setting but, for various reasons, has not grown to the same extent. The Stittville area is zoned Residential 20,000 (R-20) District in the Zoning Law.

***COMMERCIAL STRIP***

The commercial strip activity of Marcy is, concentrated in the River Road area at the southeast section of the town. The physical and visual character related to the nature of the activity and the type of structures in which the activity occurs is varied and indistinct. Excessive pavement, multiple curb cuts, and signs characterize the area. Although some street trees and lawn areas are present, vegetation is generally sparse and topography is relatively flat. The area is visually cluttered and haphazard, with no unifying architecture or streetscape design. This area approximately corresponds with Commercial General (GC) zoning district.

***INSTITUTIONAL***

Institutional areas occur where a large-scale campus facility occur. Typically, these character areas are surrounded by significant green space.

***INDUSTRIAL***

This landscape character area describes areas where some form of utility, warehouse, or other large-scale facilities occur. Planning concerns are impacts on nearby neighborhoods and critical environmental resources. These areas are located in the Agriculture (AG), Commercial General (GC), and Planned Development (PD) Districts in the Zoning Law.

## ***WATERFRONT***

This area describes the lowland area next to the Mohawk River and Erie Canal. This area is relatively undeveloped. This area and its proximity to a working waterway have scenic qualities. This area also includes working farmland. There is limited public access to this area. A majority of the Waterfront is zoned Floodplain (FP) District in the Zoning Law.

### **2.3 Existing Zoning**

In addition to the terrain and infrastructure availability, the town's Zoning Law and other land use regulations influence the way development occurs. A Town Planning Board reviews development proposals and a Zoning Board of Appeals administers and interprets the zoning law. At present, the town's Zoning includes 10 base districts. Map 2-3 shows existing zoning in the town. Table 2-3 identifies the number of parcels and acreage found in each zoning district. The present zoning in Marcy reveals that the character patterns seen in the town's existing land use can be expected to continue. Other components of the zoning ordinance include site plan and special permit review and subdivision regulations.

<b>Table 2-3: Parcels &amp; Acreage of Existing Zoning Districts, Town of Marcy</b>		
<b>Zoning District</b>	<b>Acres in Town</b>	<b>% Land</b>
<b>Conservation District</b>	575.75	2.5
<b>Industrial</b>	224.64	1
<b>Residential 16,000 (R-16)</b>	148.99	.66
<b>Multiple Resident</b>	375.88	1.6
<b>Residential 20,000 (R-20)</b>	6,287.71	27.9
<b>General Commercial</b>	418.03	1.9
<b>Neighborhood Commercial</b>	140.96	.63
<b>Planned Development</b>	540.35	2.5
<b>Floodplain</b>	2,224.73	9.9
<b>Agricultural</b>	11,587.24	51.4
<b>TOTAL</b>	<b>22,524.28</b>	<b>100</b>

Source: Town of Marcy Zoning Code and Oneida County GIS information, 2006

### **2.4 Current Land Development Proposals**

#### ***2.4.1 New York Regional Interconnection (NYRI)***

NYRI is a bi-polar, high voltage direct current (HVDC) electric transmission line together with two converter stations and 345 kV AC interconnections to the existing New York bulk power system grid. The DC line will extend approximately 190 miles from the Town of Marcy, to the Town of New Windsor, Orange County, New York. The HVDC transmission line will be designed and operated with a rated power flow of 1,200 MW at a nominal voltage of approximately  $\pm 400$  kV DC. The proposed route

begins at the Northern Converter Station to be located near the existing Edic substation owned and operated by National Grid and terminates at the Southern Converter Station proposed to be located near Central Hudson Gas & Electric's existing Rock Tavern substation in the Town of New Windsor, Orange County. NYRI is requesting the Public Service Commission consider the representation of the proposed route to be a corridor of ¼ mile in width centered on the line location.

The NYRI proposal does not benefit Marcy, and may negatively impact the ability to accomplish the Marcy NanoCenter (see below) and impose other adverse consequences on the community.

#### ***2.4.2 Semiconductor Manufacturing Initiative-New York (Semi-NY)***

Toward fulfilling its mission of building a modern technology driven economy in the Mohawk Valley, EDGE is participating in a State effort to attract the semiconductor and nanotechnology industries to the Mohawk Valley. This effort is taking place as part of, and under the direction of, the New York State initiated Semi-NY program.

Semi-NY is a State initiative to attract the semiconductor industry to New York by making available “pre-approved” sites. Pre-qualified sites must fit the following criteria:

- 200 or more contiguous acres of “greenfield” land
- Access to water at a rate of 3 million gallons per day (mgd) at 80 pounds per square inch (psi)
- Access to waste water conveyance & treatment system with capacity to manage flows of 2.4 mgd
- Continuous access to electrical service from two separate sources at 115 kV or 20 MW
- Natural gas at least 2,000 cubic feet per minute (cfm) at 8 psi
- Available workforce to perform skilled labor
- Proximity to academic institutions, which provide vocational resources, are preferred
- Must be surrounded by infrastructure that allows for transportation ease of access

Following a survey of the available land within two counties, EDGE determined that only four potential sites warranted further evaluation to identify which of these sites could fulfill the IDC criteria for designation under the Semi-NY effort. These four sites were analyzed by EDGE for possible submission to the Semi-NY program. Three of the four sites were dismissed because they did not meet the required criteria. The possible alternative sites were:

- Griffiss Business and Technology Park (Rome, NY – Oneida County)
- Oneida County Airport Industrial Park (Whitestown, NY – Oneida County)
- Frankfort 5S South Business Park (also known as the “Pumpkin Patch” site) (Frankfort, NY – Herkimer County)
- SUNY-IT site (Marcy, NY – Oneida County)

The SUNY-IT Marcy site is a 300± acre undeveloped parcel of “greenfield” land owned by SUNY and located west of SUNY-IT’s campus. The College authorized EDGE to act as its agent in acquiring the necessary approvals needed to allow the site to be used as part of the Semi-NY program. This site substantially meets the Semi-NY criteria.

National Grid, which distributes electrical power in the region, owns and maintains two major substations less than one mile from the site, directly north on Edic Road. National Grid can provide transmission lines directly to the site as the 115 kV voltages required. The location of the power substations, adjacent to a large New York Power Authority substation, makes delivery of 99.9999% reliable power an attractive asset for the industry.

Water, supplied by the Mohawk Valley Water Authority, is conveyed to the site by two transmission mains on the north side of the site, and two transmission mains on the west side of the site. The two northerly mains, one at 16-inch diameter and another at 24-inch diameter, can deliver the required 6 mgd of water with minimal cost, and no property acquisition. The two westerly transmission mains consisting of a 24-inch diameter main and a 30-inch diameter main can supply a redundant water supply to the site along public rights-of-way.

Sanitary and process wastewater can be conveyed to the 36-inch diameter “sewer interceptor” operated by the Oneida County Water Pollution Control District and located approximately one-half mile south of the site, with a dedicated sewer line along Edic Road.

The road system proximal to the site includes NYS Route 49 located one-half mile south of the site, which connects directly to a four lane limited access beltway (I-790), which gives access to Interstate 90. From Edic Road, traffic can access NYS Route 49E, and NYS Routes 12 and 8 via Route 49. Traffic studies show that relatively modest highway improvements would be necessary to accommodate the fabrication plant development.

The proposed site is adjacent to the SUNY-IT campus, where students can earn technical degrees in electrical engineering, computer science, and information technology, among others. This relationship provides an intangible benefit to the companies that consider the site, whereby there are opportunities for continuing education of key staff, as well as internship potential for students needing real world work experience. Semiconductor companies rate the availability of well-educated personnel as a key aspect of site selection. This is evident in the recent sitings of AMD and IBM facilities in the capital region proximal to the SEMATECH research and development center, as well as the University of Albany, which has a College of Nanoscale Science and Engineering.

There will also be a need for support businesses related to the Semi-NY facility. Proximity to the Semi-NY and transportation access to these types of businesses will be important considerations for the development of the support businesses.

### **3.0 Natural and Cultural Resources**

The natural environment is the factor that most shapes Marcy's character. The pattern of hills, forests, open areas, streams, and ravines all form a landscape familiar to Marcy residents. This section reviews the components of the town's natural setting and highlights ways in which it can be protected. This section also contains maps showing key features of Marcy's natural resource inventory. These maps were instrumental in understanding existing conditions and will be important in formulating policy actions for protecting Marcy's natural resources.

#### **3.1 Geology and Topography**

The study area was covered several times by continental glaciers during the Wisconsin Glaciation approximately 10,000 years ago. The ground rock, called glacier till, from the glaciers is one of the parent materials of many present-day soils.

The topography of Marcy gives the town its character. The town generally slopes from the northeast to the southwest with the highest point of elevation, 12,280 feet above mean sea level (amsl), on Marcy Hill, and the lowest elevation of 400 feet (amsl) on the banks of the Mohawk River. Several of the streams interspersed throughout the town flow through steep ravines. The land is flat along the Mohawk River to the south, and Nine Mile Creek to the west, becoming considerably more rugged in the central, northern, and eastern parts of the town.

#### **3.2 Drainage Basins**

Almost all of Marcy is drained by the streams that empty into the Mohawk River, which flows in an easterly direction where it eventually flows into the Hudson River. Streams in the Town of Marcy are dendritic, or branching, in pattern and have numerous tributaries. Map 6-2 shows the drainage basins located in Marcy.

#### **3.3 Groundwater**

Typically groundwater resources refer to aquifers whereas surface water resources refer to lakes, streams and their watersheds/drainage basins. According to the Groundwater Atlas of the US, Marcy is not located over a principal aquifer. However, it is in the vicinity of a New York Sandstone aquifer (located to the west and south) and New York and New England carbonate-rock aquifers (located to the northeast and south).

The New York State Department of Health (NYSDOH) also has mapped aquifers within New York State. This mapping indicates the presence of unconfined aquifers generally surrounding the Mohawk River and Nine Mile Creek. In general, the areas nearest to the streams have reported well yields greater than 100 gallons per minute and areas further away from the streams have reported yields of 10-100 gallons per minute.

### 3.4 Soils

Knowledge of soil types is extremely important in determining what types of development are appropriate. Septic systems, if necessary, must be properly sited, agricultural soil protected, and buildings placed on suitable land. Moreover, it is recommended that town representatives refer to the Soil Survey to determine if a proposed project is compatible with soil(s) present at a proposed development site.

The Natural Resources Conservation Service (NRCS) has mapped 56 different soil types within Marcy. Soils within the project area are variable with drainage ranging from excessively well drained to very poorly drained and depth to bedrock ranging from ten inches to greater than 60 inches. Soil texture in the Project area ranges from muck to fine gravelly loam but is primarily silt loam. Table 3-1 lists characteristics of the dominant soil map units within the project area (as defined by coverage of greater than 500 acres).

Map Symbol	Soil Map Unit	Drainage <sup>2</sup>	Depth to Bedrock	Approx. Acreage
136B	Kendaia silt loam, 3-8% slope	SPD	>60 in.	5,212
790B	Conesus silt loam, 3-8% slope	MWD	>60 in.	1,948
267B	Greene silt loam, 3-8% slope	SPD	20-40 in.	1,216
790C	Conesus silt loam, 8-15% slope	MWD	>60 in.	1,192
136A	Kendaia silt loam, 0-3% slope	SPD	>60 in.	948
22	Udorthents, smoothed	MWD	>60 in.	904
565B	Aurora silt loam, 3-8% slope	MWD	20-40 in.	763
350B	Alton gravelly loam, 3-8% slope	WD	>60 in.	696
350A	Alton gravelly loam, 0-3% slope	WD	>60 in.	642
30	Fredon gravelly silt loam	SPD	>60 in.	592
4	Wakeville silt loam	SPD	>60 in.	571
7	Wayland silt loam	VPD	>60 in.	556
42	Castile gravelly loam	MWD	>60 in.	524
111E	Lansing silt loam, 25-45% slope	WD	>60 in.	516

<sup>1</sup>Information compiled from NRCS data.

<sup>2</sup>Soil drainage is represented by the following abbreviations: "WD" = well drained, "MWD" = moderately well drained, "SPD" = somewhat poorly drained, and "VPD" = very poorly drained.

Hydric soils, which indicate the likely occurrence of wetlands, cover approximately 6% of the Town of Marcy. These soils include Wayland silt loam, Lyons silt loam, Halsey gravelly loam, Canandaigua silt loam, Carlisle muck, and Palms muck.

The U.S. Department of Agriculture (USDA) maintains a record of those soils that qualify for consideration as prime farmland. Prime farmland is land of major importance in providing the Nation's short and long-term needs for food and fiber. Map 4-1 shows the location of agriculturally well-suited soils on existing farmland and vacant lands. The loss of prime farmland puts pressure on marginal lands,

which are then farmed despite being more erodible, difficult to cultivate and less productive. Prime farmland need not be in active agriculture, but, by definition, cannot be in urban, built-up, or water areas.

Unfortunately, many of the same characteristics that make soils prime for agricultural uses – their good drainage characteristics, their fertility, their levelness and the like—also make them appropriate for other types of development. Thus, there is a constant competition in sub-urbanizing counties like Oneida between various uses of these soils. Farmers often find it more attractive to sell their land for development than to eke out a marginal income from agriculture.

In Marcy, pressures to sell farmland for residential development are slowly increasing. Long-term farmers also face competition from new uses and those for whom farming is not their primary source of income. While the last two trends affect the way of life the town has known for many years, they do not develop the agricultural soils for urban or suburban type uses.

### **3.5 Surface Water Resources**

The streams and the lands that border them (the stream belt) are a significant wildlife habitat and community open space resource. Their protection and incorporation into an open space network should be an objective of the Comprehensive Plan. The other surface water features are the various impounded livestock ponds on individual farms found throughout the town (Map 3-1). Average annual precipitation is 44.91 inches and annual average snowfall is 96.3 inches.

Four well-defined streams and a number of smaller ones cross the town. The largest is the Mohawk River, which flows southeast through a wide valley and forms the southern boundary of the town. The valley is significant as it has most of the commercial activities and population as well as being the prime transportation corridor. A second stream, Nine Mile Creek, flows south along the western boundary, emptying into the Mohawk south of the intersection of Richie Road Route 49. The wide valley in which it is situated is the site of a population concentration, Stittville, in the northwest corner of the town. In contrast, the other two streams, Crane Creek and Gridley Creek, flow through narrow valleys too steep to accommodate any homes or buildings.

A special feature of drainage in the town is the NYS Erie Canal, which runs parallel to the Mohawk River, and has an average depth of 12 feet. All of the streams in the town, except the Mohawk, empty into the canal and serve to maintain its level. Lock 20 is located between Route 120 and Thruway bridges and is operated around the clock during the navigation season.

Portions of two state-protected streams fall within the Town of Marcy (protected under Article 15 of the Environmental Conservation Law). The Mohawk River is a Class B waterway indicating its existing or expected best usage is for swimming and other contact recreation, but not for drinking water. Nine Mile Creek, located in is also a Class B waterway. The majority of streams within the Town of Marcy are

Class C waters. These streams are not protected by the NYSDEC and their existing or expected best usage is supporting fisheries and non-contact activities.

### 3.6 Wetlands and Floodplains

Closely allied with water resources are wetlands and floodplains. They support a variety of water tolerant plants and serve as habitat for many types of wildlife. Wetlands are also extremely important in flood protection. They serve to detain water during storms and slow both the velocity and amount of storm water. Wetlands are also important in recharging aquifers.

Wetlands can be vegetated or non-vegetated and are classified based on their hydrology, vegetation and substrate. The many benefits of wetlands, combined with their historic losses to draining and filling, have afforded wetlands a measure of protection from further losses. Many governmental agencies and private organizations participate in wetland conservation.

In New York State, all wetlands over 12.4 acres (5 hectares) are regulated by the Department of Environmental Conservation (DEC). There are 25 such wetlands in Marcy totaling approximately 500 acres. Table 3-2 provides a summary of these state-regulated wetlands. Any filling or use of land within these designated wetland areas requires a permit from the NYSDEC. Wetlands smaller than 12.4 acres are regulated by the US Army Corps of Engineers and could be regulated and mapped at the local level as well. Maintaining an accurate inventory of wetlands within the town can be useful when analyzing development proposals. It is good practice for a town to require developers of residential subdivisions and builders of commercial projects to identify smaller wetlands on their sites and not disturb them. Only through actual field research can the true location and status of wetlands be determined.

The Federal Emergency Management Administration (FEMA) defines a Special Flood Hazard Area, representing what is commonly known as the 100-year floodplain. A 100-year floodplain represents the area inundated during a flood of a severity that would theoretically have a one percent chance of occurring in

**Table 3-2: State Regulated Wetlands, Town of Marcy**

Wetland	Class <sup>1</sup>	Total Size <sup>2</sup> (Acres)
OR-12	II	2.93
OR-16	IV	13.58
OR-2	II	28.56
OR-22	IV	6.59
OR-23	II	14.46
OR-26	II	0
OR-27	II	53.68
OR-28	IV	28.18
OR-29	II	21.99
OR-3	II	7.11
OR-30	II	.01
OR-34	II	28.43
OR-37	II	2.93
OR-38	II	14.14
OR-39	II	13.72
OR-4	IV	9.66
OR-41	II	10.42
OR-42	II	13.43
OR-6	II	20.09
OR-7	II	37.74
OR-9	IV	27.90
UE-1	II	30.81
UE-2	II	25.67
UE-3	II	40.41
UW-3	II	24.44

<sup>1</sup>NYS classification system, which established four separate classes that rank wetlands according to their ability to provide functions and values (Class I having the highest rank, descending through Class IV).

<sup>2</sup>Size of wetlands within town boundaries.

any given year. The 100-year floodplain is the benchmark by which FEMA establishes its standards for the National Flood Insurance Program (NFIP). Contained within the floodplain is the floodway.

Although not generally viewed as an open space resource, there are substantial areas of floodplain along the major streams in the town. Floodplains and the adjacent riparian zones are subject to frequent flooding, especially during the spring as streams carry off snowmelt. Left in their natural state, floodplains can reduce the damaging effects of flooding by providing space for floodwaters to spread out and to pond in the low areas adjacent to the stream. This lowers the velocity of floodwaters, and the overall height of flooding. In many locations where floodwaters pond within the floodplain, water can infiltrate into the ground and recharge the underlying aquifer.

The relative flat character of floodplains, and the deposition of silt that occurs during periodic inundation also make many such areas ideal for agricultural use. They can also be unusually rich in botanical and faunal composition and offer linear corridors for the movement of wildlife.

The 100-year floodplain in Marcy areas has been designated for the Mohawk River and Nine-Mile Creek. Within the 100-year floodplain, development is strictly regulated. Passive uses, such as parking or recreation areas, could be permitted.

There are over 2224.7 acres located within the floodways in Marcy. The town presently restricts most developed land uses within the floodways in order to protect public safety.

### **3.7 Significant Vegetation and Habitat**

The Town of Marcy supports a wildlife community typical of a suburbanizing rural community in Central New York. A variety of bird species ranging from grassland birds to forest-dwelling species and waterfowl, game species such as wild turkey and whitetail deer, smaller mammals such as raccoon, eastern cottontail, woodchuck, mice, voles, shrews, and bats are all likely to occur within the town.

Typically, contiguous forestland, wetlands, and undeveloped stream corridors (i.e., forested, not agricultural or urban) are considered to be priority wildlife habitat areas. Shrubland and grasslands are also important habitat but are more capable of sustaining periodic human disturbance than forested areas. Agricultural and urban areas could be considered the least valuable in terms of wildlife habitat.

The New York Natural Heritage Program (NHP) is an ongoing, systematic, scientific inventory whose goal is to compile and maintain computer-assisted data on the rare plants and animals native to New York State, and on significant ecological communities. Begun in 1985, it is a joint venture of the NYSDEC and The Nature Conservancy. The NHP database has identified one significant natural community in the Town of Marcy: the Utica Marsh Wildlife Management Area.

### **3.8 Open Space**

Open space is one of Marcy's most important visual resources. When considering open space, it is important to be aware of the many different functions that open space serves, which has consequences for how it is to be owned, managed, and regulated. In the Town of Marcy, open space includes vacant land, farms, forested areas, wetlands, parks, and trails. Open space can serve many different functions including recreation, preservation of ecological systems, agricultural production, flood control, and protection of historic character, water supply, water quality, and scenic character.

Open space is held in a variety of ownerships. Public agencies, such as town, county, and state governments, have title to parkland. Quasi-public agencies, such as institutions and churches often own open space, although such open space is not necessarily protected as such. However, private individuals who hold title to farms and forests throughout the town own the greatest amount of open space. They are the stewards of the Marcy's open space resources.

### **3.9 Significant Historic Properties**

The National Register of Historic Places is the official list of properties significant in the history, architecture, and archeology of the nation. This designation affords an honorary recognition and some protection when state or federal agencies consider an action that might affect the resource. It also triggers a heightened level of review under the State Environmental Quality Review Act (SEQR) and may make available tax incentives or other funding for historic preservation or restoration. However, only local regulation can protect the integrity of the resources comprehensively. The only property in Marcy located on the list is the Neck Canal of 1730 located near Mohawk Street and Cavanaugh Road (County Route 30) between the Mohawk River and the New York State Barge Canal (Map 8-2). This property, which consists of 90 acres and one structure, was added to the list in 1995.

A town-wide survey of locally significant historic places was not conducted for this Plan. Initial windshield surveys indicate that there may be some historical structures and landscapes in Marcy that have local significance and deserve consideration for protection. These places add to the town's charm and visitor interest. Some of the "sacred" sites that may be worth recognition include the churches and cemeteries in Marcy and the Stittville hamlet area. A historic resource survey may be useful in determining structures and landscapes that are important enough to the community that outsiders recognize them and that their preservation be considered in planning for the protection of these resources.

### **3.10 Significant Views**

In addition to areas of formal recreation, there are areas, which should be preserved solely to retain their beauty to be enjoyed by present and future generations. These areas are limited in number, and are irreplaceable; if they are not preserved now, they are quite likely to be destroyed in the normal course of urban development.

The dominant feature of the town is the Mohawk River and its valley. Therefore, it is not surprising that many areas of scenic beauty in Marcy are ones in which the river valley can be seen and admired. The south face of Marcy Hill commands an excellent view of the Mohawk Valley. House construction exists in this area to take advantage of views. There are still some sites left, however, north of Doyle Road on the west side of Stage Road which could provide a scenic spot with the removal of a few trees.

On Benton Road where it climbs the steep bluff overlooking the Canal and the river there are some attractive sites on the west side. These sites have a slope of over 10 percent, which approaches the upper limit for conventional construction and these sites could be used for recreational purposes.

Crane Creek runs through a gorge like valley through the central part of the town. There are many sites along the gorge, which could be developed for recreation, but the simplest might be to make use of the abandoned cut-off of Toby Road. A picnic area just off the road looking into the valley would also be attractive.

### **3.11 Significant Archeological Areas**

The history of human habitation in Marcy began over 12,000 years ago. This long history was spurred by the town's location in the Mohawk Valley. The area along the Mohawk River (and canal) is believed to have significant prehistoric and historic archaeological resources.

The town does require consideration of potential archaeological resources through the land development process. Development petitioners must consult with the OPRHP inventory of potential archaeologically sensitive sites before proceeding and must comply with any requirements set forth by the State. This may include various levels of investigation. If any resources are found, documentation of the findings, or in rare cases, protection of resources is required.

New York State identifies known archeological sensitive areas and protected buffer zones. These sites are based on current records, databases, and file information retained at the New York State Historic Preservation Office (SHPO). The buffer zones are used by the SHPO to provide recommendations to state and federal agencies regarding the need for archeological surveys. The exact locations of known or predicted archeological sites are not specifically located since the State Historic Preservation Act of 1980 protects them from disclosure. This information can only be accessed at the SHPO in accordance with the SHPO's Policy on Access to Files, Data, and Information.

### **3.12 Cultural Facilities and Programs**

The Town of Marcy does not have a museum, but there are resources at the Town Hall where the Town Historian is located. The Town Hall has a collection of artifacts, photographs and exhibits about the people, places and historical events of interest to the community. Resource information is available at the Historian's office for anyone interested in researching local history.

## 4.0 Agriculture and Farmland

### 4.1 Background Information

Agriculture is important in the Mohawk Valley as the region has almost 10 percent of all farms in the State. Agriculture in Marcy consists primarily of the production of corn for grain, corn for silage and hay to support dairy operations. A total of 917 parcels and 12,782.7 acres in the town are characterized as “agricultural” in the assessment rolls. Many parcels classified as “vacant” or “residential” are also used in farming, and many other parcels of all types are included within the Agricultural District (Map 4-1).

Area	Acres
Total Land Area of Marcy	21,257
Total Land in Agriculture Districts	5,106
Total Crop Land, Agricultural Soils	12,782.7
Total Prime Farmland Soils	9,478

Source: GIS data

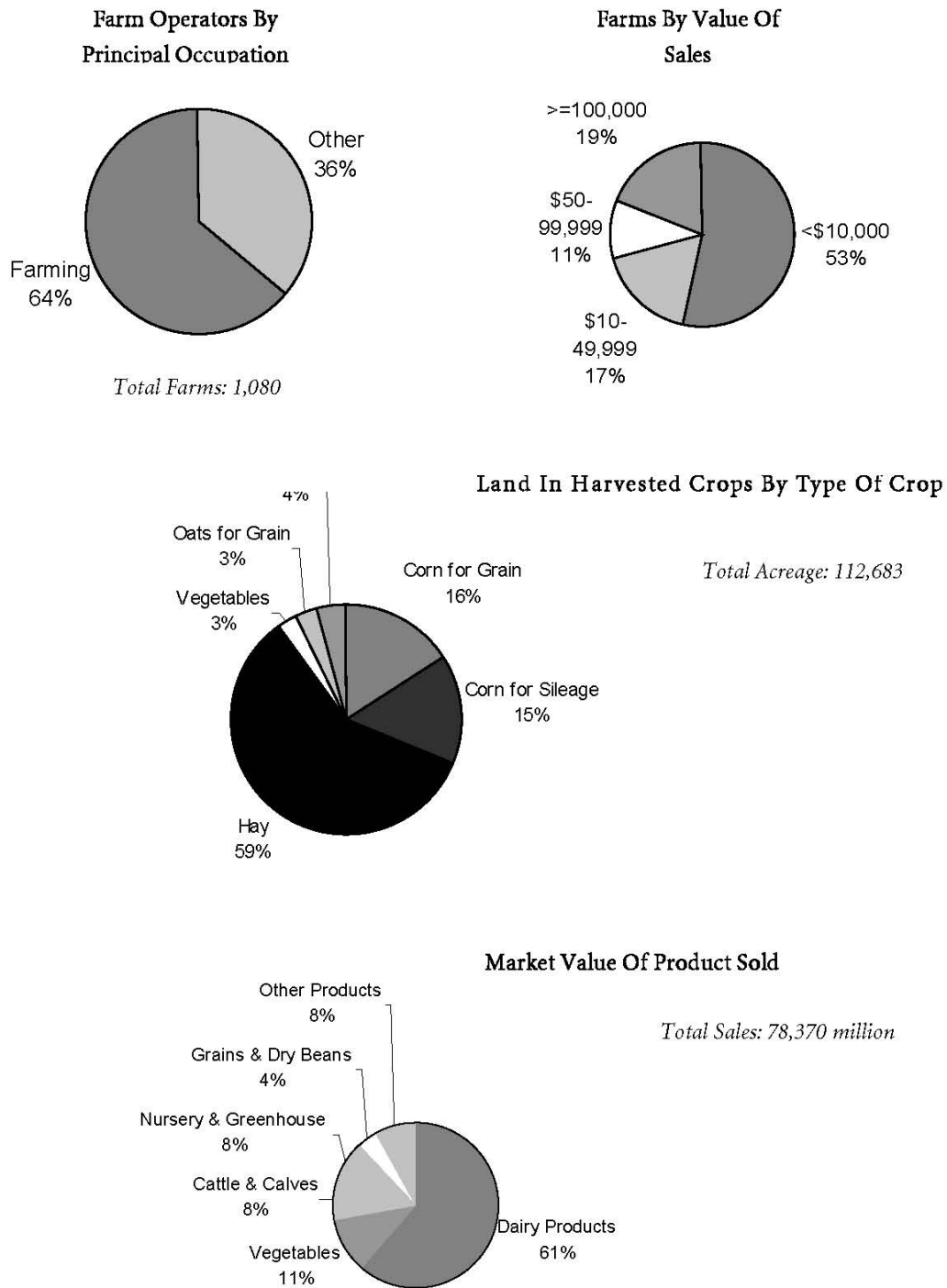
One of the trends in agriculture in Oneida County and NYS is toward specialization into niche products that take advantage of local or regional markets. Wineries, venison, goat, sheep, organic beef, organic vegetables and pick-your-own are some of the other types of farming that have developed in recent years. Christmas tree farms and nursery growers are other local viable businesses that take advantage of the land resources.

Agriculture is the longest surviving industry in Marcy. However, farming has been in decline in recent decades, which is typical of agricultural trends occurring in NYS. A number of factors contribute to the decline. First, the profit margins continue to shrink as costs rise and farmers face increasing competition. This is the particular case with dairy farms, which face competition from out-of-state farms and dairies. Table 4-2 shows the decline in dairy farms in Oneida County. According to the 2002 Census of Agriculture, the town has 5 dairy farms. As the agricultural sector has shrunk, the support services for farms have also contracted. A significant pressure on agricultural land has been the rapid escalation in land values and subdivision development.

	1959	1964	1987	2002
<b>Dairy Farms in Marcy</b>	1,672	1,364	551	304

Source: USDA Census of Agriculture, 2002, 1987, 1964, 1959.

Figure 4-1: Agricultural Statistics, Oneida County, New York, 2002



USDA, Census of Agriculture, 2002

Farmers are affected by increased land values in several ways: the agricultural value assessment on their farmland is not protected against tax increases, and the high land value limits future purchases of agricultural land

Ultimately, the decision to farm or not to farm is an economic one. Financial incentives to farmers may not be within the town's financial capabilities. However, there are various other techniques that can be used to retain and preserve the town's agricultural land, farm operations, and rural character. Some preservation techniques include conservation subdivisions, transfer of development rights, limited development subdivisions, and flag (rear) lots. In addition, voluntary techniques, especially the use of donated conservation easements, are a useful tool for preserving farmland.

#### **4.2 Agricultural Protection Program**

The Oneida County Legislature has established the Oneida Agricultural District in accordance with the 1971 New York Agriculture Districts Law and the 1992 Agricultural Protection Act. The original law was enacted to protect and conserve the State's agricultural resource base. It relies on voluntary landowner initiative and municipal and state government cooperation to protect active farm operations from the threats of land conversion. (*New York State Department of Agriculture and Markets, Farmland Protection Program Overview, 1999*) Landowners who voluntarily agree to keep their land in a district for renewable eight-year periods receive incentives to continue farming. Generally, these incentives include:

- Use-value assessment (land is assessed at its value for agricultural production, rather than at its full market value)
- Exemptions from special district levies,
- Protections from eminent domain, nuisance suits (right-to-farm provisions), and state agency regulations that interfere with farming.

In exchange for these benefits, landowners must agree to keep land undeveloped for a period of 8 years. If the land is converted to non-agricultural use within the 8-year period, the landowner must repay up to five (5) years' worth of property tax savings resulting from the agricultural use value assessment.

Before a local or county government may undertake a project that affects land within an Agricultural District, it must submit a "Notice of Intent" to the County Agricultural and Farmland Protection Board and the State Department of Agriculture and Markets for consideration of the impacts on agriculture. A person who buys property within an Agricultural District must be notified about the possible presence of noise or odors associated with farm practices.

The Town of Marcy currently does not have its own farmland protection program. The Town of Marcy could consider such a program in order to address concerns over farmland preservation and seek to secure

funds from the State of New York for farmland protection through the Agriculture and Farmland Protection Program. Farmland Trust (AMT) can assist the town pass farmland protection policy initiatives. AMT, founded in 1980 by farmers and conservationists, is a not-for-profit membership organization that works to protect America's strategic agricultural resources by transforming U.S. farm policy; supporting effective state and local farmland protection initiatives; helping communities balance growth while protecting land; and encouraging stewardship practices to maintain healthy farmland.

Another method of strengthening the agricultural base is to allow compatible land uses that are consistent with the desired farmland protection objectives but which may provide better economic return (i.e. bed & breakfast).

Approximately 5106.1 acres of land are in Oneida County Agricultural District #10 in the Town of Marcy, representing 24% of the town's land area. As shown in Map 4-1, land within the Agricultural District includes land that is actively farmed as well as a considerable amount of other land in the town.

### **4.3 Community Issues and Concerns**

- The County Agricultural and Farmland Protection Board has been more focused on encouraging agriculture than considering the "appropriateness" of applications for inclusion in the Oneida Agricultural District and respecting expressed town concerns about impacts on neighborhoods and consistency with community development plans. This has led some town officials to question the authority of the Town Comprehensive Plan if such plan and associated zoning regulations can be preempted by the Agricultural and Farmland Protection Board at the request of individual landowners.



## 5.0 Transportation

Transportation affects the way communities function, determines the means by which people interact and move about, and enables economic development. The choices that Marcy and its citizens make about transportation affect both the viability and livability of the community as a whole. This section addresses the following components of the town's transportation system: vehicular circulation, bicycle and pedestrian circulation, and public transportation.

In the Town of Marcy, much of what has to do with traffic and transportation issues through the town is a result of the regional highways. There are two adjacent travel corridors that relieve potential traffic congestion in the Town of Marcy. Routes 8 and 12 are located to the east and provide for through traffic north and south. Route 49 and the NYS Thruway provide convenient east-west travel corridors, which divert commuter and regional traffic around the town. The most convenient travel route between Stittville, Holland Patent, and points north is through the Town of Marcy on Route 291.

There are approximately 99 miles of public roadways in the Town of Marcy. The town is responsible for operating and maintaining approximately 44 percent of this total. Oneida County operates and maintains approximately 26 miles of roads through the town. The New York State Department of Transportation and New York Thruway Authority operate and maintain 29 miles of State Route 49 and the New York State Thruway that runs through the town.

### 5.1 Functional Road Inventory

The road network within Marcy is comprised of Interstate, State, County, and local roads (Map 6-1).

#### 5.1.1 Interstate and State Roads

The New York State Thruway (I-90) cuts through the southern section of the town. The Thruway is a limited access highway that charges a toll. There is no interchange access to the Thruway within the town. The Penn-Can Highway (I-81) and I-481 are the nearest north/south aligned interstates.

In the Town of Marcy, the following roadways are under the jurisdiction of the NYS Department of Transportation (NYSDOT): Utica-Rome Expressway-NYS Routes 49 and 291. The Town of Marcy is in Region 2, the Mohawk Valley New York Region, which includes six counties: Hamilton, Herkimer, Fulton, Madison, Montgomery, and Oneida. Oneida County is the region's most populous county with just under 50 percent of the population (approximately 235,000), 32 percent (424 miles) of the centerline miles of state highways, and almost 50 percent (244) of the state bridges.

The construction of the Utica-Rome Expressway was completed in several phases. The first section from Rome to Marcy was finished in 1960. The eastern end was built in the 1980's and provided a connection to the Thruway exit at Utica and an interchange of Route 49 with the North-South Arterial (Routes 5, 8 and 12.) The construction of the final phases to connect the eastern and western portions was completed

in 2003. In 2003, the NY Route 49 designation was moved off of River Road in the Town of Marcy and moved to the Utica-Rome Expressway. Maintenance of River Road was turned over to the town at the same time. Many local residents still commonly refer to River Road as "Route 49." The businesses along this former routing expressed concern about the considerable decrease in traffic. With the opening of the Utica-Rome Expressway, NYSDOT implemented logo service signs at the interchanges in the Town of Marcy and clearly labeled all routes to the "Marcy Business District."

### 5.1.2 Principal and Rural Arterials

There is one principal arterial that runs through the town. Route 291 enters the town from the northwest corner. This route has two lanes for traffic.

### 5.1.3 Collector Roads

The function of collector roads is to collect traffic from residential areas and funnel it to the arterial system. Since most of Marcy is rural, few roads serve this function exclusively. In the rural sections, most people live adjacent to the arterial roads.

### 5.1.4 Residential Streets

Residential streets serve to provide access for traffic having a destination or origin on a particular residential street. To be effective, local streets should be low speed, aesthetically pleasing, and designed to discourage through traffic.

County Road	From	To
Cavanaugh Rd		
Morgan Rd		
Salem Church Rd	NY 49 & SR 922A, North of Whitesboro	CR 91
River St	NY 49 & SR 922E, North of Oriskany	NY 291, South of Stittville
Bent Rd		
Edic Rd	NY 49, West of Utica	CR 36
Glass Factory Rd	CR 91, at NY 8/NY 12, North of Utica	CR 35, East of Holland Patent
Burton Manor	CR 36 (1)	CR 91
Coombs Rd	CR 38, South of Holland Patent	CR 91, South of South Trenton
Fox Rd	NY 291, Marcy	Holland Patent village line
Main St		
Railroad St	NY 365, West of Stittville	Fish Lane Road, Stittville
Mallory Rd	CR 91	Trenton town line
River Rd	NY 291, South of Marcy	NY 365, East of Rome
Main St	SR 922E, North of Oriskany	CR 88
Trenton Rd	Utica City Line	CR 35, South Trenton
River Rd	NY 49, North of Oriskany	Utica city line

Source: NYSDOT

## 5.2 Traffic

The highest traffic volumes are found on the State and U.S. Highways within Marcy. Table 5-2 lists the most recent traffic volumes (in vehicles per day) for major roadways in Marcy. The figures in the table are based on short-term counts that were adjusted to account for vehicle mix (i.e., cars, trucks, buses, etc.), day of the week, and seasonality to produce estimated daily averages.

Traffic congestion can be measured using Level of Service (LOS) guidelines, which estimate average vehicle delay in approaches to intersections. These calculations range from LOS A, where all traffic clears the intersection with minimal delays or during each light cycle, to LOS F, where it may take several signal cycles to clear the intersection or where drivers may experience difficulty making left turns. Generally, LOS C or D is considered acceptable at the peak hour. In general, all intersections within the town operate at LOS A or B.

Route	Start Location	End Location	AADT*	Year
NY 291 (northbound)	Entrance to Prison & Pyschia	CR 32 Benton RD JCT on Left	749	2005
NY 291 (northbound)	CR 88 River RD	Entrance to Prison & Pyschia	2061	2005
NY 291 (northbound)	CR 32 Benton RD JCT on Left	RT 365 End 291	1203	2004
NY 49 (eastbound)	ACC RT 291	RT 922A Mohawk ST	9454	2005
922E (northbound)	Town of Whitestown/Town of Marcy	JCT Chaminade RD & RT 49 Ram	1874	2004
Morris RD (northbound)	Maynard DR	Hazard RD	611	2004
921F (northbound)	Center of Bridge over Mohawk	End at Penn Center RR	528	2004

Source: New York State Department of Transportation Traffic Data Viewer

\* Annual Average Daily Traffic

## 5.3 Metropolitan Planning Organization

The Herkimer-Oneida Counties Transportation Study (HOCTS) is the state-designated Metropolitan Planning Organization (MPO) for the Utica region. An MPO is required from the federal transportation planning body and is responsible for transportation planning and programming. The MPO is responsible for the Unified Planning Work Program (UPWP), the Long Range Transportation Plan (LRTP), and the Transportation Improvement Program (TIP) for its designated metropolitan planning area. Federal transit and federal highway funding requires the adoption of plans and documents in order to receive funding. The HOCTS accomplishes its obligations by creating and updating the LRTP on a regular basis and annually creating a priority list of projects. This annual priority is called UPWP. The UPWP identifies the transportation activities, undertaken by the HOCTS, through established goals and recommendations from the Destinations 2005-2025 Long Range Transportation Plan.

The HOCTS provides forums for the development and decision making of transportation plans, programs, and recommendations. Elected officials, stakeholders, and appointed officials from national, state, and local government organizations make up the SMTC committees. Public participation is encouraged in HOCTS transportation planning process.

#### **5.4 Road Maintenance**

The Marcy Public Works Department maintains and repairs all of the town roads. The Oneida County Department of Public Works oversees the managed the county roads.

##### ***5.4.1 Summary of Current Road Infrastructure Condition:***

- No highway capacity problems or areas of safety concerns were identified by the NYS DOT, Oneida Co DPW or Town Highway Dept.
- The Oneida Co DPW has identified the Hazard Rd/Edic Road intersection as having poor sight distances and is considering it for reconstruction. However, there is currently no schedule or funding available to undertake remedial action at this time.
- Oneida Co EDGE/Lochner Engineering has indicated the proposed “Marcy Nanotechnology Center” (semi-conductor plant/ nanotechnology) site on Edic Road will generate an increase in traffic to that site. A connector road (“Edic Road Bypass”) from the site to the Interstate system is currently included in the scope of an infrastructure improvement project totaling \$20,000,000 scheduled for an anticipated construction start in the Spring of 2009. No analysis has yet been performed regarding the potential traffic impact of this project on non-State roads.
- The Town Highway Dept has recommended connector roads in two areas:
  - between Seavy Rd and Mallory Rd, and
  - between Ives Rd and Alvord Rd
- The Town Planning Board has approved the following subdivisions containing future road extensions:
  - Buckland Estates Subdivision, with future road extensions to the west and south.
  - Trackside Crossing Subdivision, with future road extensions to the east.
  - Micheal’s Lane Subdivision, with future road extensions to the north and west.
- The NYS Dept of Transportation has proposed an “E-Z Pass” exit from the Thruway to the Utica-Rome Expressway/NYS Route 49. The project is still early in the planning phases. No significant impact is anticipated on Town roads.

#### **5.5 Pedestrian and Bicycle Accommodations**

The availability of sidewalks is limited in the Town of Marcy. Concrete sidewalks are located along River Road, but discontinuities exist and there is a lack of crosswalks.

In 2005, a pedestrian bridge was completed and connects several recreational trails near the Utica-Rome Expressway and is an important link for future bike trail expansion. Bike Trails south of the Expressway include the Canalway Trail, Lock 20 Park Extension, and Bikeway 5. North of the Expressway is the trail extension to Whitesboro High School, completed by NYSDOT in the fall of 2004, which provides the school with recreational access, athletic opportunities, and educational field trips to the Utica Marsh and regional historic sites. Access to the new Marcy Town Hall and several residential neighborhoods is also possible with connections to the new bridge via Paul Becker Road. The connection also provides opportunities for various activities – hiking, jogging, rollerblading, bicycling and nature walks as well as the annual Distance Hall of Fame running events held each spring.

According to the Herkimer and Oneida Counties 2007 Bicycling Atlas, the East Oriskany to Genesee Street (Utica) Multi-use trail has trailhead locations on Route 291 and Mohawk Street in Marcy. This trail is 7 miles in length, with flat terrain and a 10-foot wide asphalt or stone dust surface. Along the trail in Marcy is a campsite and picnic area located at Lock 20. Also, riders on this trail can cross a 150-bridge over Crane Creek Spillway. This trail segment connects to the Erie Canalway Trail, which when complete will be a 524-mile multi-use trail project along the Erie, Champlain, Oswego and Cayuga Seneca canals. An additional trail spur winds through Utica Marsh to Route 49 (River Road) in Marcy and an on-road connection across Route 49 along Flanagan Road. This trail spur connects to the State University of New York Institute of Technology.

NYS Bike Route 5 also crosses through Marcy. In addition, Route 12 and Route 365 are NYS Bike Routes. Within Marcy, the connecting roadways for cyclists from the trails to the NYS Bike Routes include: Route 291; Hayes Road; Ray Road; Morgan Road; and Church Road.

The Town of Marcy has not actively pursued the development of a system of off-road trails to support both bicycle and pedestrian use.

In 2001, the HOCTS completed a comprehensive Herkimer-Oneida Counties Bicycle and Pedestrian Plan. The Bicycle and Pedestrian Plan is designed as a policy level plan to preserve and enhance the area's bicycling and pedestrian network as legitimate transportation alternatives. The document sets forth policies and guidelines for future bicycle and pedestrian facilities and amenities in the area. The plan allows each municipality to determine if and what they want to implement, the final recommendations are not mandated. The following are the goals established by the 2001 Bicycle and Pedestrian Plan:

- Encourage the use of bicycling and walking as legitimate modes of transportation
- Improve the safety of bicycles and pedestrians
- Educate bicyclists, pedestrians, motorists, law enforcement officers and others regarding traffic laws and safety measures
- Promote the improvement of travel and tourist and business opportunities along bicycle and pedestrian infrastructure

- Encourage planners and municipalities to develop bicycle and pedestrian resources
- Develop a methodology for tracking bicycle and pedestrian improvements

## **5.6 Public Transit Options**

In 1970, the Central New York Regional Transit Authority (CNYRTA) was established. The mission of the CNYRTA is to provide transportation to all residents with coordination of mass transit services by a public transportation authority. CNYRTA transportation district includes Onondaga, Oneida, Marcy, and Oswego Counties. The services include CNY Centro, Inc. a bus and train system; Call-A-Bus Paratransit Services; Centro Parking; ITC, Inc.; and COORTRANS.

### **5.6.1 Rail Service**

In 1855, the Black River & Utica Railroad began running trains to the north. Utica was the transfer point for tourists bound for the scenic wonders of Trenton Falls. This line is today the Mohawk, Adirondack & Northern and carries Adirondack Scenic Railroad trains as far as Thendara Station near Old Forge. The rail line crosses the central portion of the town and heads north in a diagonal alignment past the east side of Stittville.

The Adirondack Scenic Railroad schedules one trip daily during its open season. There are no terminal facilities or sidings in the town. The Adirondack Scenic Railroad is tourist and excursion railroad that offers several different scenic excursions departing from Utica's Union Station. The longest excursion is a full day trip that passes many flag stops including Holland Patent, Remsen, Forestport, Woodgate and Otter Lake. The journey is over 2 hours each way with a 4-1/2 hour layover in Thendara in the summer.

### **5.6.2 Bus Services**

CNY Centro provides local bus service in the Utica area. There is currently one Centro route that traverses the Town of Marcy to serve the SUNY Marcy Campus, Riverside Mall, and Horatio Plaza. The CNYRTA operates a Call-a-Bus service to meet the special needs of the senior citizens and disabled persons, from the criteria of the Americans with Disabilities Act of 1990 (ADA). Call-A-Bus rides are available to eligible customers during the same hours and on the same days that the CNY Centro buses are in operation.

Two bus companies provide the Utica-Rome area with interregional bus transportation; Greyhound Corporation and Adirondack Trailways, Inc. Regional bus lines provide no service to the town, and there are no comminuting bus lines. There is one daily bus that goes to and from the State Hospital, but this does not make any additional stops in the town. The feasibility of bus service to the town is entirely dependent upon future location of population concentrations, and the need for movement between areas. This is impossible to project at this time.

The Town of Marcy does not currently have a ‘Friends in Service Here’ (FISH) program other similar type of service available. The FISH program is a service for seniors who need transportation to doctor’s appointments. The FISH program have volunteer drivers and the transportation is free.

### ***5.6.3 Air Service***

Air transportation in the Marcy area is available at the Syracuse Hancock International Airport located approximately 54 miles west of the town. The airport is served by seven major carriers and six air cargo companies. Other small general aviation airports are Oneida County Airport located about 5 miles west of Marcy at the former Griffiss Air Base and the Flying K Airport, a private airport located in Oneida about 20 miles southwest of the town. Oneida County Airport indicates there is no further scheduled or commitment of military use of the runways. However, as County personnel have only recently acquired the facility, no information could be obtained regarding whether an Air Installation Compatible Use Zone (AICUZ) plan was still in existence or if it had been abandoned.

### ***5.6.4 Water Transportation***

The New York State Canal passes through the southern part of the town and serves bulk freight transport as well as recreational craft. The system links New York City via the Hudson River with Lake Ontario and Lake Erie. Freight continues to be shipped via the canal system.

## **5.7 Community Issues and Concerns**

### ***5.7.1 Traffic Speed***

The resident survey indicated that vehicles speed excessively on town roads.

### ***5.7.2 Road Maintenance***

Inadequate sanding of roads during the winter season was identified as an issue in parts of the town.

### ***5.7.3 Pedestrian and Bicycle Access***

Town officials and residents have identified the need for a suitable system of sidewalks and bike paths. The town could consider the construction of sidewalks and bike paths as a requirement of development when it lends itself to desired destinations such as Whitesboro High School, the River Road commercial area SUNY-IT or areas of recreational opportunity frequented by the general public. If such amenities do not appear practical at the time of proposed development, an easement for future access could be considered. Safety for bicyclists is a concern because of their vulnerability to serious injury in accidents with vehicles. For this reason, and for aesthetic reasons, off-road bike trails have become popular and would be appropriate in the Town of Marcy.

As utilities are constructed in the town, easements over or parallel to these utilities could be secured in such a way that they may be utilized for pedestrian walkways and/or access routes, and for utility maintenance. This would provide future opportunities as the need may arise for pedestrian and bicycle paths and interconnections to existing trails. This has the potential to stimulate development of more recreational facilities and related service industries to service the hikers, bikers, runners, dog-walkers, skateboarders, bird-watchers, and others who use these types of trails. It is also one of several attractive features that would make Marcy an even more desirable community in which to live.

## 6.0 Utility Infrastructure

### 6.1 Sanitary Sewer

The Town of Marcy is connected to the Utica sewage treatment facility and contains one sanitary sewer district. The remainder of the town relies on private, subsurface sewage disposal systems. Marcy Public Works maintains the sanitary collection system including a number of pump stations.

#### *6.1.1 Summary of Current Sewer Infrastructure Condition:*

- Town Public Works Dept. indicates there is currently no known Town collection system capacity problems (in dry weather) and has adequate capacity to handle Town needs. During periods of wet weather and high groundwater (spring snowmelt), higher flows exist throughout the system, but do not result in overflows (except occasionally at the Mohawk St Pumping Station during extreme events). The older collection system on the grounds of the State prison facility on River Road is suspected of being a major contributor of this infiltration and inflow. An effort by the State to rehabilitate these sewers and remove infiltration appears to have not been very effective.
- The Town receives sewage from several areas outside the Town, including the Village of Holland Patent and the Gold Medal Packing facility in the Town of Floyd:
  - When combined with sewage flow from Holland Patent, the Town's facilities downstream of that connection point (Stittville Pumping Station, the Stittville force main, and the Mohawk St. Pumping Station) are operating near capacity. The Town Public Works Department has concerns that continued increases in sewage flow would soon overload these facilities. They further recommended the Town consider higher billing rates on out-of-Town users to discourage large future flow increases.
  - Sewage from the Gold Medal Packing facility is pumped to the Town's facilities in a relatively long force main. Detention time is lengthy and the sewage becomes septic. The Town Public Works Dept expressed concerns that upon entering the Town's system, the hydrogen sulfide gas is released creating a hazardous atmospheric environment for Town personnel, as well as deterioration of the Town's infrastructure. They further recommended the Town consider requiring the pre-treatment of this sewage, to address this issue.
- Town Public Works Dept reports that a number of on-site sewage disposal systems in rural areas, particularly at higher elevations where the soils are more clayey in nature, are beginning to fail.
- The Town has tentatively scheduled an expansion of the sewer service area on Mallory Road for the Spring of 2009. A number of failing on-site sewage disposal systems will be eliminated as a result. The Town is also reported to be considering an expansion of the sewer service area in the vicinity of Olin, Ives and Fish Lane Roads.
- The Oneida County Sewer District (OCSD) and Mohawk Valley EDGE have indicated the proposed "Marcy Nanotechnology Center" site on Edic Road may generate up to approximately 4.8 mgd of sewage. This additional flow will require an upgrade to the sewage collection system on Edic Road, as well as an upgrade to a portion of the OCSD interceptor system to remove a

downstream flow restriction. These improvements are currently included in the scope of an infrastructure improvement project totaling \$20,000,000 scheduled for an anticipated construction start in the Spring of 2009.

## 6.2 Water System

Almost the entire Town of Marcy is provided with water supply by the Mohawk Valley Water Authority. In 2006, the quality of water met or exceeded the water quality standards set by New York State and the Federal government. The Mohawk Valley Water Authority's Water Quality Laboratory offers microbiological analysis of water including tests for nitrate; nitrite; total coliform, *E Coli*, heterotrophic bacteria; and waterborne pathogens, such as *Giardia* and *Cryptosporidium*. The water system exhibits above average pressures and acceptable fire flow protection.

The regional authority serves approximately 130,000 residents in the eastern portion of Oneida County, including the Town of Marcy, and smaller portions of Herkimer County. The source of drinking water for the regional system is the Hinckley Reservoir, located approximately 20 miles from Marcy. The water is conveyed to the Water Treatment Plant facility downstream in the Town of Trenton, then to the Marcy Reservoir, and then conveyed by gravity to the Deerfield and Southern Reservoirs, and into the distribution system. Currently, the Southern Reservoir is not being used and a 10 million gallon tank is being constructed to replace the Deerfield Reservoir. The Deerfield and Southern Reservoirs will be used as fire fighting back up.

Average daily water use for the Town of Marcy is approximately 837,000 gallons. The average daily water use per person is approximately 89 gallons. Billed water sales for the fiscal year 2007 for the Town of Marcy was \$908,212. In 2007, capital investment projects for the Town of Marcy by the Mohawk Valley Water Authority included a three million gallon tank at Marcy Reservoir and two six million gallon tanks at Toby Road.

Since 2001, the Town of Marcy has been one of the largest growth areas for the water authority with revenue increasing marginally due to the growth. There are virtually no limitations regarding the potential for expansion of the water system to accommodate future growth. New water lines installed by the town are turned over to the Mohawk Valley Water Authority. New subdivisions are responsible for installing water lines and turning the lines over to the Mohawk Valley Water Authority.

In addition to providing drinking water, the Hinckley Reservoir is the primary water source for the Barge Canal near Rome and Herkimer and provides water for navigation in the Rome summit section when water is diverted from West Canada Creek via a feeder canal to Nine Mile Creek. In addition, the Hinckley Reservoir provides water to hydropower facilities and provides water to maintain West Canada Creek's prime trout waters. The New York Power Authority (NYPA) operates the Hinckley Reservoir. In the Summer and Fall 2007, the Hinckley Reservoir water levels were below normal for that time of the

year and reached historic lows in September. The cause was the lack of precipitation and continued reservoir releases. A series of actions were taken, such as the Canal Corp hourly locking schedule to conserve water; the NYPA reducing reservoir releases; and issuing a water conservation emergency. The reservoir levels recovered in November due to significant rainfall in October and November. The Hinckley Reservoir Working Group formed in October 2007 to develop a report per the Governor's charge. The final report, published on April 30, 2008, outlines the issues and short and long-term recommendations.

### ***6.2.1 Summary of Current Water Infrastructure Condition:***

- Mohawk Valley Water Authority indicates they have no water supply or water distribution capacity or pressure concerns. Their pumping stations are monitored regularly and all are operating well within capacity. There are no restrictions on either water consumption or water main extensions in the Town. Other than maintenance work and a storage tank at their Cavanaugh Road facility, no improvements are currently planned to the supply, transmission or distribution systems.
- Mohawk Valley EDGE has indicated the proposed "Marcy Nanotechnology Center" site on Edic Road will require a water supply of up to 4.8 mgd and will further require an upgrade of the water distribution system on Edic Road. A 5500 ft, 16" diameter water main extension is currently included in the scope of an infrastructure improvement project totaling \$20,000,000 scheduled for an anticipated construction start in the Spring of 2009.
- No need was identified for additional water service areas within the Town.

## **6.3 Storm water Management**

Most storm water is managed in Marcy by open swales and culverts. Developers are required to show drainage facilities on subdivision plats and site plans which are submitted to the town. The town is currently studying storm drainage issues. Initial observations suggest Marcy's Subdivision Regulations could be improved to provide better detail on both storm drainage and erosion and sedimentation controls.

### ***6.3.1 Summary of Current Storm water Management Infrastructure Condition:***

- Based on hydrologic models and actual events, it appears many of the Town's highway culverts can pass flows near the 20-percent-annual-chance (i.e., 5-year) flood event but will significantly overtop (i.e., by more than 2-feet) under larger storms. It should also be noted that most driveway culverts are installed with 12"-18" culverts, which, when subjected to intense rainstorm events, will often overtop and flood upstream ditches and/or streams.
- The Town should consider developing a plan to replace Town owned culverts and work with the State and County to assess the capacity and replace, as necessary, critical culvert crossings. The plan should consider culvert designs to handle 4-percent-annual-chance storms (25-year flood) or greater, and also look at compatibility with upstream and downstream crossings in the stream.

Some culverts may, with the right combination of diminished discharge capacity and upstream storage, provide for a reduction in the peak flow. Those areas should be identified and checked to see if the culvert and surrounding embankments are structurally sound to retain water under those conditions.

- Although a number of drainage basins were computer modeled by the Town's engineering consultant and peak rates of storm water runoff estimated, at this writing, no comparison of estimated peak flows to culvert capacities has been performed. No specific prioritized list of culvert deficiencies is available.
- The Town Highway Dept is considering the piping of roadside ditches on Stage Road, due to its steepness.
- The Oneida County Dept of Public Works has a long range culvert replacement program in effect. However, due to current budget constraints, no definitive commitment or schedule could be obtained concerning specific culverts in Marcy.
- NYS Dept of Transportation also has a long-range culvert replacement and relining program in effect. No major improvements are scheduled to occur in Marcy in the near future.
- The GVT Railroad was built at a time when the majority of the land upstream of it was farmland. Since then the land use and land cover have changed significantly in some parts of the Town. Such changes include additional impervious area, clearing of trees and forests, and removal of natural vegetation. Additionally, parts of the drainage network have been re-routed due to the building of roads and road-side ditches. Many railroad culverts are undersized. The Town Highway Department has concerns over two railroad culverts; one near the intersection of Kennedy and Hayes, and a second near Koronowski Rd. The railroad is tentatively scheduled to replace the culvert near the intersection of Kennedy and Hayes in the Spring of 2009.
- New large and small development upstream and possibly downstream of the GVT Railroad should consider the flooding inundation potential from significant flood events. This potential could include storms up to the 0.2-percent-annual-chance flood event (i.e., 500-yr flood). The establishment of any structure's first floor and basement levels should consider the water surface elevation for this significant flood event and be placed above that elevation and/or above the top of railroad crest elevation.
- Town's engineering consultant is currently evaluating different options to address future increases in peak rates of storm water runoff. An alternative to install regional drainage basin detention facilities will probably not be recommended. The philosophy of using site specific detention facilities is expected to continue for major subdivisions and for larger commercial sites. It is expected to be recommended that the Town should consider the benefits of public education on methods to reduce storm water runoff, and consider alternative storm water management methods (best management practices) for small developments and minor subdivisions (one to five lots).
- The Town Highway Dept. expressed a concern over homeowners piping drainage swales and channels and over fill encroaching into stream floodways between and behind homes. Where there are no easements or controls that provided for either the maintenance of these systems or the

proper sizing of the systems, the systems tend to fail. The homeowners then expect the Town to remedy the situation. It was recommended the Town proceed to obtain drainage easements in critical swales and streams, where there are currently none, thereby extending their jurisdiction to maintain and control improvements in these areas.

- The USDA Soil Conservation Service also expressed a concern that extensive areas of prime agricultural farmland would be re-zoned for residential uses. Their loss and the resulting development could result in increased peak rates of storm water runoff.
- NYS DEC also expressed a concern that fill was being placed in the Mohawk River floodplain/floodway in the vicinity of Barnes Ave.
- Oneida Co EDGE indicated the proposed “Marcy Nanotechnology Center” site on Edic Road will be provided with storm water management facilities that will comply with Town and DEC standards for water quality and quantity management. The project is expected to have no impact on off-site Town drainage facilities.

#### **6.4 Solid Waste**

The Town of Marcy Sanitation Department is responsible for the collection and hauling of solid waste for all residents and commercial establishments. Businesses in the Business District have the option to utilize the town services or use one of the following private hauling companies: Feher Rubbish Removal; Hawkins and Hurlbut Sanitation; or Waste Management of Utica. The Town of Marcy Sanitation Department has seven full-time employees under the supervision of the Sanitation Supervisor and Working Foreman. The Sanitation Department operates year round.

The solid waste collected by the town is transported to Utica or Rome to the Oneida-Herkimer Solid Waste Authority. Solid waste includes recyclables, green waste, garbage, and trash. Monthly pick-ups include tires, batteries, appliances, large, light and heavy metals, household furnishings, and small amounts of construction and demolition debris. Seasonal pick-ups include Christmas trees. The Town of Marcy utilizes the Oneida-Herkimer Recycling Center for all recyclables and yard waste.

#### **6.5 Private Utilities (Energy & Communications)**

In addition to the public infrastructure systems described above, a number of privately owned utilities are located within the Town of Marcy. In general, these utilities are widely available to serve existing and future development. The only consideration for new development would be the cost to extend certain utility lines to areas not served. However, the availability of land in serviced areas makes this a minor limitation.

##### **6.5.1 Natural Gas**

National Grid provides natural gas transport for the entire town, whether or not the gas is purchased from them. National Grid has adequate capacity to accommodate the needs of existing and projected future

development in the town. The cost of running lines to currently unserved areas would be the only consideration in serving new development.

### ***6.5.2 Electrical Service***

National Grid and its distribution system provide electrical service for the entire town. No significant problems are reported for the conveyance and distribution network.

Through its Economic Development Zone Rider (EDZR), National Grid offers businesses that locate or expand in an Empire Zones up to ten years of deep discounts on the delivery of incremental (new) electricity and natural gas supply. Discounts are on the delivery portion only. The electric supply, or generation cost, is the market price of electric generation, which is not controlled by National Grid. The EDZR electricity discounts depend on the customer's service classification, delivery voltage, and energy use profile. This program provides discounts of 50% to 70% from standard electric delivery rates.

### ***6.5.3 Cable Network***

Time Warner Cable maintains coaxial cable in Marcy. The company provides all of the residential cable television service to the town, as well as Road Runner Internet access via the cable network. Time Warner also provides a telephone service network for residences and businesses.

### ***6.5.4 Telecommunications***

#### ***6.5.4.1 Telephone***

Verizon maintains the traditional phone line service in Marcy.

#### ***6.5.4.2 Wireless***

There are a number of wireless phone companies serving the area, including Verizon and AT&T.

#### ***6.5.4.3 Towers***

There are two existing and one approved telecommunications towers located within the limits of the town. Typically, these structures transmit and receive radio, television, cellular, paging, personal telecommunications services or microwave telecommunications. They range in height from approximately 60 feet to over 350 feet. Although these towers are critical to modern communications, they can have substantial impacts on the aesthetic quality of the community. Marcy has a telecommunications tower siting regulation. This regulation allows the town to regulate to a degree the location and also height and setback requirements for such facilities. It also requires prospective applicants to demonstrate that reasonable efforts have been made to co-locate their proposed transmission/receiving equipment on an existing tower.

## **6.6 Community Issues and Concerns**

### ***6.6.1 Development Spurred by Sanitary Sewers***

Sanitary sewers can allow for more densely concentrated development, and eliminate the need for subsurface sewage disposal systems. In areas in which sewers are made available, development may follow. Therefore, it is important that planning and zoning regulations are in place to control development. This extension of sanitary sewer service does, however, have the potential to provide positive environmental and cost benefits. The groundwater and surface water quality in the area around the sanitary sewer extension should improve. Sanitary sewer service could provide residents in areas currently not served a realized cost benefit should the need for future individual system upgrades or replacement become necessary.



## 7.0 Housing

This section provides an overview of Marcy's housing inventory, including a discussion on the age, value, and occupancy of the housing units.

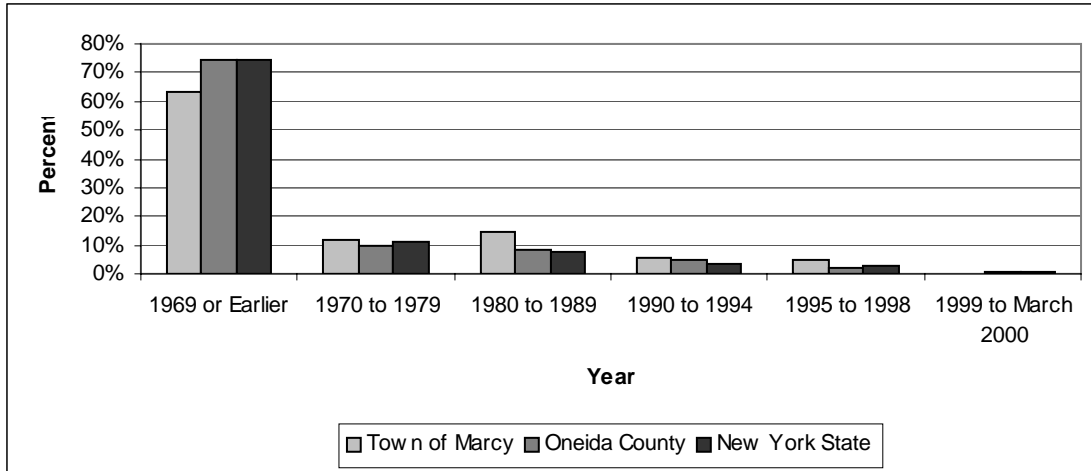
### 7.1 Housing Inventory

The Town of Marcy had 2,072 housing units in 2000, which represents an increase of 118 units from the previous decade. According to the 2000 Census, most of the housing in the Town of Marcy, Oneida County, and NYS was developed before 1970 (63.1 percent for the town, 74.2 percent for the County, and 74.1 percent for NYS). Approximately a quarter of the town's housing stock, was constructed during the 1950s, and almost 20 percent during the 1960s, while approximately ten percent was constructed in the 1990s. The median year structure built in the town is 1963, as compared to 1952 for the County and 1954 for NYS. Table 7-1 compares the age of the town's housing stock to the housing of Oneida County, and NYS.

	Town of Marcy		Oneida County	NYS
<b>Year</b>	<b>Total</b>	<b>%</b>	<b>%</b>	<b>%</b>
<b>1969 or Earlier</b>	1,308	63.1%	74.2%	74.1%
<b>1970 to 1979</b>	246	11.9%	9.8%	11.3%
<b>1980 to 1989</b>	301	14.5%	8.4%	7.7%
<b>1990 to 1994</b>	109	5.3%	4.6%	3.4%
<b>1995 to 1998</b>	101	4.9%	2.3%	2.6%
<b>1999 to March 2000</b>	7	0.3%	0.7%	0.9%
<b>Total</b>	2,072	100%	100%	100%
<b>Median Year Structure Built</b>	<b>1963</b>		<b>1952</b>	<b>1954</b>

Source: U.S. Census 2000

**Figure 7-1: Comparison Of Housing Inventory**



Source: U.S. Census 2000

Table 7-2 compares the types of housing units in the Town of Marcy in 1990 and 2000. While the Town’s housing inventory is mostly comprised of single-family detached units (approximately 86 percent in 2000), recent construction trends have included the development of single-family attached units, two family units, and 10 to 19 family units. The number of single-family detached units increased by 14 units during the 1990s, the number of two family dwellings increased by 11 units and the number of 10 to 19 units increased by 8 units. In comparison, the number of 3 or 4 family units decreased by 49 percent and mobile homes and other housing units dropped by 58 percent.

Type of Unit	1990		2000		1990-2000
	#	%	#	%	% Change
<b>1 Family, Detached</b>	1,613	82.5%	1,786	86.2%	10.7%
<b>1 Family, Attached</b>	22	1.1%	36	1.7%	63.6%
<b>2 Family</b>	64	3.3%	75	3.6%	17.2%
<b>3 or 4 Family</b>	87	4.5%	44	2.1%	-49.4%
<b>5 to 9 Family</b>	53	2.7%	57	2.8%	7.5%
<b>10 to 19 Family</b>	31	1.6%	39	1.9%	25.8%
<b>20 + Family</b>	0	0.0%	0	0.0%	0.0%
<b>Mobile Home or Other</b>	84	4.3%	35	1.7%	-58.3%
<b>Total</b>	<b>1,954</b>	<b>100.0%</b>	<b>2,072</b>	<b>100.0%</b>	<b>-</b>

Source: U.S. Census 1990, 2000

Table 7-3 compares the types of housing units in the Town of Marcy, Oneida County, and NYS in 2000. In comparison with the County and NYS, the Town has the highest percentage of single-family detached housing units at 94.9 percent.

Type of Unit	Town of Marcy		Oneida County	NYS
	Total	%	%	%
<b>1 Family, Detached</b>	1,608	94.9%	81.8%	41.7%
<b>1 Family, Attached</b>	11	0.6%	1.0%	4.9%
<b>2 Family</b>	41	2.4%	7.6%	10.9%
<b>3 or 4 Family</b>	6	0.4%	1.1%	7.3%
<b>5 or more</b>	0	0.0%	0.4%	32.5%
<b>Mobile Home or Other</b>	28	1.7%	8.0%	2.8%
<b>Total</b>	<b>1,946</b>	<b>100.0%</b>	<b>100%</b>	<b>100%</b>

Source: U.S. Census 2000

## 7.2 Housing Occupancy

Table 7-4 provides an overview of resident occupancy in the town in 1990 and 2000. Almost 97 percent of the existing units identified in 2000 were occupied with only 71 units identified as vacant. This reflects the long-term stability of the residential neighborhoods within the town.

The table also indicates the number and percentage of owner-occupied units as compared to renter-occupied units. In 2000, the town's housing inventory consisted primarily of owner-occupied housing units (1,694), or 81.8 percent, as opposed to rental units (307) or 14.8 percent.

Characteristics	1990		2000		1990-2000
	#	%	#	%	% Change
<b>Total Housing Units</b>	1,954	100%	2,072	100%	6.0%
Occupied Housing Units	1,885	96.5%	2,001	96.6%	6.2%
Vacant Housing Units	69	3.5%	71	3.4%	2.9%
<b>Occupied Housing Units</b>	1,885	96.5%	2,001	96.6%	6.2%
Owner-occupied Housing Units	1,591	81.4%	1,694	81.8%	6.5%
Renter-occupied Housing Units	294	15.1%	307	14.8%	4.4%
<b>Vacant Housing Units</b>	69	3.5%	71	3.4%	2.9%
For Rent	13	1.3%	13	0.6%	0.0%
For Sale Only	17	0.9%	31	1.5%	82.4%
Rented Or Sold, Not Occupied	21	0.9%	13	0.6%	-38.1%
Seasonal, Recreation, Occasion	3	0.2%	3	0.1%	0.0%
Other Vacant & Migrant Workers	15	0.5%	11	0.5%	-26.7%

Source: U.S. Census 2000

### 7.3 Housing Values

Table 7-5 provides an overview of home values in the town, the County, and NYS. Median house value for the year 2000 was \$90,300. In 2000, it was estimated that 66 percent of the town's housing stock was valued at less than \$100,000. This compares to 76.7 percent of the housing in Oneida County, and 32 percent in NYS. The town's inventory of housing valued between \$50,000 and \$99,999 was 62 percent, as compared to 18 percent for NYS. Only about 2% of the homes in Marcy and Oneida County were valued at \$200,000 or more in 2000, as compared to 32 percent in NYS.

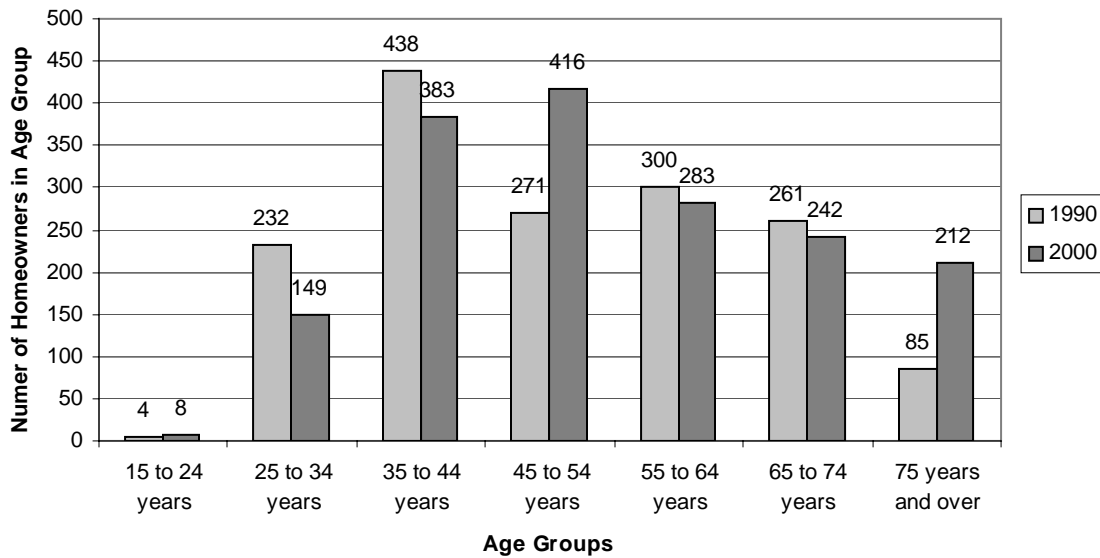
House Value	Town of Marcy		Oneida County		NYS	
	#	%	#	%	#	%
<b>Less than \$50,000</b>	52	3.7%	6,277	13.8%	151,310	5.6%
<b>\$50,000 - \$99,999</b>	881	62.1%	28,600	62.9%	714,774	26.8%
<b>\$100,000 - \$149,999</b>	307	21.6%	7,201	15.8%	491,060	18.3%
<b>\$150,000 - \$199,999</b>	139	9.8%	2,179	4.8%	468,384	17.4%
<b>\$200,000 - \$299,999</b>	40	2.8%	935	2.1%	501,839	18.7%
<b>\$300,000 or more</b>	0	0.0%	305	0.7%	362,361	13.5%
<b>Total</b>	1,419	100%	45,497	100%	2,689,728	100%
<b>Median Value-1990</b>	\$88,100		\$72,300		\$131,600	
<b>Median Value- 2000</b>	\$90,300		\$76,500		\$148,740	

Source: U.S. Census 2000

### 7.4 Housing Tenure

As illustrated in Figure 7-2, there has been a 36 percent decrease in homeownership by individuals between 25 and 34 years old, and a 13 percent decrease in home ownership by individuals between 35 and 44 years old. Conversely, the town experienced a 54 percent increase in homeowners that are between 45 and 54 years old as well as a 150 percent increase in homeowners that are older than 75 years old.

**Figure 7-2: Town of Marcy, Homeownership by Age Group, 1990 & 2000**

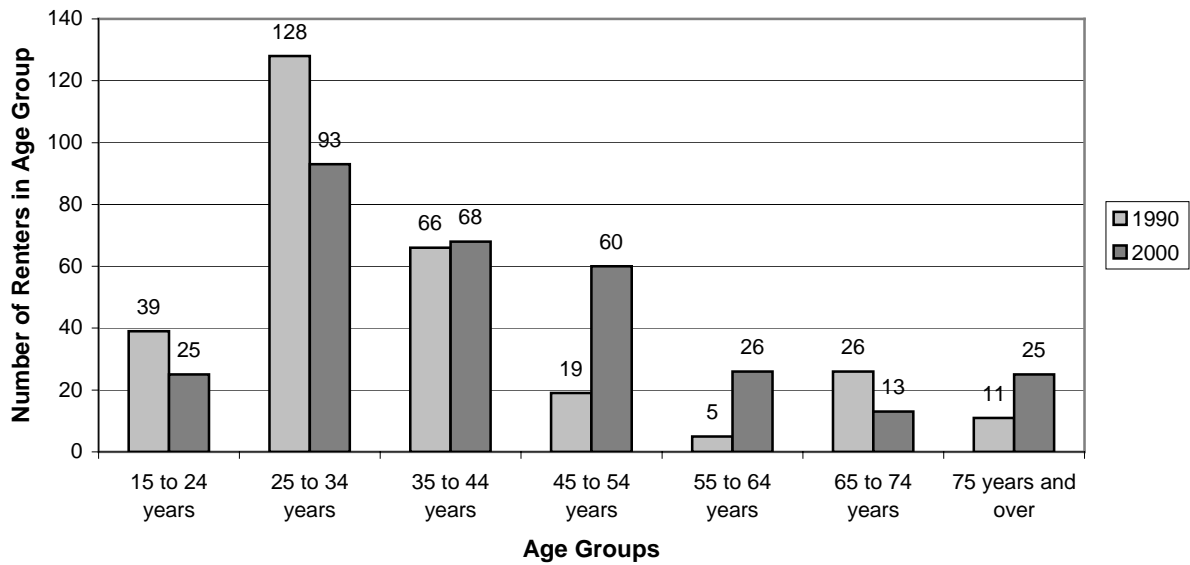


Source: U.S. Census 1990, 2000

In general, the data suggest that when comparing the year 2000 to 1990 people are living longer and older individuals are choosing to stay in the area within their homes for greater periods of time. If this trend continues, it will have future implications for land use, housing, business and community services in Marcy.

The same is not true for younger people (25 to 44 years old) where the data suggest that there is decreasing homeownership among the young in the town (Figure 7-3). It should be noted that it has been difficult for young individuals and current renters to purchase properties within the town as current homeowners remain for extended periods of time. In 2000, the US Census data indicated that individuals that are 45 years old and older own about 70 percent of the owner-occupied homes. In addition, the 2000 US Census data also indicated that there has been about a 41 percent increase in renters between the age of 35 and 54, but there has been a decrease of 38 percent of renters that are 34 years old and younger. Therefore, Marcy does not appear to attract and maintain renters younger than 35 years old but it does appear to attract and retain a greater percentage of renters that are between 35 and 54 years old, age brackets that are traditionally associated with more stable households.

**Figure 7-3: Town of Marcy, Renters by Age Group, 1990 & 2000**

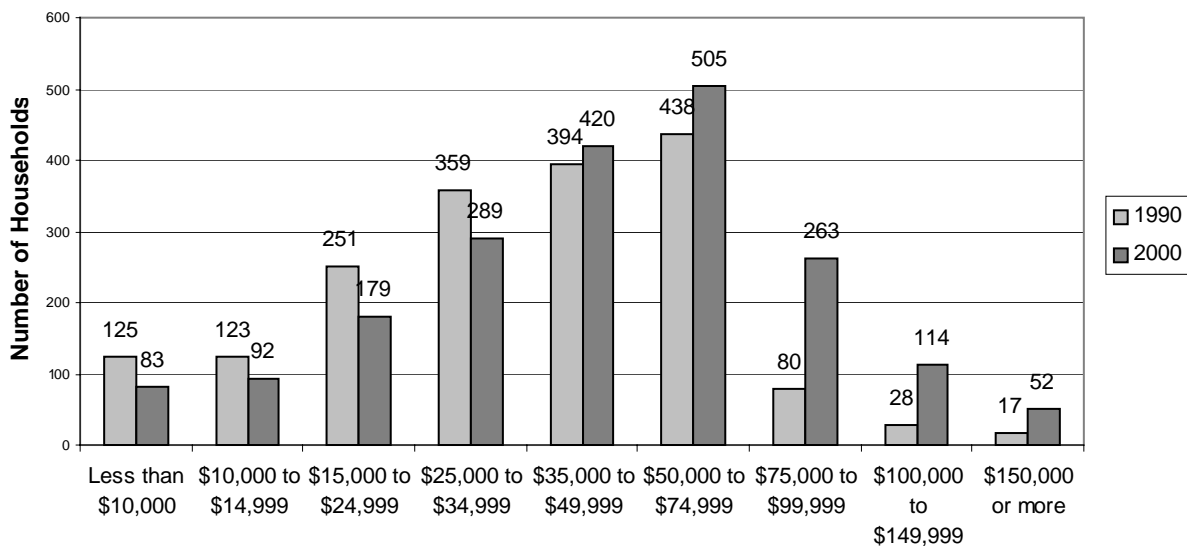


Source: U.S. Census 1990, 2000

### 7.5 Household Incomes

Between 1990 and 2000 the Town of Marcy experienced an almost 20 percent decrease in the number of households that have an income between \$25,000 and \$34,999 (Figure 7-4). Median household income was \$47,180 in 2000. The number of households with incomes more than \$75,000 increased by about 343 percent. This is indicative of a community that has experienced a decline in its younger population and where current homeowners have chosen to remain for extended periods of time.

Figure 7-4: Town of Marcy, Household Income, 1990 & 2000



## 7.6 Housing Development Alternatives

A variety of housing types, including two-family, multi-family, apartments in mixed-use buildings, and single family detached are necessary for a balanced housing stock. To address affordability concerns it is important to have areas that can accommodate higher density housing. Housing development alternatives are described below.

### Single-Family Detached

The most prevalent housing type in Marcy, single-family homes on individual lots, will continue to represent the greatest number of housing units in the town. Single-family detached housing can be arranged in several different patterns to achieve various planning goals.

### Rental Housing

Rental housing may take many different forms. Single-family homes can be rented, as can apartments above garages (accessory apartments), townhouse units, or apartments in an apartment building. A diversified stock of rental units can provide a greater selection of housing options for people on limited incomes (e.g. young adults and the elderly). The following strategies can achieve greater numbers of rental units:

- Conversions of large structures (including large houses, barns, and other buildings) into multi-family dwellings
- Upper-floor apartments in mixed-use buildings
- Accessory apartments in residential and hamlet zoning districts

### Accessory Apartments

An accessory apartment is units created within an existing residential structure or in an accessory structure, which is subordinate to the main unit, and in which complete cooking and plumbing facilities are provided. Accessory apartments are a way to provide rental housing without the construction of multi-family units. A concern with accessory units, however, is that they must not impose burdens on the septic or water systems.

### Mobile Homes

Mobile homes currently comprise less than two percent of Marcy's housing stock and represent the lowest cost housing available to community residents. They are found on individual lots and in mobile home parks, which range from well designed to poorly and haphazardly laid-out.

The allowance of mobile home parks and mobile homes in specific mapped zoning areas, or as special permit uses, is one method a town can use to preserve this affordable housing option without detriment to the community.

The use of mobile homes by farmers for worker housing must be allowed as-of-right under the New York State Agriculture and Markets Law to ensure affordable housing for workers and their families in this industry. A town may also consider the temporary use of mobile homes by a landowner, who intends to build a permanent residence within one year, permissible.

### Senior Housing

Marcy currently lacks specialized senior housing. Senior housing can be publicly or privately owned, or owned by a non-profit corporation. Whatever the method of ownership, however, elderly housing expands housing options for senior citizens. Many elderly residents of Marcy may be occupying houses which are too large, have stairs, and/or cost too much to heat. Many of these residents also have a great deal of equity built up in their homes. They may be willing to move to specially designed apartments more closely attuned to their current housing needs.

Seniors often benefit from being close to community facilities with the convenience of shopping and other services nearby. Therefore locating senior housing near hamlet centers or commercial areas can be advantageous for the elderly. Another possible solution to the senior housing issue, which does not require a sanitary sewer system, is the use of accessory apartments in the hamlet areas.

#### ***7.6.1 Affordable Housing Issues***

As the demographic analysis suggests, the median age of Marcy is increasing, indicating a growing population that is likely to increase demand for affordable housing. Oftentimes aging individuals or couples prefer to “age in place” and retire in their hometown, because that is where their friends, family, place of worship, community, and general support system is. In order to do this, they may also wish to “downsize” from their existing home to something more manageable in terms of affordability, size, and maintenance. This increases the demand for smaller, more affordable housing in a community that may already be experiencing rising housing costs and an aging population, and where market forces are producing large houses on large lots which do not serve the population that wants to downsize.

While there are concerns that affordable housing may become a problem, housing prices in the town are varied. Future development of rental housing is encouraged in areas where shopping and municipal services are within walking distance and water and sewer services are available. Some of this rental housing could be located above storefronts in the mixed-use area on River Road.

Affordable housing should also be encouraged elsewhere in the town, provided that such housing is in scale with their rural surroundings. Conversion of existing buildings to multi-family use is generally more appropriate than construction of new apartments, particularly if such apartments are located in isolated single-use "pods." New apartment buildings should be in scale with existing farmhouses and barns, and of similar design and materials. Site layouts should follow the patterns of hamlets or rural farmsteads.

Densities should be kept well within the carrying capacity of the land, especially within the sub-watersheds, in the town.



## 8.0 Community Facilities and Services

The Town of Marcy has excellent community facilities and services. Existing governmental office space, public works storage and maintenance space, and health and educational facilities are, for the most part, adequately meeting the present need of the Marcy community.

If population increases over the next two decades continues to be limited, there will be little need for new or expanded public facilities to accommodate growth. However, a long-term capital plan for public facilities should be undertaken, particularly if population growth exceeds the modest projections based upon the growth of the last 30 years. This long-term plan should contemplate a range of potential growth scenarios ranging from the slow-growth trend of recent decades to a possible spike in growth resulting from new development activity such as the chip fabrication facility.

### 8.1 Parks and Recreation

The Town of Marcy has a variety of active and passive recreational opportunities within its boundaries. Town-owned parks include Link Memorial Park; Lock 20 Canal Park; and Toby Road Town Park. Parks and recreational areas in the Recreation Department host a number of special and social events and programs, which are managed by the Director of Parks, Recreation and Culture. Parks in the Town of Marcy are drawn on Map 8-1 and shown in Table 8-1.

Table 8-1: Town of Marcy Parks		
Parks	Type of Facilities	Acreege
<b>Toby Road Town Park</b>	Laren Wells Hanno Memorial Swimming Pool	47.84
	Playground	
	Upper Pavilion and Sean Layton Pavilion	
	Tennis, basketball and volleyball courts	
	Horseshoe pits	
	Sports fields	
	Picnic areas	
	Walking track and wooded trail	
	Restroom facilities	
<b>Link Park</b>	Tom Price Memorial Field	12.22
	Pavilion/Picnic Area	
	Restroom facilities	
<b>Lock 20 Canal State Park</b>	Picnic Area	6.97
	Pavilion	
	Restroom facilities	
<b>Total</b>		<b>67.03</b>

Source: Draft Town of Marcy Master Plan for Parks, Recreation and Culture 2007 and GIS Data

The use of the parks throughout the years has taxed their infrastructure and amenities, and, as a result, many of the town's parks need infrastructure improvements. The Draft *Master Plan for Parks, Recreation and Culture, Spring 2007* reviews the improvements needed for the parks.

Lock 20 is the only state-owned or operated recreational facility in the Town of Marcy. The Crestwood Golf Course is the only golf course located in the Town of Marcy. This 18-hole course is privately owned and open to the public. In general, there is a growing need for outdoor recreation space for use by town residents.

## **8.2 Police Protection**

Police protection in the Town of Marcy is provided by two organizations: the Oneida County Sheriff's Office and the New York State Police. All patrol activities are done by car because of the widely dispersed population and the consequent extensive coverage area. The Oneida County Sheriff's Office, located in Oriskany, has 85 law enforcement deputies. Troop "D" of the New York State Police, with headquarters in Oneida, New York, has jurisdiction over seven county area. Within this area are three zones. Marcy is within Zone One. The Marcy station is located at 9017 River Road. The State Police, in addition to their routine patrol activities, provide highly skilled personnel and expensive equipment as needed by the locality in assuring complete law enforcement.

## **8.3 Fire Protection**

Fire protection in the Town of Marcy is provided by two fire stations within the community – one at Maynard; the other in Stittville, with additional protection provided by fire stations within adjoining towns and villages. The town has good fire protection service with adequate equipment and personnel, and most within reasonable reach of any location in the town.

An increase in the population and the construction of new housing and other facilities will require increased fire protection service including the purchasing of new equipment and additional personnel. This should be accomplished within the existing fire protection framework.

## **8.4 Health Care**

Marcy is served by Marcy Fire Department's ambulance service and private ambulance services. Nearest hospitals that serve the area include Faxton-St. Luke's Memorial Hospital Center and St. Elizabeth's Hospital, both located in Utica approximately seven and eight miles east of the town, respectively. In addition, the Mohawk Valley Psychiatric Center is located in Utica, six miles from Marcy.

## **8.5 Library**

The Town of Marcy has no community library within its boundaries. The closest library for residents is the Dunham public library in Whitesboro. In addition, community libraries in proximity to Marcy are located in

Oriskany, Holland Patent, New York Mills and Utica. The Utica and Rome regional libraries also serve the town. The Mid York Library System website allows residents to access about half of the 43 libraries serving Oneida, Herkimer and Madison County.

### **8.6 Senior Services**

Marcy Senior Citizens group provides meetings, activities and trips for residents, 55 and older. The senior group meets twice a month in the Marcy Town Hall where there are currently adequate facilities.

### **8.7 Youth Services**

Boy Scout Troop 79 and Girl Scout Troop 565 operates programs for Marcy's youth. Organized sports for youth include: Marcy-Deerfield Youth Ball; Pop Warner; and Youth Soccer. In addition, various Town departments offer seasonal activities and programs. For example, the Maynard Fire Department hosts a Children's Halloween Party and Santa Claus visit. For over 175 years every May, the Town holds a parade with floats, vehicles and marchers.

### **8.8 Marcy Chamber of Commerce**

The Marcy Chamber of Commerce serves local businesses and consumers in the trade area with approximately 125 members from Marcy, Holland Patent, Stittville, Whitesboro, Utica, Rome, Clinton and East Syracuse. The goal of the Marcy Chamber of Commerce is to advance agricultural, commercial, industrial and civic interests of Marcy and the trade area.

### **8.9 EDGE**

The Mohawk Valley Economic Development Growth Enterprises (EDGE) is a private not-for-profit organization that provides assistance to local businesses and provides for the economic development needs of Oneida and Herkimer Counties, which are located in the center of New York State (i.e., Mohawk Valley). EDGE is participating in the Semi-NY program by providing a site that meets the Semi-NY criteria and can be used for a semiconductor manufacturing facility under the Semi-NY program.

### **8.10 Public Schools**

Marcy is served by three school districts. Most of the Town of Marcy is within the Whitesboro School System, with smaller areas of the town in the other systems. The southwestern portion of the community is served by the Oriskany Central School District. The northwestern portion of the community, including Stittville, is served by the Holland Patent School District. The following table provides school enrollment, school district per pupil expenditure and school locations for the three school districts serving Marcy.

**Table 8-2: School Districts Serving the Town of Marcy: Enrollment 2004-05**

School Districts and Schools	Grades	# of Students	Per Pupil Expenditure	Location
<b>Holland Patent School District</b>	<b>K-12</b>	<b>1816</b>	<b>\$11,833</b>	
General William Floyd Elementary School	K-5	406		Holland-Patent
Holland-Patent Central High School	9-12	609		Holland-Patent
Holland-Patent Elementary School	K-5	348		Holland-Patent
Holland-Patent Middle School	6-8	453		Holland-Patent
<b>Oriskany Central School District</b>	<b>K-12</b>	<b>753</b>	<b>\$13,255</b>	
NA Walbran Elementary School	K-6	374		Oriskany
Oriskany Junior/Senior High School	7-12	379		Oriskany
<b>Whitesboro Central School District</b>	<b>K-12</b>	<b>3710</b>	<b>\$12,350</b>	
Marcy Elementary School	K-5	352		Marcy
Deerfield Elementary School	K-5	381		Utica
Harts Hill School	K-5	409		Whitesboro
Parkway Middle School	6	295		Whitesboro
Westmoreland Road Elementary School	K-5	427		Whitesboro
Whitesboro Middle School	7-8	642		Whitesboro

Source: <https://www.nystart.gov/>, 2004-05 data from: *The New York State District Report Card: Accountability and Overview Report, 2005-06* and *Comprehensive Information Report: 2005-06*

### 8.11 SUNY-IT

The Town of Marcy is home to the State University of New York Institute of Technology (SUNY-IT). Established in 1966, SUNY-IT is the only State University's institute of technology. The 800-acre campus was established in the 1980s providing classrooms, an administrative building, and dormitories. Planned expansion includes a \$20 million campus field house and a \$13 million student center. SUNY-IT serves 2,500 full and part-time undergraduate and graduate students. Undergraduate programs are offered in professional studies, technology and various liberal arts disciplines. SUNY-IT has over a dozen graduate programs including Master of Business Administration in Technology Management; Master of Science degree programs in accountancy, applied sociology, and computer and information science; and Master of Science in Nursing. Online programs are available as well.

### 8.12 Community Issues and Concerns

- In the town, public recreation opportunities related to the Erie Canal and its shoreline are very limited. Appropriate Canal side facilities could include a range of active and passive opportunities such as picnic and sitting areas and play areas. There is no public dock along the Erie Canal/Mohawk River. Boating is a potential attraction, but public boat launching and mooring facilities are limited. The Marcy Chamber of Commerce should pursue sponsorship and maintenance of a public dock facility to bring additional visitor business to the River Road business district.

- Nine Mile Creek is a natural resource with great recreation potential, which should be seriously explored by town recreation officials. While this might well take some years to assemble and develop, a "Creekwalk" could become one of the major natural attractions of the area. A small-scale neighborhood recreation facility may be appropriate in the Stittville hamlet areas. Whenever possible, existing natural resources should be incorporated into small recreation facilities.
- During the public input meetings, the swimming pool was identified as a recreational resource that is valued.



## 9.0 Planning Considerations

### 9.1 Growth Projections and Economic Development

The general outlook in upstate New York and the Mohawk Valley area is for weak growth with the area trailing the nation in five key areas from 1995-2005 (The Business Council of New York State, Inc's Economic Growth Index). Population projections for Central New York indicate a decline in overall population from 2000 to 2030 with an aging population resulting in a smaller proportion of the remaining population in prime working age. More discussion on this topic can be found here:

([http://www.labor.state.ny.us/workforceindustrydata/cen/cny\\_ptrends.shtm](http://www.labor.state.ny.us/workforceindustrydata/cen/cny_ptrends.shtm), from [Cornell Institute for Social and Economic Research](#)).

- Equally important in the impact on population growth and development is the continued restructuring of the global economy. Agriculture remains important to the Mohawk Valley economy. The region has more than 3,250 farms, almost 10 percent of all farms in the State. The economic viability of this sector may depend upon shifts into higher value products and services instead of basic commodity production.
- Home based businesses continue to grow as an alternative or supplement to more traditional employment sectors. There continues to be an increase in type of businesses that can be operated from a home full or part time as well as a complementary trend of telecommuting. This type of employment can be important to both the local economy and the quality of life for residents, but attention will be required to mitigate adverse impacts upon residential neighborhoods.
- The Mohawk Valley is part of two larger regions - New York's Creative Core which includes 12 counties centered around Syracuse, and the 19-county, Albany-centered Tech Valley. MV EDGE has identified current strengths and growth potential in several industrial clusters, particularly: Aviation, Logistics, Metals manufacturing, Finance, insurance and real estate, Information technology and information assurance, and Nanotechnology. Marcy is directly involved in the latter cluster with the proposed Marcy NanoCenter described in section 2.4.2

Development of the Marcy NanoCenter is expected to carry significant related growth that will benefit the Mohawk Valley. Based on similar types of facilities existing around the world, the overall economic and demographic growth clustered (spread across a range of approximately 60 miles) around these facilities typically totals 50,000 to 70,000 jobs, including construction jobs for the nanocenter facilities, the actual jobs at the nanocenter, and the required jobs for the direct supply chain. It is estimated the population grows at between 2-5% per year over a 10 to 15 year span with the bulk of that population happening in the second half of that time period. While not all this growth will occur in Marcy, a significant amount is sure to occur. Managing this expected growth to direct the appropriate types of development to the appropriate parts of town, while minimizing the adverse impacts on the overall community is an important issue addressed during the plan development.

## 9.2 Planning Principles Considered

There was a strong desire to apply sound land planning and development practices and to enable sustainable economic growth and stability in the town. Several intertwined planning principles were applied in developing concepts and discussing alternatives as the plan was developed.

### Quality of Life

The residents of Marcy value its significant natural resources, working agricultural landscapes, quality schools, and its regional connection to an emerging technology industry. These values directly impact the Town's quality of life. Understanding the community's values and its sense of place were essential to developing the plan

### Environmental Sustainability

The planning process discussed the importance of meeting the needs of the present without compromising the ability of the community to meet its needs in the future. Particular emphasis was placed on wise management of the community's natural resources for the benefit of current and future generations. One of the tools encouraged during the planning process was the use of Leadership in Energy and Environmental Design (LEED) standards for new and redeveloped buildings in the town. The LEED Green Building Rating System is a national standard for developing high-performance, sustainable buildings. Participation in LEED is voluntary. The standards have been developed by the US Green Building Council through consensus by members of the building industry. LEED standards address a variety of site design, building design and construction materials based on the long-term sustainability of the community. The following is a list of categories that LEED standards consider:

- Erosion and sedimentation control
- Site selection
- Urban redevelopment
- Brownfield redevelopment
- Alternative transportation, (public transportation access, bicycle friendliness, parking reductions)
- Reduced site disturbance (to protect, restore, and maximize open space)
- Stormwater management (flow treatment and reduction)
- Landscape and exterior design to reduce heat islands
- Light pollution reduction

### Smart Growth

Unplanned growth or sprawl can destroy the Town's natural beauty and distinctive community character, undermining its sense of place. Sprawl is expensive and wasteful, environmentally damaging and socially divisive, and ugly. Smart Growth strategies promote growth that is attractive, affordable, accessible, equitable, and good for the environment. Smart Growth supports the following:

- Civic sites (areas for the public meet or have scheduled community events)

- Walkability
- Connectivity
- Mix of land uses
- Diverse housing types
- High quality architecture and land planning
- Environmental sensitivity

Included in the discussion of Smart Growth was the Neo-Traditional Development design approach to development, also referred to as Traditional Neighborhood Design (TND) and New Urbanism. This type of development helps to create vibrant mixed-use neighborhoods with higher densities and a range of complementary uses. Although TND is not appropriate for all parts of the town, many of the design criteria and standards can be adapted to Marcy's more suburban/rural setting. The following are commonly found in TND:

- Parks, schools, civic buildings, and commercial establishments located within walking distance of homes
- Residences with narrow front setbacks, front porches, and detached rear garages or alley-loaded parking
- Network of streets and paths suitable for pedestrians, bicyclists, and vehicles
- Narrower streets with crosswalks, streetscaping, and other traffic-calming measures
- In-scale development that fits the local context
- Buildings oriented to the street with parking behind

Lastly, the planning process also considered the town's position in the region. One of the studies reviewed during the planning process was the Regional Policy and Priorities Plan prepared for Herkimer and Oneida Counties in 1999. Although never formally adopted, this Plan offers goals and objectives that are consistent with Marcy's Vision Plan and discusses compatible planning principles. Some of the relevant recommended economic development objectives in the Regional Policy and Priorities Plan include:

- Grow the region's agricultural related business and rural services
- Retain existing businesses and attract new industry
- Nurture high-technology for the future
- Retain existing suburban business and grow residential support services
- Enhance tourism opportunities by promoting the scenic, cultural and recreational assets of the 65 mile linear greenway that the Mohawk River and Erie Canal provides from Herkimer County to Oneida Lake
- Promote the Region's gateway access to the Central Adirondacks and the related economic development marketplace

