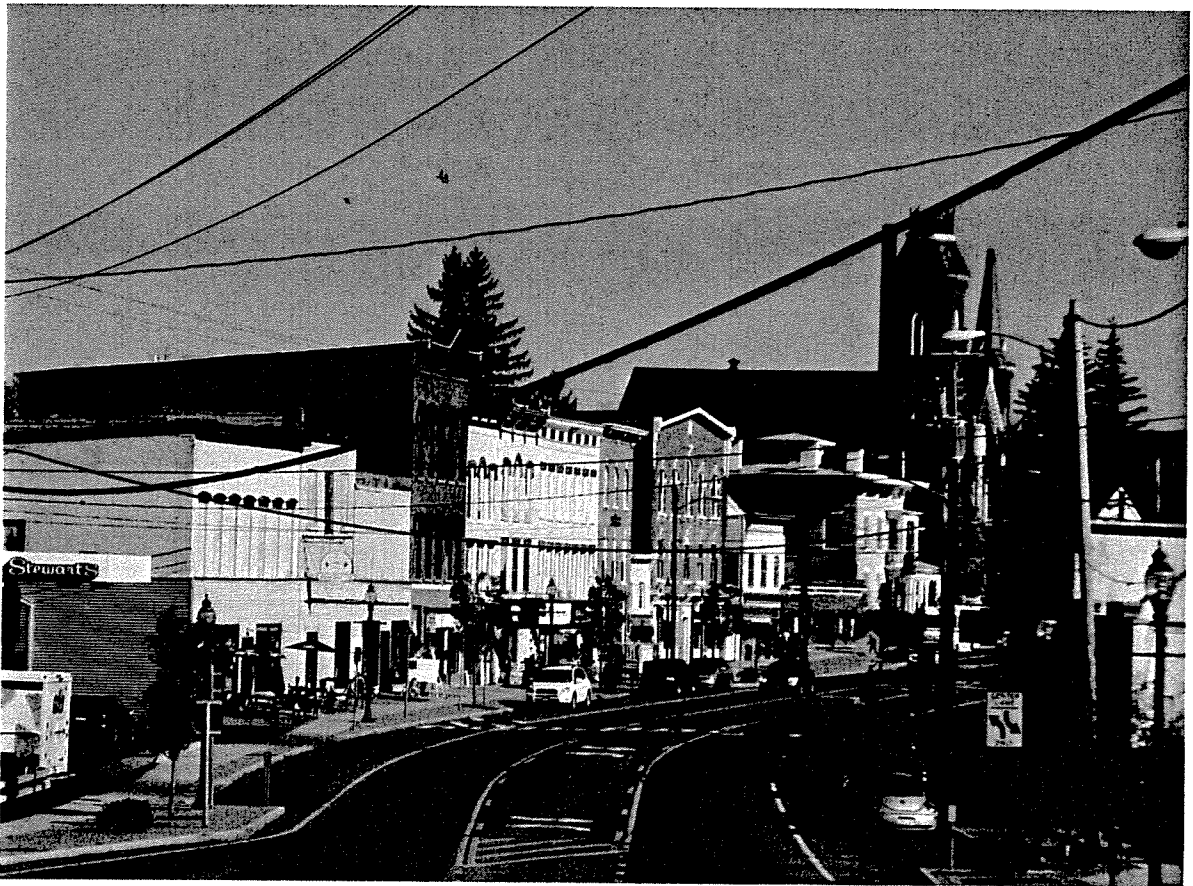


Village of Waterville, New York

# Community Development Strategic Plan

Prepared by:

Carlson Associates, Inc.



January, 2010

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# Introduction

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# I. Introduction

## A. Village of Waterville Profile

The Village of Waterville is located in south-central Oneida County approximately 12 miles south of the City of Utica. The Village has a population of 1,721 according to the 2000 Census, and includes 675 housing units containing 325 single family, owner occupied homes.

The Village includes numerous historic and architecturally significant buildings within a quaint downtown area and a variety of neighborhoods. Although located in a rural portion of Oneida County, Waterville is densely developed. There are no major industries in the Village.

State Route 12 is the major transportation route to and through the Village. This road runs north-south and connects Waterville with the Utica area to the north and Binghamton to the south. State Route 20 is located less than one mile south of the Village. This major east-west highway provides access to Syracuse - approximately 40 miles to the west.

## B. The Need for a *Community Development Strategic Plan*

The Village of Waterville has not prepared a comprehensive plan of any kind since 1964. The Village Board and Planning Board believe it is important for the Village to identify local needs and priorities and formulate development goals and objectives.

The Village also believes it is important to develop a *Community Development Strategic Plan* that will guide the use of Community Development Block Grant and other Federal, State and local resources in the areas of housing, economic development, and infrastructure.

A Village-wide survey undertaken as the first step in preparing this *Community Development Strategic Plan* identified completing a "Strategic Plan" as one of the Village's highest priority action needs, and the pursuit of State and Federal grants as the Village's highest priority need.

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**C. Anticipated Benefits of the *Community Development Strategic Plan***

As noted above, the Village has undertaken a community planning process in over 40 years. The preparation of a *Community Development Strategic Plan* will enable the Village to identify and prioritize local needs with extensive citizen input, develop a strategy to address most critical needs, and assemble documentation that will support State and Federal applications for assistance.

These benefits will help the Village improve the quality of life in Waterville. The *Community Development Strategic Plan* will create a plan of action that will help the Village focus its resources, guide Village efforts in obtaining Federal and State funds, and undertake initiatives that address the Village's most critical needs.

Existing conditions

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## **II. Existing Conditions**

### **A. Community Description**

#### **1. General Location**

The Village of Waterville is located in the distressed Mohawk Valley region approximately 12 miles south of the City of Utica. The small but densely developed Village is located in a rural setting in south-central Oneida County. The Village is accessed by State Route 12 from the north and south, and by State Route 20 from the east and west. The northern portion of the Village is located in the Town of Marshall and the southern portion of the Village is located in the Town of Sangerfield.

#### **2. Population**

Waterville has a population of 1,721 persons according to the 2000 Census. This population includes 626 households, 435 families, 234 persons over the age of 65 (13.5%), and 503 persons under the age of 18 (29.2%).

The population has declined gradually between 1960 when there were 1,901 persons living in the Village. Between 1990 and 2000 however, the Waterville population actually increased by 3.4% from 1,664 to 1,721, while the Oneida County population was decreasing by 6.1%.

#### **3. Development Pattern and Land Uses**

The Village of Waterville includes a compact and well-defined three block commercial area in the physical center of the 1.3 square mile Village. The commercial center includes a variety of small shops and restaurants, the local Post Office, a small supermarket and several churches between Stafford Avenue and Big Creek.

Commercial uses are located in traditional two and three story mixed-use buildings with historic architectural features and newer



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**C. Anticipated Benefits of the *Community Development Strategic Plan***

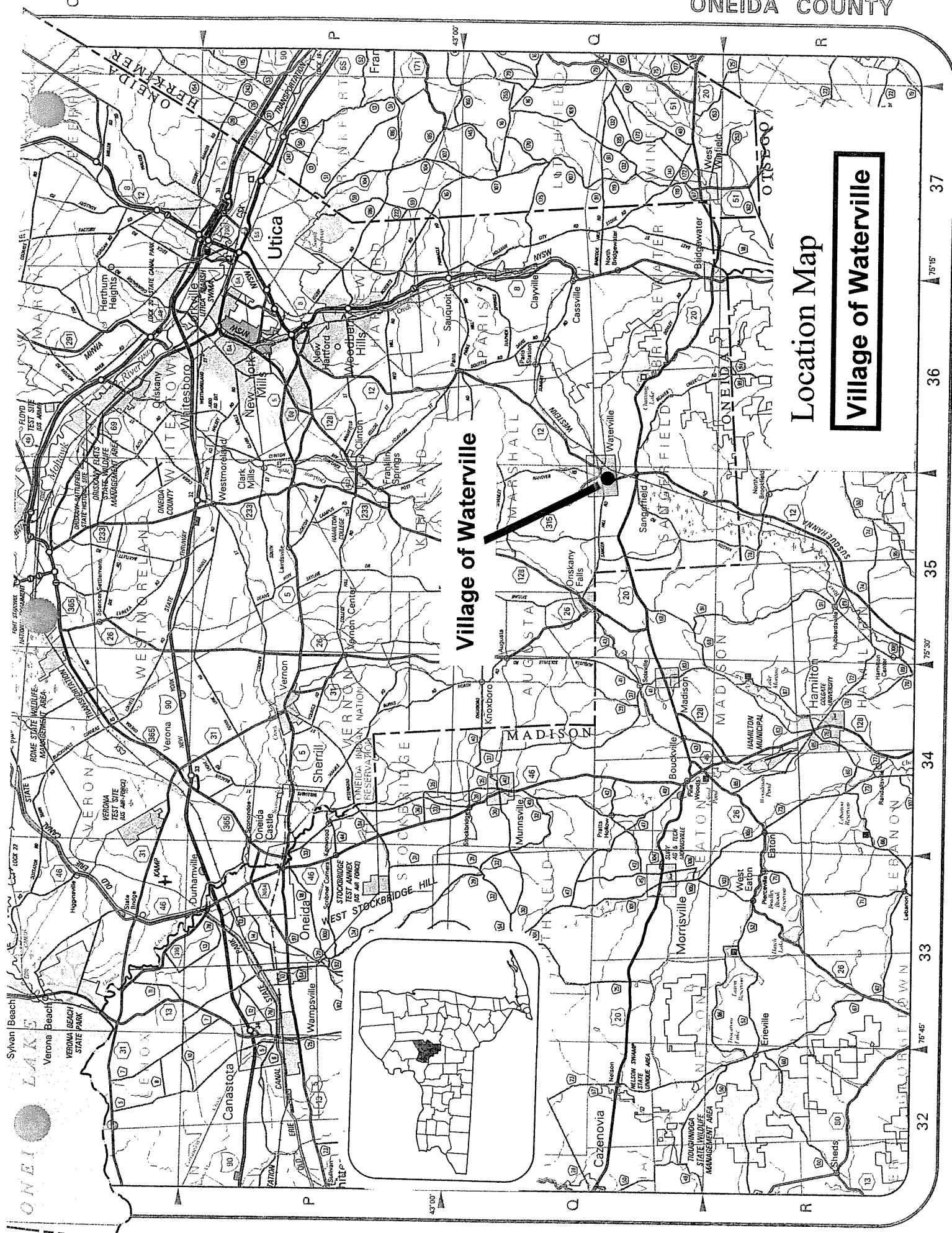
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#### **4. Income Characteristics**

The Village of Waterville includes 35.0 percent low income persons. These people include individuals and families with incomes less than 80 percent of the median income for the Utica-Rome Metropolitan Statistical Area (MSA). A total of 202 persons (12.3%) in the Village have incomes under the poverty level.



# Village of Waterville

## Location Map

Village of Waterville

1 NORTH

5 0 5 MILES

SCALE 1:250,000

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in-fill buildings. The original Waterville business district was built between 1850 and 1875 and many original buildings from that era remain. The commercial area has been recently upgraded by a major road reconstruction project by the NYS DOT that included the installation of attractive period lighting, street furniture and brick accent pavers. Lighting and street improvements have been extended south from the business district along Route 12/Sanger Street to the Village line.

Dense residential development exists adjacent to the commercial center. This development includes older homes with distinctive architectural features. The original Waterville Central School on Stafford Street has been converted to an apartment complex.

Less dense and generally newer housing is located along East Bacon, White, Osbourne, Sanger, Berrill and Madison Streets that extend from the core of the Village into the neighboring Towns of Sangerfield and Marshall.

An industrial zone extends along the rail line that extends north-south through the eastern portion of the Village. This corridor includes the NYSEG office and power substation, a large auto repair facility, C&H Plastics, Inc. and the Village Department of Public Works.

Agricultural uses remain in the outer sections of the Village, but newer residential developments and the Waterville Junior and Senior High School complex have been developed in these areas.

Existing zoning generally reflects the current land use pattern. Retail business and general business districts are located at the Village's core, with a small business zone along Route 12/Sanger Street at the extreme south end of the Village. An Historic District includes Monument Park. Three Planned Development Districts have been incorporated into Village zoning as well.

Big Creek extends through the Village in a north-south direction, and a tributary to Big Creek flows east to west between Putnam and East Bacon Streets. 100 and 500 year flood boundaries of these waterways do not significantly impact development in the Village. In the commercial center, 100 and 500 year flood events are contained in culverts.

Land uses and other Village characteristics and features are illustrated on the Existing Conditions Map.

**Table 1.**  
**Village of Waterville**  
**Key 2000 Census Statistics**

Population	1,721
Households	626
Household Size (Average)	2.6
Families	435
Family Size (Average)	3.09
White Persons	1,688
Black Persons	8
American Indian Persons	5
Hispanic Persons	14
Population over 65	321 / 18.7%
Population under 18	480 / 27.9%
Median Age	37.8
Low Income Persons	37.9%
Persons in Poverty	202 / 12.2%
Housing Units	673
Owner Occupied Units	377 / 60.2%
Renter Occupied Units	249 / 39.8%
Vacant Units	47 / 7.0%
Seasonal	6

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## B. Housing Conditions

To determine the condition of housing in the Village of Waterville, the preparation of this *Community Development Strategic Plan* included a Village-wide exterior “windshield” survey. This survey was undertaken using the standards set forth by the New York State Office of Community Renewal. The exterior survey rated structures as standard, moderately substandard, severely substandard, and dilapidated - to the extent deficiencies could be ascertained. It is likely the survey understates substandard conditions due to the inability to evaluate internal systems and conditions. The survey was completed in July, 2009 by David Carlson, a professional planner with over 25 years of experience in completing such surveys.

The survey covered one and two unit structures, but did not cover units in mixed use structures or larger apartment buildings.

“Standard” housing structures exhibit no major defects and do not create a blighting influence on the surrounding area. Observable conditions require only normal maintenance or minor improvements.

“Moderately Substandard” housing units have at least two observable defects, including deteriorated roofing, siding, windows and doors, chimney, or access facilities. Structures in this condition would require moderate rehabilitation, and can be restored to a standard condition for a reasonable cost (\$5,000 - \$20,000). These structures detract from the appearance of the surrounding area, but are not major blighting influences.

“Severely Substandard” housing structures include at least three observable defects, but can be restored to a standard condition for a reasonable cost (\$15,000 - \$35,000).

“Dilapidated” housing structures are severely substandard to a degree requiring clearance and cannot be repaired to a standard condition for less than a reasonable amount (less than \$35,000). These structures are a severe blight on the surrounding area.

As noted above, the windshield survey understates the severity of housing need in the Village as it does not reflect conditions related to electrical, heating and plumbing systems, septic, water, lead-based paint conditions, or interior conditions that can contribute significantly to the substandardness of a structure.

The windshield survey indicates overall housing conditions in the Village of Waterville are generally very good. A majority of the houses are well maintained and contribute in a positive way to the Village’s quality of life.

However, the survey indicates that 44 percent of the housing stock in the Village is either “moderately” or “severely” substandard. Only five structures were identified as dilapidated. By comparison, a 1963 housing condition survey rated two-thirds of the housing structures in the Village in “good” condition, with one-third of the structures needing minor or major repairs. Table 2 summarizes housing conditions in the Town as determined by exterior survey.

**Table 2.**  
**Village of Waterville Housing Conditions**

Housing Condition Rating	Number	Percent
Substandard	182	44
Moderately Substandard	(100)	(24)
Severely Substandard	(79)	(19)
Dilapidated	(3)	(1)
Standard	232	56
Total	414	100

The results of the Housing Conditions Survey are illustrated on the Housing Conditions Map. The survey identifies areas of concentrated deterioration along Elmwood Avenue, Berrill Avenue, White Street and Buell Avenue near the Central Business District, and Sanger Avenue. These areas were the same areas identified “in need of repair” in 1963. Good to excellent conditions can generally be found along Osbourne Avenue, Putnam Street, Doolittle Avenue, East Bacon Street and Tower Street.

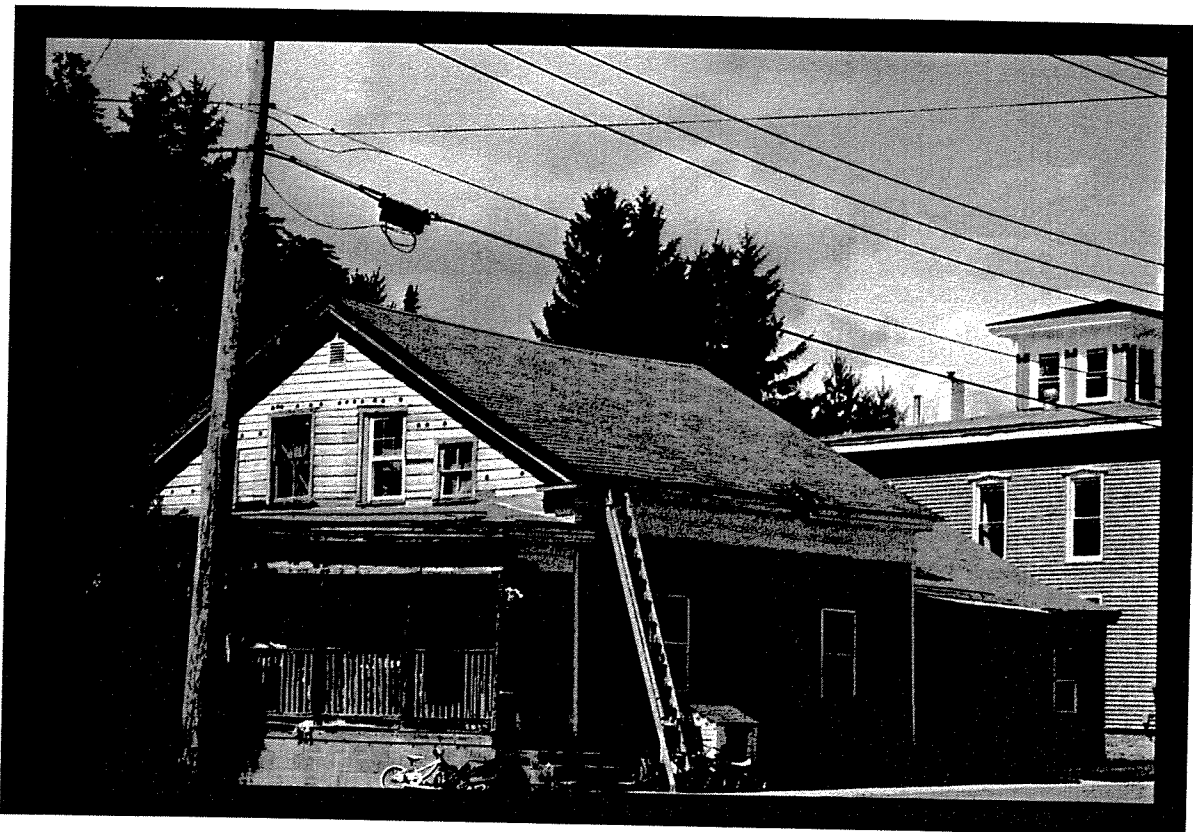
Although the majority of housing conditions in the Village are good, a Village-wide, scattered site housing rehabilitation program could help low income residents improve conditions related to their health and safety and eliminate area blight. This community need was supported by Waterville residents in surveys conducted as part of the *Community Development Strategic Plan* preparation process.

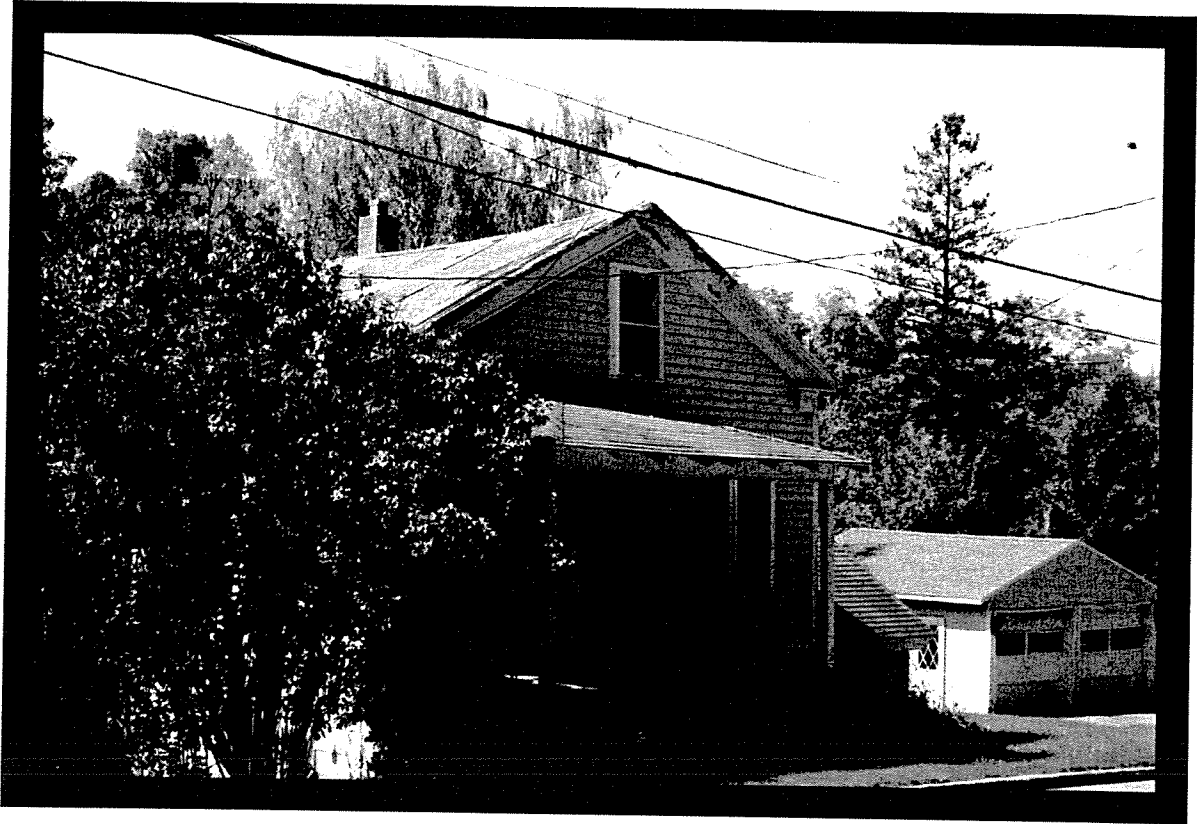


## Housing Characteristics



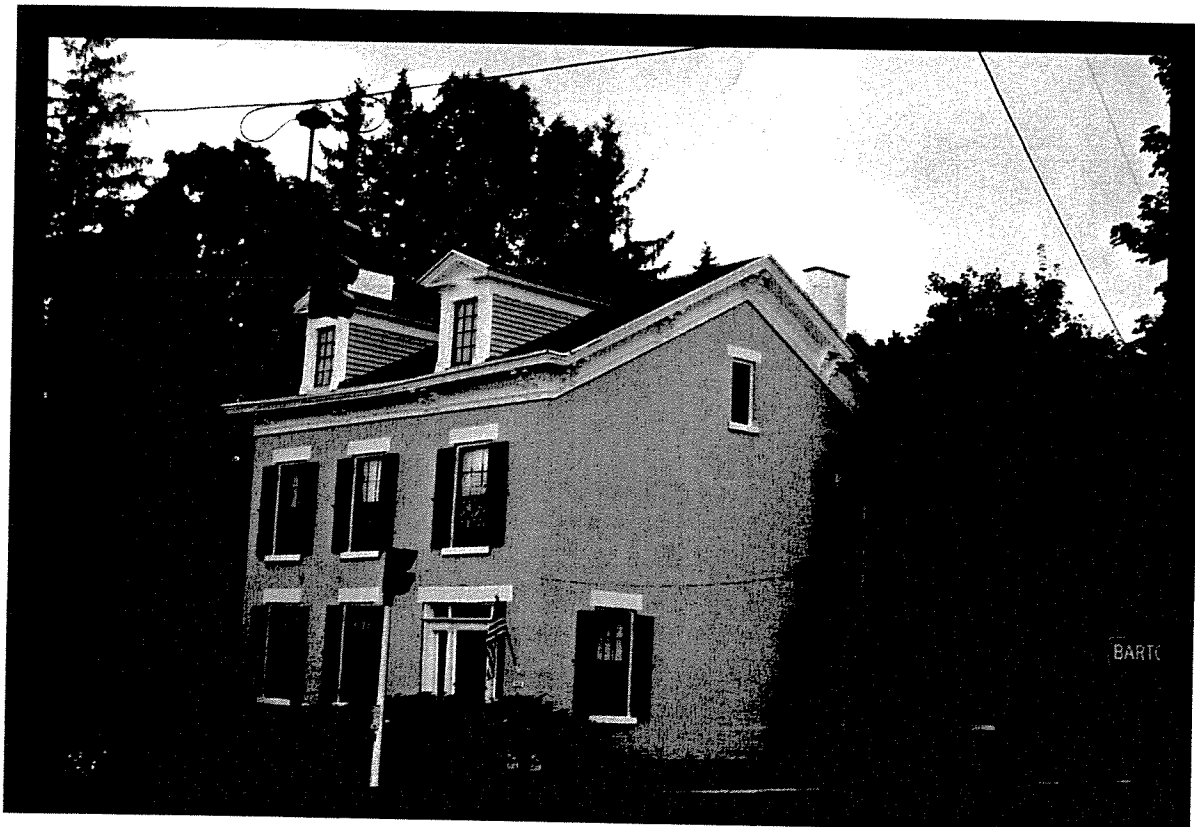
Older homes with rehabilitation needs.



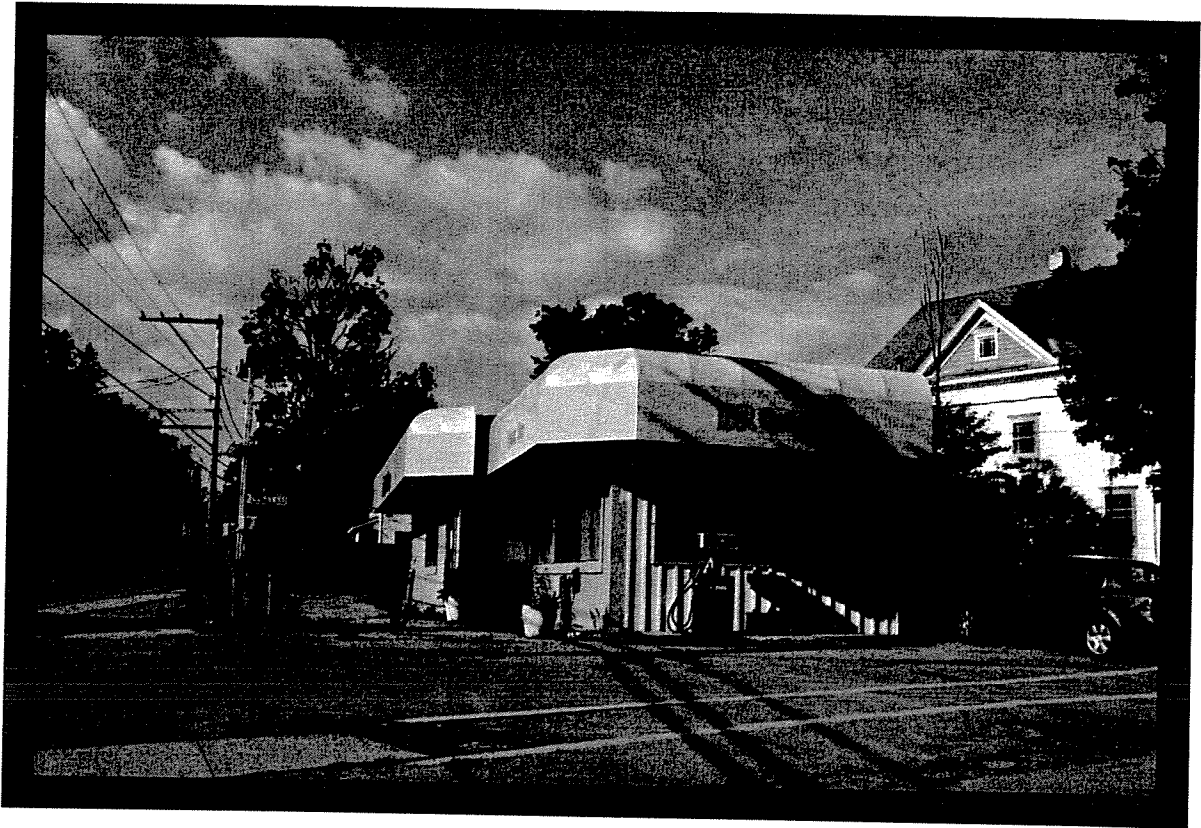




Older homes with historic and architectural significance give the Village great neighborhood character.



## Neighborhood Blight



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## **C. Commercial Uses**

### **1. Central Business District**

The Waterville Central Business District encompasses three blocks along East and West Main Street (State Route 12) between Stafford Avenue and Big Creek. As noted previously, the business district dates back to the mid-1800's, and many of the original structures remain. The core of the business district includes relatively intact three-story commercial buildings. The business district also includes several churches, a supermarket, and newer in-fill buildings.

In 1981, the Herkimer-Oneida Comprehensive Planning Program prepared a Preservation Plan for the Waterville Central Business District. This plan recognized the "remarkably intact nineteenth century facades" and the restoration potential these facades possessed. Almost 30 years later, the Waterville Central Business District retains much of the character recognized in 1981.

The Waterville Central Business District has recently been enhanced by the reconstruction of State Route 12 by New York State, which added period lighting, brick pavers and landscape treatments to the streetscape.

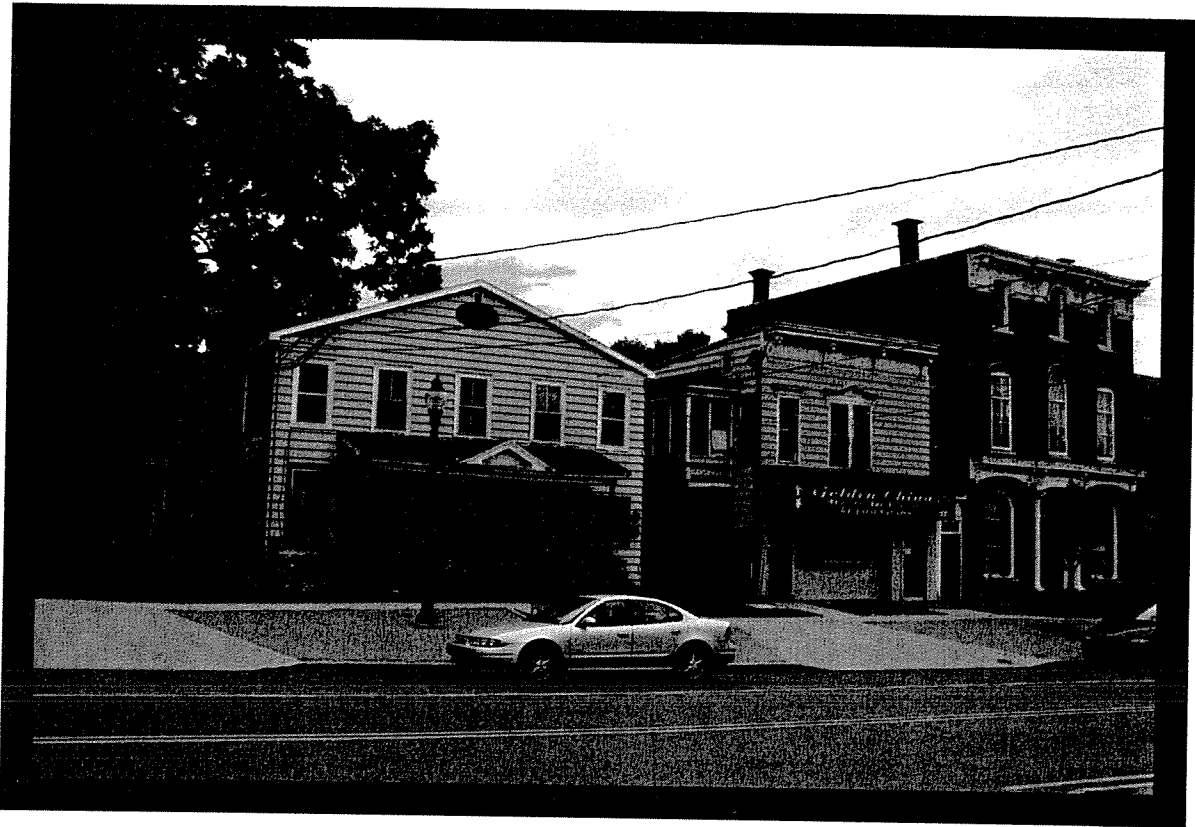
As part of the preparation of this *Community Development Strategic Plan*, the Village completed a survey of Main Street businesses and property owners to determine interest in programs that might facilitate business and building improvement. These surveys indicate businesses and building owners have an interest in improving their businesses, and undertaking facade and building improvement projects.

### **2. Other Commercial and Nonresidential Uses**

Other commercial and nonresidential uses in the Village include a CVS Pharmacy and Ice Cream Stand on Sanger Avenue; a blighting, vacant gas/mart building on Stafford Avenue; car repair garages located on Sanger, Conger, Osbourne Avenues; C&H Plastics, Inc.; and a NYSEG complex on Conger Avenue.

The very attractive and historically significant Harding Nursing Home is located opposite Monument Park on Tower Street on the fringe of the business district.

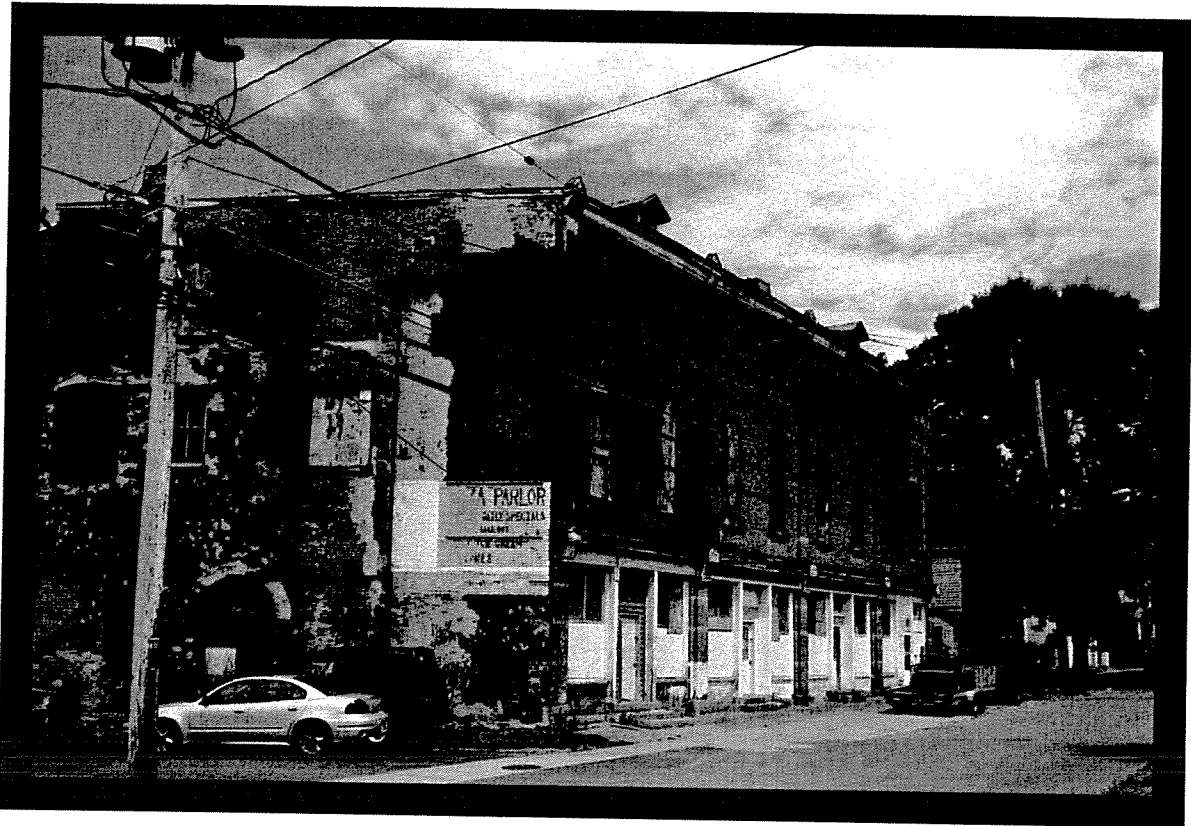
## Central Business District



Poor facade conditions detract from new streetscape and roadway improvements.

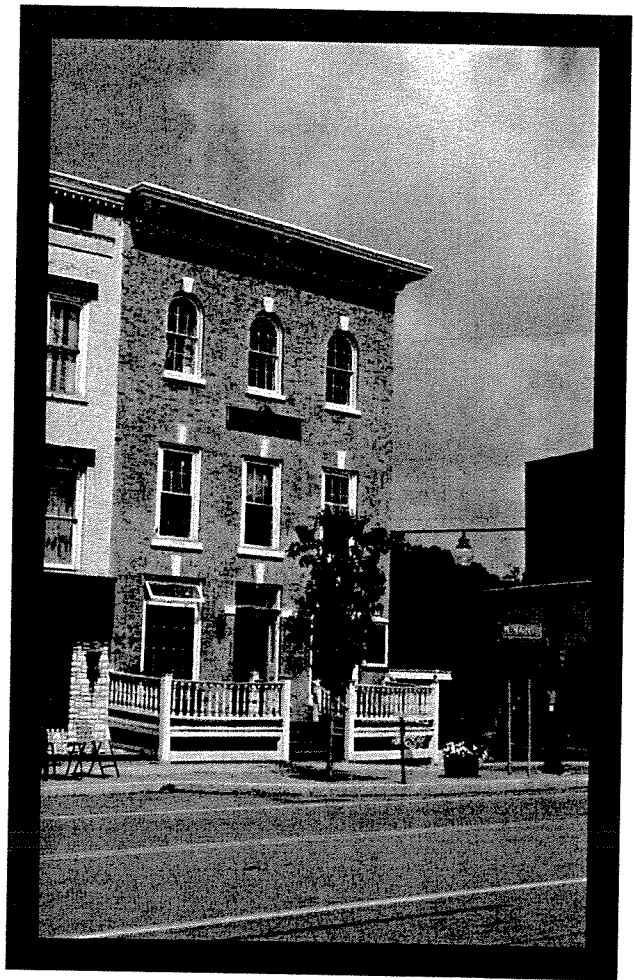
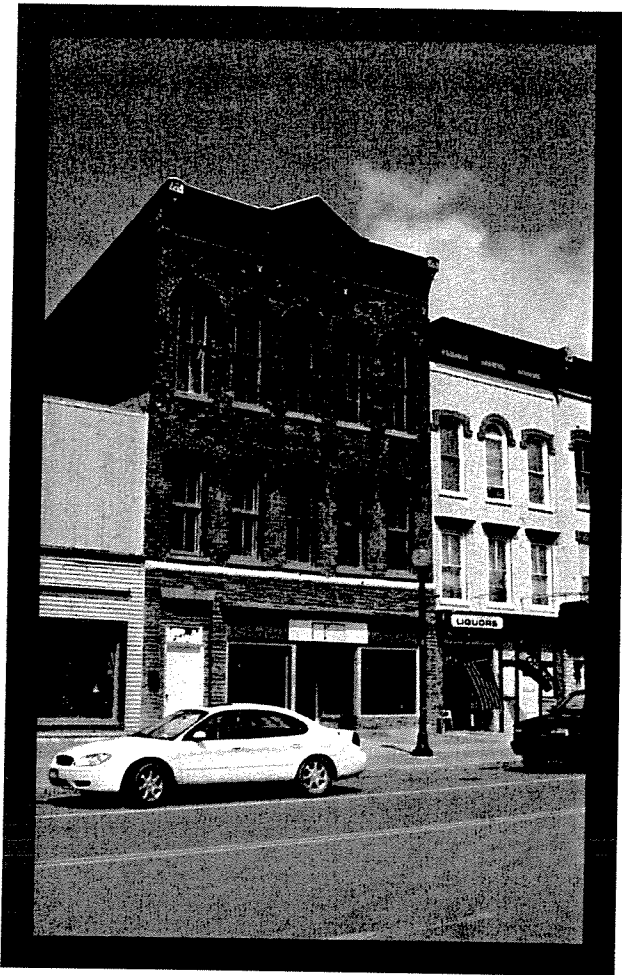




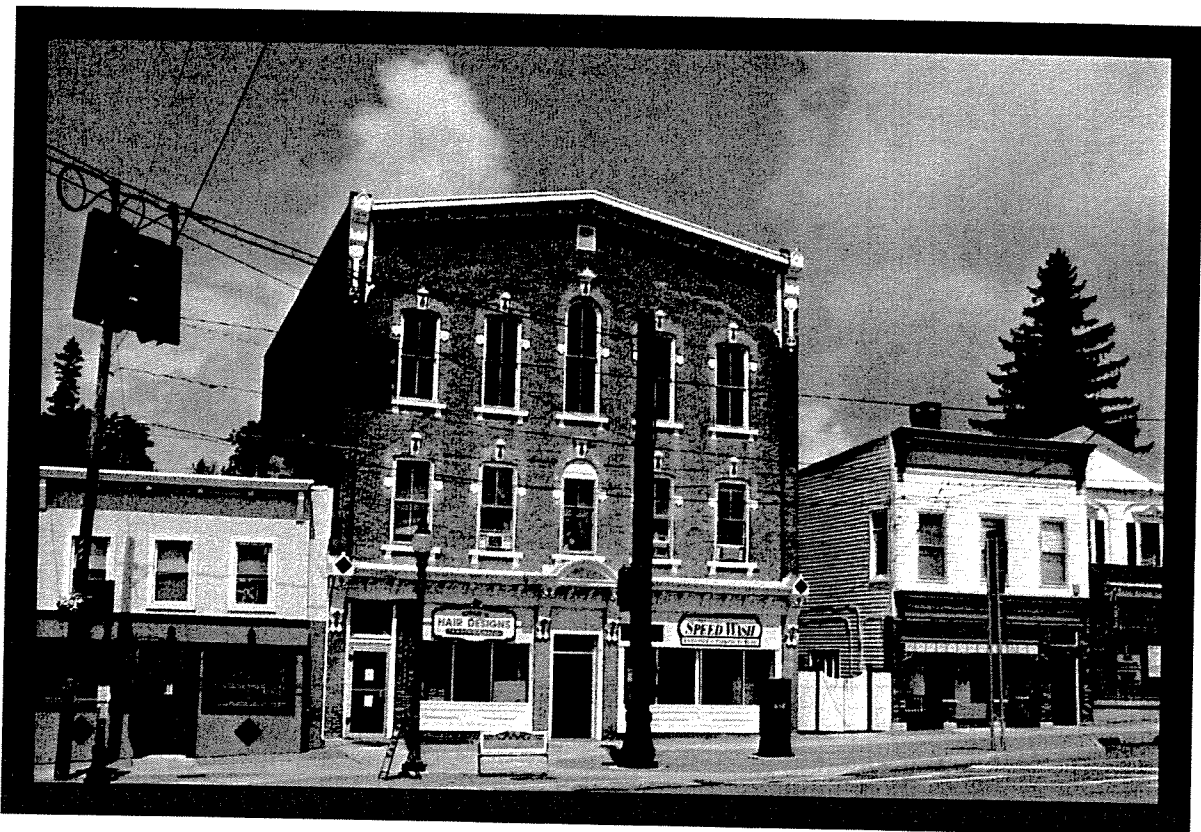


Downtown has revitalization potential.





Architectural features from mid-1800's facades can be retained and enhanced.





## Historic Resources



Historic buildings are a major downtown attribute.



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Agriculture was once the predominate economic activity in the Waterville area, and several farms still operate within the Village limits. A textile plant once operated on Putnam Street and employed over 200 persons. This plant, however, has been abandoned and demolished.

A CSX rail freight line extends through the Village along Elmwood Avenue and connects Utica and Binghamton.

#### **D. Public Facilities**

The Waterville Municipal Hall and Fire Department are located in the Village center on Barton Avenue. The Municipal Hall provides excellent facilities for Village operations and meetings.

The Waterville Sewage Treatment Facility is an award-winning, well maintained facility. Identified needs include a new screen compactor, new 80-100KW generator, construction of a new storage building, and driveway and parking improvements. In the long range, a new Walker Process Unit is needed. Upgrades to the existing Process Unit would allow this unit to be kept as a back-up or to accommodate future growth.

Recreation facilities include Babbott Field Park and Fireman's Field (which is owned and maintained by the Waterville Volunteer Fire Company). Babbott Field Park includes ball field, picnic, tennis and basketball facilities and play equipment for young children. Parking and access from Stafford Street is limited, but the park is well maintained.

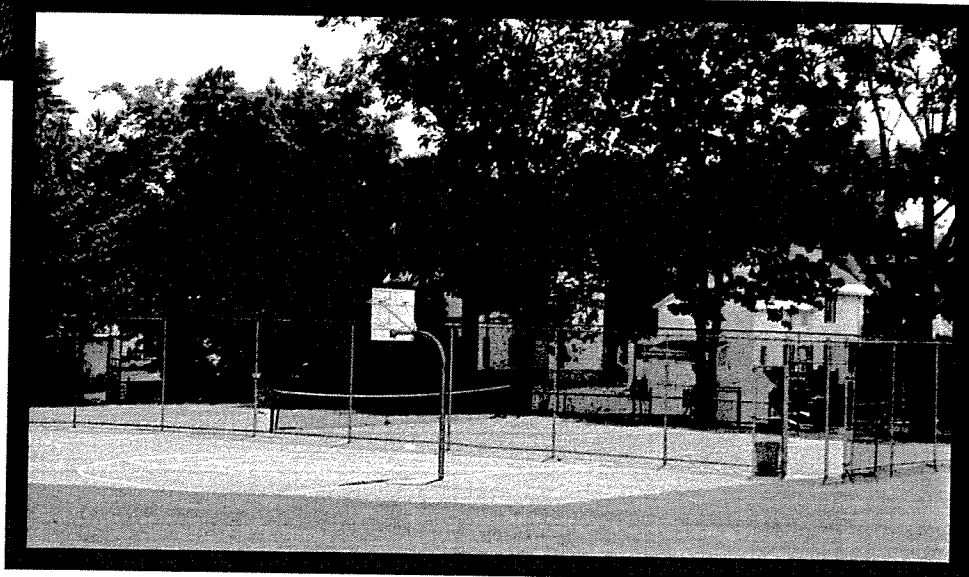
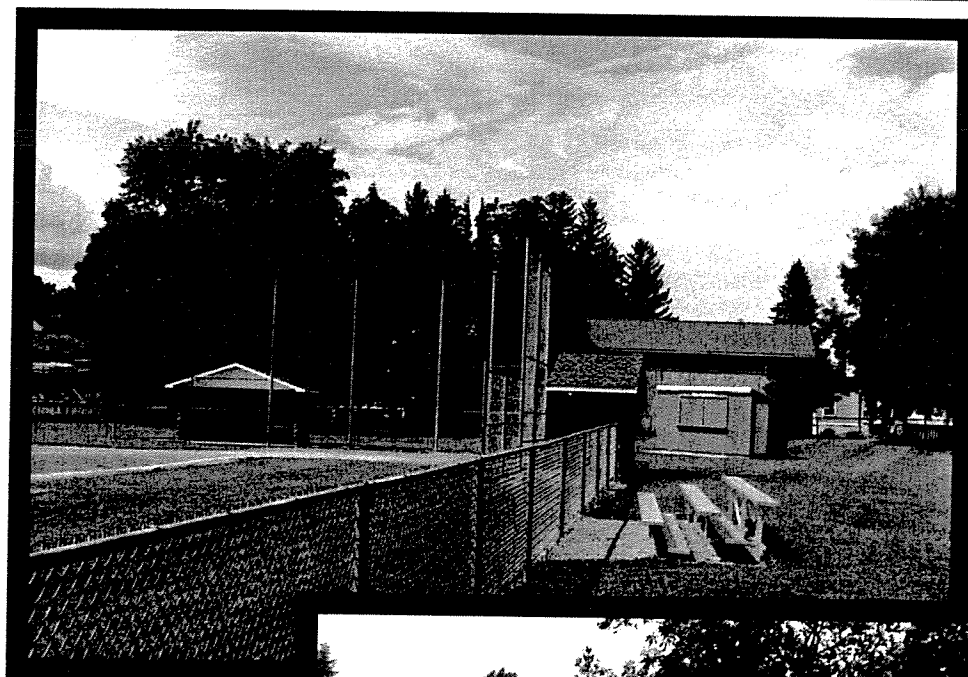
Fireman's Field includes a ballfield; a large food, beverage and picnic pavilion; and has access to a large parking lot.

The Village Green, located at the intersection of Madison and Sanger Streets, is attractively landscaped with walking paths, benches and a new gazebo. This park provides a location for many community events.

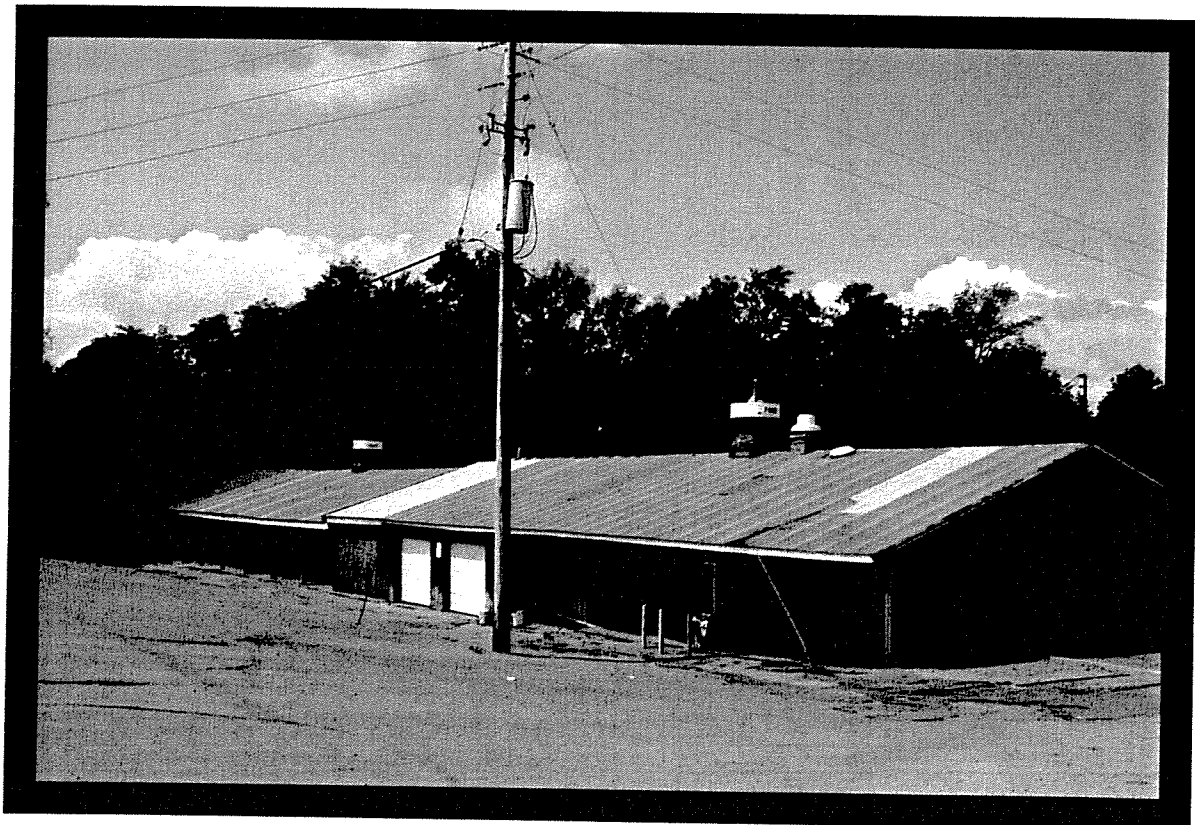
## Recreation Facilities



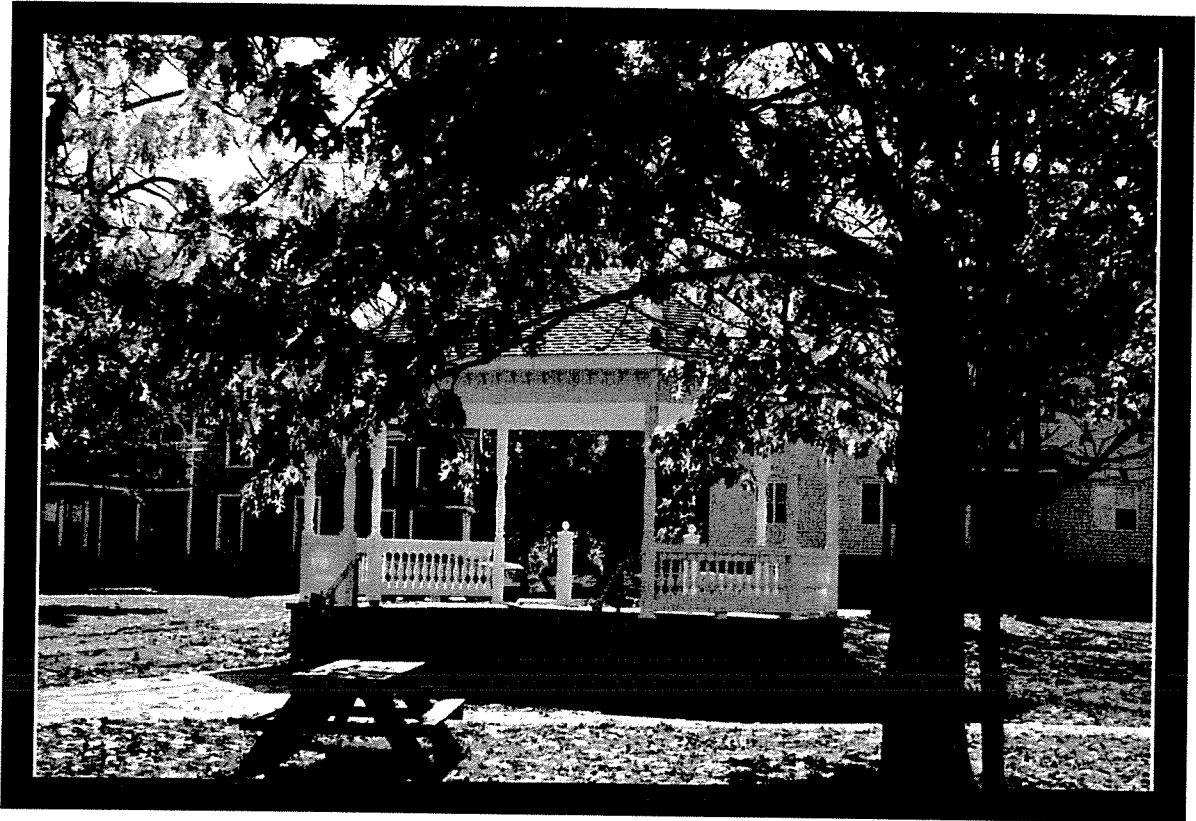
Babbott Field Park  
has a variety of  
recreational  
facilities.



## Firemen's Field and Pavilion



## Village Green



New gazebo is enhancing this heavily utilized community resource.



Vision / GOALS

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# III. Community Vision, Goals, Objectives and Priority Projects

## A. Community Vision

The following community vision has been developed as a basis for the *Community Development Strategic Plan*.

**“The Village of Waterville desires to maintain its historic character while facilitating and encouraging a diversified and viable commercial core; livable neighborhoods; and a high quality environment for its residents and businesses.”**

## B. Goals, Objectives and Priority Projects

A goal is a broad, long term aim or intent which can be achieved through certain specific actions. Objectives represent well-defined programs, initiatives, or projects that will obtain the desired result over time.

The purpose of this *Community Development Strategic Plan* is to define these goals and objectives and, most importantly, describe a plan of action for the Village of Waterville.

The *Village of Waterville Community Development Strategic Plan* has three primary goals that reflect the community vision statement above:

- Maintain the Village’s historic character;
- Strengthen and continue to revitalize the business core; and
- Improve the quality of life for residents and the atmosphere for residents and business operations.

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Community development objectives by general category include the following:

**1. Economic and Business Development**

- Make business aware of public sector business programs and financial incentives.
- Encourage and assist local businesses in completing business expansion and/or improvement projects, including facade improvements in keeping with the Village's historic character.
- Sponsor business assistance programs that create and/or retain jobs or otherwise strengthen local businesses.
- Upgrade the appearance of the Route 315 and Route 12 entranceways into the Waterville business district.
- Undertake improvements to the business district in support of local business projects.
- Pursue industrial development that does not negatively impact residential neighborhoods.

**2. Housing and Community Development**

- Pursue and utilize available Federal and State assistance programs to implement housing rehabilitation programs.
- Encourage the development of additional housing, particularly housing for senior citizens.
- Vigorously enforce local building codes, and strengthen these codes as they relate to property maintenance, public nuisances and the elimination of blight.
- Develop and implement a phased, long term street improvement program.
- Continue to recognize and embrace the historic character of the local housing stock.
- Develop sidewalks on at least one side of all Village streets.



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### 3. Public Facilities

- Continue to improve the Village Green, Babbott Field Park and Firemen's Field.
- Expand park and recreation facilities south of Fireman's Field.
- Upgrade sanitary sewer and water lines to meet current and future needs.
- Upgrade the Sewage Treatment Facility.

### 4. Growth

Study the feasibility of expanding Village boundaries to include all of Elmwood Avenue, Osbourne Avenue to Route 20, and the area bounded by Route 20, Madison Street, Bogan Road and Tower Street south and west of the Village.

## C. Priority Projects

The following projects have been identified as high priority projects as part of the preparation of this *Community Development Strategic Plan*.

- Develop and implement a Village-wide Housing Rehabilitation Program.
- Develop and implement Business Assistance Programs.
- Improve Main Street facade conditions and restore the historic character of downtown buildings.
- Initiate stricter code enforcement measures to improve property maintenance and remove blighting conditions.
- Encourage industrial growth to the extent feasible.

Village surveys have identified the highest priority need to pursue Federal and State grants and maintain the Village's unique and well-preserved historic character. The above priority projects, and other projects and initiatives identified in this *Strategic Plan*, should reflect these priorities.

# Strategic PLAN

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# IV. Community Development Strategic Plan

## A. Introduction and Background

The Village of Waterville, through the Waterville Planning Board and Village Board, has distributed Village-wide surveys and Preapplications covering:

- Community Needs and Priorities;
- Housing Rehabilitation Needs; and
- Business Needs.

These surveys are the basis of identifying and prioritizing a variety of improvement projects that will enable the Village to improve its housing, economic, and overall community conditions and the overall quality of life in the Village.

In a separate engineering initiative, the Village has evaluated street and infrastructure conditions and developed a long range plan to upgrade these facilities.

Proposed projects are illustrated on the Projects and Activities Map. The list of projects is not intended to be all inclusive or static. New ideas and opportunities will present themselves in the future and conditions will change. This *Community Development Strategic Plan* should be updated and amended as needed and appropriate.

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## **B. Community Development Projects and Initiatives**

### **1. Economic and Business Development**

#### **a. Main Street Revitalization**

The Village of Waterville has an historic and architecturally significant Main Street business district that has recently been improved by a State-funded streetscape enhancement project.

Surveys completed as part of this *Strategic Plan* development process indicate residents strongly support business district improvements and providing assistance to local businesses, and business desire to participate in government-sponsored grant and loan programs to improve their businesses and Main Street buildings. See Appendix C.

Small business and microenterprise assistance programs that can provide grant assistance to Main Street businesses should be pursued. The New York Main Street Program should also be pursued to help improve building conditions, facades and housing units along Main Street. This program is now available to municipalities (as well as not-for-profits), and levels and terms of assistance have been revised to make utilization more attractive.

***Estimated Cost: \$500,000 - \$1,000,000***

#### **b. Business Assistance Programs**

Providing assistance in the form of loans and/or grants to local businesses and industries is generally the responsibility of County, regional and State economic development agencies. Small villages such as Waterville, however, can work cooperatively with these larger, more experienced agencies by outreaching to local businesses, identifying needs, and encouraging and supporting economic development initiatives that will help businesses in the Village.

The Village can also directly sponsor applications for assistance on behalf of local businesses and industries. The New York State Community Development Block Grant program will provide 40 percent grants to projects over \$250,000 that create or retain jobs.

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New small business and microenterprise assistance programs, however, can also be secured by smaller municipalities like Waterville, and be made available to businesses along Main Street and throughout the Village. These programs are also designed to facilitate the creation and/or retention of jobs, and can be used for projects ranging from equipment purchases to working capital to renovation projects.

For small businesses with more than 5 employees, grants of up to \$100,000 are available to cover up to 40 percent of a project's costs.

Microenterprises with 5 or fewer employees can obtain up to \$35,000 that can cover up to 90 percent of a project's cost.

Each of these economic development assistance programs should be constantly examined to determine their applicability and benefit to Waterville businesses.

***Estimated Cost: \$500,000 - \$1,500,000***

**c. *Facade Improvements***

The Village of Waterville has a classic Main Street downtown area that would benefit from facade improvements. A *Preservation Plan* completed nearly 30 years ago remains relevant in terms of the need and benefit of a Facade Improvement Program implemented independently or as part of a more comprehensive Main Street Revitalization Program. The Morgan Hardware, Bufford Block, former Waterville Opera House, and the Stinker's Tavern building, among others, are excellent candidates for facade improvements.

The improvement of the rear facades of Main Street buildings visible from the Route 315 entry into the business district is also a significant local need, and should be incorporated into any facade improvement program if possible.

***Estimated Cost: \$1,000,000***

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## 2. Housing and Community Development

### a. Village-wide Housing Rehabilitation Program

A housing condition survey indicates over 40 percent of the residential structures in the Village could benefit from a Housing Rehabilitation Program. Community needs and priority survey results indicate local residents strongly support the implementation of a housing rehabilitation program that would help income-eligible residents with critical home repairs.

While a Village-wide Housing Rehabilitation Program appears to be needed and is supported by local residents, a Village-wide survey generated a surprisingly low number of residents that were income-eligible and that wanted to participate in such a program.

A more focused and publicized outreach survey and follow-up is likely to generate a more significant demand for housing rehabilitation assistance by income-eligible residents with critical housing needs. Further surveys should be undertaken to document this need.

***Estimated Cost: \$800,000***

### b. Code Enforcement

Improved property maintenance and attention to health, safety, nuisance, and blighting conditions are important to maintaining the Village's housing stock, neighborhood conditions, and quality of life over the long term. Active and effective code enforcement is critical to keeping many properties free from blight.

Local surveys and Planning Board input into this *Strategic Plan* identify property maintenance and removal of junkyards and blight as a significant need and high priority in Waterville.

Strong enforcement and continued strengthening of property maintenance codes should be continued in future years.

***Estimated Cost: Annual budget for Codes Enforcer***

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**c.     *Housing for Senior Citizens***

Surveys indicate a strong support and need for housing for senior citizens. Most publicly subsidized senior citizen housing projects are sponsored by not-for-profit corporations, charitable organizations, and housing development fund companies, although municipalities are also eligible for certain housing development programs. All State assistance for the development of housing must be for low income housing. Waterville should seriously consider supporting the development of properly planned and financed housing projects that provide housing for senior citizens in the Village.

***Estimated Cost:***

**d.     *Recreation Improvements***

The Village of Waterville operates and maintains Babbott Field Park, which is in very good condition. The park should be maintained to its current standards. The Village has contemplated the development of a walkway around the park, and this plan supports that improvement.

Firemen's Field and the adjacent Pavilion is owned by the Waterville Volunteer Fire Company. The field and its appurtenances are in satisfactory condition, but the Pavilion is in need of improvements. The Fire Company should work in cooperation with the Village to seek funds or enlist volunteers to improve pavilion conditions.

The Planning Board has identified the potential need for a new Village Park adjacent to Firemen's Field. The concept of developing a major park along Big Creek was advanced in the 1965 *Village Master Plan*, but was never implemented.

Other recreation needs identified include the development of a swimming pool, the need to study the feasibility of developing a Village ice rink, and the need to develop multipurpose trails.

All of the recreation needs received mixed levels of support in the needs & priority surveys returned, but inclusion of these projects in this *Strategic Plan* as longer term priorities is recommended. The State offers 50 percent matching grants for park and recreation improvements, and the projects identified

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each have community benefits that should not be dismissed at this time.

Swimming pool needs should be discussed as part of future school improvement projects. Although the concept of a park along Big Creek may seem extravagant in difficult economic times, a comparable park in Canajoharie (Wintergreen Park) functions as a major Village and region recreational resource with trails, ballfields, spectacular river views, and well utilized picnic facilities. This park contributes significantly to the quality of life in that Village.

As noted above, this *Plan* recommends each of the recreational projects identified be evaluated and studied as long term plan elements.

***Estimated Cost: To be determined.***

**e. Village Gateway Improvements**

The Planning Board has identified the long term need to upgrade Village gateways with decorative lighting and welcome banners. Although these improvements did not receive strong support in the needs and priority surveys from respondents, the *Strategic Plan* should include them as long-range improvements.

The improvement of municipal gateways can be part of neighborhood revitalization, housing rehabilitation programs, and economic development initiatives.

“Gateway” improvements have keyed major planning and overall revitalization programs in both large and small communities. A “gateway” theme in the City of Geneva has contributed significantly to central business district revitalization, as well as the improvement of neighborhoods along gateway corridors. This theme has had positive impacts in the smaller City of Little Falls and the Village of Ilion.

Gateway improvements should be expanded to include not only decorative lighting and banners, but also signage, housing rehabilitation, landscape and streetscape upgrades, business assistance, and facade improvements.

***Estimated Cost: To be determined.***



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### 3. Utility and Infrastructure Improvements

#### a. Sewage Treatment Facility Improvements

The Waterville Sewage Treatment Facility requires a new mechanical bar screen or spiral screw screen/compactor; a new 80-100KW generator and transfer switch outside the service building; an additional storage building; and improvements to the driveway and parking areas.

In the long term, the entire Walker Process Unit needs to be installed beside the existing unit, and the existing unit will need to be refurbished to serve as a backup unit and/or to accommodate future growth.

*Estimated Cost: To be determined.*

#### b. Street Reconstruction

The Village has recently completed detailed cost estimates of street reconstruction improvements, including: storm sewer and water line installation; sidewalk replacement; paving and curbing.

A total of 18 streets were included in the study prepared by Lamont Engineers. The cost to comprehensively reconstruct the 18 streets totaled almost \$14 million.

As a follow-up to this engineering report, the Village needs to prioritize streets according to need, and develop a capital improvement program that will address most critical needs in a phased manner.

Cost estimates by street may be outlined as follows:

Berrill Avenue	\$1,207,175
West Bacon Street	749,213
East Bacon Street	957,063
Conger Avenue	1,027,206
Putnam Street & Doolittle Avenue	995,056
North Babbott Avenue	853,681
White Street	2,179,750
Elmwood Avenue	771,486
Barton Avenue	236,638
South Babbott Avenue	48,038

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Osborne Avenue	1,094,969
Tower Street	1,255,656
Madison Street	1,897,775
Huntington Place	109,713
Terry Place	208,831
Benedict Place	119,469
Tyler Place	33,175
Park Place	<u>107,181</u>
Total	\$13,852,075

***Estimated Cost: \$14,000,000***

Based on street conditions alone, surveys indicate highest priority needs include Osborne and Berrill Avenues and White Street.

## **C. Project Implementation and Phasing**

### **1. Implementation Factors and Phases**

The Village of Waterville has many options with respect to implementing the project and initiatives of the *Community Development Strategic Plan*.

A primary focus needs to be placed on the five (5) priority projects identified by the Strategic Plan Committee as part of the plan development process. These projects include the following:

- Develop and implement a Village-wide Housing Rehabilitation Program.
- Develop and implement Business Assistance Programs.
- Improve Main Street facade conditions and restore the historic character of downtown buildings.
- Initiate stricter code enforcement measures to improve property maintenance and remove blighting conditions.
- 'Encourage industrial growth to the extent feasible.

Implementation should also consider and reflect the following:

- The opportunity to implement the project using State and/or Federal grants;

- 
- The likelihood of receiving State or Federal funds for the project, activity or program; and
  - The degree of interest or support for a project or program from potential participants.

Of the top five priority projects, developing and implementing a Business Assistance Program and improving Main Street facade conditions received strong support from both the business community, general population, and potential program participants. On the other hand, a Village-wide Housing Rehabilitation Program is strongly supported by the community at large, but more interest from potential participants needs to be secured prior to undertaking this initiative and developing a competitive application for assistance can be developed.

The Village needs to remain flexible in addressing these priority needs and other needs to maximize implementation opportunities. In recent years, new programs have been developed, such as the Restore NY and new microenterprise and small business assistance programs. The availability of such programs should influence implementation priorities.

A Summary Implementation/Phasing Chart prioritize projects and initiatives as “Highest”, “High” and “Longer Term”.

## Summary Implementation/Phasing Chart

[illegible]

## Summary Implementation/Phasing Chart

[illegible]

## Summary Implementation/Phasing Chart

## High Priority

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## D. Potential Funding Sources

Most elements of the Village of Waterville *Community Development Strategic Plan* require an investment of local funds, but several can utilize a variety of State and Federal assistance programs. Key funding sources may be summarized as follows:

### 1. **NYS Community Development Block Grants for Economic Development Projects**

NYS Community Development Block Grants (NYS CDBG) are administered by the NYS Office of Community Renewal. There are three basic assistance programs available:

- ***Economic Development Program***

This program will provide up to \$750,000 to projects that create or retain jobs - primarily for low and moderate income persons. NYS CDBG can fund up to 40 percent of the project, and are usually used as gap financing. Generally, the project must create or retain one job per \$15,000 in grant funds awarded.

- ***Small Business Assistance***

This program provides grants of \$25,000 to \$100,000 to businesses with less than 25 employees. Projects must create or retain one job per \$25,000 in grant funds awarded. NYS CDBG can fund up to 40 percent of a project.

- ***Microenterprise Program***

This program provides grants of \$5,000 to \$35,000 to businesses with 5 or less employees. NYS CDBG can fund up to 90 percent of a project. Communities can receive up to \$200,000 in this category. Projects are generally combined into a single grant request.

To receive these funds, communities need to submit "Pre-Submission Forms" followed by full applications if the "Pre-Submission Form" generates an invitation from the Office of Community Renewal.

Total assistance for all three programs cannot exceed \$750,000 per year.

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**2. NYS Community Development Block Grants for Non-Economic Development Projects**

Communities can apply for grants for housing rehabilitation, homeownership, public facility, and water and sewer infrastructure projects once a year to the NYS Office of Community Renewal. Grant applications are normally due in April. Grant limits are \$400,000 for housing and public facility projects and \$600,000 for infrastructure projects. Projects must primarily benefit low and moderate income persons.

**3. HOME Investment Partnerships Program**

This program provides funds for housing projects and programs. The "HOME Program" is administered by the NYS Division of Housing and Community Renewal (DHCR). Annual applications are generally due in February and March.

The HOME Program focuses on moderate-type rehabilitation and the needs of the very low income and certain "special needs" populations. This program does not allow substantial rehabilitation of extremely deteriorated structures, which differentiates it from the NYS CDBG program. Grants of up to \$500,00 are available.

**4. New York Main Street Program**

The New York Main Street Program (NYMS), as revised for 2010, allows municipalities to apply for grants of up to \$500,000 to complete building renovation, downtown anchor, and streetscape improvement projects. The NYMS Program is now administered by the NYS Office of Community Renewal, after being under the direction of the NYS Division of Housing and Community Renewal. Applications are generally due in April of each year.

Building Renovation projects provide up to 75 percent matching grants and up to \$50,000 per building plus \$25,000 for each residential unit. Maximum assistance is \$150,000. Downtown anchor projects can receive grants of up to \$250,000 for up to 40 percent of the cost of the projects. Streetscape enhancement grants of up to \$60,000 are available in concert with building renovation and anchor projects and do not require a match.



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**5. Environmental Protection Fund (EPF)**

This program is administered by the NYS Office of Parks, Recreation and Historic Preservation (OPRHP). Applications are generally due in the Spring, and provide matching (50 percent) grant funds for park improvement and development projects.

**6. USDA Rural Development Programs**

The former Farmer's Home Administration provides Community Facilities Program grants for public buildings, Housing Preservation Grants for housing repair and rehabilitation, a variety of business assistance programs, and Water and Waste Disposal grants and loans.

**7. Transportation Enhancement Program (TEP)**

This Federal program is administered by the NYS Department of Transportation and provides 80 percent grant funding for streetscape and a variety of other projects that "enhance" transportation, including safety, historic preservation, bicycle facilities and environmental improvements.

**8. Drinking Water State Revolving Fund (DWSRF)**

Limited low interest loan funds are available through the NYS Department of Health for water improvements, including transmission and distribution mains.

**9. Restore NY**

This program is offered by the Empire State Development Corporation and provides up to 90 percent grants to communities to demolish vacant, dilapidated buildings and restore or rehabilitate buildings. Three rounds of funding have distributed \$300 million. Although a fourth round has not been authorized by the State, the program has proven to be popular and there has been much discussion about continuing the program. This program could be used to redevelop the former Waterville Opera House building.

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## **10. Quality Communities**

This NYS Department of State initiative provides 80 percent grant funds to help communities develop a variety of plans, including downtown, open space, and natural resource protection plans. Grant selection criteria and elements are public investment, economic development, partnerships, transportation and innovation, among others.

## **11. Legislative Member Items**

Local State representatives can provide funding for a variety of community improvement-type projects, including, but not necessarily limited to, community centers, parks, fire protection, and public improvement projects.

Appendix

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# Appendix

- Appendix A — Community Needs and Priorities Survey
- Appendix B — Housing Rehabilitation Program Survey
- Appendix C — Central Business District/Business Surveys
- Appendix D — Central Business District Preservation Plan (Excerpts)
- Appendix E — 2000 Census Data

Needs/Priorities

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# **Appendix A.**

## **Community Needs and Priorities Survey**

- **Survey Documents**
- **Summary of Results**

# **Village of Waterville**

## **Community Needs and Priorities Survey**

The Waterville Village Board and Planning Board are considering the preparation of a "Community Development Strategic Plan". This plan would accomplish the following:

1. Develop short and long term "visions" for the Village.
2. Inventory existing community and economic conditions, development and improvement opportunities, problems, and community preferences with respect to future development.
3. Identify attainable goals.
4. Identify community and economic development projects and activities needed to attain community goals.
5. Set forth a step-by-step process for implementing community and economic development projects, including potential State, Federal and private funding sources.

As a final step before committing to undertake the preparation of a "Strategic Plan" and to help focus what should be addressed in the Plan, the Village Board and Planning Board have prepared a survey to obtain public input.

Please give us input on what you feel is important to the Village of Waterville.

***Thank you from Mayor James Younes  
and Members of the Waterville Village and Planning Boards.***

# Village of Waterville

## Community Development Strategic Plan

### Community Needs and Priorities Surveys

The Village Board and Planning Board have developed a preliminary list of issues, needs and potential projects. Please give your opinion as to the priority each need should receive and add any needs or projects you would like considered as part of the Strategic Plan.

Project/Need	Priority Rating			
	High	Medium	Low	None
<b>Economic/Business Development</b>				
♦ Develop a "Facade Improvement Program" to upgrade business district conditions	42	39	19	10
♦ Provide loan and/or grant assistance to businesses that create and/or retain jobs	59	25	20	7
♦ Install Welcome banners	3	27	55	23
♦ Encourage major supermarket development	46	22	22	23
♦ Encourage major retail store development	36	30	22	24
♦ Address rear facades on Route 315 approach	31	30	33	15
<b>Housing/Neighborhood Conditions</b>				
♦ Develop a "Housing Rehabilitation Program" to assist income eligible residents with home repairs on a Village-wide basis	40	46	16	10
♦ If a "Housing Rehabilitation Program" were available and you met eligibility guidelines, what level of interest would you have in participating? If you are interested, please complete the "Preapplication" on the last page of this survey.				
♦ Develop housing for senior citizens	43	37	27	3



Project/Need	Priority Rating			
	High	Medium	Low	None
<b>Infrastructure</b>				
♦ Repair Village Streets (specify):	40	17	5	9
Name _____				
Name _____				
Name _____				
♦ Drill 3rd well	11	35	27	8
♦ Improve Babbott Field	6	29	49	23
♦ Develop new Recreation Facilities:	19	27	21	11
– Trails	30	38	21	12
– Swimming Pool	25	28	29	30
– Other: _____				
♦ Address water and sewer infrastructure needs (specify):	27	21	9	3
– Other: _____				
– Other: _____				
– Other: _____				
♦ Install new street signs	4	29	51	18
♦ Sidewalks along Route 12	9	31	37	25
♦ Add/improve sidewalks (specify):	27	16	19	12
Name _____				
Name _____				
Name _____				
<b>Growth and Development</b>				
♦ Expand Village limits	18	22	36	27
♦ Extend water lines	22	24	36	24
♦ Encourage new housing development	42	32	26	16
♦ Encourage apartment development	30	34	35	15
♦ Expand sewer plant capacity	20	38	28	15
♦ Encourage new industry	68	25	15	9

Project/Need	Priority Rating			
	High	Medium	Low	None
<b>Other Needs</b>				
♦ Complete "Strategic Plan"	56	32	8	5
♦ Embrace historic features	64	38	12	7
♦ Improve property maintenance	56	42	13	5
♦ Develop Green waste drop off location	44	40	21	7
♦ Rehabilitate fountain in park	16	45	36	14
♦ Add decorative lighting on Stafford Avenue to Village limits	17	28	41	20
♦ Remove junkyard	58	17	25	13
♦ Pursue more State and Federal grants	92	20	5	2
♦ Establish Village Police Department	19	23	25	44
♦ Study feasibility of Ice Rink	17	28	36	30
<b>Add Your Needs/Issues Here</b>				
♦				
♦				
♦				
♦				
<b>Additional Comments</b>				
Please return this survey in the attached envelope.				

# **Specific Needs**

## **STREET IMPROVEMENT NEEDS**

Osbourne - 12  
Berrill - 12  
Stafford - 10  
White - 9  
Putnam - 4  
Babbott - 3  
Bacon - 3  
Huntington - 2  
Hanover - 1  
Buell - 1

## **OTHER PUBLIC INFRASTRUCTURE NEEDS**

Dog Park (3)  
Ice Rink (3)  
Lighted Basketball Court  
Lighted Skate Park  
Nighttime Recreation Program  
YMCA  
Walking Park

## **SIDEWALK IMPROVEMENT NEEDS**

Osbourne - 10  
Tower - 5  
Conger - 4  
White - 3  
Madison - 3  
Babbott - 3  
Berrill - 2  
Stafford - 2  
Elmwood - 1  
Putnam - 1  
E. Bacon - 1  
315 - 1

# Village of Waterville

## Community Needs and Priority Survey Results

### Highest to Lowest

Need	Priority Rating			
	High	Medium	Low	None
♦ Pursue more State and Federal grants	92	20	5	2
♦ Encourage new industry	68	25	15	9
♦ Embrace historic features	64	38	12	7
♦ Provide loan and/or grant assistance to businesses that create and/or retain jobs	59	25	20	7
♦ Remove junkyard	58	17	25	13
♦ Improve property maintenance	56	42	13	5
♦ Complete "Strategic Plan"	56	32	8	5
♦ Encourage major supermarket development	46	22	22	23
♦ Develop Green waste drop off location	44	40	21	7
♦ Develop housing for senior citizens	43	37	27	3
♦ Develop a "Facade Improvement Program" to upgrade business district conditions	42	39	19	10
♦ Encourage new housing development	42	32	26	16
♦ Develop a "Housing Rehabilitation Program" to assist income eligible residents with home repairs on a Village-wide basis	40	46	16	10
♦ Repair Village Streets	40	17	5	9
♦ Encourage major retail store development	36	30	22	24
♦ Address rear facades on Route 315 approach	31	30	33	15

♦ Encourage apartment development	30	34	35	15
♦ Develop trails	30	38	21	12
♦ Add/improve sidewalks	27	16	19	12
♦ Address water and sewer infrastructure needs	27	21	9	3
♦ Develop Swimming Pool	25	28	29	30
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♦ Develop new Recreation Facilities	19	27	21	11
♦ Establish Village Police Department	19	23	25	44
♦ Expand Village limits	18	22	36	27
♦ Study feasibility of Ice Rink	17	28	36	30
♦ Add decorative lighting on Stafford Avenue to Village limits	17	28	41	20
♦ Rehabilitate fountain in park	16	45	36	14
♦ Drill 3rd well	11	35	27	8
♦ Sidewalks along Route 12	9	31	37	25
♦ Improve Babbott Field	6	29	49	23
♦ Install new street signs	4	29	51	18
♦ Install Welcome banners	3	27	55	23

# **Village of Waterville**

## **Community Development Strategic Plan**

### **Survey Comments**

- ♦ Clean up Main Street.
- ♦ Apartments and buildings (some) on Main Street are an eyesore. I am ashamed to have people drive into the Village and see some of these places.
- ♦ Make Village-owned grounds more appealing.
- ♦ People with apartments need to provide parking for tenants, not parking in street or somebody's other parking area.
- ♦ Acquire land to construct windmills. As long as we have to look at them we ought to own them. Make power cheap for the people of Waterville and for new businesses. Have a tax free zone for new businesses moving in.
- ♦ Consolidate some services with Townships.
- ♦ Remove spray painted graffiti (i.e. on Railroad Rd. control boxes).
- ♦ Curbing.
- ♦ Would it be cost effective to contract garbage and trash to free up 2 men 3 days a week?
- ♦ I would like to see a general property clean-up undertaken.
- ♦ Junkyards - Village basically has 3 to 4 garages that are junkyard looking. Do we need to redefine garages? Do we need fences or is this just part of garages doing business? Are they paying their taxes?
- ♦ Remove stop sign on White Street and Route 12.
- ♦ Enforce regulations regarding old trailers and cars, etc. left on properties.
- ♦ Why add more sidewalks, they aren't used on the secondary roads anyway.
- ♦ Bussing for seniors a need.

- ♦ As a charter member of the now defunct SOCED, which tried to induce industrial growth, it is now very clear that if you expand the housing possibilities, bring in new families, the industry will follow. The Village should develop its own Residential Development Corp., apply for infrastructure grants both State and Federal, and acquire the Allen property behind Green Acres Plaza, and expand the Village from within. To quote an old saying, "If you build it, they will come".
- ♦ Reduce garbage pick-up to once a week.
- ♦ Wireless Internet Hot Spot Village-wide.
- ♦ Explore alternative energy possibilities.
- ♦ Handicap accessible housing.
- ♦ Babbott Field was given for a playing field for children when WCS was built in 1932. Upkeep and rules for programs and use needs to be established. Babbott Field is one of Waterville's jewels - should be dignified as a historical spot.
- ♦ Consolidate town and village boards and services.
- ♦ Lighted basketball court at Firemans Field or MPS.
- ♦ Hard water is ruining utilities.
- ♦ We don't need anymore bars in Town.
- ♦ Sewage smell in the summer at 119 Elmwood Avenue.
- ♦ Main Street lights could be beautiful but are drowned out by modern, higher street lights. Get rid of modern streetlights and save a little energy.
- ♦ Get rid of junk on corner of Osborne and White Street. Old RV has not been moved in 15+ years.
- ♦ Waterville needs four words for people as way to describe it: Pretty Wholesome Quiet and Safe.
- ♦ Please keep Waterville a small town. Please address the law and junk cars (The place on the corner of Putnam and Conger Ave. Please clean it up.)
- ♦ We need a community center like Skaneateles with a pool, hot tub, skate park, ice rink, playground, work out room and community rooms (the biggest problem with Babbott Field and the Skate Park is there is no one watching what goes on there). The play stuff at Babbott Field has bad words scratched in them and my son could read the f-word at 3 years old. Our kids have to have a safe place to go and see other kids with supervisor. We

need senior housing so that people do not have to leave Waterville or move to Hardings Nursing Home just because they can't maintain their own home and not in need of nursing care.

- ♦ Lower taxes so we don't need to sell our houses and move to who knows where. Not so many Village employees needed (by what we've noticed in the past few years). We're a small town - this is what we like - not to expand - if we wanted this we'd live in a City.
- ♦ I am 85 years old and go to town with my pushcart. In winter it has often been necessary to travel at the edge of the highway because I can push the cart there but not on the sidewalk. Sometimes the snow has been removed down to the depth of an inch or more, I cannot push my small wheeled cart through. If only the walks could be plowed as well as the streets are.
- ♦ I am happy to see this survey and the amount of caring it represents and that it is also representing the input of all citizens.
- ♦ Develop a Green Waste and Leaves area on White Street on land the Village owns instead of hauling them 20 miles to Utica.
- ♦ I couldn't answer all of these because I'm not aware of current situation but I think this survey is an excellent idea so that every one can let you know their goals, concerns, wishes, etc.
- ♦ There is a bush (on private property) on the corner of Park Place and Madison Street that makes it difficult to see traffic coming down Madison toward Park Place and therefore it's hard to see when it's safe to pull out onto Madison.
- ♦ No compression brakes allowed for Big Rigs entering Village from Rt. 12 north. It would cause big trucks to slow down prior to entering Village making Stafford quieter and safer.
- ♦ Close Main Street for Cruise In. Route traffic down Bacon Street.
- ♦ I feel we need to institute a program or look into a grant for our Village to "go green". Look into recyclable bins for each household for curbside. Also maybe a "go green" package for each household in a reusable "green" bag such as energy saver light bulbs, shower heads, insulating pipe wrap, water heater wraps, refuse bags. Imagine the publicity the Village would get if we instituted a "Waterville Goes Green" program.
- ♦ Encourage diner (breakfast place like Hap's).
- ♦ Speed and traffic enforcement needed.
- ♦ Feel DPW does a very good job.
- ♦ Have the small town feel of Waterville - do not lose that!



- ♦ Encourage restoration/redevelopment of former Opera House.
- ♦ Too many kids 12 and over are getting in trouble. There's nothing for kids to do. It would be nice to have a YMCA or access to school gym (with supervision). Maybe it would keep some from hanging out on the street. An indoor swimming pool would be a great idea.
- ♦ We would be very interested in an outdoor ice rink for children.
- ♦ This survey is a great idea!
- ♦ Our priorities are fire department, educational system, library and museum, churches, historical buildings such as the Masonic Temple.
- ♦ We need Village Police surveillance from late afternoon until 1:00 a.m.
- ♦ The "green" colored house on Stafford (almost to the old skating rink) needs to be removed. It is an eyesore when one enters the Village from the north.
- ♦ The old Arnold Pughe gas station and the old Red Door restaurant need to develop appearances that go with our Village (not purple and bright yellow).
- ♦ A storage building on the right side of Berrill Avenue and the old Decker on the left side of Berrill Avenue need to be torn down.
- ♦ Make the "Waterville Times" a community rather than a political newspaper again!
- ♦ Seek grants on a percentage basis - grant writer gets % of what we get instead of paying them outright. While I have listed a variety of issues as high and medium priority, I believe in the current economic times the Federal, State and County will be cutting. The Village should be looking at ways to cut. May have to cut a Village DPW employee (as much as every employee is a good employee). CONSOLIDATION - SCHOOLS, GOVERNMENT and GOVERNMENT SERVICES.
- ♦ Streets have been well taken care of the last couple years.
- ♦ Make sure water and sewer capacity is there for future growth.
- ♦ Keep improving sidewalks as we have for the past 10 years.
- ♦ I would like a way to get rid of green waste.
- ♦ Curfew for minors.
- ♦ We like Waterville as is. We should work with what we have and improve on that.

- ♦ Graffiti along train tracks.
- ♦ Speeding on Madison Street. Tractor trailers using Madison Street as shortcut.
- ♦ There is a large amount of pedestrian traffic on upper Madison Street. We have need of sidewalks on both sides of the street from Terry Place to the new apartments. Extra street lights, posted speed limits during school hours and more marked pedestrian crossings would be good.
- ♦ Waterville needs to develop a much stricter rule/law for allowing junk in and on the premise of homeowners. Our neighbor is a ridiculous eye-sore which in turn has brought the value of our home down. It is time that somebody follows through on this. How embarrassing that Waterville allows this. We are tired of trying to get something done about this for 15 years. We need a lawyer with a back-bone.
- ♦ Clean up Main Street apartment frontage.
- ♦ Upgrade firetrucks.
- ♦ Combine Village and Town services.
- ♦ Tax/water/sewer incentives for big business development.
- ♦ It is not the job of the Village to assist residents with home improvements. The Village should seek improvements through code and law enforcement.
- ♦ I would like to see landlords be responsible for care and upkeep of their properties. Just because they don't have to live there or look at the property falling apart doesn't mean others don't have to.
- ♦ Get the plan done.
- ♦ Should make use of beautiful reservoir to what Oneida did with theirs - great revenue resource.
- ♦ Soften the water.
- ♦ I think keeping the historic character of the Village would be a great asset to the community (look of Cazenovia for example). If development comes, let's do it reasonably and keeping with the character! I like the small-town feel of Waterville and would not want to see that compromised, although upgrades and encouraging downtown business would be GREAT!
- ♦ The look of the Village on entering is important and could be improved on 315 and on Stafford. The junkyard and inattentive landlords should be looked at.

- ♦ More recreational things like trails sounds wonderful. Skating rinks are very expensive to run these days... How about more hours for the library.
- ♦ Make people clean up property themselves.
- ♦ The green dump on Route 12 as you come into Town on the right should be taken down! I've been told to remove a car - they should have to take that down!!
- ♦ Garbage removal needs improvement. Should have more metal and junk days.
- ♦ Develop reservoir property.
- ♦ Thank you to the Mayor, Village Board and Planning Board for going through this process!!
- ♦ Studies for development, inventories, goals and most Village planning should be done by Village committees and not by outside people hired to tell us how to improve our Village.
- ♦ Give detailed explanation of where the money wasted on the gazebo came from and why a better use of the funds wasn't found.
- ♦ Construct picnic tables in park.
- ♦ Drinking fountains in park.
- ♦ Remove old street lamps on Route 20.
- ♦ The Sheriffs/State Troopers should monitor more closely all pedestrian crosswalks. I've had numerous close calls while walking in crosswalks.
- ♦ Osbourne Avenue between White Street and Canning Factory Rd. is really bad.
- ♦ As with any plan you must be mindful of the cost to taxpayers. Some of the suggestions on this survey are not necessary and with economic conditions as they are. Please be prudent.
- ♦ Speed of vehicles curtailed.
- ♦ Post speed limit signs from Rt. 12 to Village line. Patrol more. Excessive speed on Tower Street.
- ♦ Fix hard water.
- ♦ Upgrade skate park.

- ♦ One of the great things about this town is that its a small town with local businesses. Bringing in big retail or supermarket chains would make Waterville lose that small town appeal. That is something very important.
- ♦ Better street lighting for West Bacon.
- ♦ My reason for putting "None" on major supermarket/retail development: if any of the majors thought they could make a go of it here they'd already be here. Thus, I'd suggest that if you continue to grow the Village, it will eventually be enough to draw major retailers.
- ♦ Enforce strict code violations.
- ♦ Have historic zone expanded on Main Street.
- ♦ Our Main St. should be top priority. We should "embrace our historic features". There should be certain rules and guidelines to follow when any building is painted or work done to it. Something has to be done about the Chinese restaurant and the buildings near there. People should not be allowed to grill and drink beer on Main St. (you wouldn't see that in Clinton!!)

Cheers to Mark Barnes office - nice color choices (needs to finish the top half). The Waterville Times looks good but a facade should be added to the top. Help out Michaels - its an awesome restaurant for our town. A paint job and some awnings would look nice. Enforce rules for Stinkers, what's up w/ all the posters (looks cheap!). The southwest style for some of the buildings (the Old Merrirose, Chabots office, building on corner of 315 and 12) do not match the architectural style of the rest of the building. Do something w/ the old library - needs painting bad.

I know we're not as rich as Clinton, but we should use them as an example. Beautiful colors, lots of awnings, everything coordinates. Classy Town! Last note: bad choice to put a Dollar Store on Main St. - not class at all!!

A nice Main St. will attract more people to live here, to visit and to open small businesses that we need in our little historic village (a bakery/coffee shop would be great!).

- ♦ Develop plan to replace segments of Village water lines every year before they break.
- ♦ We need a program that assists in helping those who are in need. Not necessarily to give but to also teach people how to overcome shortcomings.
- ♦ Transportation.
- ♦ Need housing and basic retail to attract younger people (w/kids) to area.

# Housing Surveys

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# **Appendix B.**

## **Housing Rehabilitation Program Survey**

## Important

Please complete this Preapplication if you are interested in participating in a Housing Rehabilitation Program that would provide grants for home improvements. **This Preapplication is optional and confidential.**

### Preapplication/Survey Village of Waterville Housing Rehabilitation Program

Name: \_\_\_\_\_ Phone: (Home) \_\_\_\_\_ (Work) \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_ I want to participate in the proposed grant program if I meet income eligibility and other program requirements.

Signature: \_\_\_\_\_

1. Number of Persons in Your Household: \_\_\_\_\_ 2. Age of the Head of Household: \_\_\_\_\_

3. Current Annual Income (check the income category that corresponds to the number of persons in your household):

<u>Persons</u>	<u>Under</u>	<u>Between</u>	<u>Between</u>	<u>Over</u>
1	\$11,050 _____	\$11,051 and \$18,450 _____	\$18,451 and \$29,500 _____	\$29,500 _____
2	\$12,650 _____	\$12,651 and \$21,100 _____	\$21,101 and \$33,700 _____	\$33,700 _____
3	\$14,200 _____	\$14,201 and \$23,700 _____	\$23,701 and \$37,950 _____	\$37,950 _____
4	\$15,800 _____	\$15,801 and \$26,350 _____	\$26,351 and \$42,150 _____	\$42,150 _____
5	\$17,050 _____	\$17,051 and \$28,450 _____	\$28,451 and \$45,500 _____	\$45,500 _____
6	\$18,350 _____	\$18,351 and \$30,550 _____	\$30,551 and \$48,900 _____	\$48,900 _____

4. The most critical improvement needs to my house are (check all applicable):

Electric: _____	Heating: _____	Insulation: _____	Chimney: _____
Plumbing: _____	Septic: _____	Foundation: _____	Doors: _____
Roof: _____	Windows: _____	Exterior: _____	Other: _____
Lead Paint: _____	Water: _____	Smoke Det. _____	_____

5. Mobile Home: \_\_\_\_\_ Yes \_\_\_\_\_ No

6. Household Characteristics: Handicapped \_\_\_\_\_ Female Headed \_\_\_\_\_  
(check if applicable) Single Parent \_\_\_\_\_ Fixed Income \_\_\_\_\_

Please return this Preapplication in the envelope provided.  
The Preapplication will be reviewed by the Village's Consultant, NOT by Village Officials.

# Business Surveys



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# **Appendix C.**

## **Central Business District/ Business Surveys**

VILLAGE OF WATERVILLE  
122 BARTON AVE.  
WATERVILLE, NY 13480  
Tele: 315-841-4221  
Fax: 315-841-8007

**MAYOR**

*James W. Younes*

**CLERK-TREASURER**

*Lorena I. Lenard*

**SUPERINTENDENT OF PUBLIC WORKS**

*Anthony (Jamie) Bechy*

**TRUSTEES**

*Sean Campbell*

*Thomas McNamara*

*Bruce A. Treen*

*Scott Woodhouse*

**\*\* Business and Property Owners \*\***

**Village of Waterville**

**Preapplication/Surveys**

**\*\* Possible Business Assistance Program \*\***

New York State has several programs that might be of assistance to Waterville businesses. These programs involve applications from the Village and/or a not-for-profit entity to be identified.

As part of the preparation of its "*Community Development Strategic Plan*", the Village of Waterville is distributing Preapplication/Surveys to determine the level of interest in any of the programs now available. The programs include the following:

- ♦ **A Small Business Program** for commercial business with less than 25 employees. This program provides grants of between \$25,000 and \$100,000 for up to 40 percent of the cost of a project.
- ♦ **A Microenterprise Program** for businesses with 5 or less employees (including the owner) that provides grants of between \$5,000 and \$35,000 for up to 90 percent of the cost of a project.
- ♦ **A Building Renovation Program** for first floor renovations (including facade improvements). This program provides 50% grants of up to \$30,000 plus funds for the rehabilitation of upper floor residential units (up to \$30,000 per unit). The maximum assistance per building is \$120,000.

Please complete any or all of the Preapplication/Surveys and return them by August 26 to:

Lorena I. Lenard, Clerk-Treasurer  
Village of Waterville  
122 Barton Avenue  
Waterville, New York 13480

The Village and our "*Community Development Strategic Plan*" consultant will hold a workshop on the program at 6:00 p.m. on August 26 at the Village Municipal Hall to discuss the programs and answer questions.

Sincerely,

James W. Younes, Mayor

## Preapplication/Surveys

### Supplemental Explanation Sheet

The Village of Waterville is trying to determine the interest local businesses and property owners have in State programs that can help businesses undertake business expansion and/or building improvement projects.

The attached Preapplication/Surveys are being sent to both businesses and property owners. The **Small Business Program** is available to businesses under 25 full time equivalent employees, while the **Microenterprise Program** is available to only businesses with 5 or less full time equivalent employees. If you have 4 part time employees, that is the same as 2 full time equivalent employees.

The **Building Renovation Program** is available to owners of buildings only. If you have a business in the building and own the building, you can express your interest in both the Small Business or Microenterprise Programs (depending upon size) and the Building Renovation Program. This is the only program that can fund facade improvements.

Consultant Dave Carlson will attend a workshop at the Village Municipal Hall planned for 6:00 p.m. on August 26 to answer questions. If possible, submit the Preapplication(s) to the Village prior to that date, but you can bring the Preapplication(s) to the workshop if desired.

The Village hopes the Preapplication/Surveys will help us document the need for any or all of the grant programs, and that the Village can move forward on grant applications if sufficient interest is shown and fundable projects are identified.

**Village of Waterville**  
**New York Main Street Program**  
**Preapplication/Survey**

The Village of Waterville is soliciting the potential interest local businesses and property owners may have in the New York Main Street Program. This Program provides 75% grants for Building Renovation Projects of up to \$40,000 (including facade improvements). Additional funds are available for upper floor residential rehabilitation. The maximum assistance is \$100,000 per building. For larger projects, a Downtown Anchor Building grant is possible.

---

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_

Address of Property to be Improved: \_\_\_\_\_

Brief Project Description (add extra sheet if necessary):

Total Project Cost: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

*Please return to:*  
***Waterville Clerk-Treasurer, Village of Waterville, 122 Barton Avenue, Waterville, NY 13480***

**Village of Waterville**  
**Small Business Assistance Program**  
**Preapplication/Survey**

The Village of Waterville is soliciting the potential interest small local businesses may have in a New York State program that would provide up to \$100,000 in grant assistance. Funding can be used for acquisition, inventory, and/or equipment purchase; working capital; and building improvements. Grants are limited to 40 percent of the total cost of the project and projects must create 1 job per \$25,000 in assistance provided. Businesses must have less than 25 employees.

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Name of Business: \_\_\_\_\_

Business Address: \_\_\_\_\_

Brief Project Description (add extra sheet if necessary):

Grant Requested (\$25,000 - \$100,000): \_\_\_\_\_

Sources of 60% Match: \_\_\_\_\_

Total Project Cost: \_\_\_\_\_

Total Number of Current Employees: \_\_\_\_\_

Total New Jobs to be Created in Two (2) Years: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

*Please return to:*  
**Waterville Clerk-Treasurer, Village of Waterville, 122 Barton Avenue, Waterville, NY 13480**

**Village of Waterville**  
**Microenterprise Assistance Program**  
**Preapplication/Survey**

The Village of Waterville is soliciting the potential interest local businesses with 5 or fewer employees may have in a New York State program that would provide up to \$35,000 in grant assistance. Funding can be used for all types of business purposes and can cover up to 90 percent of the total cost of a project.

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Name of Business: \_\_\_\_\_

Business Address: \_\_\_\_\_

Brief Project Description (add extra sheet if necessary):

Grant Requested (\$5,000 - \$35,000): \_\_\_\_\_

Sources of 10% Match: \_\_\_\_\_

Total Project Cost: \_\_\_\_\_

Total Number of Current Employees: \_\_\_\_\_

Total New Jobs to be Created in Two (2) Years: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

*Please return to:*  
**Waterville Clerk-Treasurer, Village of Waterville, 122 Barton Avenue, Waterville, NY 13480**

## Village of Waterville

### Main Street Improvement Projects

Address (* Historic Building)	Business	Owner	Proposed Improvements
108 West Main Street *	Morgan's Hardware	Thomas Morgan	<ul style="list-style-type: none"> <li>• Storefront</li> <li>• Windows</li> <li>• Signage</li> <li>• Freight elevator</li> </ul>
106 West Main Street *	Red Lion Pub	Gary Hudson	<ul style="list-style-type: none"> <li>• Solar heating system</li> <li>• Enclose side deck</li> </ul>
114 West Main Street *	Main Street Liquors	Thomas Eisenhut	<ul style="list-style-type: none"> <li>• Windows</li> <li>• Roof</li> <li>• Flooring</li> <li>• Bathroom</li> </ul>
103 East Main Street	"Bufford Block" Waterville Speed Wash Totally U Hair Designs	Thomas Eisenhut	<ul style="list-style-type: none"> <li>• Windows</li> <li>• Commercial renovations on first floor</li> <li>• Rehabilitate 2 apartments</li> <li>• Construct/reactivate 4 apartments</li> </ul>
128 East Main Street	The Waterville Times	Patricia Louise	<ul style="list-style-type: none"> <li>• Windows and doors</li> <li>• Roof</li> <li>• Flooring</li> <li>• Ceiling</li> <li>• Energy efficiency</li> </ul>

<b>Address</b> (* Historic Building)	<b>Business</b>	<b>Owner</b>	<b>Proposed Improvements</b>
115-121 White Street *	Waterville Opera House (Vacant building & historic landmark)	Robert Card	<ul style="list-style-type: none"> <li>• Facade/brickwork</li> <li>• Masonry wall repairs</li> <li>• Windows and doors</li> <li>• Soffits and cornices</li> </ul>
210 East Main Street *	Klostor-Northup & Bentz Funeral Home	Mark Bentz	<ul style="list-style-type: none"> <li>• Rebuild porches</li> <li>• New gutters</li> <li>• Parking</li> <li>• Interior renovations</li> <li>• Handicapped bathroom</li> </ul>
101 East Main Street	Village Diner	Mary Ann Younes	<ul style="list-style-type: none"> <li>• Windows</li> <li>• Roof</li> <li>• Entryways</li> <li>• Side addition</li> <li>• Awning</li> </ul>
110 East Main Street	Access Federal Credit Union leases first floor	Wayne Brouillette	<ul style="list-style-type: none"> <li>• New entrance to second floor commercial office space</li> <li>• Utility separation</li> <li>• Elevator</li> </ul>
219 East Main Street *	Residential only	Wayne Brouillette	• Restore Victorian architecture
155-157 West Main Street *	Residential only	Roger Tanner	<ul style="list-style-type: none"> <li>• Windows</li> <li>• Roof</li> <li>• Renovate four apartments</li> </ul>
147 West Main Street	Belfield Insurance Agency	Lisa Belfield	<ul style="list-style-type: none"> <li>• Parking</li> <li>• Entryway</li> </ul>



CBD

Plan

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## **Appendix D.**

# **Central Business District Preservation Plan**

The following includes excerpts from a *Central Business District Preservation Plan* prepared for Waterville in 1981 by the Herkimer-Oneida Counties Comprehensive Planning Program.

This plan provided building drawings, design guidelines and improvement recommendations that remain relevant in 2009.

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# **PRESERVATION PLAN**

**CENTRAL BUSINESS DISTRICTS,  
MOHAWK and WATERVILLE, N. Y.**

**AUGUST 1981**

**HERKIMER-ONEIDA COUNTIES  
COMPREHENSIVE PLANNING PROGRAM**

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## Waterville, N. Y.

In any modern description of Waterville, attention is called to Main Street with its remarkably intact nineteenth-century facades. It has been said that if an 1880 village resident could return to Waterville, he would still be able to recognize Main Street. This state of preservation in itself is not what makes Waterville notable. Rather, it is the quality of the original structures and the richness of detail that has been preserved that a visitor remembers. When Main Street was built, between 1850 and 1875, Waterville was the center of the upstate hop industry. As a wealthy, prestigious community, it took pride in the village and built homes, commercial buildings, and even factories with care and eye for detail. Many of these buildings remain, not as they were originally, but enough intact to spur the imagination to picture Main Street as it was in the nineteenth century.

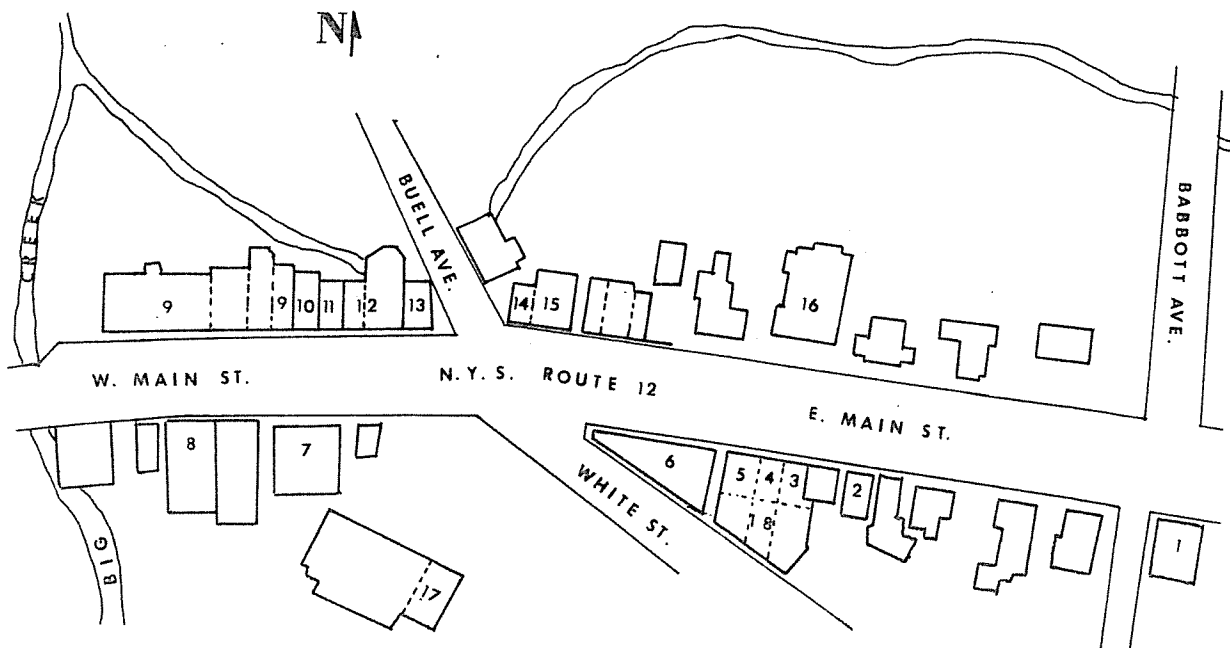
For the purposes of this study, the Central Business District is defined as the north and south sides of Main Street, from the Big Creek to Babbott Avenue. Only nineteenth century commercial structures are analyzed.

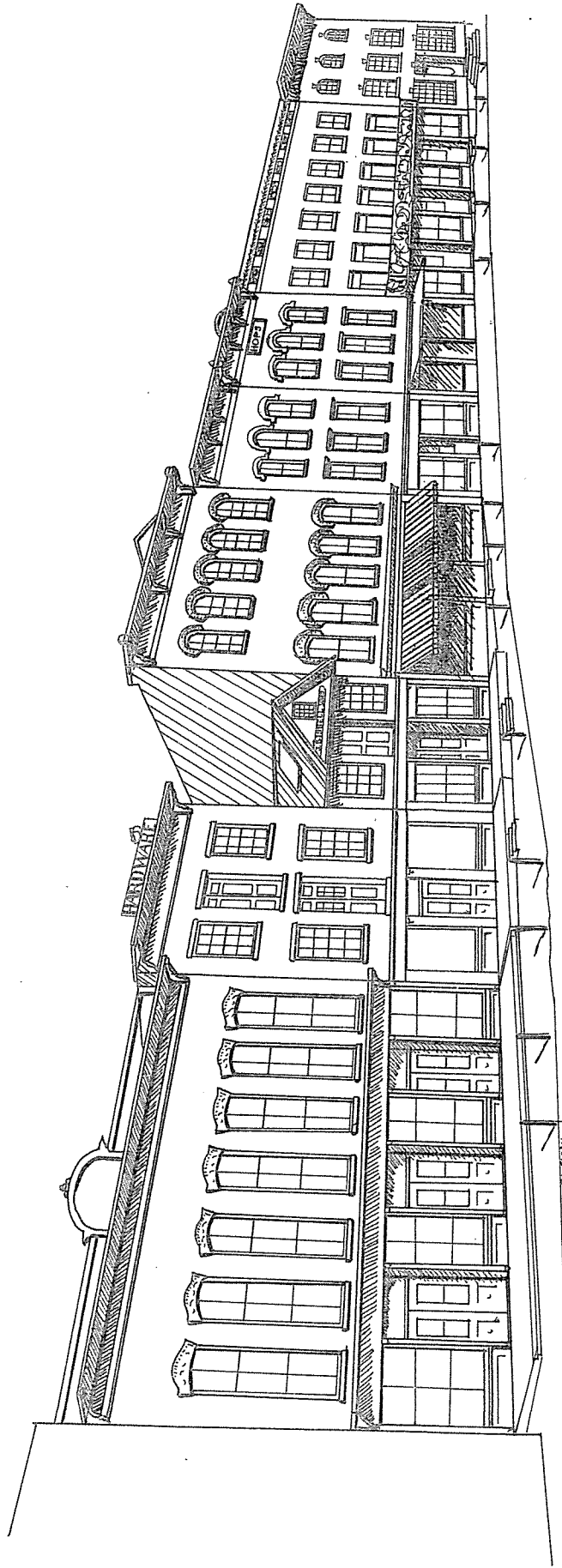
## WATERVILLE

### CURRENT USES

1. Baptist Church, 1832
2. Woodman Building, 130 Main Street
3. 126 Main Street
4. 124 Main Street
5. 120 - 122 Main Street
6. Oneida National Bank, 1929
7. Candee Building
8. Fire Station, c. 1920
9. McLaughlin's Department Store
10. Shoe Store
11. Coffee Shop
12. Morgan's Hardware
13. Waterville Hotel
14. Carter's Jewelry Store
15. Buell Building
16. First Presbyterian Church, 1872
17. Post Office, c. 1960
18. Opera House, 1880

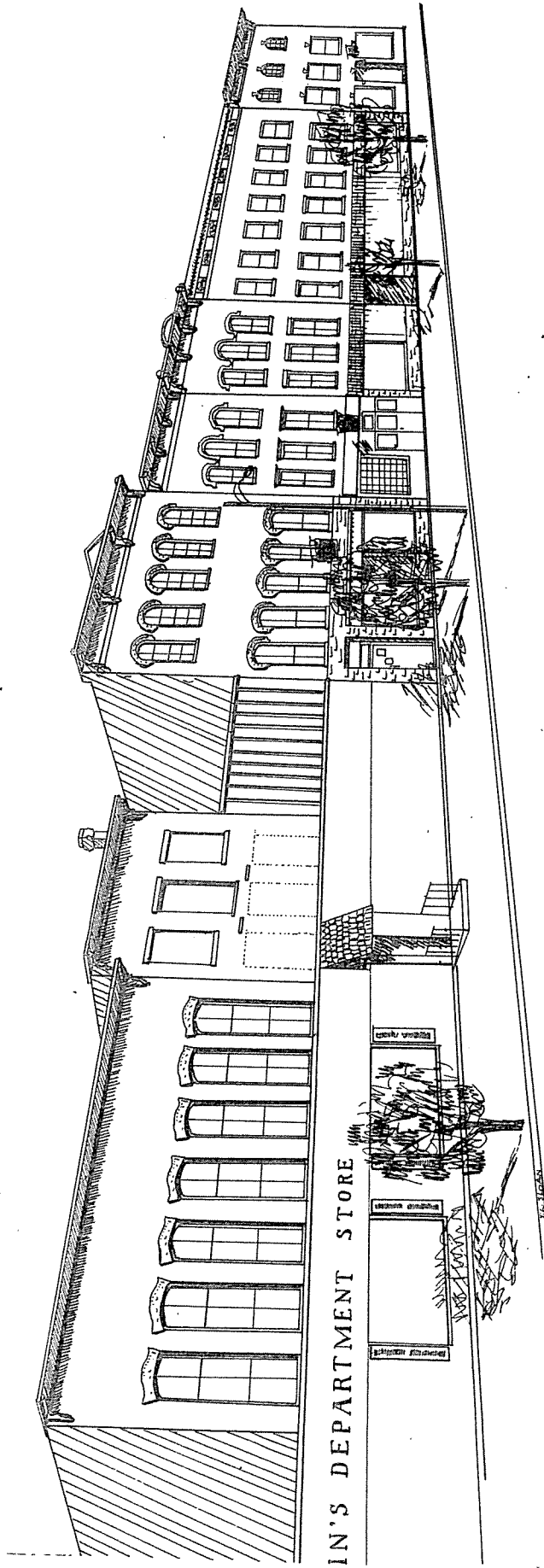
### WATERVILLE, N. Y.





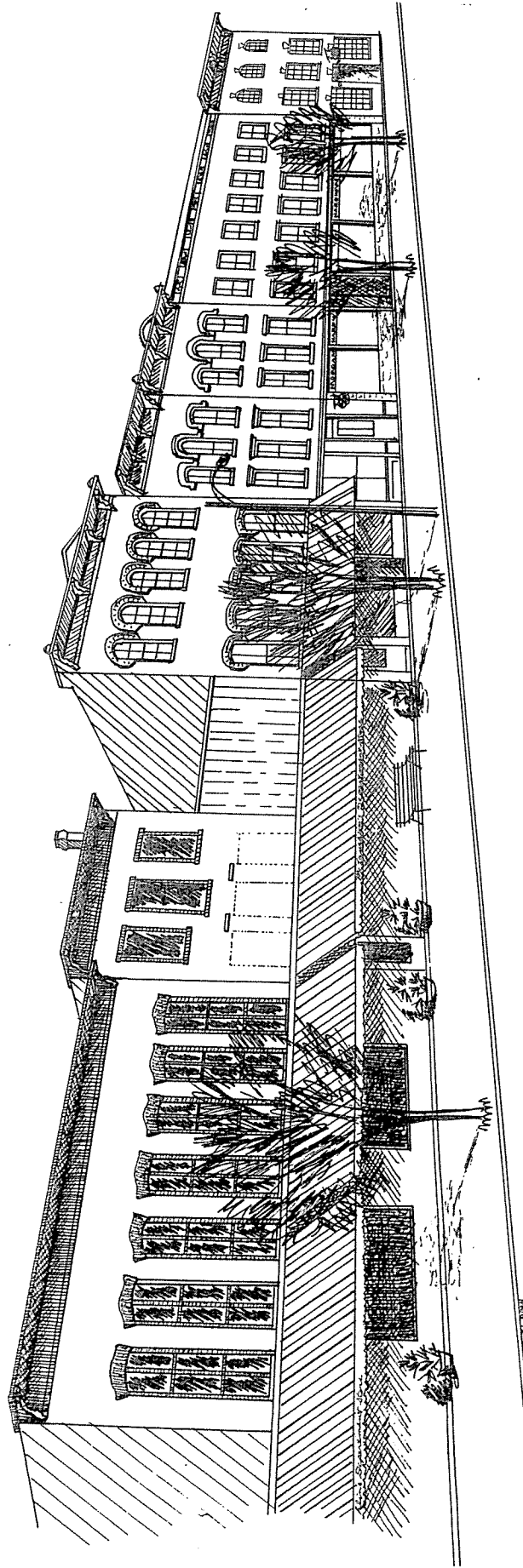
MAIN STREET, c. 1875

WATERVILLE, N.Y.



MAIN STREET, 1981

WATERVILLE, N.Y.



MAIN STREET, with improvements

WATERVILLE, N.Y.



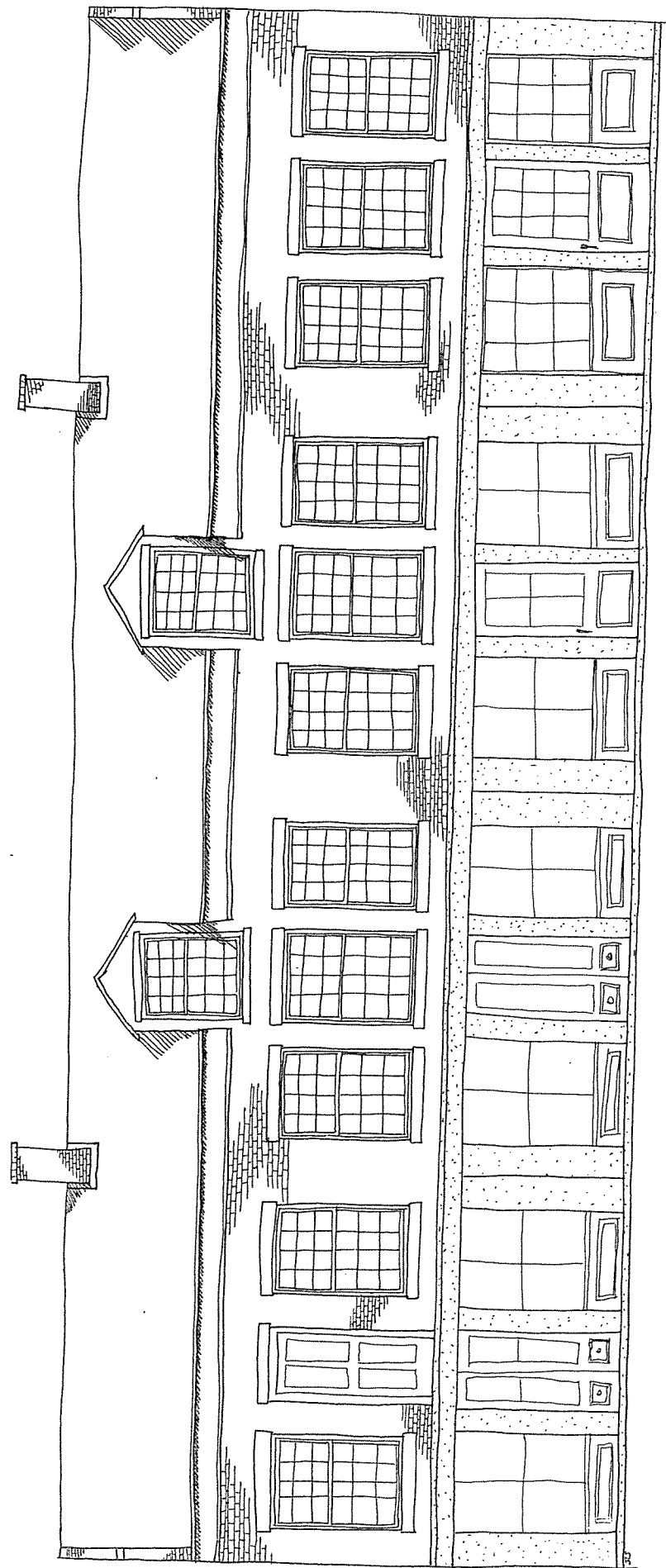


The Woodman Building, 130 Main Street

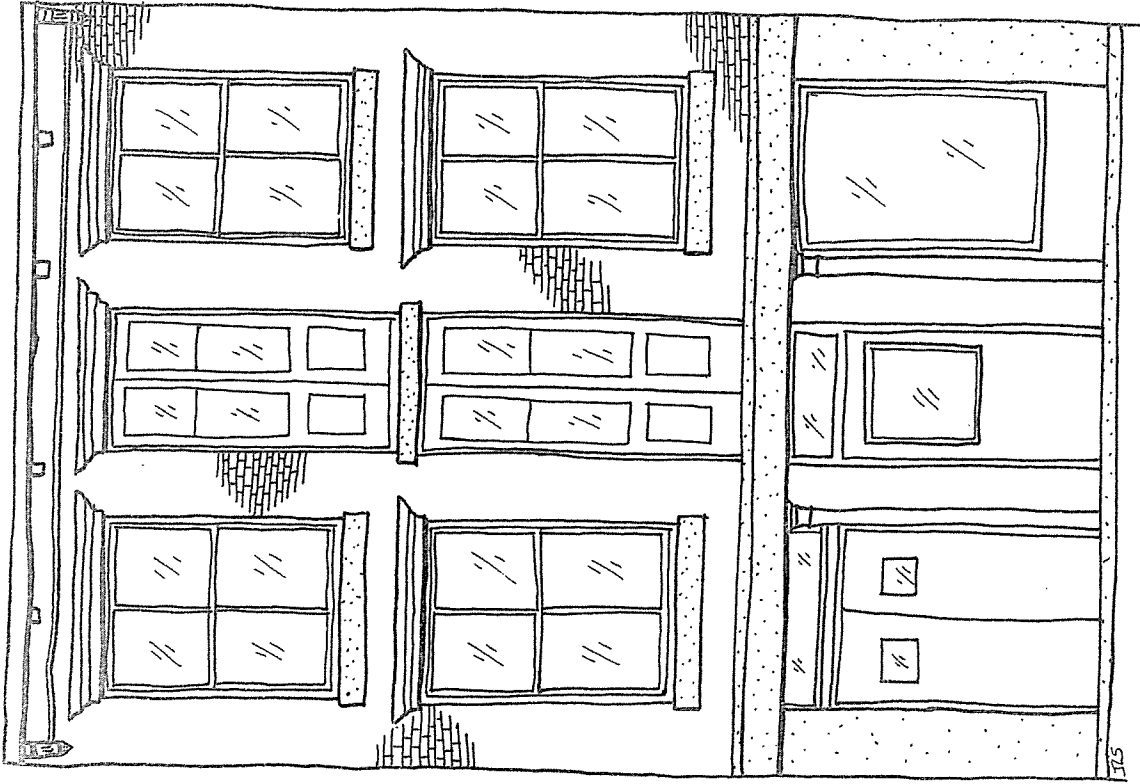
Built in 1869 to house the bank, which it did until 1919, when it became the office of the Chenango and Unadilla Telephone Company. It is presently an attorney's office.  
 Unpainted red brick with unpainted stone trim and white wood trim  
 Condition: excellent. Is probably the best preserved structure on Main Street  
 Alterations: none

Recommendations: Continued good maintenance  
 paint white trim

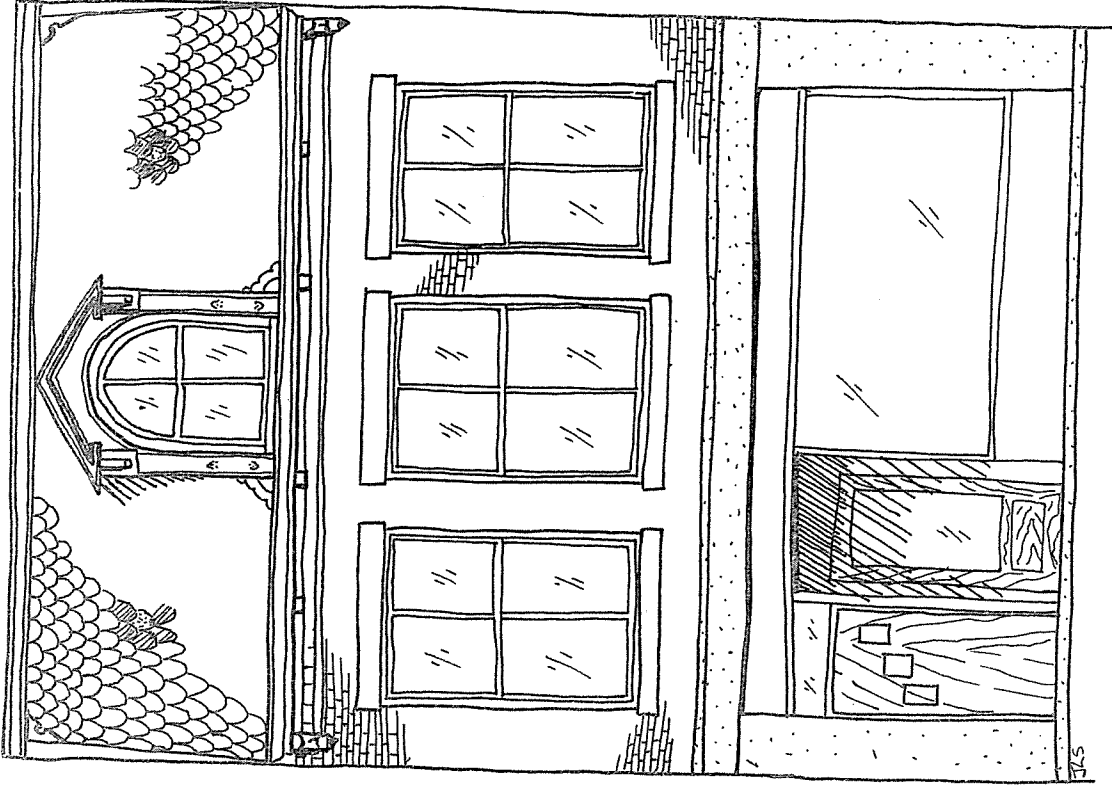
WOODMAN BUILDING, 130 MAIN STREET



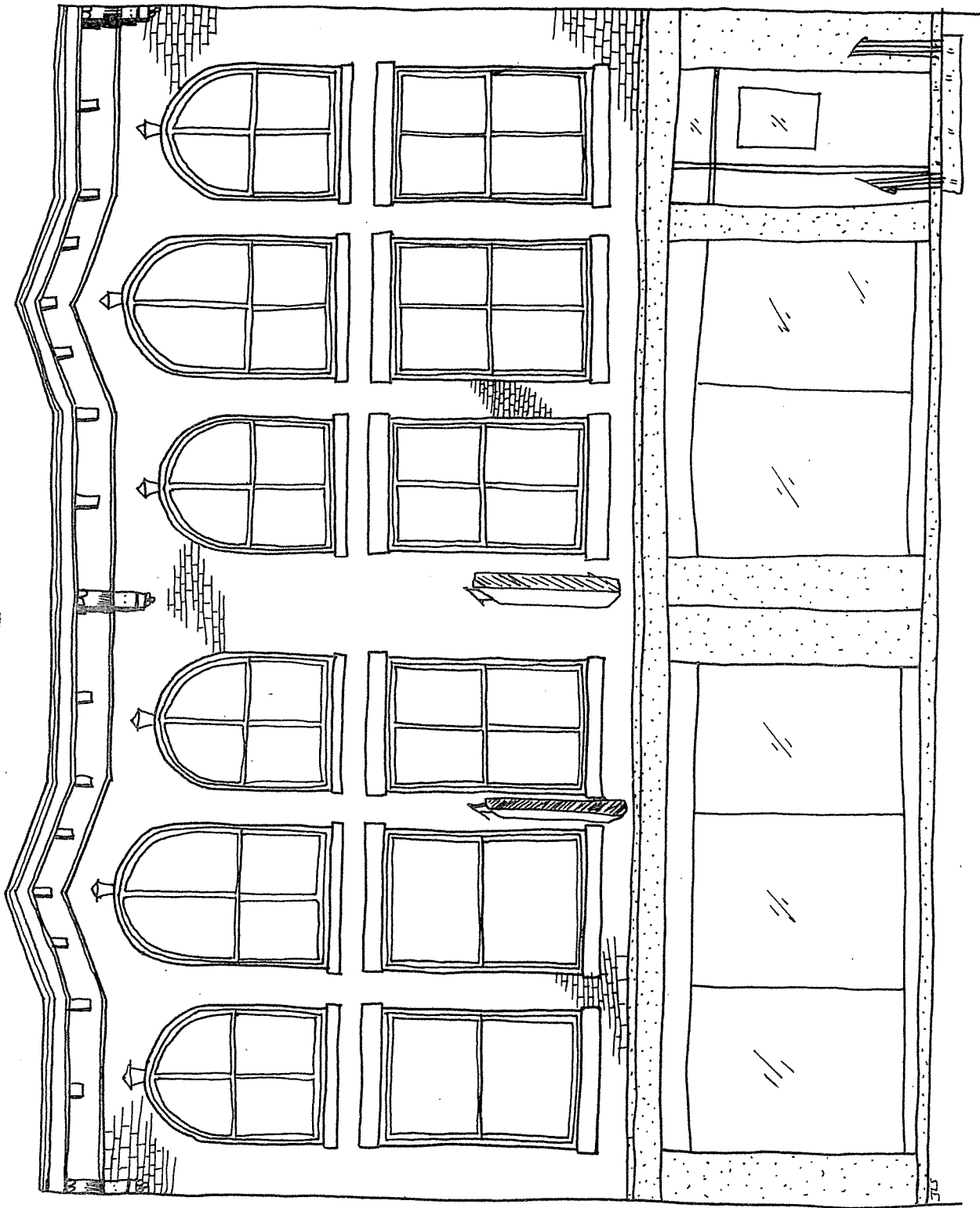
120-122, 124, 126 MAIN STREET, c. 1850-1870



126 MAIN STREET



124 MAIN STREET



120-122 MAIN STREET

126, 124, 122-120 Main Street

Row built circa 1850 as two-story commercial and warehouse row structures. Share contiguous storefront, lintel, watertable, and first floor front wall, have party walls between buildings. Third floors added in varying styles circa 1870-74. Painted red brick with painted wood trim, painted granite storefronts, lintel, watertable and window lintels and sills.

126 Main Street

Entrance to Opera House on White Street. Pressed metal window lintels, cornice, wooden brackets

Condition: fair

Alterations: After 1874: doors and windows of storefront replaced  
second story door lintel missing

Recommendations: storefront  
see Design guidelines. Replace doors and windows with more appropriate ones  
upper stories: May need repointing  
replace second story lintel  
paint

124 Main Street

Third floor is wood frame mansard roof with dormer, colored slate roofing

Condition: good

Alterations: after 1874: storefront realigned, windows and doors replaced

Recommendations: continued good upkeep  
storefront: see Design Guidelines

120-122 Main Street

Condition: Poor. Roof leakage through wood cornice, causing deterioration. Apparent structural failure as evidenced by sagging of far west bay and far east bay and severe crack in first floor lintel and watertable at the west door.

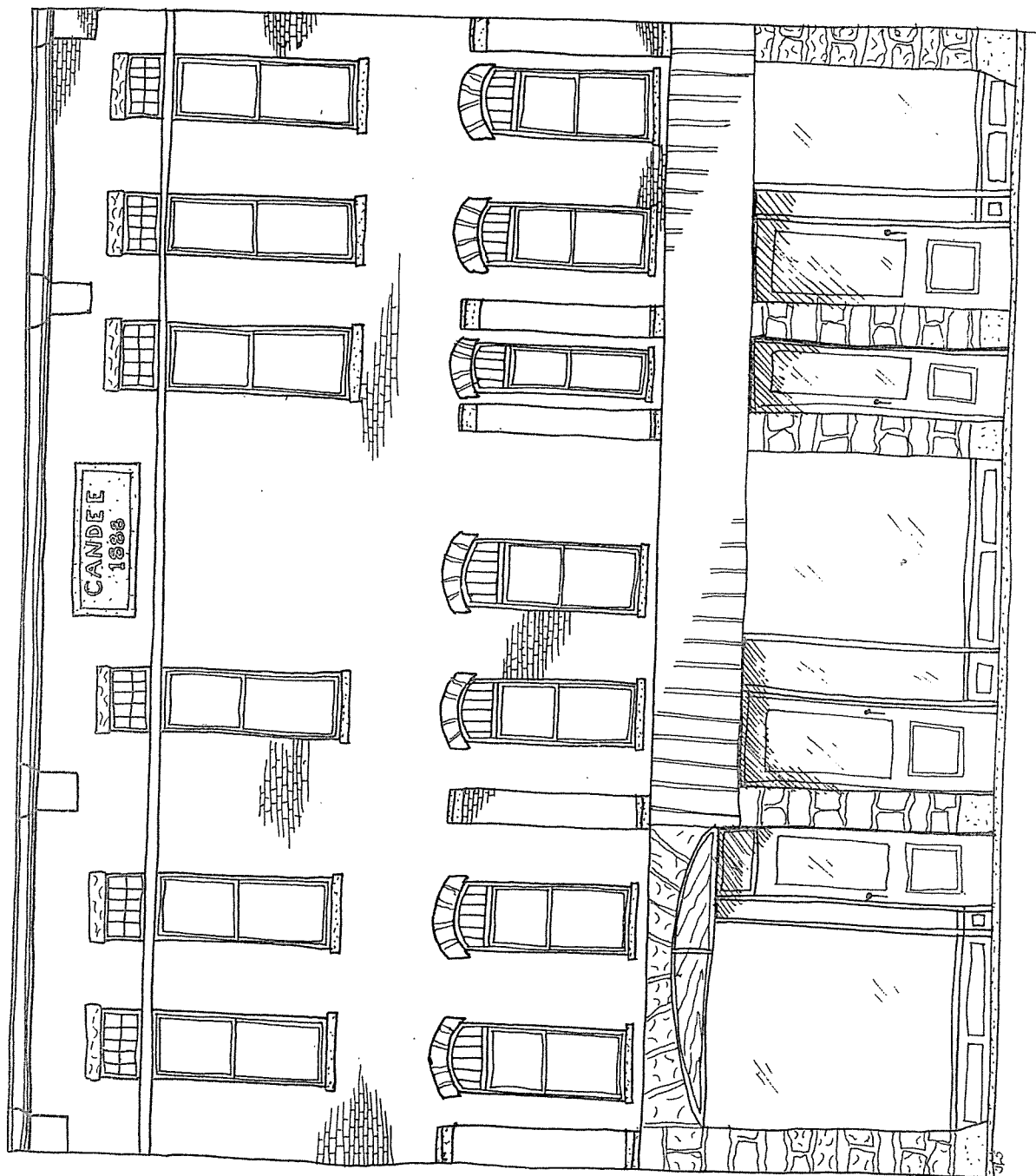
Recommendations: needs immediate attention for structural stabilization.

After stabilization:

storefront: see Design Guidelines

clean, repoint facade brick

repair cornice water damage

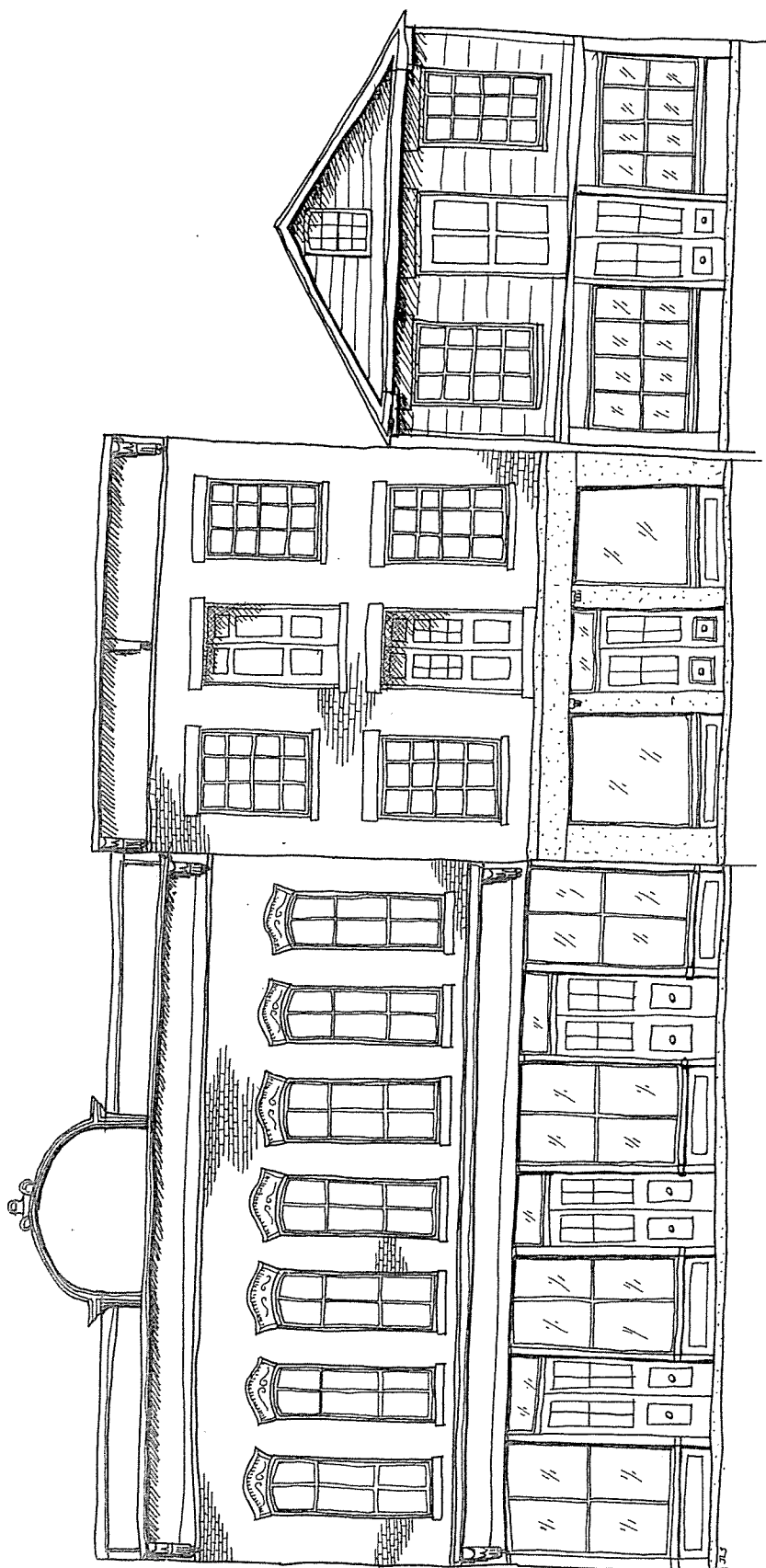


CANDEE BUILDING

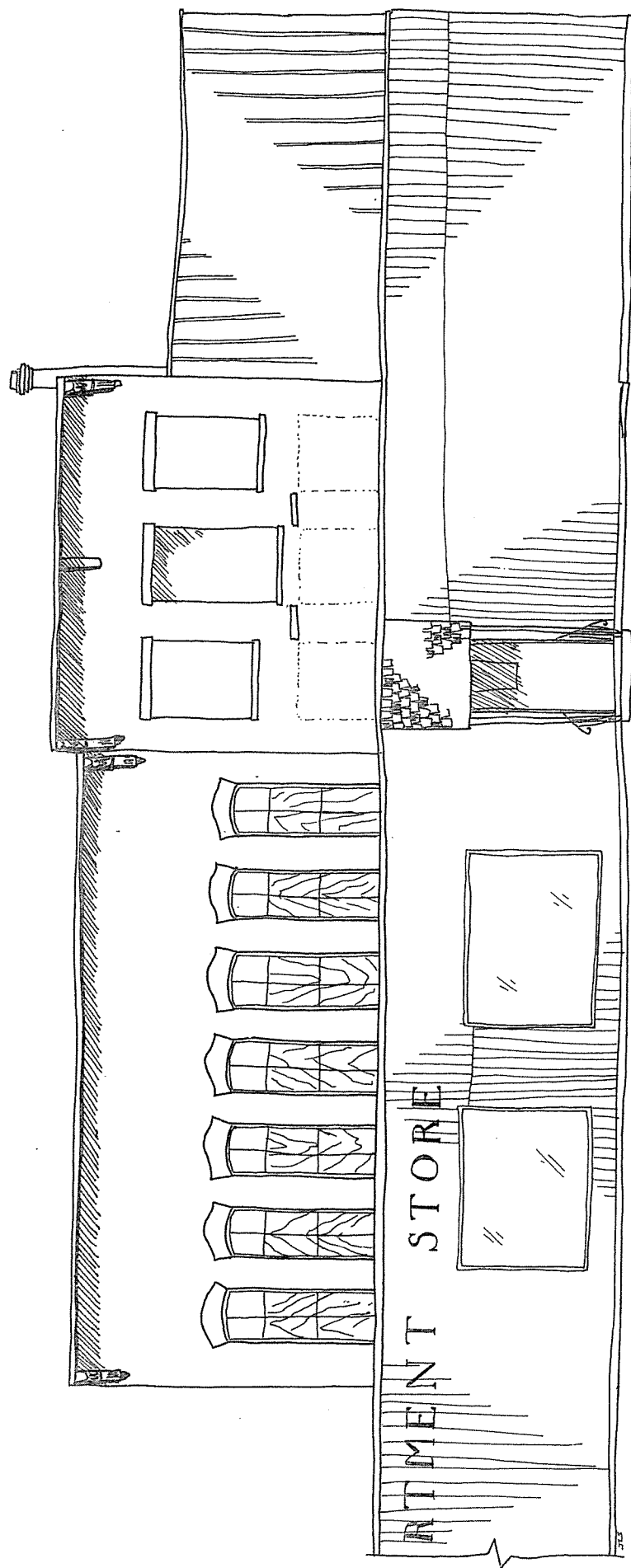
Candee Building

Built in 1888 by Candee family  
 Unpainted red brick with cut stone trim  
 Condition: good  
 Alterations: No major structural alterations. Front chimney removed after 1902. Two-thirds of the storefront (including stone arches) are covered by wide signboard.

Recommendations: storefront  
 see Design Guidelines  
 remove signboard; use over-the-sidewalk signs  
 paint  
 paint storm window frames



McLAUGHLIN'S DEPARTMENT STORE BUILDINGS, c. 1875



McLAUGHLIN'S DEPARTMENT STORE, 1981



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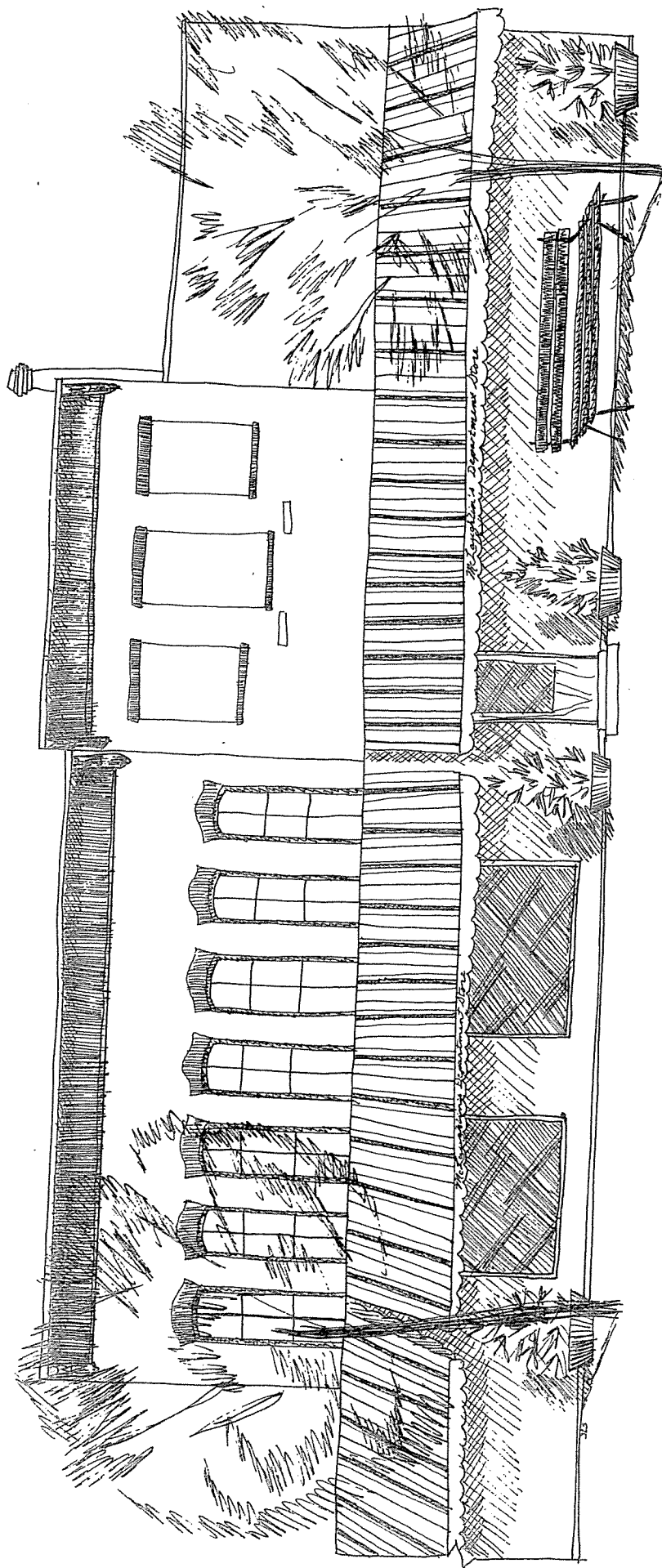
McLaughlin's Department Store, formerly Bissell and Sons

Three structures, built 1852. Fourth structure, 1970's.  
Painted brick, pressed metal window lintels, wood cornices, aluminum siding

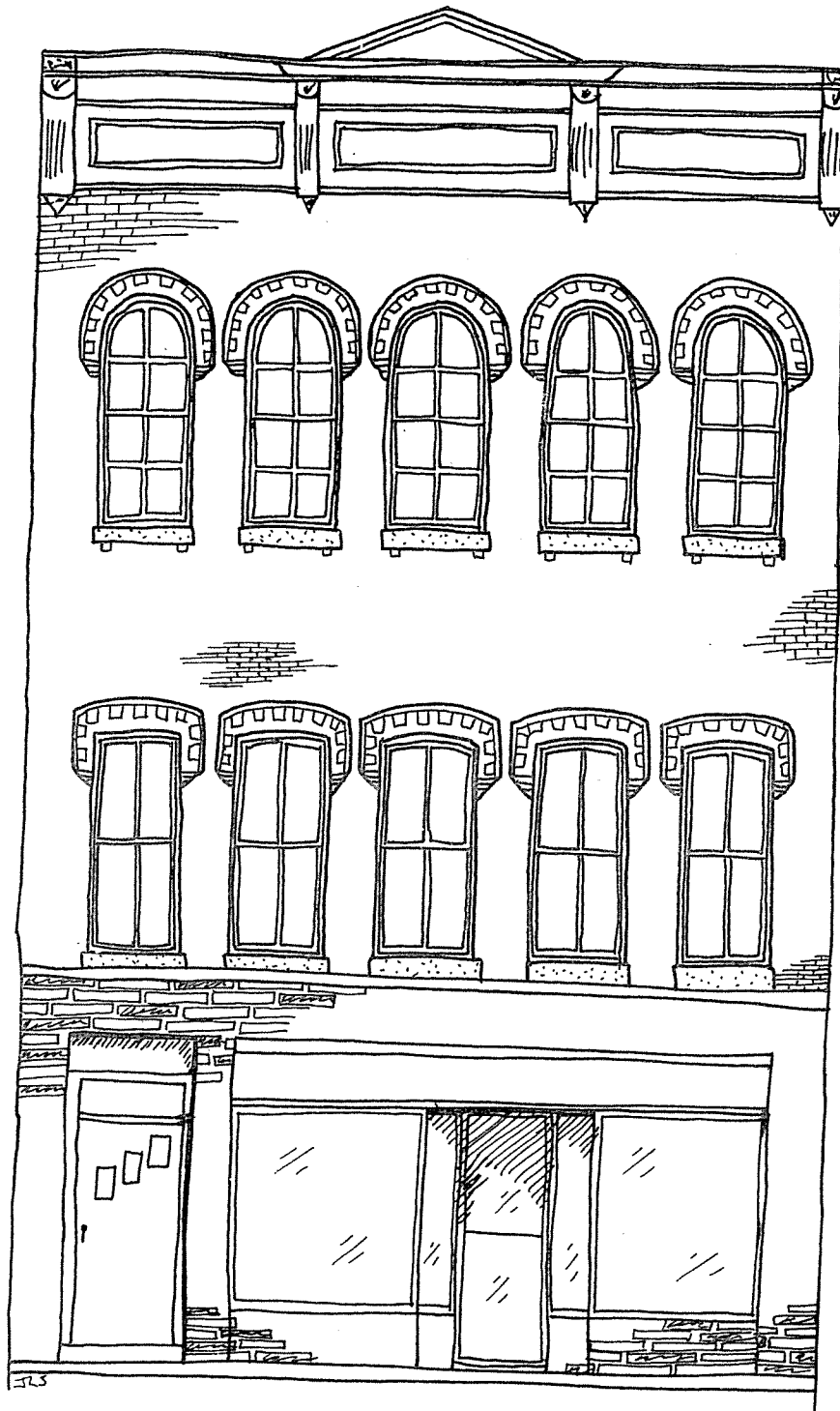
Condition: indeterminable

Alterations: severe alterations in the 1970's.  
storefronts covered with continuous aluminum siding  
display windows cut into siding, only in west building  
second floor and gable roof of east building covered with aluminum siding  
second and third floor windows and doors of middle building bricked in  
cornice moldings removed, brackets are intact  
second floor windows of west building boarded up; pressed metal lintels and mullions are intact  
cornice molding and crest ornaments removed; brackets are intact.

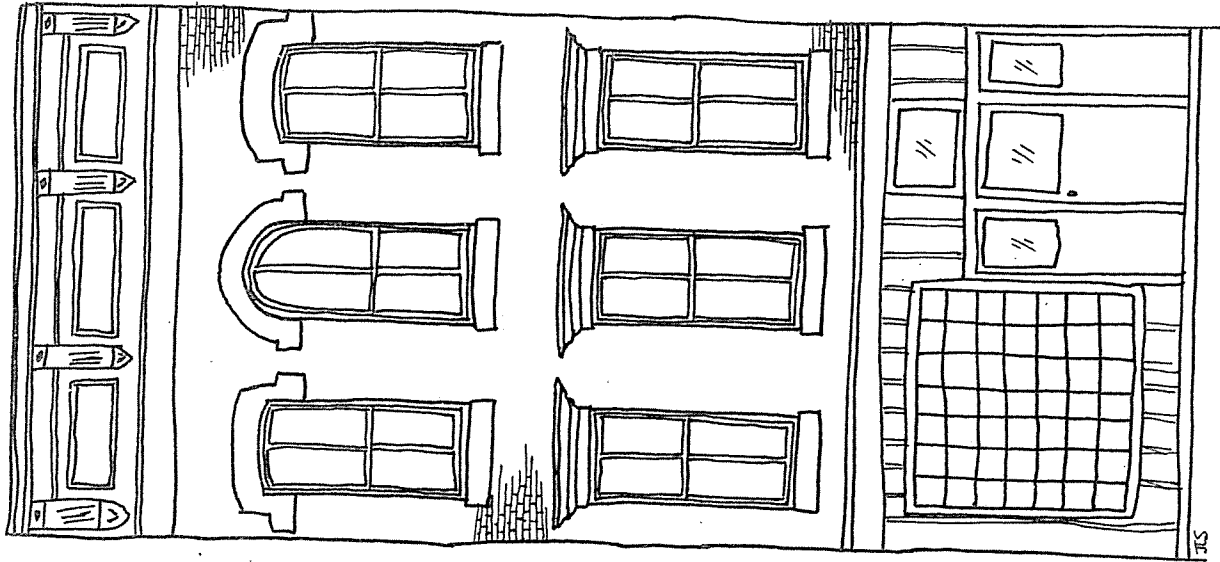
Recommendations: Paint second and third floors body color  
highlight cornices, brackets, and window lintels with trim and accent colors  
paint window openings black  
install awning over first floor in colors compatible with upper stories  
benches and potted shrubs  
install wooden door, remove porch  
remove shutters from display windows



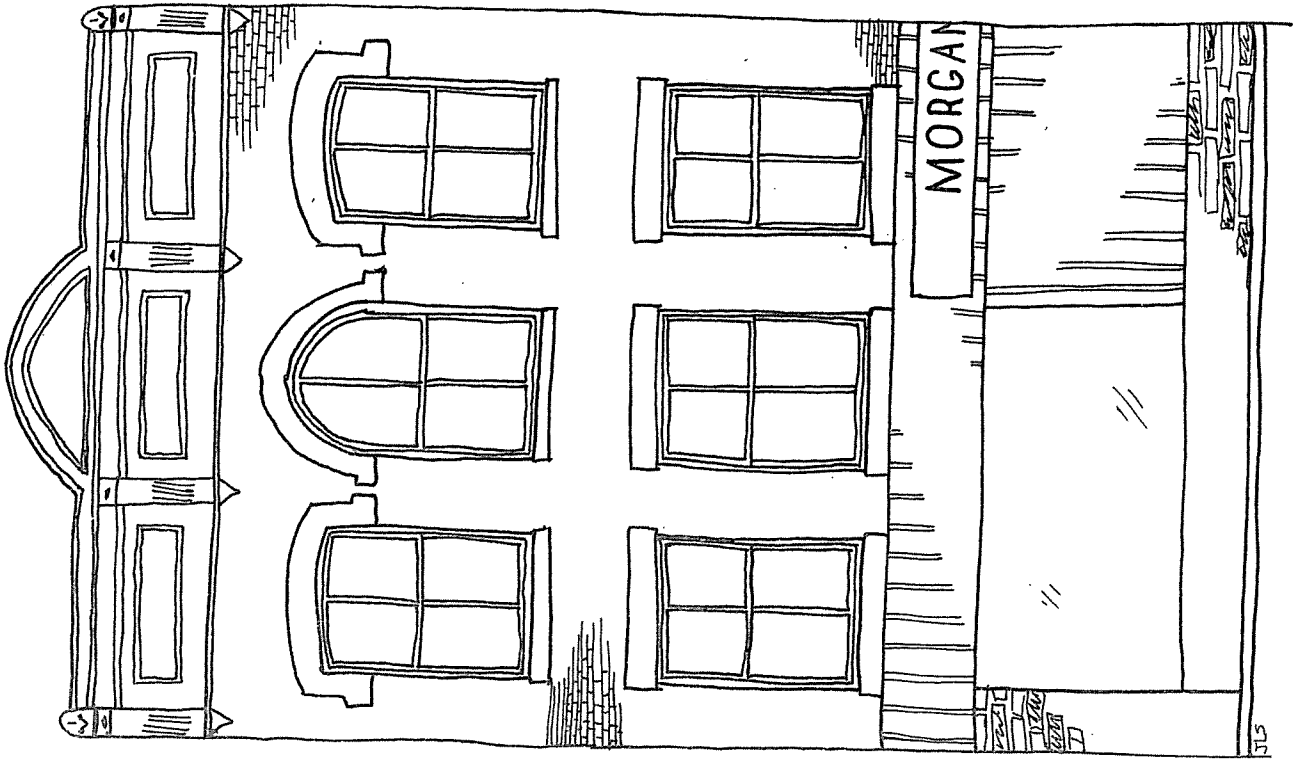
McLAUGHLIN'S DEPARTMENT STORE  
with improvements



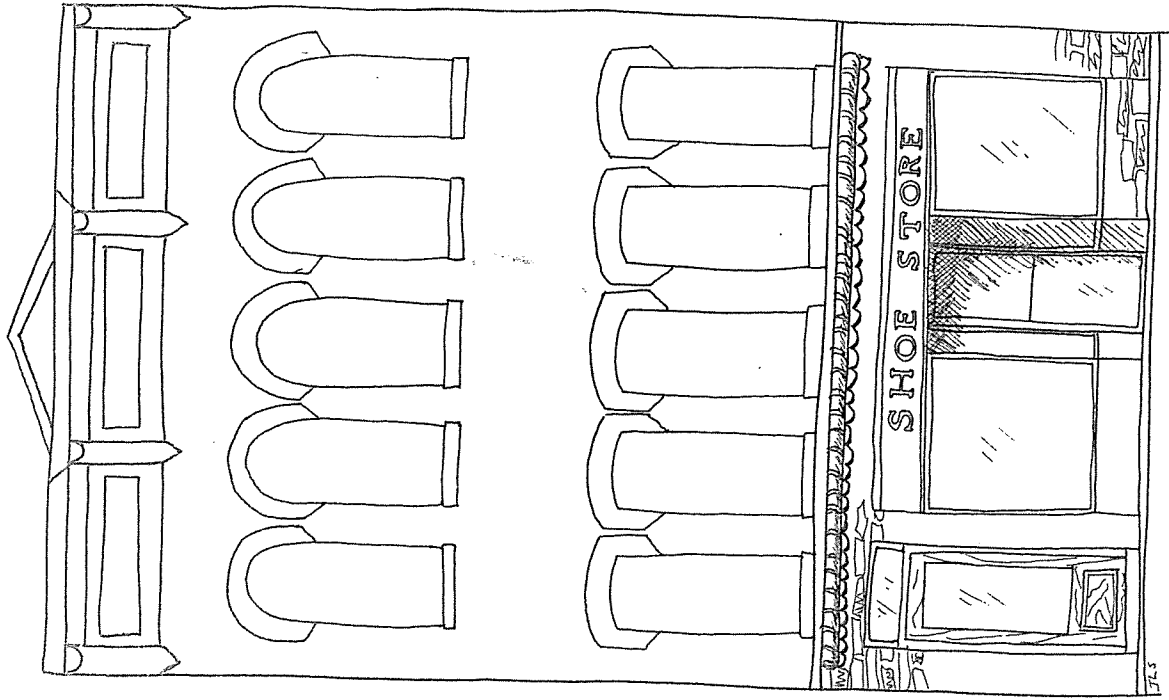
SCERBO BLOCK



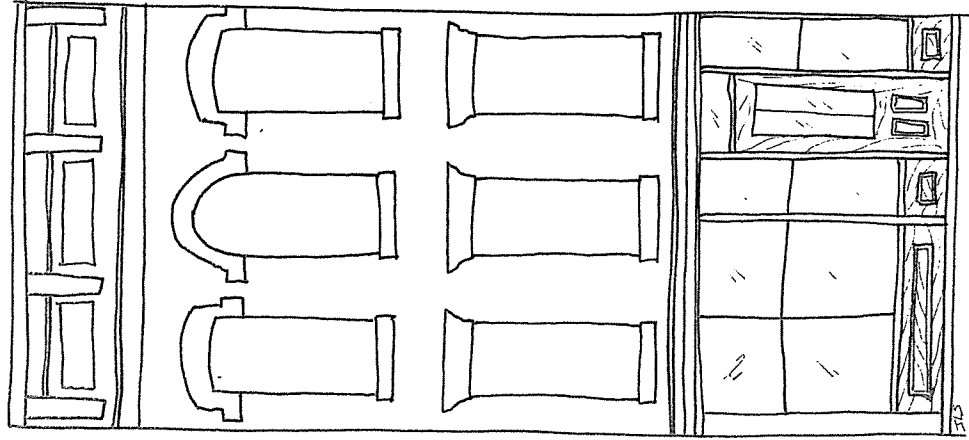
COFFEE SHOP, W. MAIN STREET, 1981



W. MAIN STREET, 1981

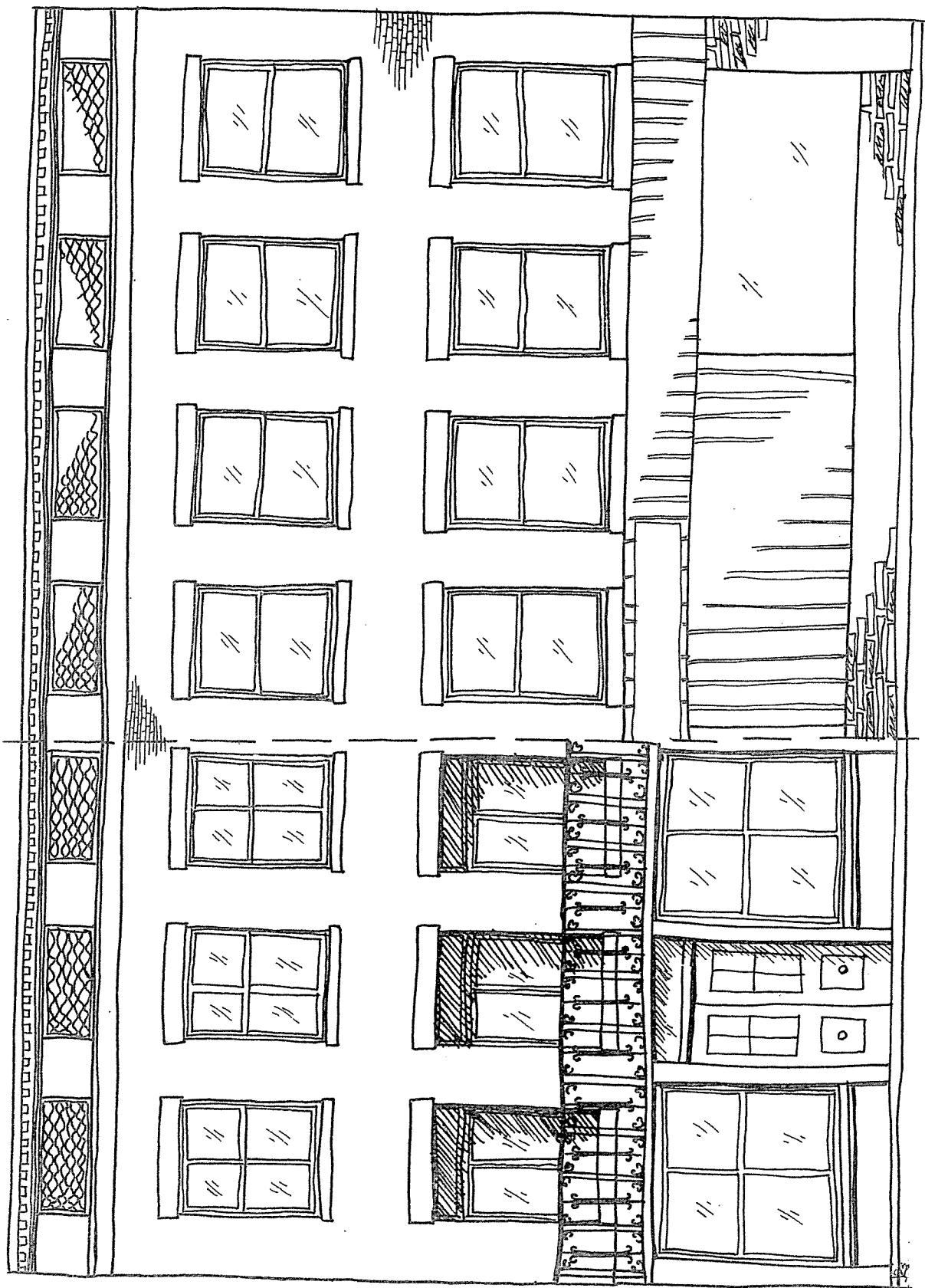


SCERBO BLOCK



COFFEE SHOP

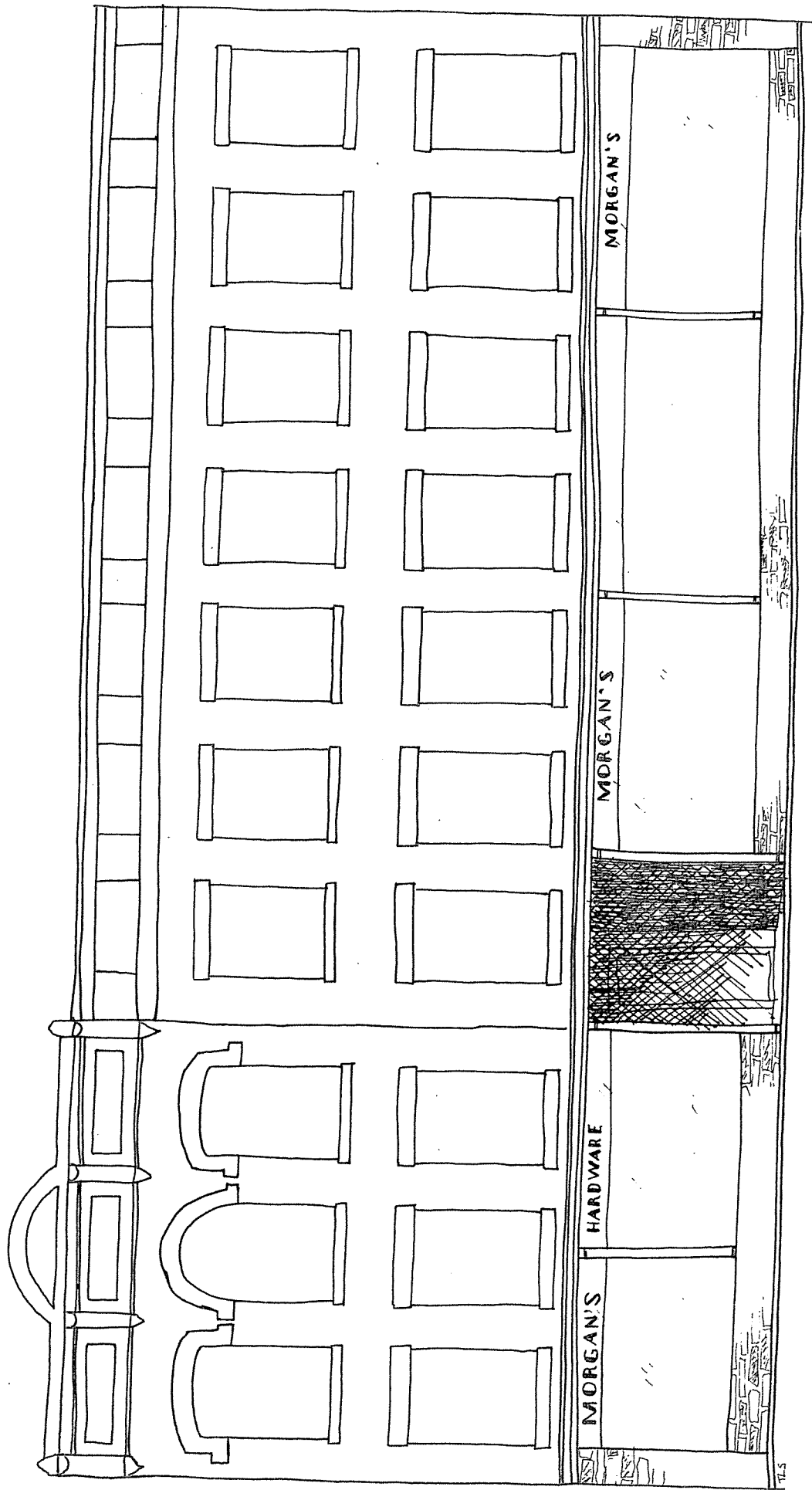
with improvements



1875

1981

MORGAN'S HARDWARE, W. MAIN STREET



MORGAN'S HARDWARE, with improvements

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## SCERBO BLOCK

Built circa 1870-1875.

Painted red brick, with brick dropped lintels over the windows, wood cornice, crest ornament. Storefront artificial stone.

Condition: good

Alterations: only storefront: wide first floor cornice removed; doors and windows realigned, replaced; artificial stone veneer applied

Recommendations: storefront: see Design Guidelines  
install awning  
replace upper story access door

Coffee Shop; west building of Morgan's Hardware, formerly the Scerbo Block

Built circa 1870.

Painted brick, stone trim, metal lintels of second story windows of coffee shop.

Condition: good

Alterations: storefront, severely altered

Recommendations: storefront  
see Design Guidelines  
clean  
paint

Morgan's Hardware, east building

Built before 1860.

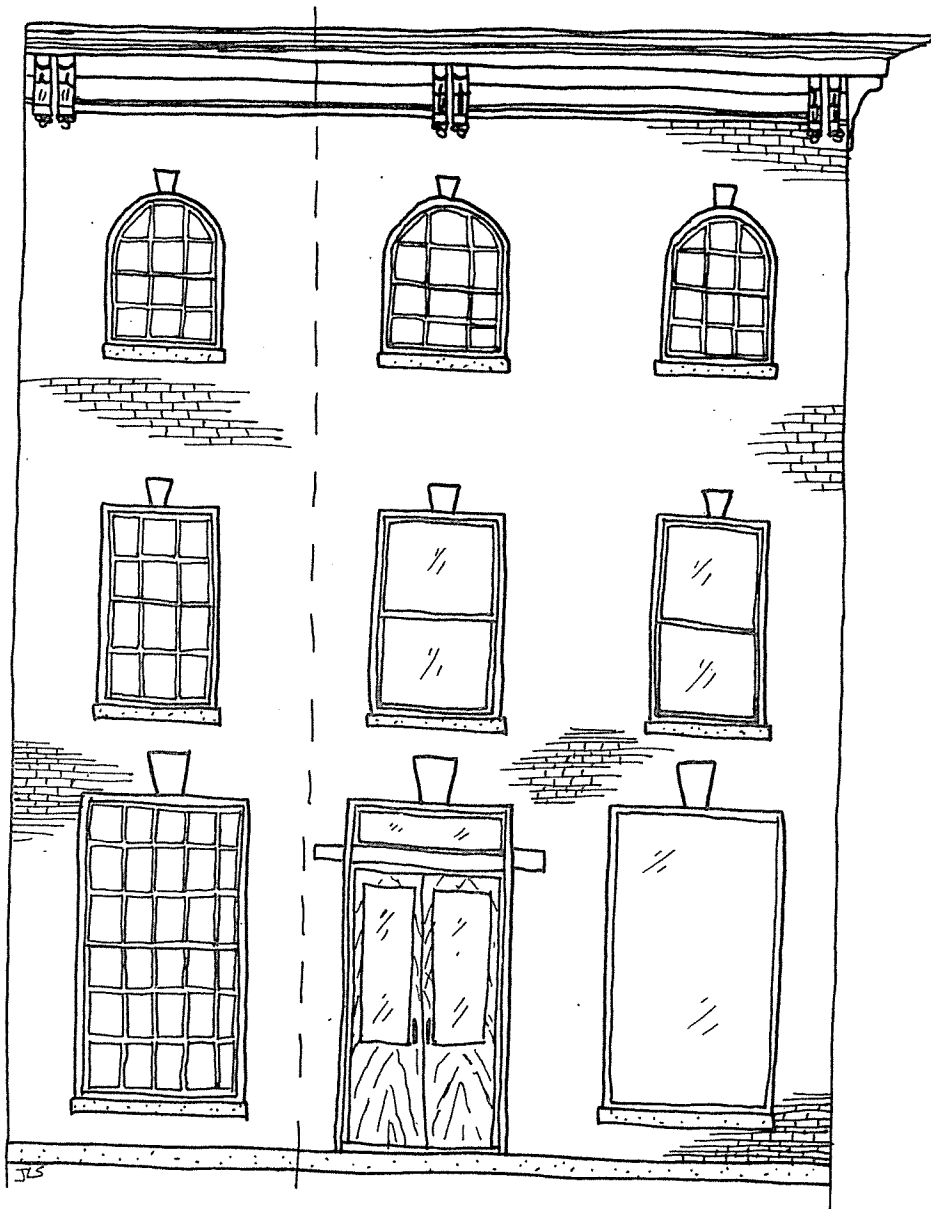
painted brick, stone lintels and sills, cast iron grills in attic windows

Condition: good

Alterations: storefront severely altered  
second story cast iron balcony removed  
second and third story windows replaced

Recommendations: storefront: see Design Guidelines  
clean  
paint, highlight cornice





c. 1875

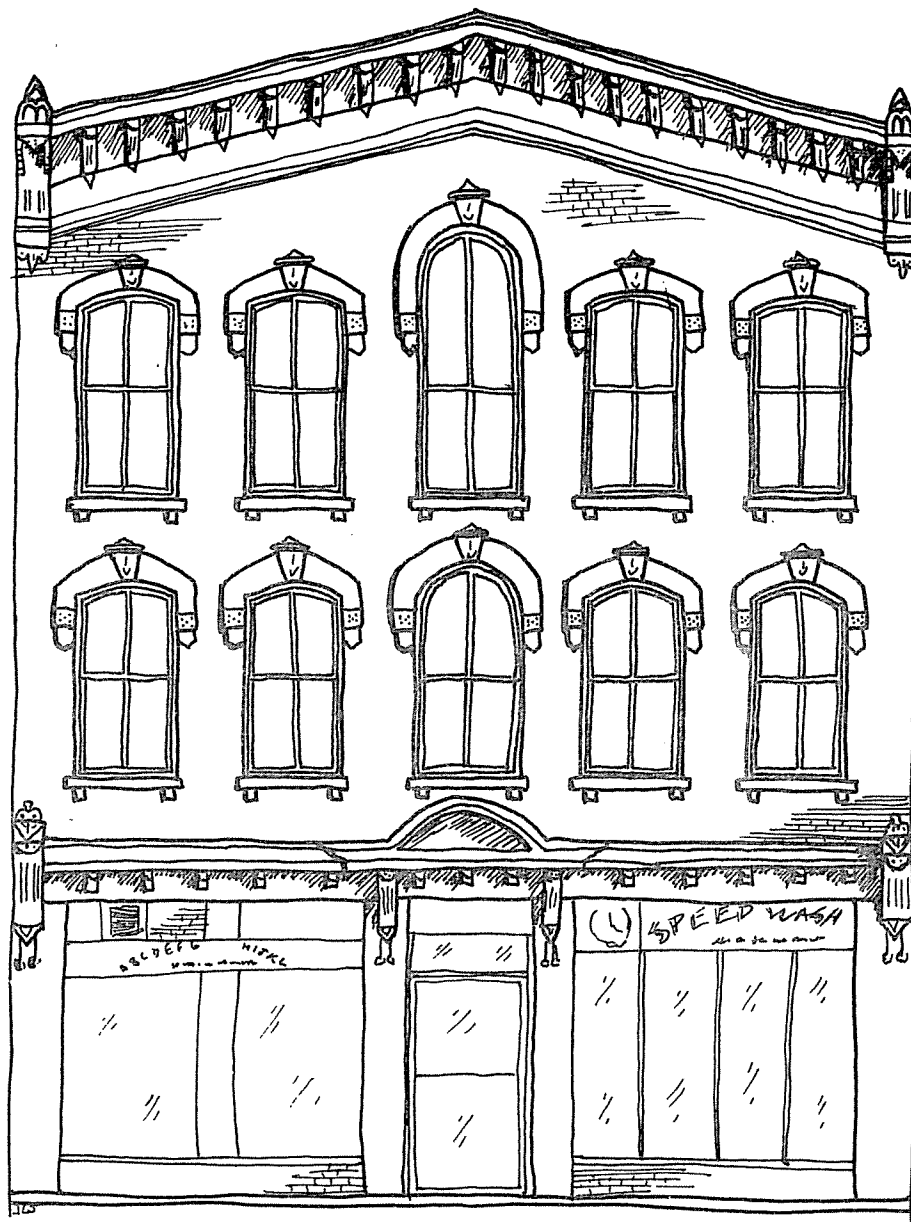
1981

#### Waterville Hotel

Built circa 1800, as Waterville Hotel.  
 unpainted red brick, painted stone trim, cast iron exterior staircase  
 Condition: excellent  
 Alterations: first and second story front windows replaced

Recommendations: continue good upkeep  
 use false mullions on second story windows

WATERVILLE HOTEL



# Buell Building

Built in 1873 by Buell Family.  
 unpainted red brick with painted brick, stone, and wood trim  
 Condition: good  
 Alterations: storefront

Recommendations: clean; check effluorescence under window sill and  
 lintel brackets  
 storefront: see Design Guidelines  
 remove signs

BUELL BUILDING

Census  
Data

---

# **Appendix E.**

## **2000 Census Data**



**U.S. Census Bureau**  
**American FactFinder**

**FACT SHEET**

**Waterville village, New York**

View a Fact Sheet for a race, ethnic, or ancestry group

**Census 2000 Demographic Profile Highlights:**

**General Characteristics - show more >>**

	Number	Percent	U.S.		
Total population	1,721				
Male	767	44.6	49.1%	map	brief
Female	954	55.4	50.9%	map	brief
Median age (years)	37.8	(X)	35.3	map	brief
Under 5 years	116	6.7	6.8%	map	
18 years and over	1,241	72.1	74.3%		
65 years and over	321	18.7	12.4%	map	brief
One race	1,712	99.5	97.6%		
White	1,688	98.1	75.1%	map	brief
Black or African American	8	0.5	12.3%	map	brief
American Indian and Alaska Native	5	0.3	0.9%	map	brief
Asian	10	0.6	3.6%	map	brief
Native Hawaiian and Other Pacific Islander	1	0.1	0.1%	map	brief
Some other race	0	0.0	5.5%	map	
Two or more races	9	0.5	2.4%	map	brief
Hispanic or Latino (of any race)	14	0.8	12.5%	map	brief
Household population	1,630	94.7	97.2%	map	brief
Group quarters population	91	5.3	2.8%	map	
Average household size	2.60	(X)	2.59	map	brief
Average family size	3.09	(X)	3.14	map	
Total housing units	673			map	
Occupied housing units	626	93.0	91.0%		brief
Owner-occupied housing units	377	60.2	66.2%	map	
Renter-occupied housing units	249	39.8	33.8%	map	brief
Vacant housing units	47	7.0	9.0%	map	

**Social Characteristics - show more >>**

	Number	Percent	U.S.		
Population 25 years and over	1,091				
High school graduate or higher	938	86.0	80.4%	map	brief
Bachelor's degree or higher	237	21.7	24.4%	map	
Civilian veterans (civilian population 18 years and over)	147	12.1	12.7%	map	brief
Disability status (population 5 years and over)	280	18.1	19.3%	map	brief
Foreign born	38	2.2	11.1%	map	brief
Male, Now married, except separated (population 15 years and over)	325	60.1	56.7%		brief
Female, Now married, except separated (population 15 years and over)	372	47.8	52.1%		brief
Speak a language other than English at home (population 5 years and over)	42	2.6	17.9%	map	brief

**Economic Characteristics - show more >>**

	Number	Percent	U.S.		
In labor force (population 16 years and over)	789	61.0	63.9%		brief
Mean travel time to work in minutes (workers 16 years and over)	24.4	(X)	25.5	map	brief
Median household income in 1999 (dollars)	37,563	(X)	41,994	map	
Median family income in 1999 (dollars)	46,761	(X)	50,046	map	
Per capita income in 1999 (dollars)	17,219	(X)	21,587	map	
Families below poverty level	36	8.6	9.2%	map	brief
Individuals below poverty level	202	12.3	12.4%	map	


**Housing Characteristics - show more >>**

	Number	Percent	U.S.		
Single-family owner-occupied homes	325				brief

Median value (dollars)	74,100	(X)	119,600	map	brief
Median of selected monthly owner costs	(X)	(X)			brief
With a mortgage (dollars)	921	(X)	1,088	map	
Not mortgaged (dollars)	427	(X)	295		

(X) Not applicable.

Source: U.S. Census Bureau, Summary File 1 (SF 1) and Summary File 3 (SF 3)

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U.S. Census Bureau

American FactFinder

**DP-1. Profile of General Demographic Characteristics: 2000**Data Set: Census 2000 Summary File 1 (SF 1) 100-Percent DataGeographic Area: **Waterville village, New York**

NOTE: For information on confidentiality protection, nonsampling error, definitions, and count corrections see  
<http://factfinder.census.gov/home/en/datanotes/expsf1u.htm>.

Subject	Number	Percent
<b>Total population</b>	<b>1,721</b>	<b>100.0</b>
<b>SEX AND AGE</b>		
Male	767	44.6
Female	954	55.4
Under 5 years		
5 to 9 years	116	6.7
10 to 14 years	119	6.9
15 to 19 years	151	8.8
20 to 24 years	144	8.4
25 to 34 years	84	4.9
35 to 44 years	179	10.4
45 to 54 years	255	14.8
55 to 59 years	209	12.1
60 to 64 years	74	4.3
65 to 74 years	69	4.0
75 to 84 years	141	8.2
85 years and over	111	6.4
	69	4.0
Median age (years)	37.8	(X)
18 years and over		
Male	1,241	72.1
Female	514	29.9
21 years and over	727	42.2
62 years and over	1,175	68.3
65 years and over	361	21.0
Male	321	18.7
Female	104	6.0
	217	12.6
<b>RACE</b>		
One race		
White	1,712	99.5
Black or African American	1,688	98.1
American Indian and Alaska Native	8	0.5
Asian	5	0.3
Asian Indian	10	0.6
Chinese	0	0.0
Filipino	8	0.5
Japanese	1	0.1
Korean	0	0.0
Vietnamese	1	0.1
Other Asian <sup>1</sup>	0	0.0
Native Hawaiian and Other Pacific Islander	0	0.0
Native Hawaiian	1	0.1
Guamanian or Chamorro	0	0.0
Samoan	0	0.0
Other Pacific Islander <sup>2</sup>	0	0.0
Some other race	1	0.1
Two or more races	0	0.0
	9	0.5
<b>Race alone or in combination with one or more other races <sup>3</sup></b>		
White		
Black or African American	1,696	98.5
American Indian and Alaska Native	15	0.9
Asian	5	0.3
	10	0.6