Master Plan for the Town of Barton
The cost of the creation of a Master Plan was funded in part the Rural New York Community Planning and Preservation Grant Program administered jointly by the New York Planning Federation and the Preservation League of New York State. Support is provided by the J.M. Kaplan Fund and The Andy Warhol Foundation for the Visual Arts.

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Introduction

At the beginning of the 21st century the Town of Barton is standing at the crossroads of change. It has a long history as a strong agricultural community with also past ties to small industry and modest commerce.

While the population has remained stable and economic growth has not significantly increased, new factors are apt to change the current economic, social and cultural situation of the Town.

These factors include the designation of part of the Town as an Empire Zone; pending designation of NYS Route 17 as Interstate Route 86; and proposed construction of water and sewer improvements within portions of the Town of Barton contiguous to the Village of Waverly.

A Master Plan or sometimes referred to as a Comprehensive Plan (herein called ‘Plan’) is comprised of a number of goals and objectives, which will guide our municipality’s future policy and decision process for land use. The Planning Board in the Spring of 1999, was assigned the task of developing a Plan. Duties of the Planning Board include: administration of public meetings held to inform the community, encouragement of open discussion, weighing the concerns and needs of the Town residents, and making recommendations to the Supervisor and Town Board.

The intent of this Plan is to promote and protect the lifestyle that is our tradition and chosen way of life. It further intends to enhance land values which is essentially rural in character. We need to provide guidelines for preservation of the Town’s natural assets in a manner compatible with orderly economic growth and to provide land use thoughts to guide future development.

Vision

The Town of Barton wishes to encourage economic development in a manner that will not only maintain, but enhance the rural lifestyle of its inhabitants. We wish to entice new business which will enhance not only the tax base, but also the income opportunity for our residents. However, in doing so, we wish to proceed in a manner that will not be a detriment to the rural character of the Town and, most importantly, its traditional agricultural industries. It is imperative to increase the economic basis in order to provide tax relief to our agricultural industries, some of which are struggling with an unduly burdensome tax load.

Thus the efforts of the Town will be to create and expand our economic development in a manner that will enhance the economic advantages of all of the residents and businesses within the Town; to help support the expansion of infrastructure for the benefit of the residents of the Town; to improve the social, recreational and cultural opportunities for the residents and to do all of the foregoing in a manner that will protect and preserve our environment and rural character.
The Purpose of a Comprehensive Plan

The Town of Barton recognizes that in order to meet its vision, we need to make a review and assessment of the current condition of the Town of Barton. We also need to assess and prioritize our concerns and aspects. A master plan is needed to set forth those aspects as a guideline to Town officials to assist them in meeting the Town’s long range goals. It is also an important factor for the private sector in making its decisions that would influence the community in the future. By having a master plan we will be allowed solid direction and focus in order to make long term decisions that will affect the growth and development of the Town. It will also serve as a beacon to businesses and individuals who are considering locating in the Town as to what our community is all about.

A master plan is not a static document. Rather it is a living document which may change slowly as needs in the community change over long periods of time.

Statistical Overview

1990 Population Characteristics


All Village totals are included in the respective Town totals.

Individuals in the minority population include Non-Hispanic Blacks, Non-Hispanic American Indians, Non-Hispanic Asian and Pacific islanders, Non-Hispanic others, and Hispanics.

<table>
<thead>
<tr>
<th>Land Area (sq miles)</th>
<th>Pop. 1990</th>
<th>Pop. Urban</th>
<th>Pop. Rural</th>
<th>Median Age</th>
<th>Pop. 18+ yrs.</th>
<th>Aging Pop. 65+yrs.</th>
<th>Minority Pop.</th>
<th># of Families</th>
<th># of female headed families</th>
<th>1989 median income per family with children</th>
</tr>
</thead>
<tbody>
<tr>
<td>Barton Town</td>
<td>59.36</td>
<td>8,925</td>
<td>4,138</td>
<td>33.9</td>
<td>6,571</td>
<td>1,368</td>
<td>175</td>
<td>2,403</td>
<td>375</td>
<td>$27,121</td>
</tr>
<tr>
<td>Village of Waverly</td>
<td>2.26</td>
<td>4,787</td>
<td>4,787</td>
<td>0</td>
<td>3,613</td>
<td>945</td>
<td>109</td>
<td>1,242</td>
<td>236</td>
<td>$28,155</td>
</tr>
</tbody>
</table>

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1Per the Tioga County Profile prepared by the Southern Tier Planning Development Board.

2Attached is the Profile of General Demographic Characteristics for the year 2000.
### Educational Attainment for Persons 18 years and older

All Village totals are included in the respective Town totals.

<table>
<thead>
<tr>
<th></th>
<th>Elementary (0-8 years)</th>
<th>High School (1 to 4 years) no diploma</th>
<th>High School no degree</th>
<th>Some College no degree</th>
<th>Associate Degree</th>
<th>Bachelors Degree</th>
<th>Graduate or Professional Degree</th>
</tr>
</thead>
<tbody>
<tr>
<td>Barton Town</td>
<td>441</td>
<td>1,300</td>
<td>2,811</td>
<td>872</td>
<td>421</td>
<td>407</td>
<td>338</td>
</tr>
<tr>
<td>Village of Waverly</td>
<td>319</td>
<td>639</td>
<td>1,385</td>
<td>505</td>
<td>233</td>
<td>280</td>
<td>241</td>
</tr>
</tbody>
</table>

### Income and Poverty

All Village totals are included in the respective Town totals. 
Specified poverty levels are obtained by multiplying the income cutoffs at the poverty level by the appropriate factor (1.25 or 1.85). 
Poverty level status is not calculated in group quarters, which includes persons who are living in dormitories, institutionalized, and incarcerated.

### Housing Value

3Per the Tioga County Profile prepared by the Southern Tier East Planning Development Board.

4Per the Tioga County Profile prepared by the Southern Tier East Planning Development Board.

5Per the Tioga County Profile prepared by the Southern Tier East Planning Development Board.
Source: 1990 Census of Population and Housing, US Bureau of the Census. All Village totals are included in the respective Town totals.

<table>
<thead>
<tr>
<th>Owner Occupied Units</th>
<th>Median Value</th>
<th>Renter Occupied Units</th>
<th>Median Contract Rent</th>
<th>Median Year Structure Built</th>
<th>Lacking Lacking</th>
<th>% of Housing Units</th>
<th>Occupied Units with</th>
</tr>
</thead>
<tbody>
<tr>
<td>Barton Town</td>
<td>2,365</td>
<td>$47,100</td>
<td>1,027</td>
<td>$260</td>
<td>1942</td>
<td>0.2</td>
<td>0.7</td>
</tr>
<tr>
<td>Village of Waverly</td>
<td>1,103</td>
<td>$44,300</td>
<td>785</td>
<td>$257</td>
<td>1939</td>
<td>0.2</td>
<td>0.3</td>
</tr>
</tbody>
</table>

**1990 Housing Occupancy**

Source: 1990 Census of Population and Housing, US Bureau of the Census. All Village totals are included in the respective Town totals. Mobile home, trailer, and other units includes both occupied and vacant mobile homes and trailers and living quarters not specific to categories such as houseboats, campers, vans, railroads, etc.

<table>
<thead>
<tr>
<th>Total Households</th>
<th>Average Household Size</th>
<th>Total Housing Units</th>
<th>Total Occupied units</th>
<th>Total Vacant units</th>
<th>Vacant for Seasonal, Recreational and Occ. Use</th>
<th># of units Mobile Home/Trailer &amp; Other</th>
</tr>
</thead>
<tbody>
<tr>
<td>Barton Town</td>
<td>3,392</td>
<td>2.57</td>
<td>3,667</td>
<td>3,392</td>
<td>275</td>
<td>54</td>
</tr>
<tr>
<td>Village of Waverly</td>
<td>1,888</td>
<td>2.43</td>
<td>2,017</td>
<td>1,888</td>
<td>129</td>
<td>6</td>
</tr>
</tbody>
</table>

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*6Per the Tioga County Profile prepared by the Southern Tier East Planning Development Board.*
Community Input

The attitudes and values of the public were compiled from four sources. The first was a survey sent out to the residents and landowners in the Town of Barton outside of the Village of Waverly. The survey was sent out in September, 1999. A copy of the survey with the complied responses is attached as Appendix A. Also attached as Appendix B is a compilation of the additional comments made by category.

Secondly, the Town of Barton Planning Board held a meeting to invite public comment on October 25, 2000. Attached as Appendix C is a synopsis of the comments received at that meeting. Prior to enactment the Town Board of the Town of Barton will hold a public meeting to invite further discussion of this master plan.

Thirdly, the public’s attitudes and values were gleaned from other sources in which it had input. One of those sources is the Tioga County Master Plan. Excerpts from the Tioga County Master Plan which relate to the Town of Barton are attached as Appendix D.

The fourth source in which the public expressed its attitudes and values was the proposed River Development Master Plan. Excerpts of that document that relate to the Town of Barton are attached as Appendix E.

Infrastructure

Highways, Roads and Streets - There are approximately 138.20 miles of roads in the Town of Barton. Of that 19.3 miles are state roads, 24.6 miles are county roads and 94.30 miles are town roads. State Roads are NYS Route 17, NYS Route 17C and NYS Route 34. NYS Route 17 is an expressway which is anticipated to become part of the interstate system as Interstate Route 86 in the next several years. It has two exits and entrances within the Town of Barton. However, both of those are in the Village of Waverly. It is anticipated that once it receives designation as Interstate Route 86, the expressway will bring prospects for industrial and commercial development to the Town. However, since the access is through the Village of Waverly, it is expected that any such growth will occur contiguous to the Village of Waverly and along NYS Route 17C and/or NYS Route 34.

GOAL - To encourage the respective municipalities to maintain, upgrade and improve the roads within the Town of Barton.

Railroads - The Norfolk Southern Railroad now runs on the old Erie-Lackawanna Line in an east-west direction along NYS Route 17 and NYS Route 17C. The Norfolk-Southern Railroad, Ithaca Branch Line runs in a northerly direction from Pennsylvania to Spencer along NYS Route 34.
GOAL - To fully utilize railroad service to benefit the community, not only for commercial development, but for passenger and freight service.

**Water and Sewer** - There is very limited public water and sewer. The public water and sewer are just an adjunct to the Village of Waverly’s systems. The Town Board is in the process of expanding these services to some of the areas contiguous to the Village of Waverly, mainly along Route 17C for several miles from the Village border and off of Route 34 North of the Village.

GOAL - To expand water and sewer service to areas of the Town that is affordable and feasible.

**Electric** - The Town of Barton is somewhat unique in that portions of its Town are serviced for electric and gas by a corporation in the Commonwealth of Pennsylvania. Other electric is supplied to the remaining portions of the Town by New York State Electric and Gas. The areas surrounding the Village of Waverly are serviced by GPU out of Pennsylvania. The rates from GPU are substantially less than NYSEG.

GOAL - To encourage development of lesser electric energy costs, either by expansion of GPU or by creating cooperatives to purchase electric in bulk.

**Natural Gas** - There is limited natural gas service by NYSEG. Gas service is also provided to portions of the Town by Valley Cities Gas in Sayre, Pennsylvania. There are large portions of the Town that do not have access to natural gas service.

GOAL - To encourage further development and expansion of gas service throughout the Town and to encourage competition from other service providers.

**Cable Television** - Cable television is provided in parts of the Town by Time Warner Cable out of its Sayre, Pennsylvania office. Other portions of the Town receive cable service by Haefle. There are still large portions of the Town that do not have cable service available.

GOAL - The Town of Barton needs to encourage the development/expansion of cable services within the Town.

**Economic Development**

A portion of the Town east of William Donnelly Parkway is designated as an Empire Zone (formerly known as an Economic Development Zone). These areas will be serviced by the proposed water and sewer improvements. Thus, once NYS Route 17 receives designation as Interstate Route 86, it is expected that land within the Empire Zone will become attractive for commercial and industrial development.
Government

Many of the residents feel that there should be more contact, communication and access to local government. Although the Town attempts to have its local newspaper attend its meetings and report on the meetings, the newspaper does not do so on a regular basis. The Town has initiated to a periodic newsletter to the Town residents. The Town is also in the process of creating a website.

**GOAL** - To further develop the newsletter and to update a website for the Town.

Residents have complained that the ordinances on the books should be enforced more, especially ordinances on junk cars and junk trailers.

**GOAL** - The Town needs to review and update the Town code. It also needs to strengthen prosecution of violations of Town Code. In order to do this, the Town should encourage residents to report violations of the Code.

Land Use

One of the primary concerns that the residents expressed was the desire to keep the value of the property up. Others have expressed the desire to avoid business development that interferes with the quality of residential, agricultural and rural areas. However, some residents of the Town strongly oppose any regulations on their own land.

**GOAL** - To inquire into looking at various land use, site plan review, ordinances for review and consideration in the future. The Town should consider a cellular tower ordinance to regulate the construction and limiting the proliferation of cellular towers.

Housing

The Town has a lack of middle to middle-upper range housing. This may contribute to younger families relocating outside of the area and may also contribute to the lack of such families moving into the area.

**GOAL** - The Town of Barton should encourage the development of the middle-upper to middle range housing including development of sewer and water and other related infrastructure normally expected in that range of housing.
Agriculture

A large amount of acreage outside of the Village of Waverly in the Town of Barton is devoted to agriculture. Significant farmland is a part of the Spencer agricultural district. See attached map. People hope to maintain farming as a significant factor in the Town of Barton. The cost of farming is increasing while the farmers' income is not increasing commensurately and in such areas as dairy farming, is actually decreasing. Thus, steps need to be taken to help the farmers maintain the ability to farm in the Town of Barton.

GOAL - Barton needs to explore ways of reducing property taxes for farmers, encourage continuance of farming through such programs as purchasing development rights, creating alternative type of farming opportunities with independent farm products and businesses within the Town of Barton. Also there is the need to investigate possible creation of agricultural communities and tourism based on farming. Also to encourage fruit and vegetable farming on suitable soils and the eventual establishment of farmer markets.

Updating the Master Plan

The Master Plan will be reviewed and updated as needed by the Town of Barton Board as directed by the Town of Barton Planning Board from time to time. Public meetings will be held during the review period together with input from the Town residents.
Appendix A
Town of Barton Survey Results  
18-25 and 26-35 Years of Age

How long have you lived at this address?
14 less than 5 years  8 5-10 years  1 11-20 years  0 21 or more years
0 no response

What is your present occupation?
4 self-employed  9 professional  6 skilled labor  1 service
0 retired  0 unemployed other: sales, retail, educational, other

In what type of residence do you currently live?
19 Single Family Housing  0 Multi-Family home  0 apartment
3 Manufactured Housing  other: log cabin

Do you feel there are adequate job opportunities within the Barton area?
2 Yes  21 No

What type of job opportunities would you like to see increased in the Town?
10 Industrial  6 Services  12 Government  2 Retail  1 None  Comments:

What type of retail business is needed most within the area?
13 Clothing  3 Bookstore  4 Computer  7 Restaurant
Other: none(2), dept store, business incubator, drug store, family business, gift shop.

Do you feel that the Town of Barton should actively seek new industry and retail business for our Town?
17 Yes  6 No

Do you feel that the private sector will eventually provide and support new industry and job opportunities in the area without government incentives?
5 Yes  17 No

What is the main problem that deters development of economic opportunity in the Town of Barton?
2 Taxes  1 Cost of Living  8 Resources  2 Education  7 Lack of Subsidies
Other: primarily rural area, keep town of Barton rural no industry, employment, poor image form rundown homes, lack of well paying jobs.

What is your current housing situation?
1 Own (fully paid)  22 buying (mortgaged)  0 rent/lease

Are you satisfied with the options currently available within the Town for residential land use and development?
Appendix B
AGRICULTURE
5 Preserve farm land
   Need a 5 acre minimum for new dwellings
   Preserve trees, water, and wildlife
   Need community supported agricultural program
   Preserve rural atmosphere
   Need more farming education at the granges

DEVELOPMENT
5 Industry needed for high paying, permanent, good jobs
2 Less industry needed.
   Not enough done about Iroquois Foundry
   Need for good jobs in town of Barton
   Do not need animal experiments in Barton
   Do not let industry develop along the river
   Need dry cleaners
   Need strip mall
   Need a Red Lobster
   Need a gas turbine power plant
   Develop 17C commercially
   Need a balance of industry and farming
   Need better mobile home regulations
   Need a drug store
   Seek employment options
   Keep town quiet and small
   Taxpayers should have input on development
   Giving business tax breaks is a concern
   Gravel mining throws off the balance of nature
   Develop commercial and industry along county roads

ENVIRONMENTAL/RECREATION
9 Preserve the river corridor area
6 Develop a park
5 Need more recreational (snow mobile, 4 wheel, bike) trails
5 Designate the Waverly Glen and Reservoir area for recreational use/State Park
5 Get recreational areas for kids
3 Preserve the rural setting
2 River access needed
2 Want to designate Hidden Lake an area for recreation
2 Build a River Road bike route
2 Protect wildlife- no hunting
   Create a park with camping and swimming facilities
   Control dumping in the river
   Protect and preserve the river
   Too much logging and no replanting
   Swimming and camping facilities needed
   Preserve the forest
   Preserve the corridor area
   Clean creeks
HOUSING

5  Too many trailers
3  Clean up mobile homes
2  Clean up private properties
    Clean up junk trailers
    Poor image from run down homes
    Limit the number of trailers
    Not enough quality rental units
    Need to have a recycling program for all materials
    Mobile home ordinance needed
    Too many trailer courts
    Mobile home taxes are too low
    Mobile homes and sewage disposal and drinking water safety is an issue

JUNK

7  Enforce junk auto regulations and clean up junk cars
2  Enforce junk ordinances
2  Too many junky looking properties
    Concern for burning hazardous materials for local residents
    Too much garbage and old trailers on private property

POLICE

6  Police presence lacking
5  Police quick response time lacking
5  Code enforcement lacking
2  Neighborhood watch is needed
    Response is slow- Departments appear to have conflicts with others
    Crime is too high
    Need to control traffic during car auctions
    Department is only present when called
    Lousy police protection
    Lower speed limit on 34
    Control speeders
    Sheriff is disrespectful, unprofessional and poorly trained

ROADS

5  Roads need better maintenance
5  Roads are in poor condition
    Dick Cary does a great job with the roads
    Don’t share plow with Waverly
    Cinder roads better in the winter
    Increase maintenance on the road sides
    Road plows tear up property
    Intersections not safe- stop signs needed
    Too much traffic
    Increase snow removal
    Too much truck noise
    Too much salt on roads
    Water runoff on roads very dangerous
    Highway department poor
Appendix C
What do you like about the Town of Barton? What do you think are its assets?

- rural setting (example from survey comments)
- river (example from survey comments)
- interstate access
- prime agricultural land
- wealth of agricultural knowledge
- open spaces
- neighborliness
- environmental quality

What would you like to change about Barton? How?

- clean up the river (especially in terms of cleaning out the gravel)
- gravel management
- more recreational activities—develop a park, better river access
  (example from survey comments)
- develop public water & sewage (especially to Walker Hill)
- decentralize treatment facilities
- lower taxes
- have homeownership incentive programs
  (especially for & encouraging stick built houses)
- have direct access to town from rt. 17 for large trucks

What Projects Would You Like To See Happen in the Town of Barton?

- boat launch (example from survey comments)
- river road bike route
- “adopt a street” clean-up program
- “adopt a stream” clean-up program
- clean-up/beautification campaigns (example from survey comments)
- historic revitalization programs (example: barn preservation)
- expansion of water and sewer
de decentralize treatment facility
- state park or other park development
- river and side stream clean-up (especially gravel)
- organize community groups to clean the roads
- utilize the community service groups (alternatives to incarceration group)
keep 17 clean (it's a frequently traveled road through town)
develop an industrial park (need more high paying jobs for residents)
need better access to town from 17 for large trucks