

Town of Hamilton



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Background

The Town of Hamilton is a community of 6,690 residents located in the southeastern portion of Madison County. The Village of Hamilton and a portion of the Village of Earlville lie within its boundaries but are not included in this section. The median age in the town is 21.8 years and 11% of the population is over the age of 65(631 residents). The town consists of approximately 21 square miles with an equalized assessed value of almost 88 million dollars, which is distributed across various property classes. There are 1,725 housing units in the township and there is minimal commercial development at this time.

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Land Use and Development Trends

Rate of development in past two years has been increasing compared to previous years. The past two years has seen 7 or 8 subdivision applications (2 or more parcels) compared to 2 per year previously. Residential development is increasing as agricultural production is decreasing in the town. Commercial development is taking place along the Route 12B corridor.

Assets

- The town offices are located on Route 12B in the Village of Hamilton and outside the 100 year flood plain. The Town Offices do not have back-up electric power.
- The Town Highway barn is located on Cranston Road between Poolville Road and State Route 12. The Town Highway Garage does not have back-up electric power.
- The SOMAC ambulance CORP. is located on Lebanon Street in the Village of Hamilton.
- The Town is served by the Hamilton Fire Department, Earlville Fire Department, and Hubbardsville Fire Department. All of these Departments have back-up power at their fire houses.

Local Organization and Regulations

The Town Board meets on the second Thursday of each month at 5:30 PM.
The Planning Board meets on the second Monday of each month at 7:30 PM.
The Zoning Board of Appeals meets as needed.

One of the regulations already in place is a special flood hazard area section. This section lays out the requirements for any development that would occur in or near potential flooding areas.

There is an existing tree maintenance program in the township; however there is not sufficient funding to do the job adequately.

The Planning Process

The Town Board discussed the Hazard Mitigation Project and determined who the initial contacts for this plan would include. They consisted of the highway superintendent, the town supervisor and the chair of the planning board. On 9/23/14 a meeting was held with the town DPW to review areas concern and areas that are repetitive problem sites. A meeting was held on 2/24/15 with the Chair of the planning board to discuss zoning laws and areas of concern. On 3/18/15 the town board was apprised of the progress made to date and asked for their input in the process.

Public Involvement

Two meetings were held at which members of the public were invited to provide input on the hazard mitigation planning process. These meetings were publicized in the Syracuse Post Standard, Oneida Daily Dispatch, Canastota Bee Journal, and Cazenovia Republican. No members of the public attended these meetings. One citizen did call Madison County Soil and Water Conservation District from the City of Oneida to express concerns about flooding there. As soon as the first draft of the entire plan for Madison County is finished, it will be posted on the Madison County website. All members of the public will be provided a means of providing input at that time.

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Input from Neighboring Communities, Agencies, Businesses, Academia, Nonprofits and Other Parties

The following academia and organization have been contacted for comment on this plan:

- Colgate University
- Partnership for Community Development

Existing Plans, Studies, Reports, and Technical Information

Town of Hamilton Comprehensive Plan

Town of Hamilton Zoning Law

Town of Hamilton Subdivision Law

The Town of Hamilton Zoning and Subdivision Laws are currently being updated with some input from a private consultant.

Hazards

As part of the Madison County Comprehensive Emergency Management Plan, a Hazard Analysis was conducted using the HAZNY program with data supplied by the National Oceanic & Atmospheric Administration, and ESRI Hazards data. This HAZNY analysis identified Moderately High Danger in order from Severe Storms, Transportation Accidents, Winter Storms, Fires, and HAZMAT (in Transit). The HAZNY analysis identified Moderately Low Danger in order from Ice Storm, Terrorism, Flood, Utility Failure, Water Supply Contamination, Tornado, Oil Spill, HAZMAT (Fixed Site), Ice Jam, Infestation, Radiological (Fixed Site), Extreme Temperatures, Epidemic, Drought, and Explosion. The Madison County Hazard Mitigation Plan is required by FEMA to address natural disasters. Sections of this plan have been written on a County-wide basis for Severe Storms, Transportation Accidents, Winter Storms, Fire, Ice Storm/ Utility Failure, Flood/ Hurricane, and Tornado. The following table is used to determine whether or not the local community's hazard danger differs from the County as a whole for natural disasters and a few chosen man-made disasters. The local community can also decide whether or not a section on a particular hazard should be written specifically for that municipality.

| Hazard | Madison Co. Class. | Madison Co. Ranking | Town Of Hamilton Probability Greater (G), Lesser (L) About Equal (E) | Town of Hamilton Issues Beyond County-wide Plan Yes (y), No (n) |
|--------------------------|--------------------|---------------------|--|---|
| Severe Storms | Mod. High | 312.2 | E | N |
| Transportation Accidents | Mod. High | 285.2 | L | N |
| Winter Storms | Mod. High | 272.2 | G | Y |
| Fires | Mod. High | 265.2 | E | N |
| Ice Storms | Mod. Low | 236.2 | G | N |
| Flood | Mod. Low | 222.8 | G | Y |
| Utility Failure | Mod. Low | 218.5 | E | N |
| Tornado | Mod. Low | 202.5 | E | N |

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|----------------------|-----------|-------|---|---|
| Ice Jam | Mod. Low | 180.5 | G | N |
| Infestation | Mod. Low | 173.8 | E | N |
| Extreme Temperatures | Mod. Low | 169.8 | E | N |
| Epidemic | Mod. Low | 164.2 | E | N |
| Drought | Mod. Low | 164.2 | G | Y |
| Wildfire | Low | 160.5 | E | N |
| Wave Action | Low | 159.5 | L | N |
| Dam Failure | Low | 159.2 | G | N |
| Hurricane | Low | 158.8 | E | N |
| Earthquake | Low | 150.5 | E | N |
| Blight | Low | 96.2 | E | N |
| Landslide | Not Rated | | E | N |

Types of Mitigation Measures

This section is used to indicate the types of mitigation actions that already are in use in the Town of Hamilton.

Prevention - Government administrative or regulatory actions or processes that influence the way land and buildings are developed and built. These actions also include public activities to reduce hazard losses.

| | Building Code | Density Controls | Design Review Standards | Easements | Environmental Review Standards | Flood plain Development Regulations | Floodplain zoning |
|------------------|------------------|-------------------------|----------------------------------|-----------|--------------------------------|-------------------------------------|-------------------------|
| Hamilton Program | State BOCA Codes | 1 acre minimum lot size | State health Codes Fire Codes | No | SEQR | Federal Flood Insurance Rules | Special permit required |

| Transfer of Development Rights | Hillside Development Regulations | Open Space Preservation | Performance Standards | Streambank Setback Regulations | Special Use Permits | Stormwater Management Regulations | Subdivision & Development Regulations |
|---|--|-----------------------------|--------------------------------|-------------------------------------|---|-----------------------------------|---------------------------------------|
| State & Federal Programs Available for Ag | Special use permit required for construction on greater than 15% slope | Southern Madison Land Trust | Time Limit on Building permits | State rules for septic construction | Planning Board, Zoning Board of Appeals | State Regs Apply | Local Subdivision Law |

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Property Protection - Actions that involve the modification of existing buildings or structures to protect them from a hazard, or removal from the hazard area.

| | Acquisition of Hazard Prone Structures | Construction of Barriers Around Structures | Elevation of Structures | Relocation Out of Hazard Areas | Structural Retrofits (e.g. flood-proofing) |
|------------------|--|--|-------------------------|--------------------------------|--|
| Hamilton Program | No | No | No | No | No |

Public Education and Awareness - Actions to inform and educate citizens, elected officials, and property owners about the hazards and potential ways to mitigate them.

| | Hazard Information Centers | Outreach Programs | Real Estate Disclosure | School-age and Adult Education Programs |
|------------------|---|--|------------------------|---|
| Hamilton Program | Town Clerk provides County Health Dept. info on Radon and other hazards | Education of Elected Officials to NIMS Standards | State Rules Apply | Fire Safety Education |

Natural Resource Protection - Actions that, in addition to minimizing hazard losses, also preserve or restore the functions of natural systems.

| | Best Management Practices | Forest & Vegetation Management | Sediment & Erosion Control Regulations | Stream Corridor Management | Stream Dumping Regulations | Urban Forestry & Landscape Management | Wetlands Development Regulations & Restoration | Watershed Management |
|------------------|--|------------------------------------|--|----------------------------|----------------------------|---|--|-----------------------------------|
| Hamilton Program | Technical Assistance through SWCD office | DEC Foresters provide 480A program | State Regs for greater than 1 acre development | No | State Rules Apply | Town Hwy. Dept. maintains trees along roads | State & Federal Rules Apply | Chesapeake Bay Tributary Strategy |

Emergency Services - Actions that protect people and property during and immediately after a disaster or hazard event.

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| | Critical Facilities Protection | Emergency Response Services | Hazard Threat Recognition | Hazard Warning Systems | Health & Safety Maintenance | Post Disaster Mitigation |
|------------------|--------------------------------|--|--|-------------------------|---|--------------------------|
| Hamilton Program | No | Earlville, Hamilton, Hubbardsville Fire Depts., SOMAC Ambulance, County Sheriff, State Police, Hamilton Police, Colgate Security | MSDS Sheets on File with Fire Department | 911 Center Alert System | County Health Dept. Rules for minimum living standards and drinking water | Red Cross |

Structural Projects - Actions that involve the construction of structures to reduce the impact of a hazard.

| | Channel Maintenance | Dams/ Reservoirs | Levees & Floodwalls | Safe Room/ Shelter |
|------------------|---------------------|------------------------------------|---------------------|--------------------|
| Hamilton Program | No | Flood Hazard area for Lake Moraine | No | Red Cross Shelters |

Incorporation of Hazard Mitigation Plan requirements into local planning mechanisms

The foregoing list of existing mitigation measures and the proposed mitigation actions that follow will be considered during the current revision to the Town of Hamilton Zoning and Subdivision Law.

Mitigation Actions by Hazard

Appendix d provides a matrix that lists by category the possible mitigation actions and projects applicable to specific hazards. The community should consider this matrix when deciding a course of action in mitigating a particular hazard.

A. Flooding

Mitigation Goals

Minimize loss of property, risk of injury, damage to the environment, and loss of infrastructure from 500-year flooding events.

Historical Events

January '96 Flood – This was a region wide event in which a warm rain fall melted an accumulated snowpack. It was believed to be comparable to the 50 year frequency storm of 4.9 inches in a 24 hour period.

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May 2000 Flood Event – This spring runoff event was declared disaster FEMA 1335 DR NY July 28, 2004 - 4 to 6 PM, A torrential downpour led to flash flooding. Roads were washed out. State Route 12B was temporarily closed. According to NOAA damage was \$10,000.

Potential Losses

According to the Madison County Assessment office records, the Town of Hamilton has 158 parcels with at least some land in the 100 year flood plain outside of the Villages of Hamilton and Earlville. By examining an overlay of aerial photography, parcel boundaries and the 100 year flood plain, it was found that 12 parcels had buildings in the flood plain. These included ten houses and two outbuildings. The average assessed value of the parcels with houses was \$36,000. If each of the parcels with houses sustained \$5,000 worth of damage during a 100 year flood and the parcels with outbuildings sustained \$2,000 each, total damages would be \$54,000.

Future Development in Hazard Area

Poolville Road west of Sangerfield River – Other than isolated culverts and road segments in the Town, Poolville suffers the most serious flooding in the Town of Hamilton. There has not been any new development in the area where flooding is prevalent. Because this area of flooding is not located in the 100 year flood plain, there are no limits on development in the area subject to flooding.

Mitigation Strategies

| Project # | Project Name | Description | Lead Agency | Estimated Cost |
|--------------|-------------------------------|---|--------------------------|----------------|
| T/Hamilton#1 | Williams Road Culvert Repairs | The flooding resulted in damages to the culvert at Williams Road and S. Hamilton Road. The project will replace the existing 10' by 30' culvert with a 14' box culvert and guide rail. | Town of Hamilton Highway | \$360,000 |
| T/Hamilton#2 | Harris Road Culvert Repairs | Flooding of an unnamed tributary to Beaver Creek resulted in damages to the culvert at Harris Road and Moscow Road. The project will replace the existing culvert with a 6' by 30' culvert. | Town of Hamilton Highway | \$90,000 |
| T/Hamilton#3 | Borden Road Culvert Repairs | Flooding of an unnamed tributary to the Sangerfield River resulted in damages to the culvert at Borden Road. The project will replace the existing, undersized 30'' culvert with a new 4' culvert, 25' in length. | Town of Hamilton Highway | \$12,000 |

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Prioritization

The STAPLEE process is the means by which proposed mitigation actions are prioritized for a community. The STAPLEE process utilizes the following criteria:

- **Social:** Will this action be acceptable to the community and individuals affected?
- **Technical:** Is the action a long term technically feasible solution with little or no secondary impacts?
- **Administrative:** Are the staff and funding available to implement and maintain the action?
NOTE: Inadequate resource did not eliminate consideration of an action.
- **Political:** Is the action supported by political leaders and the public?
- **Legal:** Does the municipality have the legal authority to implement the proposed action?
- **Economic:** Is this action a cost effective method for providing hazard mitigation and community benefits?
- **Environmental:** Is this action consistent with community environmental goals?

The following table uses the STAPLEE System to rate proposed mitigation actions.

+ 1 is Favorable, -1 is Unfavorable, N is Neutral or Not Applicable

A Score of 6 -7 is a high priority, 3-5 is a medium priority, 2 or less is a low priority

| Proposed Mitigation Action | | | | | | | | |
|-------------------------------|-----|------|-------|-------|-------|------|--------|-------|
| | Soc | Tech | Admin | Polit | Legal | Econ | Enviro | Score |
| Williams Road Culvert Repairs | 1 | +1 | -1 | +1 | +1 | +1 | +1 | 5 |
| Harris Road Culvert Repairs | +1 | +1 | -1 | +1 | +1 | +1 | +1 | 5 |
| Borden Road Culvert Repairs | -1 | +1 | -1 | +1 | +1 | +1 | +1 | 5 |

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Plan Monitoring and Update

The Madison County Office of Emergency Preparedness will be responsible for monitoring the status of the County Hazard Mitigation Plan and all of the subsections of the plan specific to local municipalities. During the first quarter of every calendar year, the Emergency Preparedness Director will (most likely by e-mail) contact the Town of Hamilton's Highway Superintendent and submit a copy of the evaluation form. The Town's Highway Superintendent will complete and return this form within 10 business days.

During the second quarter of the year, the County Emergency Preparedness Director, will prepare an annual summary report for progress in implementing the County Hazard Mitigation Plan. Included in this plan will be the following:

- A summary and analysis of all disasters that have struck Madison County during the previous calendar year,
- a gap analysis for the hazard mitigation plan for any disasters that occurred during the previous calendar year,
- a listing of funding opportunities made available from FEMA and SEMO during the 12 months prior to the annual summary report,
- a summary of the progress that has been made towards accomplishing mitigation measures during the previous calendar year,
- problems encountered in implementing the plan,
- And, recommendations for changes to the Hazard Mitigation plan.

A copy of this report will be sent to the Town's Highway Superintendent and will be posted on the Madison County Website. Public Comment will be accepted based on review of these reports and the County's Plan available on this web site.

Every five years after the plan receives its FEMA approval and adoption by the Town of Hamilton Board, the County Emergency Management Director will update the County Hazard Mitigation Plan and the Town of Hamilton annex based on reports supplied by the Town's Highway Superintendent and other municipalities, as well as input from the public. This updated plan will be submitted to the Town of Hamilton for approval before being forwarded to FEMA.