

## Town of Lebanon



Contact	Title	Phone
James S. Goldstein	Town Supervisor	(315) 837-4152
Joann Collins	Town Clerk	(315) 837-4838
Alex Hodge	Highway Superintendent	(315) 837-4838
Lois Hartshorn	Planning Board Chairperson	(315) 415-5338
Mark Primer	Code Enforcement Officer	(315) 837-4220

### Background

The Town of Lebanon is a community of 1,322 (2010 census) residents located south of the Village of Morrisville and west of the Village of Hamilton. 72.5% of the residents are between the ages of 18 and 65, while only 12.6% are over the age of 65 (residents). The town currently encompasses approximately 43.75 square miles. The town has an equalized assessed value of approximately \$74 million dollars, which is distributed across a variety of property classes. There are 212 single family occupied homes within the town.

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## Land Use and Development Trends

There is no commercial development taking place in the Town at this time. Operating agricultural businesses in the town have been decreasing and the farm land is being developed to residential uses. In 2006, two Amish families purchased farms within the Town so it is hoped that this occurrence will help slow the disappearance of family farms. Since 1960, the Town has grown by an average of 112 residents every 10 years to its present 1,329 residents. In most cases, development involves the construction of single family homes on individual parcels. There have been at least six subdivisions of former farm parcels in the past ten years. Construction has occurred on at least two parcels as a result of these subdivisions.

## Assets

Town Hall and Highway Garage – Located at the intersection of Lebanon Road and Bradley Brook Road. This multi-purpose building houses both the offices for Town Government and the garage for the Town Highway Department. This building is wired for an outside generator; the Town now owns a 13,000 watt generator.

The Highway Department administers 42 miles of road and through an inter-municipal agreement plows an additional 27 miles of County road in the winter.

Highway Equipment:

- 2 Two axle drive ten wheelers with plows and sanders
- 3 One axle drive ten wheelers with plows and sanders
- 2 All-wheel drive ten wheelers with plows and sanders
- Front end loader with three yard bucket
- Rubber Tired Backhoe with all-wheel drive
- Grader

Lebanon Community Center – Located a quarter mile west of the Town Hall on the south side of Lebanon Road. This public meeting building has capacity for 40. This building is not equipped with a generator.

Randallsville Community Center – Located on the southeast corner of the intersection of River Road and Middleport Road. This building is used for Town Government meetings and is equipped with kitchen facilities. It has capacity for 120. This building is not equipped with a generator.

## Local Organization and Regulations

The Lebanon Town Board meets on the 2nd Monday of each month at 7:30 PM at the Town Hall.

The Town Planning Board meets on the 3rd Monday of each month at 7:30 PM at the Town Hall. Planning Board members attend 4 hour training sessions every year.

The Zoning Board of Appeals meets as needed.

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The Town Highway Department has members who have been trained in how to take weather measurements in compliance with National Weather Service standards. Carl Guldy is Snow Spotter # NY3645 and reports to the National Weather Service in Binghamton.

## **The Planning Process**

Steve Lorraine, Madison County SWCD, contacted the Lebanon Town Supervisor, Jim Goldstein on September 23, 2014 to discuss the plan update. Supervisor Goldstein directed Mr. Lorraine to work with Highway Superintendent Alex Hodge to collect the needed information to prepare a section of the mitigation plan on the Town of Lebanon. Mr. Lorraine met with Highway Superintendent Hodge on May 27, 2015 at the Town offices. Potential problem areas for the Town were discussed and then located on a map supplied by Soil & Water. Mr. Lorraine met with the Town Board at a public meeting on 11/11/15 to apprise them of the updated plan.

## **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.

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

The Town of Lebanon is bordered by the Town of Eaton on the north, the Town of Hamilton on the east, the Town of Georgetown on the west, and Chenango County on the south. All three Madison County Towns are involved in Hazard Mitigation planning. Chenango County will be contacted for input on this plan.

## **Existing Plans, Studies, Reports, and Technical Information**

The Town has a Land Management Law, a Subdivision Law, and a Windmill Law. The Town does not have zoning. A Codes Enforcement Officer is available to local citizens.

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## 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.

<b>Hazard</b>	<b>Madison Co. Class.</b>	<b>Madison Co. Ranking</b>	<b>Town Of Lebanon Probability Greater (G), Lesser (L) About Equal (E)</b>	<b>Town of Lebanon Issues Beyond County-wide Plan Yes (y), No (n)</b>
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	L	N
Ice Storms	Mod. Low	236.2	G	N
Flood	Mod. Low	222.8	G	Y
Utility Failure	Mod. Low	218.5	G	Y
Tornado	Mod. Low	202.5	E	N
Ice Jam	Mod. Low	180.5	L	N
Infestation	Mod. Low	173.8	E	N
Extreme Temperatures	Mod. Low	169.8	G	N
Epidemic	Mod. Low	164.2	L	N
Drought	Mod. Low	164.2	E	N
Wildfire	Low	160.5	E	N
Wave Action	Low	159.5	L	N
Dam Failure	Low	159.2	E	N
Hurricane	Low	158.8	E	N
Earthquake	Low	150.5	E	N
Blight	Low	96.2	E	N
Landslide	Not Rated		E	N
Gas Well Fires & Explosions	Not Rated		G	Y

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## Types of Mitigation Measures

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

**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
Lebanon Program	State BOCA Codes	Local Land Management Law limits number of residences per parcel	State health Codes Fire Codes	No	SEQR	Federal Flood Insurance Rules	No

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	NYS Health Dept. rules limit septic systems to maximum 15% slopes	No	Time Limit on Building permits	Yes	Planning Board of Appeals	State Regs Apply	Local Subdivision Law

**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.floodproofing)
Lebanon Program	No	No	No	No	No

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**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
Lebanon Program	Town Clerk provides County Health Dept. info on Radon and other hazards	Education of Elected to NIMS Standards	State Rules Apply	No

**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
Lebanon Program	Technical Assistance through SWCD office	DEC Foresters provide 480A program	State Regs for greater than 1 acre development	NYS DEC Protection of Waters permits required for work disturbing bed or banks of streams	State Rules Apply	No	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.

	Critical Facilities Protection	Emergency Response Services	Hazard Threat Recognition	Hazard Warning Systems	Health & Safety Maintenance	Post Disaster Mitigation
Lebanon Program	Emergency Generator hook-up for Town Hall & Highway Department; Town Hwy.	Earlville, Eaton, Georgetown, Hamilton Fire Depts. SOMAC, Eaton, Georgetown	MSDS Sheets on File with Fire Department	911 Center Alert System	Rules for drinking water and minimum living standards	Red Cross

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	Dept. Available for emergency	Ambulance, County Sheriff, State Police				
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**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
Lebanon Program	No	State Canal Authority Dam at Lebanon Reservoir	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 next rewrite of the Town of Lebanon Land Management Law.

### Mitigation Actions by 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.

*May 2000 Flood Event* – This spring runoff event was declared disaster FEMA 1335 DR NY. The Town of Lebanon received \$24,782.44 in federal and state assistance for this event.

*July 2004* – Constant rain led to washouts of S. Lebanon Road and Carncross Road. Town spent \$10,000 – 15,000 repairing damages. State of Emergency was declared by Town Supervisor.

*April 2-4, 2005 Severe Storms and Flood Event* – This was declared disaster FEMA 1589 DR NY. Flooding was caused by a 1 to 4 inch rain in conjunction with snowmelt. Before this storm rivers and streams had high flows due to a previous rainstorm on March 28<sup>th</sup>. The Town of Lebanon was hardest hit of all of the Towns in Madison County. There were some road closures and flooded basements in the towns of

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Lebanon and Hamilton. A few roads and a bridge were damaged. Creeks, streams, and the headwaters of the Chenango River were all out of their banks. According to NOAA, damage was \$100,000.

*June 26 to July 10, 2006 Severe Storms and Flooding* – This was declared FEMA 1650 DR NY. This event led to severe flooding along Stone Mill Creek and Lebanon Brook. The Town of Lebanon was the most severely affected town in Madison County. As of 12/29/06, 84.5 million dollars had been obligated to 12 counties in New York as the federal share (75%) of public assistance funds to repair flood damage and rebuild damage or destroyed infrastructure.

## Locations Subject to Hazard

*Stowell Road* – Water runs down road surface during peak flow events. Larger culvert needed.

## Potential Losses

*Stowell Road* – Flood Events can lead to the closure of this road.

## Existing Mitigation Measures

Following the April, 2005 flooding, many culverts in the Town were upgraded by one size under the FEMA disaster declaration. The culvert under Bisbee Road was upgraded from a 36” culvert and an 18” culvert to a single 60” culvert since another culvert downstream was already 60”.

In 2006, new headwalls were installed where Lebanon Brook flows under Carncross Road and where Stone Mill Creek flows under Deep Springs Road.

Following the June, 2006 flood, gabion baskets were installed upstream of the Stone Mill Brook culverts under Fisk Road; these baskets increased the capacity of these culverts and will reduce the likelihood of floods overtopping the road.

## Mitigation Strategies

Project #	Project Name	Description	Lead Agency	Estimated Cost
T/Lebanon#1	Carncross Road Culvert Repairs	Flooding of the South Lebanon Brook resulted in damages to the bridge at Carncross Road/South Lebanon Road and adjacent residences. The project will replace the headwall pipe and poured square boxed culvert pipe with wings of 16 feet.	Town of Lebanon Highway	\$111,953



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T/Lebanon#2	Thompson Hill Road Repairs	The flooding damaged Thompson Hill Road. This project will include approximately 1,500 linear feet of road ditch reshaping and shoulder reestablishment to the bottom of ditch with medium riprap to stabilize the slope. Medium riprap will also be used to ensure better road stability.	Town of Lebanon Highway	\$78,960
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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
Carncross Road Culvert Repairs	+1	+1	-1	+1	+1	+1	+1	5
Thompson Hill Road 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 Lebanon'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 Lebanon Town Board, the County Emergency Management Director will update the County Hazard Mitigation Plan and the Town of Lebanon 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 Lebanon for approval before being forwarded to FEMA.