

## Town Clerk

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**From:** Planning\_ Board  
**Sent:** Sunday, April 26, 2020 4:43 PM  
**To:** Town Clerk  
**Subject:** Comment to Planning Board from Phillip English, Hilda English, Elizabeth English, and Matthew English

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**From:** Phillip English <penglish36@verizon.net>  
**Sent:** Saturday, April 25, 2020 1:00 PM  
**To:** Planning\_ Board <planning\_board@townofcaroline.org>  
**Subject:** Plannig Meeting comments

### **Caroline town Planning:**

It was wonderful to be able to join the Board meeting on Zoom. My family and I complement the members for their thoughtful consideration of these complex issues.

Here are some thoughts on the Planning Board issues that were discussed at that Zoom Board Meeting:

We do have a great interest in how that area is developed. I am Phillip English. I own about six acres of undeveloped land on Besemer Road. My wife, Hilda English is the daughter of John and Anna Lounsbery. Her sister, Lois Lounsbery, now owns the farm on the same named road.

As a part of two families very closely impacted by the development of the town, we have some concerns.

First, here is a little history of our knowledge of the commercial enterprises that we experienced from our lives there.

### **Brooktondale and Slaterville road businesses:**

In Brooktondale there was Bob Tucker's general store. Then it became Caveny-Arsenault Store. Now it appears to be a thriving market with special foods and many up-scale customers.

Across the bridge was Davis Market, later, it became apartments.

Frank Vohris's garage was near the bridge. Bert McMaster had a gas station on the back street, and Harry Stevens had a repair shop on the same street.

The dams on the creek gave us the Whitlock Grain Mill, later owned by Mervin Walker.

Upstream was the John White saw-mill. I believe that there was also a saw-mill in lower Brooktondale owned by Bob Albertson.

To our knowledge, only the Market still exists.

On Slaterville Road, the Crispell Garage may have been in the Town of Dryden. It is closed. Danny Mataceck (I apologize for the spelling of the family name) had a tavern and restaurant in the barn in Besemer. Prior to that, it was a storage facility for a construction company. This may be the site of the proposed market. We think the market will be a good addition to the neighborhood. If it involves a gasoline station, appropriate anti pollution measures must be in place.

The Sarsey family had a bar and restaurant on Slaterville Road in the farmhouse just beyond that.

Further on, there was Mulks Garage. A Brill used car lot was next door. The same corner had an ice cream stand open in the summer.

### **Slaterville Springs:**

There were at times at least three grocery stores in Slaterville.

I don't recall the first owners, but I think Ronnie Lampman was the last owner.

John Barnes opened a bar for a time on Creamery Road.

Alva Ferguson owned the store that finally became the Post office, and Guy Blackburn owned the next store and gas station the street. Ma Barnes had an ice cream shop next to Blackburn's Gas station

The Crispell family owned a bus and a trucking company on Buffalo Road. It included a truck and bus repair facility.

The Caroline Telephone Office was at the corner of Route 79 and Buffalo Road.

As I come up with more businesses, I'll try to forward them to you.

### **The Past:**

The theme here is that businesses in those days were mostly grocery stores, bars or garages. Most did not survive after the original owners were gone.

Most people who worked away from town, commuted to Morse Chain Works, Ithaca Gun Company, Cornell or NCR.

Your task is to plan growth both so that individuals such as these have a chance at opening a successful business, and larger institutions might find a suitable location that fits their needs. That includes maintaining the rural atmosphere.

### **More history, as I recall it:**

A natural gas line came all the way to our property on Besemer Road. It changed the way we lived because it was so efficient. I don't recall when it went beyond our house at 36 Besemer Road. My guess is that the gas line continues well beyond that point. What is most important is that utility service is crucial to any growth in Caroline, even for housing development.

The addition of high speed internet in the township was another utility that made it possible for new enterprises to open up.

Perhaps the most critical issue is water. Both Brooktondale and Slaterville are surrounded by and underlain with water, often flowing freely from artesian wells. But, can anyone drink it without a serious filtering system? Not from my family experience. The water wells from our experience are full of minerals and other pollutants. How can any business begin without clean, drinkable water. A sustainable water delivery system will be essential.

**Maintaining important things:**

Our property is in the area most directly affected by the proposed new market. Once, there were significant wetlands on the east side of Besemer Road. Without any control, many of them were drained, apparently for no reason. This affected the flow in the stream that crosses the road and forms the border of our property. The stream is nearly dry all year long, and is possibly polluted.

Additionally, the woods on our six acre property contained small ponds that were breeding grounds for frogs, and provided water for wild animals. The maple trees provided sap for maple syrup, which the family made every year.

**Other Considerations:**

The lack of a sewerage system throughout the whole township means that septic systems are the only way to dispose of waste water. Over the years these systems can become overwhelmed, causing serious problems for ground and well water.

I suggest that any growth in population be accompanied by comprehensive plan that anticipates utilities, fire protection, traffic and public safety needs over an extended period of time.

Just one example of safety is the significant number of local hunters, especially deer hunters. In years past someone set up hunting camps in our woods without our knowledge. Because of safety, we posted the land for hunting because these camps were less than one hundred yards from several homes. We have no objection to deer hunting. Our family members were all hunters, but they believed in safe distances for hunting. Other areas where open hunting is permitted will face the same problems.

As I take more time to think about it, I may comment further. Meantime, keep up your thoughtful planning.

Phillip and Hilda English, Elizabeth English, Matthew English