



14. TOWN OF STARKEY

This jurisdictional annex to the Yates County Hazard Mitigation Plan (HMP) provides information to assist public and private sectors in the Town of Starkey with reducing losses from future hazard events. This annex is not guidance of what to do when a disaster occurs; its focus is on actions that can be implemented prior to a disaster to reduce or eliminate damage to property and people. The annex presents a general overview of Starkey, describes who participated in the planning process, assesses Starkey's risk, vulnerability, and capabilities, and outlines a strategy for achieving a more resilient community.

14.1 HAZARD MITIGATION PLANNING TEAM

The Town of Starkey identified primary and alternate HMP points of contact and developed this plan over the course of several months, with input from many Town departments. The Town Supervisor represented the community on the Yates County HMP Planning Partnership and supported the local planning process by securing input from persons with specific knowledge to enhance the plan. All departments were asked to contribute to the annex development through reviewing and contributing to the capability assessment, reporting on the status of previously identified actions, and participating in action identification and prioritization.

Table 14-1 summarizes Town officials who participated in the development of the annex and in what capacity. Additional documentation of the Town's planning activities through Planning Partnership meetings is included in Volume I.

Table 14-1. Hazard Mitigation Planning Team

Primary Point of Contact	Alternate Point of Contact
Name/Title: George E. Lawson/Supervisor Address: 40 Seneca Street, Dundee, NY 14837 Phone Number: 607-243-5410 Email: starkeysupervisor@gmail.com	Name/Title: Candace J. Iszard/Town Clerk Address: 40 Seneca Street, Dundee, NY 14837 Phone Number: 607-243-5410 Email: starkeyclerk@gmail.com
National Flood Insurance Program Floodplain Administrator	
Name/Title: Brian Shriver, Code Enforcement Officer Address: 40 Seneca Street Phone Number: 607-243-7996 Email: starkeyCEO@gmail.com	
Additional Contributors	
Name/Title: George E. Lawson, Supervisor Method of Participation: Provided key input in the planning process and attended meetings	
Name/Title: Candace J. Iszard, Town Clerk Method of Participation: Provided key input in the planning process	

**Primary Point of Contact****Alternate Point of Contact**

Name/Title: Ralph Warren, Highway Superintendent

Method of Participation: Provided key input in the planning process and attended meetings

14.2 COMMUNITY PROFILE

The Town of Starkey lies in the Southeastern corner of Yates County in Western New York State. Agriculture is a major land use in the Town but there is also a large proportion of forest land as well. The topography is fairly gentle, with some steeper terrain nearing the Eastern boundary of the Town on Seneca Lake. There are also a number of large gullies that drain East into Seneca Lake. The maximum elevation of 1,456 feet in the Town is in its Southwestern corner, East of Pre-Emption Road. The Village of Dundee lies in the center of the Western boundary of the Town (Tetra Tech 2020).

The Town of Starkey has a total area of 31.9 square miles. Seneca Lake forms the Eastern boundary of the Town. Indian Run begins between Log City Road and Lakemont Himrod Road and flows East into Seneca Lake. Big Stream begins South of the Village of Dundee and flowing Southeasterly and then on into Seneca Lake. Rock Stream enters the Town in its Southwest corner and flows Northeasterly and then on into Seneca Lake. The Town of Starkey is bordered to the North by the Town of Milo, to the South by the Town of Reading, Schuyler County, to the East by Seneca Lake, and to the West by the Town of Barrington (Tetra Tech 2020). According to the U.S. Census, the 2020 population for Starkey was 1,717.

Research has shown that some populations are at greater risk from hazard events because of decreased resources or physical abilities. These populations can be more susceptible to hazard events based on a number of factors including their physical and financial ability to react or respond during a hazard, and the location and construction quality of their housing. Data from the 2017-2021 American Community Survey indicates that 0.1-percent of the population is 5 years of age or younger, 16.7-percent is 65 years of age or older, 0-percent is non-English speaking, 9-percent is below the poverty threshold, and 7.6-percent is considered disabled.

14.3 JURISDICTIONAL CAPABILITY ASSESSMENT AND INTEGRATION

Starkey performed an inventory and analysis of existing capabilities, plans, programs, and policies that enhance its ability to implement mitigation strategies. Volume I describes the components included in the capability assessment and their significance for hazard mitigation planning. The jurisdictional assessment for this annex includes analyses of the following:

- Planning and regulatory capabilities



- Development and permitting capabilities
- Administrative and technical capabilities
- Fiscal capabilities
- Education and outreach capabilities
- Classification under various community mitigation programs
- Adaptive capacity to withstand hazard events

For a community to succeed in reducing long-term risk, hazard mitigation must be integrated into day-to-day local government operations. As part of the hazard mitigation analysis, planning and /policy documents were reviewed and each jurisdiction was surveyed to obtain a better understanding of their progress toward plan integration. Development of an updated mitigation strategy provided an opportunity for Starkey to identify opportunities for integrating mitigation concepts into ongoing Town procedures.

14.3.1 Planning and Regulatory Capability and Integration

Table 14-2 summarizes the planning and regulatory tools that are available to Starkey.

Table 14-2. Planning and Regulatory Capability and Integration

	Jurisdiction has this? (Yes/No)	Citation and Date (code chapter or name of plan, date of enactment or plan adoption)	Authority (local, county, state, federal)	Responsible Person, Department or Agency
CODES, ORDINANCES, & REGULATIONS				
Building Code	Yes	2015 ICC Codes	State and Local	Zoning and Building Code Officer
How has or will this be integrated with the HMP and how does this reduce risk? The provisions of this Local Law shall be held to be the minimum requirements adopted to promote the health, safety, and general welfare of the Town of Starkey.				
Zoning/Land Use Code	Yes	LL 1-2022, revised January 13, 2022. Adopted January 8, 1970	Yes	LL 1-2022, revised January 13, 2022. Adopted January 8, 1970
How has or will this be integrated with the HMP and how does this reduce risk? This Law is intended and is hereby declared to address matters of local concern. It is further declared that it is not the intention of the Town to address matters of statewide concern. This Local Law is intended to act as, and is hereby declared to exercise, the permissive "incidental control" of a land use law that is concerned with the broad area of land use planning and the physical use of land and property within the Town, including the physical externalities associated with certain herein-identified land uses, such as negative impacts on roadways, traffic congestion, and other deleterious impacts upon a community. This Law is not intended to regulate the operational processes of any business. This Local Law is a law of general applicability and is intended to promote the interests of the community.				



	Jurisdiction has this? (Yes/No)	Citation and Date (code chapter or name of plan, date of enactment or plan adoption)	Authority (local, county, state, federal)	Responsible Person, Department or Agency
Subdivision Code	Yes	Subdivision Regulations, adopted May 13, 2021	Local	Planning
<p>How has or will this be integrated with the HMP and how does this reduce risk?</p> <p>It is the intent of this local law to override the limit on the amount of real property taxes that may be levied by the Town of Starkey pursuant to General Municipal Law section §3-c. and to allow the Town of Starkey to adopt a budget for the fiscal year 2012 that required a real property tax lev[^] in excess of the "lax levy limit" as defined by General Municipal Law section.</p>				
Site Plan Code	Yes	Part of zoning regulations; LL 1-2022, revised January 13, 2022 Adopted January 8, 1970	Yes	Part of zoning regulations; LL 1-2022, revised January 13, 2022. Adopted January 8, 1970
<p>How has or will this be integrated with the HMP and how does this reduce risk?</p> <p>The provisions of this Local Law shall be held to be the minimum requirements adopted to promote the health, safety, and general welfare of the Town of Starkey.</p>				
Stormwater Management Code	No	-	-	-
<p>How has or will this be integrated with the HMP and how does this reduce risk?</p> <p>Not applicable</p>				
Post-Disaster Recovery/ Reconstruction Code	No	-	-	-
<p>How has or will this be integrated with the HMP and how does this reduce risk?</p> <p>Not applicable</p>				
Real Estate Disclosure Requirements	Yes	Property Condition Disclosure Act, NY Code - Article 14 §460-467	State	NYS Department of State, Real Estate Agent
<p>How has or will this be integrated with the HMP and how does this reduce risk?</p> <p>In addition to facing potential liability for failing to disclose under the exceptions to "caveat emptor," a home seller must make certain disclosures under the law or pay a credit of \$500 to the buyer at closing. While the PCDA requires a seller to complete a standardized disclosure statement and deliver it to the buyer before the buyer signs the final purchase contract, in practice, most home sellers in New York opt not to complete the statement and instead pay the credit.</p>				
Growth Management	No	-	-	-
<p>How has or will this be integrated with the HMP and how does this reduce risk?</p> <p>Not applicable</p>				
Environmental Protection Ordinance(s)	No	-	-	-
<p>How has or will this be integrated with the HMP and how does this reduce risk?</p> <p>Not applicable</p>				
Flood Damage Prevention Ordinance	Yes	LL 2003-1, adopted 1987, revised 2003.	Federal, State, County and Local	Code Officer
<p>How has or will this be integrated with the HMP and how does this reduce risk?</p> <p>It is the purpose of this local law to promote the public health, safety, and general welfare, and to minimize</p>				



	Jurisdiction has this? (Yes/No)	Citation and Date (code chapter or name of plan, date of enactment or plan adoption)	Authority (local, county, state, federal)	Responsible Person, Department or Agency
<p>public and private losses due to flood conditions in specific areas by provisions designed to:</p> <ul style="list-style-type: none"> (1) regulate uses which are dangerous to health, safety, and property due to water or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities; (2) require that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction; (3) control the alteration of natural floodplains, stream channels, and natural protective barriers which are involved in the accommodation of flood waters; (4) control filling, grading, dredging and other development which may increase erosion or flood damages; (5) regulate the construction of flood barriers which will unnaturally divert flood waters or which may increase flood hazards to other lands, and; (6) qualify for and maintain participation in the National Flood Insurance Program. 				
Wellhead Protection	No	-	-	-
<p>How has or will this be integrated with the HMP and how does this reduce risk?</p> <p>Not applicable</p>				
Emergency Management Ordinance	No	-	-	-
<p>How has or will this be integrated with the HMP and how does this reduce risk?</p> <p>Not applicable</p>				
Climate Change Ordinance	No	-	-	-
<p>How has or will this be integrated with the HMP and how does this reduce risk?</p> <p>Not applicable</p>				
Other: Freeboard	Yes	LL 2003-1, adopted 1987, revised 2003.	State, Local	Code Officer
<p>How has or will this be integrated with the HMP and how does this reduce risk?</p> <p>Freeboard requirements are in the Floodplain Regulations Local Law 1.2003</p>				
PLANNING DOCUMENTS				
General/Comprehensive Plan	Yes	Comprehensive plan 2014	local	zoning
<p>How has or will this be integrated with the HMP and how does this reduce risk?</p> <p>This document focuses on creating a sustainable future for Starkey's current residents, as well as for future generations. It recognizes that all natural resources are finite and precious, and that if we are to pass on to generations to come the clean water and air, fertile soil, and peaceful landscape that we enjoy today, we must make decisions with those future generations in mind. This plan is a guidance document. It describes Starkey's past and sets forth a vision for the future. From that vision flows a set of goals and objectives to enable the Town of Starkey, as nearly as possible, to attain that vision.</p>				
Capital Improvement Plan	No	-	-	-
<p>How has or will this be integrated with the HMP and how does this reduce risk?</p> <p>Not applicable</p>				
Disaster Debris Management Plan	No	-	-	-
<p>How has or will this be integrated with the HMP and how does this reduce risk?</p> <p>Not applicable</p>				



	Jurisdiction has this? (Yes/No)	Citation and Date (code chapter or name of plan, date of enactment or plan adoption)	Authority (local, county, state, federal)	Responsible Person, Department or Agency
Floodplain Management or Watershed Plan	No	-	-	-
How has or will this be integrated with the HMP and how does this reduce risk? Not applicable				
Stormwater Management Plan	No	-	-	-
How has or will this be integrated with the HMP and how does this reduce risk? Not applicable				
Open Space Plan	No	-	-	-
How has or will this be integrated with the HMP and how does this reduce risk? Not applicable				
Urban Water Management Plan	No	-	-	-
How has or will this be integrated with the HMP and how does this reduce risk? Not applicable				
Habitat Conservation Plan	No	-	-	-
How has or will this be integrated with the HMP and how does this reduce risk? Not applicable				
Economic Development Plan	No	-	-	-
How has or will this be integrated with the HMP and how does this reduce risk? Not applicable				
Community Wildfire Protection Plan	No	-	-	-
How has or will this be integrated with the HMP and how does this reduce risk? Not applicable				
Community Forest Management Plan	No	-	-	-
How has or will this be integrated with the HMP and how does this reduce risk? Not applicable				
Transportation Plan	No	-	-	-
How has or will this be integrated with the HMP and how does this reduce risk? Not applicable				
Agriculture Plan	No	-	-	-
How has or will this be integrated with the HMP and how does this reduce risk? Not applicable				
Climate Action/ Resilience/Sustainability Plan	No	-	-	-
How has or will this be integrated with the HMP and how does this reduce risk? Not applicable				
Tourism Plan	No	-	-	-
How has or will this be integrated with the HMP and how does this reduce risk?				



	Jurisdiction has this? (Yes/No)	Citation and Date (code chapter or name of plan, date of enactment or plan adoption)	Authority (local, county, state, federal)	Responsible Person, Department or Agency
Not applicable				
Business/ Downtown Development Plan	No	-	-	-
How has or will this be integrated with the HMP and how does this reduce risk? Not applicable				
Other	No	-	-	-
How has or will this be integrated with the HMP and how does this reduce risk? Not applicable				
RESPONSE/RECOVERY PLANNING				
Emergency Operations Plan	No	-	-	-
How has or will this be integrated with the HMP and how does this reduce risk? Not applicable				
Continuity of Operations Plan	No	-	-	-
How has or will this be integrated with the HMP and how does this reduce risk? Not applicable				
Substantial Damage Response Plan	No	-	-	-
How has or will this be integrated with the HMP and how does this reduce risk? Not applicable				
Threat and Hazard Identification and Risk Assessment	No	-	-	-
How has or will this be integrated with the HMP and how does this reduce risk? Not applicable				
Post-Disaster Recovery Plan	No	-	-	-
How has or will this be integrated with the HMP and how does this reduce risk? Not applicable				
Public Health Plan	Yes	Comprehensive Regional Community Health Assessment, 2022	County	Public Health Department
How has or will this be integrated with the HMP and how does this reduce risk? The Comprehensive Regional Community Health Assessment provides comprehensive information about the community's current health status, needs, and issues. This information helps develop community health improvement plans by justifying how and where resources should be allocated to best meet community needs. This assessment contains a chapter specific to each County in the Finger Lakes Region, which focuses on specific needs, including additional demographic indicators, main health challenges, and underlying behavioral, political, and built environmental factors contributing to the County's overall health status.				
Other	No	-	-	-
How has or will this be integrated with the HMP and how does this reduce risk? Not applicable				



14.3.2 Development and Permitting Capability

Table 2-3 summarizes the capabilities of Starkey to oversee and track development.

Table 2-3. Development and Permitting Capability

	Yes/No	Comment
Do you issue development permits? <ul style="list-style-type: none"> If you issue development permits, what department is responsible? If you do not issue development permits, what is your process for tracking new development? 	Yes	The Building and Code Enforcement department is responsible for issuing permits. Permits issued in compliance with NYS part 1208 and the Town of Starkey Zoning Book.
Are permits tracked by hazard area? (For example, floodplain development permits.)	Yes	Floodplain
Do you have a buildable land inventory? <ul style="list-style-type: none"> If you have a buildable land inventory, please describe 	No	-
Describe the level of buildout in your jurisdiction.	N/A	Low

14.3.3 Administrative and Technical Capability

Table 2-4 summarizes potential staff and personnel resources available to Starkey and their current responsibilities that contribute to hazard mitigation.

Table 2-4. Administrative and Technical Capabilities

Resources	Available? (Yes/No)	Comments (available staff, responsibilities, support of hazard mitigation)
ADMINISTRATIVE CAPABILITY		
Planning Board	Yes	Town of Starkey Planning Board: The Planning Board is an administrative board which has the responsibility of shaping guidelines for future development, based on The Comprehensive Plan.
Zoning Board of Adjustment	Yes	The general purpose of the Zoning Board of Appeals is to hear and decide any appeal or decision, order or interpretation by the officer whose duty it is to enforce the zoning ordinance, and it shall have the power to reverse any decision of such officer on a concurring vote of the board as provided by statute. The Zoning Board of Appeals shall also conduct hearings on requests for variances.
Planning Department	No	-
Mitigation Planning Committee	No	-
Environmental Board/Commission	No	-
Open Space Board/Committee	No	-



Resources	Available? (Yes/No)	Comments (available staff, responsibilities, support of hazard mitigation)
Economic Development Commission/Committee	No	-
Public Works/Highway Department	Yes	The Responsibilities of the Highway Department -----The Highway crew is responsible for the maintenance, repair and upkeep of all Town roads, ditches, signs, and all surface and subsurface drainage systems to provide for safe vehicular and pedestrian traffic. This includes snow removal, mowing, ditching, and general road repairs and maintenance.
Construction/Building/Code Enforcement Department	Yes	There is a single code enforcement officer who acts as a building official, zoning official and the watershed inspector.
Emergency Management/Public Safety Department	No	-
Maintenance programs to reduce risk (stormwater maintenance, tree trimming, etc.)	No	-
Mutual aid agreements	No	-
Human Resources Manual - Do any job descriptions specifically include identifying or implementing mitigation projects or other efforts to reduce natural hazard risk?	Yes	Town Clerk is responsible for maintaining information
Other	No	-
TECHNICAL/STAFFING CAPABILITY		
Planners or engineers with knowledge of land development and land management practices	No	-
Engineers or professionals trained in building or infrastructure construction practices	No	-
Planners or engineers with an understanding of natural hazards	No	-
Staff with expertise or training in benefit/cost analysis	No	-
Professionals trained in conducting damage assessments	No	-
Personnel skilled or trained in GIS and/or Hazus applications	Yes	Yates County Planner/Real Property
Staff that work with socially vulnerable populations or underserved communities	No	-
Environmental scientists familiar with natural hazards	No	-
Surveyors	No	-



Resources	Available? (Yes/No)	Comments (available staff, responsibilities, support of hazard mitigation)
Emergency manager	No	-
Grant writers	No	-
Resilience Officer	No	-
Other (this could include stormwater engineer, environmental specialist, etc.)	Yes	NFIP Floodplain Administrator is responsible for: <ul style="list-style-type: none"> enforcing the NYS Building and Fire Code, issuing building permits, completing construction inspection and fire inspections. enforce the zoning book requirements and work with the Planning and Zoning Board of Appeals

14.3.4 Fiscal Capability

Table 2-5 summarizes financial resources available to Starkey.

Table 2-5. Fiscal Capabilities

Financial Resources	Accessible or Eligible to Use? (Yes/No)
Community Development Block Grants (CDBG, CDBG-DR)	No
Capital improvement project funding	No
Authority to levy taxes for specific purposes	Yes
User fees for water, sewer, gas, or electric service	No
Impact fees for homebuyers or developers of new development/homes	No
Stormwater utility fee	No
Incur debt through general obligation bonds	No
Incur debt through special tax bonds	No
Incur debt through private activity bonds	No
Withhold public expenditures in hazard-prone areas	No
Other federal or state funding programs	No
Open Space Acquisition funding programs	No
Other (for example, Clean Water Act 319 Grants [Nonpoint Source Pollution])	No

14.3.5 Education and Outreach Capability

Table 2-6 summarizes the education and outreach resources available to Starkey.

Table 2-6. Education and Outreach Capabilities

Outreach Resources	Available? (Yes/No)	Comment:
Public information officer or communications office	Yes	Town Clerk



Outreach Resources	Available? (Yes/No)	Comment:
Personnel skilled or trained in website development	Yes	Town Clerk
Hazard mitigation information available on your website	No	-
Social media for hazard mitigation education and outreach	No	-
Citizen boards or commissions that address issues related to hazard mitigation	No	-
Warning systems for hazard events	Yes	Yates County 911 Center: This workforce is responsible for monitoring, dispatching, and coordinating a variety of emergency services within Yates County to include fire / rescue, emergency medical services, and law enforcement. Agencies within Yates County directly serviced by the Communications center include 13 fire departments and their associated first responder units, 5 ambulance services, an Advanced Life Support (ALS) unit from Soldiers and Sailors Hospital in Penn Yan, Medical evacuation helicopter services, and several law enforcement agencies to include the Yates County Sheriff's Office, Penn Yan Police Department, New York State Police in Dundee, New York State Environmental Conservation Police, Court Security, and Animal Control.
Natural disaster/safety programs in place for schools	Yes	Dundee Central School has procedures in place
Organizations that conduct outreach to socially vulnerable populations and underserved populations	No	-
Public outreach mechanisms / programs to inform citizens on natural hazards, risk, and ways to protect themselves during such events	No	-

14.3.6 Community Classifications

Table 2-7 summarizes classifications for community programs available to Starkey.

Table 2-7. Community Classifications

Program	Participating? (Yes/No)	Classification	Date Classified
Community Rating System (CRS)	No	-	-
Building Code Effectiveness Grading Schedule (BCEGS)	No	-	-



Program	Participating? (Yes/No)	Classification	Date Classified
Public Protection (ISO Fire Protection Classes 1 to 10)	Yes	Dundee Fire Department – 4/4Y	-
National Weather Service StormReady Certification	Yes	Yates Co NOAA Storm Ready	Recertified – August 7, 2018
Firewise Communities classification	No	-	-
New York State Department of Environmental Conservation (NYSDEC) Climate Smart Community	No	-	-
Other: Organizations with mitigation focus (advocacy group, non-government)	No	-	-

N/A = Not applicable

— = Unavailable

14.3.7 Adaptive Capacity

Adaptive capacity is defined as “the ability of systems, institutions, humans and other organisms to adjust to potential damage, to take advantage of opportunities, or respond to consequences” (IPCC 2022). Each jurisdiction has a unique combination of capabilities to adjust to, protect from, and withstand a future hazard event, future conditions, and changing risk. Table 14-8 summarizes the adaptive capacity for each identified hazard of concern and the Town’s capability to address related actions using the following classifications:

- Strong: Capacity exists and is in use.
- Moderate: Capacity might exist; but is not used or could use some improvement.
- Weak: Capacity does not exist or could use substantial improvement

Table 14-8. Adaptive Capacity

Hazard	Adaptive Capacity - Strong/Moderate/Weak
Dam Failure	Moderate
Disease Outbreak	Moderate
Drought	Moderate
Extreme Temperatures	Moderate
Flood	Moderate
Harmful Algal Bloom	Moderate
Hazardous Materials	Strong
Landslide	Moderate
Severe Storm	Moderate
Severe Winter Storm	Moderate



Hazard	Adaptive Capacity - Strong/Moderate/Weak
Transportation Accidents	Moderate
Utility Failure	Moderate

14.4 NATIONAL FLOOD INSURANCE PROGRAM COMPLIANCE

This section provides specific information on the management and regulation of the regulatory floodplain, including current and future compliance with the National Flood Insurance Program (NFIP). The floodplain administrator listed in Table 14-1 is responsible for maintaining this information.

14.4.1 NFIP Statistics

Table 14-9 summarizes the NFIP policy and claim statistics for Starkey.

Table 14-9. Starkey NFIP Summary of Policy and Claim Statistics

# Policies	22
# Claims (Losses)	12
Total Loss Payments	\$30,649
# Repetitive Loss Properties (NFIP definition) ^a	0
# Repetitive Loss Properties (FMA definition) ^b	0
# Severe Repetitive Loss Properties ^c	0

- NFIP Definition of Repetitive Loss: The NFIP defines a repetitive loss property as any insurable building for which two or more claims of more than \$1,000 were paid by the NFIP within any rolling 10-year period since 1978.*
- FMA Definition of Repetitive Loss: FEMA's Flood Mitigation Assistance (FMA) program defines a repetitive loss property as any insurable building that has incurred flood-related damage on two occasions, in which the cost of the repair, on average, equaled or exceeded 25 percent of the market value of the structure at the time of each such flood event.*
- Definition of Severe Repetitive Loss: A residential property covered under an NFIP flood insurance policy and: (a) That has at least four NFIP claim payments over \$5,000 each, and the cumulative amount of such claims payments exceeds \$20,000; or (b) For which at least two separate claims payments have been made with the cumulative amount of the building portion of such claims exceeding the market value of the building. At least two of the claims must have occurred within any 10-year period, more than 10 days apart.*

Source: FEMA 2024

Note: Statistics current as of April 2024

14.4.2 Flood Vulnerability Summary

Table 14-10 provides a summary of the NFIP program in Starkey.

**Table 14-10. NFIP Summary**

NFIP Topic	Comments
Flood Vulnerability Summary	
Describe areas prone to flooding in your jurisdiction.	Lakefront properties and some areas adjacent to streams.
Do you maintain a list of properties that have been damaged by flooding?	The Town does not maintain a list of properties.
Do you maintain a list of property owners interested in flood mitigation?	The Town does not maintain a list of owners.
How many homeowners and/or business owners are interested in mitigation (elevation or acquisition)?	Unknown
Are any RiskMAP projects currently underway in your jurisdiction? If so, state what projects are underway.	No
How do you make Substantial Damage determinations?	No procedures in place
How many Substantial Damage determinations were declared for recent flood events in your jurisdiction?	None have occurred
How many properties have been mitigated (elevation or acquisition) in your jurisdiction? If there are mitigation properties, how were the projects funded?	None
Do your flood hazard maps adequately address the flood risk within your jurisdiction? If not, state why.	Yes, these maps are obtained from FEMA.
NFIP Compliance	
What local department is responsible for floodplain management?	Code Enforcement Officer
Are any certified floodplain managers on staff in your jurisdiction?	No
Do you have access to resources to determine possible future flooding conditions from climate change?	Yes, we could consult with the County's Soil and Water Department.
Does your floodplain management staff need any assistance or training to support its floodplain management program? If so, what type of assistance/training is needed?	Not at this time.
Provide an explanation of NFIP administration services you provide (e.g., permit review, GIS, education/outreach, inspections, engineering capability)	The Town of Starkey uses permit review, GIS, and inspections.
How do you determine if proposed development on an existing structure would qualify as a substantial improvement?	Determination based on cost of project.
What are the barriers to running an effective NFIP program in the community, if any?	Cost and manpower



NFIP Topic	Comments
Does your jurisdiction have any outstanding NFIP compliance violations that need to be addressed? If so, state the violations.	No
When was the most recent Community Assistance Visit (CAV) or Community Assistance Contact (CAC)?	None
What is the local law number or municipal code of your flood damage prevention ordinance?	Local Law 1-2003
What is the date that your flood damage prevention ordinance was last amended?	Amended August 30, 2003
Does your floodplain management program meet or exceed minimum requirements? If exceeds, in what ways?	The current program meets current requirements
Are there other local ordinances, plans or programs (e.g., site plan review) that support floodplain management and meeting the NFIP requirements? For instance, does the planning board or zoning board consider efforts to reduce flood risk when reviewing variances such as height restrictions?	Yes. The Town requires site plan review. The planning and zoning board consider risk reduction initiatives when reviewing variances and conditional approvals.
Does your community plan to join the CRS program or is your community interested in improving your CRS classification?	No

14.5 GROWTH/DEVELOPMENT TRENDS

Understanding how past, current, and projected development patterns have or are likely to increase or decrease risk in hazard areas is a key component to appreciating a jurisdiction's overall risk to its hazards of concern. Recent and expected future development trends, including major residential/commercial development and major infrastructure development, are summarized in Table 2-11 through Table 2-13.

Table 2-11. Number of Building Permits for New Construction Issued Since the Previous HMP

	New Construction Permits Issued			
	Single Family	Multi-Family	Other (commercial, mixed-use, etc.)	Total
2019				
Total Permits	N/A	N/A	N/A	N/A
Permits within SFHA	N/A	N/A	N/A	N/A
2020				
Total Permits	7	13	23	46
Permits within SFHA	0	0	0	0
2021				



	New Construction Permits Issued			
	Single Family	Multi-Family	Other (commercial, mixed-use, etc.)	Total
Total Permits	3	16	7	26
Permits within SFHA	0	0	0	0
2022				
Total Permits	5	20	11	36
Permits within SFHA	0	0	0	0
2023				
Total Permits	2	14	1	17
Permits within SFHA	0	0	0	0

SFHA = Special Flood Hazard Area (1% flood event)

Table 2-12. Recent Major Development and Infrastructure from 2018 to Present

Property or Development Name	Type of Development	# of Units / Structures	Location (address and/or block and lot)	Known Hazard Zones*	Description / Status of Development
None Identified					

* Only location-specific hazard zones or vulnerabilities identified.

Table 2-13. Known or Anticipated Major Development and Infrastructure in the Next Five Years

Property or Development Name	Type of Development	# of Units / Structures	Location (address and/or block and lot)	Known Hazard Zones*	Description / Status of Development
None Identified					

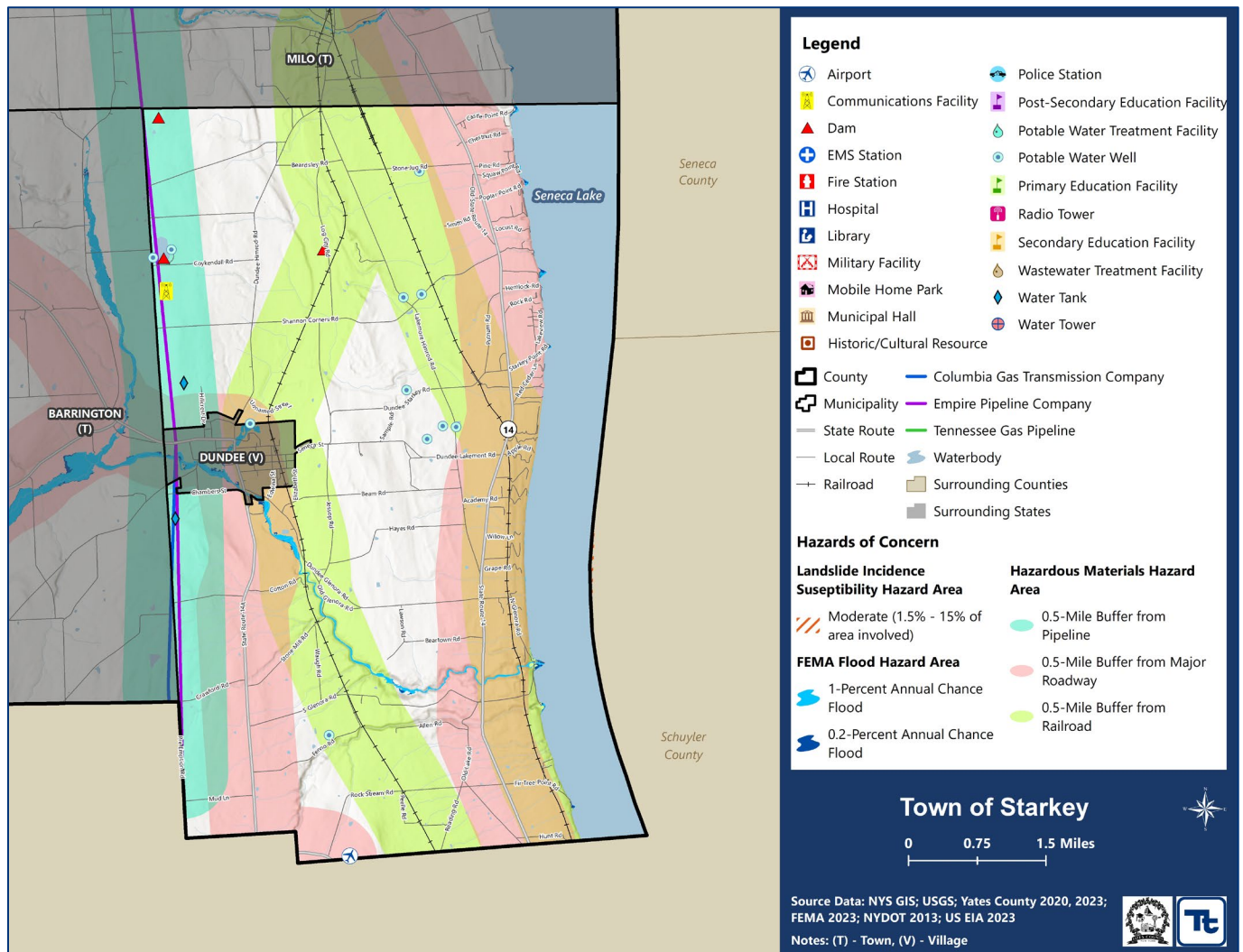
14.6 JURISDICTIONAL RISK ASSESSMENT

The hazard profiles in Volume I provide detailed information regarding each planning partner's vulnerability to the identified hazards, including summaries of Starkey's risk assessment results and data used to determine the hazard ranking. Key local risk assessment information is presented below.

14.6.1 Hazard Area

The hazard area map shown in Figure 14-1 illustrates the probable hazard areas impacted within the Town. This map is based on the best available data at the time of the preparation of this plan and is adequate for planning purposes. Maps are provided only for hazards that can be identified clearly using mapping techniques and technologies and for which Starkey has significant exposure. The maps show the location of potential new development, where available.

Figure 14-1. Starkey Hazard Area Extent and Location Map



Note: The shown flood hazard area is limited to the FEMA-defined flood hazard areas. Areas of localized flooding are not reflected in the above Figure.



14.6.2 Hazard Event History

The history of natural and non-natural hazard events in Starkey is detailed in Volume I, where each hazard profile includes a chronology of historical events that have affected the County and its municipalities. Table 14-14 provides details on loss and damage in Starkey during hazard events since the last hazard mitigation plan update.

Table 14-14. Hazard Event History in Starkey

Dates of Event	Event Type (Disaster Declaration)	County Designated?	Summary of Event	Summary of Damage and Losses in Starkey
January 20, 2020 – May 11, 2023	Disease Outbreak (EM-3434), (DR-4480)	Yes	As of July 9, 2023, the New York Department of Health has reported 4,543 reported cases and 45 reported deaths in Yates County.	The Town enforced masking and social distancing mandates.

EM = Emergency Declaration (FEMA)

FEMA = Federal Emergency Management Agency

DR = Major Disaster Declaration (FEMA)

N/A = Not applicable

14.6.3 Hazard Ranking and Vulnerabilities

The hazard profiles in Volume I have detailed information regarding each planning partner's vulnerability to the identified hazards. The following presents key risk assessment results for Starkey.

Hazard Ranking

The participating jurisdictions have differing degrees of vulnerability to the hazards of concern, so each jurisdiction ranked its own degree of risk to each hazard. The community-specific hazard ranking is based on problems and impacts identified by the risk assessment presented in Volume I. The ranking process involves an assessment of the likelihood of occurrence for each hazard; the potential impacts of the hazard on people, property, and the economy; community capabilities to address the hazard; and changing future climate conditions. Starkey reviewed the County hazard ranking and individual results to assess the relative risk of the hazards of concern to the community. During the review of the hazard ranking, the Town agreed with all the hazard rankings.

Table 14-15 shows Starkey's final hazard rankings for identified hazards of concern. Mitigation action development uses the ranking to target hazards with the highest risk.

**Table 14-15. Hazard Ranking**

Hazard	Rank
Dam Failure	Low
Disease Outbreak	Medium
Drought	Medium
Extreme Temperatures	Medium
Flood	Low
Harmful Algal Bloom	Medium
Hazardous Materials	Low
Landslide	Low
Severe Storm	Medium
Severe Winter Storm	Medium
Transportation Accidents	Low
Utility Failure	Medium

Note: The scale is based on the hazard rankings established in Volume I, modified as appropriate based on review by the jurisdiction

Critical Facilities

Table 14-16 identifies critical facilities in the community located in the 1 percent and 0.2 percent annual chance floodplains.

Table 14-16. Critical Facilities Flood Vulnerability

Name	Type	Vulnerability		Addressed by Proposed Action	Already Protected to 0.2% Flood Level (describe protections)
		1% Annual Chance Event	0.2% Annual Chance Event		
The Town has no identified critical facilities in the floodplain					

Source: Yates County 2023

14.6.4 Identified Issues

After review of Starkey's hazard event history, hazard rankings, hazard location, and current capabilities, Starkey identified the following vulnerabilities within the community:

- The Town does not have any organizations that conduct outreach and education to socially vulnerable populations and underserved populations relating to dam failure, disease outbreak, drought, extreme temperature, flood, harmful algal blooms, hazardous materials,



landslides, severe weather, severe winter weather, transportation accidents, and utility failure, which are the County's identified hazards of concern.

- The Town Hall does not have backup power to perform continuity of operations when the power is out. The Town Hall also cannot be used as a temporary emergency shelter or PPE distribution center for socially vulnerable populations during outages.
- The current flood damage prevention ordinance for the Town was last amended in 2003 and does not require the minimum freeboard set by NYSDEC in 2007.

14.7 MITIGATION STRATEGY AND PRIORITIZATION

This section discusses the status of mitigation actions from the previous HMP, describes proposed hazard mitigation actions, and prioritizes actions to address over the next five years.

14.7.1 Past Mitigation Action Status

Table 14-17 indicates progress on the Town's mitigation strategy identified in the 2020 HMP. Actions that are still recommended but not completed or that are in progress are carried forward and combined with new actions as part of the mitigation strategy for this plan update. Previous actions that are now ongoing programs and capabilities are indicated as such and are presented in the capability assessment earlier in this annex.

**Table 14-17. Status of Previous Mitigation Actions**

Project Number	Project Name	Hazard(s) Addressed	Responsible Party	Brief Summary of the Original Problem and the Solution (Project)	Action Review 1. Status (In Progress, Ongoing Capability, No Progress, Complete) 2. Provide a narrative to describe progress or obstacles that have prevented implementation	Next Steps 1. Project to be included in the 2024 HMP or Discontinue 2. If including action in the 2024 HMP, revise/reword to be more specific (as appropriate). 3. If discontinue, explain why.
T. Starkey-1	Break wall at Big Stream	Flood, Severe Storm, Landslide	Town Highway Department with support from County Soil and Water	Problem: Land along Big stream in Glenora Point/Seneca Lake is prone to erosion and runoff during periods of heavy rain. This impacts the water quality, increases flood potential, and can lead to road closures. Solution: Break wall to prevent erosion at Big Stream in Glenora Point / Seneca Lake	1.Completed 2. Project was completed.	1.Discontinue 2. Not applicable 3. Action is completed
T. Starkey-2	Salt Storage Facility	Severe Winter Storm	Town Board, Town Highway department	Problem: The town does not have a proper storage facility for sand/salt to use during winter months. Solution: Construct a sand and salt storage facility that will improve safety and travel during severe winter storms and reduce salt runoff to protect natural resources.	1.In Progress 2. Expected to be completed fall of 2024.	1.Discontinue 2. The Town plans to have this completed fall of 2024 through their own funding. 3. Not applicable
T. Starkey-3	Town Hall Generator	All	Town Supervisor	Problem: There is no backup power source in the Town Hall. Solution: Purchase a 20-kilowatt generator to serve as a back-up power source during	1. In Progress 2. Grant funding was not received when the Town initially applied.	1. Include 2. There is no backup power source in the Town Hall. 3. Not applicable



Project Number	Project Name	Hazard(s) Addressed	Responsible Party	Brief Summary of the Original Problem and the Solution (Project)	Action Review 1. Status (In Progress, Ongoing Capability, No Progress, Complete) 2. Provide a narrative to describe progress or obstacles that have prevented implementation	Next Steps 1. Project to be included in the 2024 HMP or Discontinue 2. If including action in the 2024 HMP, revise/reword to be more specific (as appropriate). 3. If discontinue, explain why.
				emergencies. Cost would include wiring the building to connect the generator.		
T. Starkey-4	Highway Garage Generator	All	Highway Department Superintendent	Problem: The Town of Starkey Highway Department is located at 656 Dundee-Glenora Rd, Dundee, NY 14837. Its personnel and equipment are essential Town services that must be operational before, during, and after a disaster. It is crucial that road clearing and tree trimming equipment, tractors, trucks and other assets be up and running as part of the Town's response to an incident. There is no source of backup power in the event of an emergency, in which case there will no illumination by which staff can work, and there would be no power to run pumps to fuel equipment. Functioning Highway Department assets and personnel critical for continuity of government operations. Power is needed to perform repairs on vehicles (such as welding and mechanical repairs); open the electrically operated barn doors;	1.Completed 2. Project was completed.	1.Discontinue 2. Not applicable 3. Action is completed



Project Number	Project Name	Hazard(s) Addressed	Responsible Party	Brief Summary of the Original Problem and the Solution (Project)	Action Review 1. Status (In Progress, Ongoing Capability, No Progress, Complete) 2. Provide a narrative to describe progress or obstacles that have prevented implementation	Next Steps 1. Project to be included in the 2024 HMP or Discontinue 2. If including action in the 2024 HMP, revise/reword to be more specific (as appropriate). 3. If discontinue, explain why.
				and for personnel to work in their offices. Solution: Purchase a 20-kilowatt generator to serve as a back-up power source during emergencies for this 5,000-square foot facility that includes Highway department offices and vehicle storage. Cost would include wiring the building to connect the generator.		
T. Starkey-5	Update the municipal Flood Damage Prevention Ordinance	Flood	Floodplain Administrator	Problem: The current flood damage prevention ordinance (1981) does not include NYS freeboard requirements. Solution: Update the town's flood damage prevention ordinance to include the 2007 NYSDEC requirements of having the lowest floor elevated to or above the base flood elevation plus two feet for new construction and substantial improvement of residential and non-residential structures.	1. Completed 2. Project was completed.	1. Discontinue 2. Not applicable 3. Action is completed



14.7.2 Proposed Hazard Mitigation Actions for the HMP Update

Starkey participated in the mitigation strategy workshop for this HMP to identify appropriate actions to include in a local hazard mitigation strategy. Its comprehensive consideration of all possible activities to address hazards of concern included review of the following FEMA documents:

- FEMA 551 "Selecting Appropriate Mitigation Measures for Floodprone Structures" (March 2007)
- FEMA "Mitigation Ideas—A Resource for Reducing Risk to Natural Hazards" (January 2013).

The action worksheets included at the end of this annex list the mitigation actions that Starkey would like to pursue in the future to reduce the effects of hazards. The actions are dependent upon available funding (grants and local match availability) and may be modified or omitted at any time based on the occurrence of new hazard events and changes in Town priorities.

Table 14-18 indicates the range of proposed mitigation action categories. The four FEMA mitigation action categories and the six CRS mitigation action categories are listed in the table to further demonstrate the wide range of activities and mitigation measures selected.

Volume I identifies 14 evaluation criteria for prioritizing the mitigation actions. To assist with rating each mitigation action as high, medium, or low priority, a numeric rank is assigned (-1, 0, or 1) for each of the evaluation criteria. Table 2-19 provides a summary of the prioritization of all proposed mitigation actions for the HMP update.

**Table 14-18. Analysis of Mitigation Actions by Hazard and Category**

Hazard	Actions That Address the Hazard, by Action Category									
	FEMA				CRS					
	LPR	SIP	NSP	EAP	PR	PP	PI	NR	SP	ES
Dam Failure	-	X	-	X	-	-	X	-	-	X
Disease Outbreak	-	X	-	X	-	-	X	-	-	X
Drought	-	X	-	X	-	-	X	-	-	X
Extreme Temperatures	-	X	-	X	-	-	X	-	-	X
Flood	X	X	-	X	X	X	X	-	-	X
Harmful Algal Bloom	-	-	-	X	-	-	X	-	-	-
Hazardous Materials	-	X	-	X	-	-	X	-	-	X
Landslide	-	X	-	X	-	-	X	-	-	X
Severe Storm	X	X	-	X	X	X	X	-	-	X
Severe Winter Storm	X	X	-	X	X	X	X	-	-	X
Transportation Accidents	-	-	-	X	-	-	X	-	-	-
Utility Failure	-	X	-	X	-	-	X	-	-	X

Local Plans and Regulations (LPR)—These actions include government authorities, policies or codes that influence the way land and buildings are being developed and built.

Structure and Infrastructure Project (SIP)—These actions involve modifying existing structures and infrastructure to protect them from a hazard or remove them from a hazard area. This could apply to public or private structures as well as critical facilities and infrastructure. This type of action also involves projects to construct structures to reduce the impact of hazards.

Natural Systems Protection (NSP)—These are actions that minimize damage and losses and preserve or restore the functions of natural systems.

Education and Awareness Programs (EAP)—These are actions to inform and educate citizens, elected officials, and property owners about hazards and potential ways to mitigate them. These actions may also include participation in national programs, such as StormReady and Firewise Communities

Preventative Measures (PR)—Government, administrative or regulatory actions, or processes that influence the way land and buildings are developed and built. Examples include planning and zoning, floodplain local laws, capital improvement programs, open space preservation, and storm water management regulations.

Property Protection (PP)—These actions include public activities to reduce hazard losses or actions that involve (1) modification of existing buildings or structures to protect them from a hazard or (2) removal of the structures from the hazard area. Examples include acquisition, elevation, relocation, structural retrofits, storm shutters, and shatter-resistant glass.

Public Information (PI)—Actions to inform and educate citizens, elected officials, and property owners about hazards and potential ways to mitigate them. Such actions include outreach projects, real estate disclosure, hazard information centers, and educational programs for school-age children and adults.

Natural Resource Protection (NR)—Actions that minimize hazard loss and preserve or restore the functions of natural systems. These actions include sediment and erosion control, stream corridor restoration, watershed management, forest and vegetation management, and wetland restoration and preservation.

Structural Flood Control Projects (SP)—Actions that involve the construction of structures to reduce the impact of a hazard. Such structures include dams, setback levees, floodwalls, retaining walls, and safe rooms.

Emergency Services (ES)—Actions that protect people and property during and immediately following a disaster or hazard event. Services include warning systems, emergency response services, and the protection of essential facilities

**Table 14-19. Summary of Prioritization of Actions**

Project Number	Project Name	Scores for Evaluation Criteria															High / Medium / Low
		Life Safety	Property Protection	Cost-Effectiveness	Political	Legal	Fiscal	Environmental	Social Vulnerability	Administrative	Hazards of Concern	Climate Change	Timeline	Community Lifelines	Other Local Objectives	Total	
2025-StarkeyT-01	Socially Vulnerable Populations Outreach	1	0	1	1	1	1	1	1	1	1	1	1	1	0	12	High
2025-StarkeyT-02	Town Hall Generator	1	1	1	1	1	0	0	1	1	1	1	1	1	1	12	High
2025-StarkeyT-03	Update Flood Damage Prevention Ordinance	1	1	1	1	1	1	0	1	1	1	1	1	1	0	12	High

Note: Volume I, Section 20 (Mitigation Strategy) conveys guidance on prioritizing mitigation actions. Low (0-6), Medium (7-10), High (11-14).

**2025-StarkeyT-01. Socially Vulnerable Populations Outreach**

Action Name:	Socially Vulnerable Populations Outreach
Lead Agency:	Planning and Development Committee
Supporting Agencies:	Highway Department
Hazards of Concern:	Dam Failure, Disease Outbreak, Drought, Extreme Temperature, Flood, Harmful Algal Bloom, Hazardous Materials, Landslides, Severe Weather, Severe Winter Weather, Transportation, Utility Failure
Description of the Problem:	The Town does not have any organizations that conduct outreach and education to socially vulnerable populations and underserved populations relating to dam failure, disease outbreak, drought, extreme temperature, flood, harmful algal blooms, hazardous materials, landslides, severe weather, severe winter weather, transportation accidents, and utility failure, which are the County's identified hazards of concern.
Description of the Solution:	Create outreach materials, or utilize those from Yates County, on hazard risks and methods of mitigation on each identified hazard of concern, for socially vulnerable populations. Methods of distribution may include Town events, the Town newsletters, social media, the Town website, and having the materials on display for the public at Town libraries and offices. Consider hiring staff to work directly with socially vulnerable populations. Outreach materials will be specified with education and information for each individual hazard of concern.
Estimated Cost:	Low
Potential Funding Sources:	Town Budget, HMGP
Implementation Timeline:	Within 3 Years and ongoing once established capability
Goals Met:	2, 3
Benefits:	This action will ensure there is an individual working to identify and work with the socially vulnerable populations in the Town. Furthermore, this action will create opportunities to educate and inform populations on hazard risks.
Impact on Socially Vulnerable Populations:	Socially vulnerable populations in the Town will become educated on hazards risks. The Town will identify an individual to identify and work with these populations to ensure the most up to date information is being shared.
Impact on Future Development:	N/A
Impact on Critical Facilities/Lifelines:	Educating populations on hazard risk and how to mitigate the risks can decrease the demand on utilities and emergency services including health and medical, law enforcement, and search and rescue.
Impact on Capabilities:	This action would build upon the Town's already existing public education and outreach program.
Climate Change Considerations:	Climate change is likely to increase the intensity and frequency of many climate related disaster events. This action will inform residents and business owners of how to reduce risk from hazards and how climate change may exacerbate those risks.
Mitigation Category	Education and Awareness Programs
CRS Category	Public Information



Priority	High	
Alternatives	Action	Evaluation
	No Action	-
	Rely on state or federal resources	Resources may be generalized and not specific to the risks in the Town
	Use only a few methods for distribution	Using only a few methods of distribution may hinder socially vulnerable populations from receiving the guidance

**2025-StarkeyT-02. Town Hall Generator**

Action Name:	Town Hall Generator	
Lead Agency:	Town Supervisor	
Supporting Agencies:	Highway Department, Engineer	
Hazards of Concern:	Dam Failure, Disease Outbreak, Drought, Extreme Temperature, Flood, Hazardous Materials, Landslides, Severe Weather, Severe Winter Weather, Utility Failure	
Description of the Problem:	The Town Hall does not have backup power to perform continuity of operations when the power is out. The Town Hall also cannot be used as a temporary emergency shelter or PPE distribution center for socially vulnerable populations during outages.	
Description of the Solution:	The Town will conduct a generator study and will purchase a generator based on what the study suggests would be the best fit. The Town will ensure that they conduct routine maintenance on the generator. This action will allow for continuity of operation and shelter during outages from dam failure, disease outbreak, droughts, extreme temperature, flood, hazardous materials, landslides, severe weather, severe winter weather, and utility failure.	
Estimated Cost:	Medium	
Potential Funding Sources:	HMGP, Town Budget	
Implementation Timeline:	Within 5 Years	
Goals Met:	1, 2	
Benefits:	The Town will be able to perform continuity of operations at the Town Hall during any emergencies.	
Impact on Socially Vulnerable Populations:	The Town Hall may be utilized for emergency shelter for some socially vulnerable populations.	
Impact on Future Development:	N/A	
Impact on Critical Facilities/Lifelines:	The Town Hall would have backup power and be able to perform continuity of operations during outages.	
Impact on Capabilities:	This action improves the Town's capability to improve continuity of operations.	
Climate Change Considerations:	Climate change is likely to increase the intensity and frequency of many climate related disaster events.	
Mitigation Category	Structure and Infrastructure Projects	
CRS Category	Emergency Services	
Priority	High	
Alternatives	Action	Evaluation
	No Action	-
	Close Town Hall during power outages	Cannot continue continuity of operations
	Solar panels and battery backup	Solar power is unlikely to be able to provide battery power for extended power failure events.

**2025-StarkeyT-03. Update Flood Damage Prevention Ordinance**

Action Name:	Update Flood Damage Prevention Ordinance	
Lead Agency:	Village Board	
Supporting Agencies:	Floodplain Administrator	
Hazards of Concern:	Flood	
Description of the Problem:	The current flood damage prevention ordinance for the Town was last amended in 2003 and does not require the minimum freeboard set by NYSDEC in 2007.	
Description of the Solution:	The Town will formally update the flood damage prevention ordinance to include the minimum freeboard requirements and will integrate the HMP where applicable which will help to mitigate properties from increasing flood events from severe storm and severe winter storm.	
Estimated Cost:	Low	
Potential Funding Sources:	Town Budget	
Implementation Timeline:	Within 5 years	
Goals Met:	1, 2	
Benefits:	This will bring the Town's flood damage prevention ordinance up to the new NYSDEC standards.	
Impact on Socially Vulnerable Populations:	Socially vulnerable populations may be more disproportionately impacted by flood prone properties and the update to the ordinance may help to reduce this issue.	
Impact on Future Development:	Future development will have to adhere to the minimum freeboard set by the NYSDEC in 2007.	
Impact on Critical Facilities/Lifelines:	Any development related to critical facilities/lifelines will have to adhere to the minimum freeboard set by the NYSDEC.	
Impact on Capabilities:	This action increases the Town's flood damage prevention capabilities.	
Climate Change Considerations:	Climate change is leading to an increase in frequency and intensity of precipitation events, which also increases flooding.	
Mitigation Category	Local Plans and Regulations	
CRS Category	Property Protection, Preventative Measures	
Priority	High	
Alternatives	Action	Evaluation
	No Action	-
	Update to include more than the freeboard set by NYSDEC	More difficult to enforce
	Leave up to County to enforce	Not as much protection