

9.7 TOWN OF EPHRATAH

This section presents the jurisdictional annex for the Town of Ephratah.

A.) HAZARD MITIGATION PLAN POINT OF CONTACT

Primary Point of Contact	Alternate Point of Contact
Todd Bradt, Supervisor 3782 State Highway 10, St. Johnsville, NY 13452 (518) 762-5688 townofephratahclerk@citilink.net	Jim Berry, Superintendent 3782 State Highway 10, St. Johnsville, NY 13452 (518) 568-5683 JHBerry10@yahoo.com

B.) TOWN PROFILE

Population

1,672 (estimated 2008 U.S. Census)

Location

The Town of Ephratah is in the southwest part of Fulton County and is west of Gloversville and Johnstown. The south town line is the border of Montgomery County and the northern part of Ephratah is in the Adirondack Park. New York State Route 10 is a north-south highway that intersects New York State Route 67, an east-west highway in the south part of the town, at Ephratah Village, New York State Route 29 is an east-west highway through the middle of town.

According to the United States Census Bureau, the town has a total area of 39.4 square miles (102.1 km²), of which, 39.2 square miles (101.6 km²) of it is land and 0.2 square miles (0.6 km²) of it (0.56%) is water.

Climate

Fulton County, located in the foothills of the Adirondack Mountains with all its municipalities, generally experiences seasonable weather patterns characteristic of the northeastern U.S. Warm summers are typically experienced, with occasional high temperatures and humidity. Midsummer temperature high is 80°F. The winters of Fulton County are long and cold, with January temperature low of 9°F.

The Adirondacks have four distinct seasons that range from normal to severe winters and cool summers. The summer climate is cool in the Adirondacks. It is not uncommon for temperatures to approach the freezing level in the Adirondacks during June and the latter half of August. The average length of the freeze free season in New York State varies from 100 to 120 days in the Adirondacks. Fulton County gets on average 44 inches of rain and about 80 inches of snow per year.

Brief History

The Town of Ephratah was formed from Palatine on March 27, 1827 but a part of town was reannexed to Palatine on the erection of Fulton County on April 18, 1838. It is claimed that the town was named by Anthony Beck, who selected the Bible name of Ephratah, which signifies abundance –bearing fruit. The southern part of the town was among the earliest settled portions of Fulton County as early as 1720.

Governing Body Format

The Town of Ephratah is governed by a Town Supervisor and four Councilmen.

Growth/Development Trends

No information is available at this time.

C.) NATURAL HAZARD EVENT HISTORY SPECIFIC TO THE TOWN

Type of Event	FEMA Disaster # (if applicable)	Date	Preliminary Damage Assessment
Severe Storms and Flooding	DR-1148	November 8-15, 1996	Between November 8 and 9, the storm produced 4 to 5.5 inches of rain across Fulton County. Several bridges were damaged in the County. According to SHELDUS and NOAA-NCDC, Fulton County had approximately \$400 K in property damage.
Severe Storm	DR-1244	September 7, 1998	A cluster of fast-moving thunderstorms developed and moved through Rochester and Syracuse, then on into the Mohawk River Valley during the early morning of September 7 th . The Derecho continued into southern sections of Vermont and New Hampshire. Fulton, Herkimer, and Montgomery Counties were declared disaster areas. The County experienced approximately \$1.5 million in damages, which included 350 homes that were destroyed.
Severe Storms, Tornadoes and Flooding	DR-1486	July 21 – August 11, 2003	The storms struck Fulton County in August 2003. According to SHELDUS and NOAA-NCDC, Fulton County had approximately \$135 K in property damages.
Severe Storms and Flooding	DR-1650	June 26 – July 10, 2006	Between June 28 and 29, in Fulton County, East Canada Creek flooded within the vicinity of the Town of Stratford and the Village of Dolgeville. Damages for Fulton County were not available.

Number of FEMA Identified Repetitive Flood Loss Properties: 0

Number of FEMA Identified Severe Repetitive Flood Loss Properties: 0

Source: FEMA Region 2, January 2010

D.) NATURAL HAZARD RISK/VULNERABILITY RISK RANKING

Rank #	Hazard type	Estimate of Potential Dollar Losses to Structures Vulnerable to the Hazard ^{a,c}	Probability of Occurrence	Risk Ranking Score (Probability x Impact)	Hazard Ranking ^b
3	Earthquake	500-Year MRP: \$637,339 ^{c, e, f} 2,500-Year MRP: \$6,000,207 ^{c, e, f}	Rare	16	Low
2	Flood	100-Year MRP: \$972,000 ^{c, e} 500-Year MRP: \$976,000 ^{c, e}	Frequent	27	Medium
1	Severe Storm	500-Year MRP: \$51,763 ^{c, d, g}	Frequent	48	High
1	Severe Winter Storm	1% - \$784,840 ^{c, d} 5% - \$3,924,200 ^{c, d}	Frequent	48	High

- a. Building damage ratio estimates based on FEMA 386-2 (August 2001)
- b. High = Total hazard priority risk ranking score of 40 and above
Medium = Total hazard priority risk ranking of 20-40
Low = Total hazard risk ranking below 20
- c. The valuation of general building stock and loss estimates determined in Fulton County were based on the default general building stock database provided in HAZUS-MH MR4 (RSMMeans 2006).
- d. Severe storm and severe winter storm hazard loss estimates are structural values only; does not include the value of contents.
- e. Loss estimates represent both structure and contents for the flood hazard and earthquake hazards.
- f. Earthquake loss estimates are calculated for the Towns of Ephratah, Oppenheim and Stratford and the Village of Dolgeville (Census-Tract analysis).
- g. No general building stock damages were calculated by HAZUS for the 100-year MRP severe storm event.

E.) CAPABILITY ASSESSMENT

This section identifies the following capabilities of the local jurisdiction:

- Legal and regulatory capability
- Administrative and technical capability
- Fiscal capability
- Community classification.

E.1) Legal and Regulatory Capability

Regulatory Tools (Codes, Ordinances., Plans)	Local Authority (Y or N)	Prohibitions (State or Federal) (Y or N)	Higher Jurisdictional Authority (Y or N)	State Mandated (Y or N)	Code Citation (Section, Paragraph, Page Number, date of adoption)
1) Building Code	Y	N	Y	Y	NYS Code Standards
2) Zoning Ordinance	Y	Y	Y	N	
3) Subdivision Ordinance	Y	N	N	N	Town Ordinance Early 90's
4) NFIP Flood Damage Prevention Ordinance (if you are in the NFIP, you must have this.)	Y	Y	Y	Y	
5) Growth Management	Y	N	N	N	
6) Floodplain Management / Basin Plan	Y	Y	Y	N	
7) Stormwater Management Plan/Ordinance	Y	N	N	Y	
8) Comprehensive Plan / Master Plan/ General Plan	Y	Y	Y	N	
9) Capital Improvements Plan	Y	N	N	N	
10) Site Plan Review Requirements	Y	Y	Y	N	NYS Code Standards
11) Open Space Plan	Y	N	N	N	
12) Economic Development Plan	N	Y	Y	N	
13) Emergency Response Plan	Y	N	N	Y	Fulton County Fire
14) Post Disaster Recovery Plan	Y	N	N	N	
15) Post Disaster Recovery Ordinance	Y	N	N	N	
16) Real Estate Disclosure req.	N	N	N	N	
17) Other [Special Purpose Ordinances (i.e., critical or sensitive areas)]	Y	Y	Y	N	

E.2) Administrative and Technical Capability

Staff/ Personnel Resources	Available (Y or N)	Department/ Agency/Position
1) Planner(s) or Engineer(s) with knowledge of land development and land management practices	Y	Fulton County Planning Department
2) Engineer(s) or Professional(s) trained in construction practices related to buildings and/or infrastructure	N	
3) Planners or engineers with an understanding of natural hazards	N	
4) NFIP Floodplain Administrator (if you are in the NFIP, you must have one.)	N	
5) Surveyor(s)	N	
6) Personnel skilled or trained in "GIS" applications	Y	Fulton County Planning Department
7) Scientist familiar with natural hazards in the Town of Ephratah	N	
8) Emergency Manager	Y	Fulton County Fire
9) Grant Writer(s)	N	
10) Staff with expertise or training in benefit/cost analysis	N	

E.3) Fiscal Capability

Financial Resources	Accessible or Eligible to use (Yes/No/Don't know)
1) Community Development Block Grants (CDBG)	Yes – Community Heritage
2) Capital Improvements Project Funding	No
3) Authority to Levy Taxes for specific purposes	No
4) User fees for water, sewer, gas or electric service	No
5) Impact Fees for homebuyers or developers of new development/homes	No
6) Incur debt through general obligation bonds	Yes – NBT Bank
7) Incur debt through special tax bonds	No
8) Incur debt through private activity bonds	No
9) Withhold public expenditures in hazard-prone areas	No
10) State mitigation grant programs (e.g. NYSDEC, NYCDEP)	No
11) Other	No

E.4) Community Classifications

Program	Classification	Date Classified
Community Rating System (CRS)	N/A	N/A
Building Code Effectiveness Grading Schedule (BCEGS)	-	-
Public Protection	N/A	N/A
Storm Ready	N/A	N/A
Firewise	N/A	N/A

N/A = Not applicable. NP = Not participating. - = Unavailable.

The classifications listed above relate to the community's effectiveness in providing services that may impact its vulnerability to the natural hazards identified. These classifications can be viewed as a gauge of the community's capabilities in all phases of emergency management (preparedness, response, recovery and mitigation) and are used as an underwriting parameter for determining the costs of various forms of insurance. The CRS class applies to flood insurance while the BCEGS and Public Protection classifications apply to standard property insurance. CRS classifications range on a scale of 1 to 10 with class one (1) being the best possible classification, and class 10 representing no classification benefit. Firewise classifications include a higher classification when the subject property is located beyond 1000 feet of a creditable fire hydrant and is within 5 road miles of a recognized Fire Station.

Criteria for classification credits are outlined in the following documents:

- The Community Rating System Coordinators Manual
- The Building Code Effectiveness Grading Schedule
- The ISO Mitigation online ISO's Public Protection website at <http://www.isomitigation.com/ppc/0000/ppc0001.html>
- The National Weather Service Storm Ready website at <http://www.weather.gov/stormready/howto.htm>
- The National Firewise Communities website at <http://firewise.org/>

F.) PROPOSED HAZARD MITIGATION INITIATIVES

Initiative	Mitigation Initiative	Applies to New and/or Existing Structures*	Hazard(s) Mitigated	Goals Met	Objectives Met	Lead Agency	Support agencies	Estimated Cost	Sources of Funding	Timeline
TE-1a	Where appropriate, support retrofitting of structures located in hazard-prone areas to protect structures from future damage, with repetitive loss and severe repetitive loss properties as priority. Identify facilities that are viable candidates for retrofitting based on cost-effectiveness versus relocation. Where retrofitting is determined to be a viable option, consider implementation of that action based on available funding.	Existing	Flood, Severe Storm	1, 2, 3, 5	1-1, 1-2, 1-3, 1-4, 1-6, 1-8, 2-4, 2-5, 3-1, 3-4, 5-2	Municipality (via NFIP Floodplain Administrator)	SEMO, FEMA	High	FEMA Mitigation Grant Programs and local budget (or property owner) for cost share	Long-term DOF
TE-1b	Where appropriate, support purchase, or relocation of structures located in hazard-prone areas to protect structures from future damage, with repetitive loss and severe repetitive loss properties as priority. Identify facilities that are viable candidates for relocation based on cost-effectiveness versus retrofitting. Where relocation is determined to be a viable option, consider implementation of that action based on available funding.	Existing	Flood, Severe Storm	1, 2, 3, 5	1-1, 1-2, 1-3, 1-4, 1-6, 1-8, 2-4, 2-5, 3-1, 3-4, 5-2	Municipality (via NFIP Floodplain Administrator)	SEMO, FEMA	High	FEMA Mitigation Grant Programs and local budget (or property owner) for cost share	Long-term DOF
TE-2	Consider participation in the Community Rating System (CRS) to further manage flood risk and reduce flood insurance premiums for NFIP policyholders.	New & Existing	Flood	1, 2, 3	1-2, 1-3, 1-4, 1-5, 1-6, 1-7, 1-8, 2-1, 2-2, 2-3, 2-4, 2-5, 3-1, 3-6	Municipality (via NFIP Floodplain Administrator)	SEMO, ISO, FEMA	Low - Medium	Local Budget	Short

SECTION 9.7: TOWN OF EPHRATAH

Initiative	Mitigation Initiative	Applies to New and/or Existing Structures*	Hazard(s) Mitigated	Goals Met	Objectives Met	Lead Agency	Support agencies	Estimated Cost	Sources of Funding	Timeline
TE-3	Continue to support the implementation, monitoring, maintenance, and updating of this Plan, as defined in Section 7.0. This includes gathering additional demographic, general building stock, critical facility, and event loss data (damages, high water marks, etc.) needed to enhance the County's vulnerability analysis (i.e., Level 2 HAZUS analysis) in future plan updates.	New & Existing	All Hazards	1 through 5	All	Municipality (via mitigation planning point of contacts)	County (through Mitigation Planning Coordinator), SEMO	Low – High (for 5-year update)	Local Budget, possibly FEMA Mitigation Grant Funding for 5-year update	Ongoing
TE-4	Maintain compliance with and good-standing in the NFIP including adoption and enforcement of floodplain management requirements including regulating all new and substantially improved construction in Special Hazard Flood Areas, floodplain identification and mapping, and flood insurance outreach to the community. Further, continue to meet and/or exceed the minimum NFIP standards and criteria through the following NFIP-related continued compliance actions identified as Initiatives 4a through 4e.	New & Existing	Flood, Severe Storm	1, 2, 3, 5	1-1, 1-2, 1-3, 1-4, 1-5, 1-6, 1-7, 2-1, 2-2, 2-3, 2-4, 2-5, 3-1, 3-6, 5-2	Municipality (via NFIP Floodplain Administrator)	SEMO, ISO, FEMA	Low - Medium	Local Budget	Ongoing
TE-4a	Consider the adoption of higher regulatory standards to manage flood risk (i.e. increased freeboard, cumulative substantial damage/improvements).	New & Existing	Flood, Severe Storm	1, 4	1-1, 1-2, 1-3, 1-6; All of 4	Municipality (likely through NFIP Floodplain Administrator)	SEMO, ISO, FEMA	Low	Local Budget	Short



SECTION 9.7: TOWN OF EPHRATAH

Initiative	Mitigation Initiative	Applies to New and/or Existing Structures*	Hazard(s) Mitigated	Goals Met	Objectives Met	Lead Agency	Support agencies	Estimated Cost	Sources of Funding	Timeline
TE-4b	Develop and implement an enhanced public outreach/education/information program for example: develop a flood risk management webpage where information and mapping can be posted, include NFIP information in regular newsletter and mailings, etc	N/A	Flood, Severe Storm	2, 5	All of 2; 5-2	Municipality (likely through NFIP Floodplain Administrator)	SEMO, ISO, FEMA	Low - Medium	Local Budget; FEMA HMA	DOF
TE-4c	Determine if a Community Assistance Visit (CAV) or Community Assistance Contact (CAC) is needed, and schedule if needed.	N/A	Flood, Severe Storm	1, 5	1-4, 1-6, 1-7; 5-2	Municipality (likely through NFIP Floodplain Administrator)	SEMO, ISO, FEMA	Low - Medium	Local Budget	Short
TE-4d	Have designated NFIP Floodplain Administrator become a Certified Floodplain Manager through the ASFPM, and consider relevant continuing education training such as FEMA Benefit-Cost Analysis.	N/A	Flood, Severe Storm	1, 3	1-4; 3-3	Municipality (likely through NFIP Floodplain Administrator)	SEMO, ISO, FEMA	Low - Medium	Local Budget	Short
TE-4e	Require and archive elevation certificates.	N/A	Flood, Severe Storm	1, 3	1-3, 1-4, 1-6, 1-7; 3-1	Municipality (likely through NFIP Floodplain Administrator)	SEMO, ISO, FEMA	Low	Local Budget	Short
TE-5	Continue to develop, enhance, and implement existing emergency plans.	New & Existing	All Hazards	1, 2, 3, 5	1-1, 1-6, 1-9, 2-2, 3-2, 3-3, 3-4, 3-5, 5-2, 5-3	Municipality	County Emergency Management, SEMO	Low - Medium	Local Budget	Ongoing
TE-6	Create/enhance/ maintain mutual aid agreements with neighboring communities for continuity of operations.	New & Existing	All Hazards	1, 2, 3, 5	1-1, 1-6, 1-9, 2-2, 3-2, 3-3, 3-4, 3-5, 5-1, 5-2, 5-3	Municipality	Surrounding municipalities and County	Low - Medium	Local Budget	Ongoing
TE-7	Support County-wide initiatives identified in Section 9.1 of the County Annex.	New & Existing	All Hazards	1 through 5	All	Municipality	County and Regional agencies (as appropriate)	Low - High	Existing programs and grant funding where	Ongoing – Long-term depending on



SECTION 9.7: TOWN OF EPHRATAH

Initiative	Mitigation Initiative	Applies to New and/or Existing Structures*	Hazard(s) Mitigated	Goals Met	Objectives Met	Lead Agency	Support agencies	Estimated Cost	Sources of Funding	Timeline
							for initiative)		applicable	initiative
TE-8	Review houses flooding on Old State Road with respect to mitigation of flooding and potential mitigation projects.	Existing	Flood, Severe Storm	1, 2, 5	1-1, 1-4, 1-8; 2-1, 2-4; 5-2	Municipality and Private Homeowners	Municipality	Low - High	FEMA Mitigation Grant Programs and local budget (or property owner) for cost share	Long-term depending on initiative
TE-9	Increase capacity of culvert on Green Street by St. Johnsville Reservoir to mitigate flooding.	Existing	Flood, Severe Storm	1, 3, 5	1-1; 3-3, 3-4, 5-3	Municipality	FEMA	Low - High	FEMA Mitigation Grant Programs and local budget for cost share	Long-term depending on initiative
TE-10	Increase capacity of culvert on Hill Road to mitigate flooding.	Existing	Flood, Severe Storm	1, 3, 5	1-1; 3-3, 3-4, 5-3	Municipality	FEMA	Low - High	FEMA Mitigation Grant Programs and local budget for cost share	Long-term depending on initiative
TE-11	Increase capacity of culvert on School Street to mitigate flooding.	Existing	Flood, Severe Storm	1, 3, 5	1-1; 3-3, 3-4, 5-3	Municipality	FEMA	Low - High	FEMA Mitigation Grant Programs and local budget for cost share	Long-term depending on initiative
TE-12	Increase capacity of culvert on Arthur's Road to mitigate flooding.	Existing	Flood, Severe Storm	1, 3, 5	1-1; 3-3, 3-4, 5-3	Municipality	FEMA	Low - High	FEMA Mitigation Grant Programs and local budget for cost share	Long-term depending on initiative
TE-13	Investigate engineering solutions to mitigate flooding caused by the County owned narrow bridge on Wood's Road. This bridge causes repetitive flooding affecting 3-4 houses.	Existing	Flood, Severe Storm	1, 3, 5	1-1; 3-3, 3-4, 5-3	County	Municipality FEMA	Low - High	FEMA Mitigation Grant Programs and local budget for cost share	Long-term depending on initiative
TE-14	Enhance community resilience to severe storms (incl. severe winter storms) by joining the NOAA "Storm Ready" program. "StormReady" communities are better prepared to save lives from the onslaught of severe weather through advanced planning, education and awareness. Participation in the NOAA "StormReady" program shall include providing information on the "StormReady" program, facilitating public outreach and awareness programs, and supporting community storm risk reduction activities as appropriate. Specific actions addressed by "StormReady" participation include establishing a 24 hour Warning Point, increase number of ways EOC receives NWS warnings, increase number of ways to disseminate warnings, monitoring hydrometeorological data, providing annual weather safety talks, train weather spotters, create a formal hazardous weather plan, host annual visits by NWS to communities, etc.									



SECTION 9.7: TOWN OF EPHRATAH

Initiative	Mitigation Initiative	Applies to New and/or Existing Structures*	Hazard(s) Mitigated	Goals Met	Objectives Met	Lead Agency	Support agencies	Estimated Cost	Sources of Funding	Timeline
	See above description	NA	Severe Storm, Severe Winter Storm	1, 2, 5	1-2, 2-1, 2-2, 2-3, 2-4, 2-5, 5-2	Municipal Administration	Fulton County Office of Emergency Services	Low	Local Budget	Short

Notes: Short term = 1 to 5 years. Long Term= 5 years or greater. OG = On going program. DOF = Depending on funding.

*Does this mitigation initiative reduce the effects of hazards on new and/or existing buildings and/or infrastructure? Not applicable (NA) is inserted if this does not apply.



G.) ANALYSIS OF MITIGATION ACTIONS

This table summarizes the participant's mitigation actions by hazard of concern and the six mitigation types to illustrate that the Town has selected a comprehensive range of actions/projects.

Hazard of Concern	Mitigation Type					
	1. Prevention	2. Property Protection	3. Public Education and Awareness	4. Natural Resource Protection	5. Emergency Services	6. Structural Projects
Earthquake	TE-3, TE-7	TE-3, TE-7	TE-3, TE-7	TE-3, TE-7	TE-3, TE-5, TE-6, TE-7	TE-3, TE-7
Flooding (riverine, flash, coastal and urban flooding)	TE-2, TE-3, TE-4, TE-4a to 4e, TE-7, TE-8	TE-1a and b, TE-2, TE-3, TE-4, TE-4a to 4e, TE-7, TE-8	TE-1a and b, TE-2, TE-3, TE-4, TE-4a to 4e, TE-7	TE-3, TE-4, TE-4a to 4e, TE-7	TE-2, TE-3, TE-5, TE-6, TE-7	TE-3, TE-7, TE-9 to 13
Severe Storms (windstorms, thunderstorms, hail, lightning and tornados)	TE-3, TE-4, TE-4a to 4e, TE-7, TE-8, TE-14	TE-3, TE-4, TE-4a to 4e, TE-7, TE-8	TE-3, TE-4, TE-4a to 4e, TE-7	TE-3, TE-4, TE-4a to 4e, TE-7	TE-3, TE-5, TE-6, TE-7	TE-3, TE-7, TE-9 to 13
Severe Winter Storm (heavy snow, blizzards, ice storms)	TE-3, TE-7, TE-14	TE-3, TE-7	TE-3, TE-7	TE-3, TE-7	TE-3, TE-5, TE-6, TE-7	TE-3, TE-7

Notes:

- 1. 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. Examples include planning and zoning, floodplain local laws, capital improvement programs, open space preservation, and storm water management regulations.
- 2. Property Protection:** 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.
- 3. Public Education and Awareness:** 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 school-age and adult education programs.
- 4. Natural Resource Protection:** Actions that minimize hazard loss and also 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.
- 5. Emergency Services:** 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.
- 6. Structural Projects:** 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.

H.) PRIORITIZATION OF MITIGATION INITIATIVES

Initiative #	# of Objectives Met	Benefits	Costs	Do Benefits equal or exceed Costs? (Yes or No)	Is project Grant eligible? (Yes or No)	Can Project be funded under existing programs/budgets? (Yes or No)	Priority (High, Med., Low)
TE-1a	11	H	H	Y	Y	N	M-H*
TE-1b	11	H	H	Y	Y	N	M-H*
TE-2	14	M	L-M	Y	N	Y	H
TE-3	27	M	M	Y	N (Yes for 5 year update)	Y	H
TE-4	15	M	L-M	Y	N	Y	H
TE-4a	8	H	L	Y	N	Y	H
TE-4b	6	M	L-M	Y	Y	N	M
TE-4c	4	M	L-M	Y	N	Y	H
TE-4d	2	M	L-M	Y	N	Y	H
TE-4e	5	M	L	Y	N	Y	H
TE-5	10	M	L-M	Y	N	Y	M
TE-6	11	M	L-M	Y	N	Y	H
TE-7	27	H	L-M	Y	Dependant on specific initiative	Dependant on specific initiative	H
TE-8	6	H	M	Y	Dependant on specific initiative	N	H
TE-9	4	M	M	Y	Y	N	H
TE-10	4	M	M	Y	Y	N	H
TE-11	4	M	M	Y	Y	N	H
TE-12	4	M	M	Y	Y	N	H
TE-13	4	M	M	Y	Y	N	H
TE-14	7	L	L	Y	Y	N	M

Notes: H = High. L = Low. M = Medium. N = No. N/A = Not applicable. Y = Yes.

*This initiative has a Medium priority based on the prioritization scheme used in this planning process (implementation based on grant funding), however it is recognized that addressing repetitive and severe repetitive loss properties is considered a high priority by FEMA and SEMO (as expressed in the State HMP), and thus shall be considered a High priority for all participants in the planning process.

Explanation of Priorities

- **High Priority** - A project that meets multiple objectives (i.e., multiple hazards), benefits exceeds cost, has funding secured or is an on-going project and project meets eligibility requirements for the Hazard Mitigation Grant Program (HMGP) or Pre-Disaster Mitigation Grant Program (PDM) programs. High priority projects can be completed in the short term (1 to 5 years).
- **Medium Priority** - A project that meets goals and objectives, benefits exceeds costs, funding has not been secured but project is grant eligible under, HMGP, PDM or other grant programs. Project can be completed in the short term, once funding is completed. Medium priority projects will become high priority projects once funding is secured.
- **Low Priority** - Any project that will mitigate the risk of a hazard, benefits do not exceed the costs or are difficult to quantify, funding has not been secured and project is not eligible for HMGP or PDM grant funding, and time line for completion is considered long term (1 to 10 years). Low priority projects may be eligible other sources of grant funding from other programs. A low priority project could become a high priority project once funding is secured as long as it could be completed in the short term.

Prioritization of initiatives was based on above definitions: Yes

Prioritization of initiatives was based on parameters other than stated above: Not applicable.

I.) FUTURE NEEDS TO BETTER UNDERSTAND RISK/VULNERABILITY

J.) HAZARD AREA EXTENT AND LOCATION

A hazard area extent and location map has been generated and is provided below for the Town of Ephratah to illustrate the probable 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 considered to be adequate for planning purposes. Maps have only been generated for those hazards that can be clearly identified using mapping techniques and technologies, and for which the Town of Ephratah has significant exposure. The County maps are provided in the hazard profiles within Section 5.4, Volume I of this Plan.

K.) ADDITIONAL COMMENTS

Historic damages identified due to hazard events include:

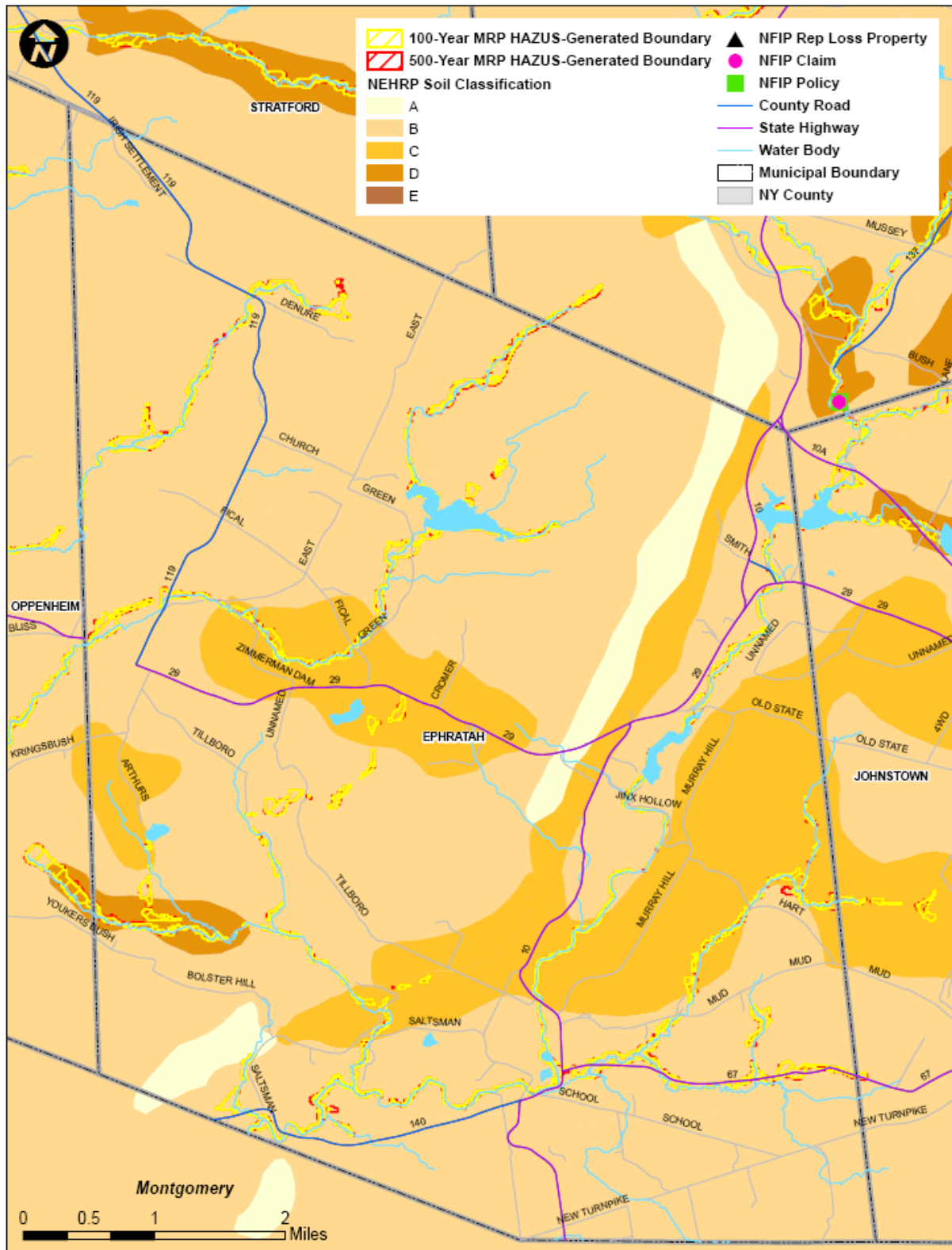
Flooding: Lost large culverts and roads in Ephratah and Lassaiville Rockwoat.

High winds: Loss of power line for up to 7-10 days at a time.

Winter storms: Heavy snow and ice.

The Town of Ephratah is currently adopting Site Plan Review Regulations which is a Land Use control.

SECTION 9.7: TOWN OF EPHRATAH



Sources: FEMA Region II, 2010; HAZUS-MH MR4; NYSDFC, 2008

Notes: NFIP = National Flood Insurance Program. The entire municipality is vulnerable to the following hazards: earthquake, severe storm, and severe winter storm.

