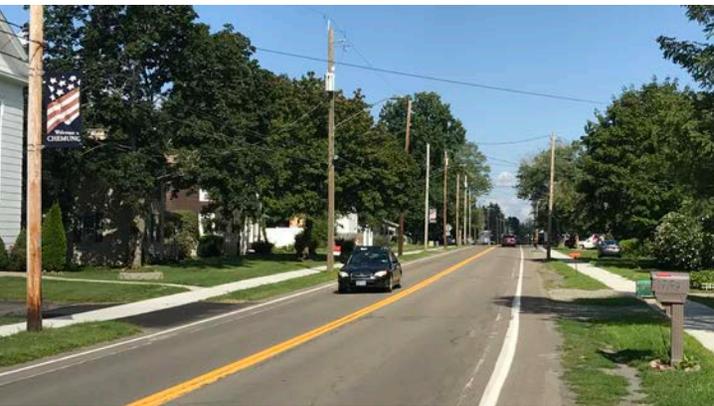


# Town of Chemung

## Comprehensive Plan



September 2018

Prepared for: Town of Chemung  
Prepared by: Ingalls Planning & Design



# Acknowledgements

Many community members contributed significant time and effort in the development of this Comprehensive Plan. Their passion, enthusiasm and commitment are greatly appreciated.

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## Funding

This project was funded by the Town of Chemung.

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# Introduction

## What is a Comprehensive Plan?

The best first step to understand the purpose of this plan is to first define common misconceptions associated with Comprehensive Plans. First, this plan is NOT law and by extension cannot impose strict land use regulations or zoning amendments. Comprehensive Plans do, however, inform and guide a municipality's decision-makers in areas such as municipal operations, community development and investment, land use impacts, protection of natural resources, and other policy areas.

It is important to note that Comprehensive Plans are provided for by New York State Municipal Law. According to NYS Town Law Section 272-a, a Comprehensive Plan is defined as"

*"..the materials, written and/or graphic, including but not limited to maps, charts, studies, resolutions, reports and other descriptive material that identify the goals, objectives, principles, guidelines, policies, standards, devices and instruments for the immediate and long-range protection, enhancement, growth and development of the Town."*

## Benefits of a Comprehensive Plan

Planning can be a significant undertaking for a municipality, but the benefits of having a Comprehensive Plan are incredibly helpful. Small rural towns like Chemung have their own unique sets of challenges, and Comprehensive Plans identify positive changes that members of the community want to see in the future. In this plan, Chemung outlined potential funding sources and a prioritization that will assist them in the pursuit of monetary grants for necessary and highly desired projects.



Farm in Town of Chemung

A Comprehensive Plan can be a useful tool for communities looking to be proactive about their needs and opportunities. Although plans may vary in terms of focus, format, length and content, they are considered a formal statement that a municipality is recognizing the desired vision and policies of its residents and stakeholders.

In the spring of 2017, the Town of Chemung developed their first Comprehensive Plan. Chemung chose to develop a Comprehensive Plan to address some current issues including an aging population and housing stock, infrastructure difficulties that range from sewer to water to broadband coverage.

## Plan Purpose & Intent

The primary purpose is, of course, to put Chemung's vision for its future on the record. Any development, proposal or action, whether private or public, should take into consideration both the Town's vision and the stated priorities and recommended actions expressed later in this plan. It provides future investors with a better understanding of what the Town is likely to support and the types of actions that are preferred. In addition, the plan provides the Town with greater leverage to influence planning activities and programs instituted by other governmental authorities including Chemung County and New York State agencies. Both County and State agencies in New York often take local plans into consideration before pursuing any development, proposal, or action.

The Plan is also intended to articulate the priorities and concerns of local residents and identify the most important values community



Church along Main Street in Hamlet of Chemung



Diversion Brewing Co. off Wyncoop Creek Road

*This marks the very first Comprehensive Plan for the Town of Chemung! The use of this plan will increase Chemung's ability to both apply for and obtain grant funding. Additionally, the words and ideas reflected in this plan will strengthen the enforceability of subsequent laws and policies adopted by the Town.*

members associate with life in Chemung. It establishes policies and objectives that reflect those values and provides a set of priorities and recommended actions to help Chemung achieve its vision. Once completed, a comprehensive plan directly or indirectly informs a number of municipal functions and initiatives. These include, but are not limited to, the following areas:

### *Grant Acquisitions:*

Federal and State funding is increasingly tied to a municipality's Comprehensive Plan. Projects and programs that are both identified in the Plan and supported by the public are more likely to be successful in obtaining funding.

### *Zoning, Subdivision, and Land Development:*

A Comprehensive Plan can inform future regulatory changes in a municipality. Over time, regulatory tools such as local land use laws, zoning, subdivision requirements, and environmental protection areas can serve to implement some of the recommended actions within this plan.

### *Budgeting and Capital Improvement Planning:*

A comprehensive plan can be used as a tool during the development of a municipality's annual budget. The projects and programs contained in the Plan may be included in the budgeting process to ensure the community's priorities are being considered and addressed.

# Town Snapshot

The existing conditions of a community are important to consider during the initial phase of the planning process. This section is intended to provide a “snapshot” of where the Town of Chemung is today and, to some degree, where it is going in the future. It includes information that is likely to influence future decisions, and, importantly, the recommendations made as part of this Plan. It is intended to inform the development of the Comprehensive Plan in a way that reflects the desires and values of local Chemung residents.

The information chosen to be included for review is based on discussions with the Comprehensive Plan’s Steering Committee as well as sound planning practices typical for the future planning of a small town. The sources used to gather this information include but are not limited to:

- United States Census
- Chemung County Planning Department
- New York State Department of Transportation
- Site Visits and Reconnaissance by Ingalls Planning & Design

## Historical Context

Originally, the Iroquois inhabited the land that is now the Town of Chemung. The Iroquois translation for the Town’s name is ‘Place of the Horn’ and the land is so named because of a large mammoth tusk that was found alongside the river by American Indians. The Iroquois and Seneca tribes lived along the Chemung River close to the Town Center and Chemung should strive to preserve some of this land as historically significant open space.

Chemung played an important role in the American Revolution, with several battles taking place within the Town boundaries. The Battle of Newtown took

place in parts of Chemung and the hamlet of Lowman in the neighboring Town of Ashland. The Town should consider preserving some of this land, north of County Route 60 and just east of Lowman Road, as a historic Revolutionary War site. Chemung should also consider re-naming some Town-controlled roads to old historic road names to further reflect the Town’s history.

American settlers began to move into the Chemung River valley in 1784, making their way up or along the river in flat boats, canoes, durham boats, and on foot. Grist and saw mills developed along the river at a quick pace and the State Legislature determined the Chemung River to be navigable in 1813. The Town continued to develop using the river as a primary asset and impetus for most economic manufacturing, trade, and prosperity. The Chemung River is now primarily used for recreation such as boating, kayaking, fishing, and hiking.

Additional information concerning Chemung’s Town history can be found at [HistoricalEchoes.weebly.com](http://HistoricalEchoes.weebly.com) or on the Town’s website.

## Existing Traffic & Vehicle Access

There are several major State and County roads as well as one Interstate highway that runs through the Town of Chemung. Existing traffic data was acquired from the New York State Department of Transportation (DOT). Drivers access the Town of Chemung primarily through County Route 60 and the Southern Tier Expressway which both run east-west. Drivers can also reach the Town on County Route 3 which runs north-south to Chemung’s Main Street where it becomes State Route 427. Average annual daily traffic (AADT) counts that are recorded by the State’s Department of Transportation (NY-DOT) convey that there is a steady amount of through traffic using Chemung’s road network.

Figure 1 shows the AADT for several important road segments including counts for the Southern Tier Expressway, which carries greater than 21,000 vehicles by Chemung every day. These and other roads and their respective count data are noteworthy when considering recommendations for future development in Chemung.

- Southern Tier Expressway (Western Town border to State Rte. 427) - 21,153
- Southern Tier Expressway (State Rte. 427 to County Rte. 56) - 21,540
- Southern Tier Expressway (White Wagon Rd. to Eastern Town border) - 24,853
- County Rte. 3 (Hilliker Rd. to Main Street) - 1,024
- County Rte. 60 County Rte. 2 to Wyncoop Creek Rd.) - 715
- County Rte. 60 (Wyncoop Creek Rd. to Railroad St.) - 2,195
- County Rte. 60 (Railroad St. to County Rte. 71) - 1,446

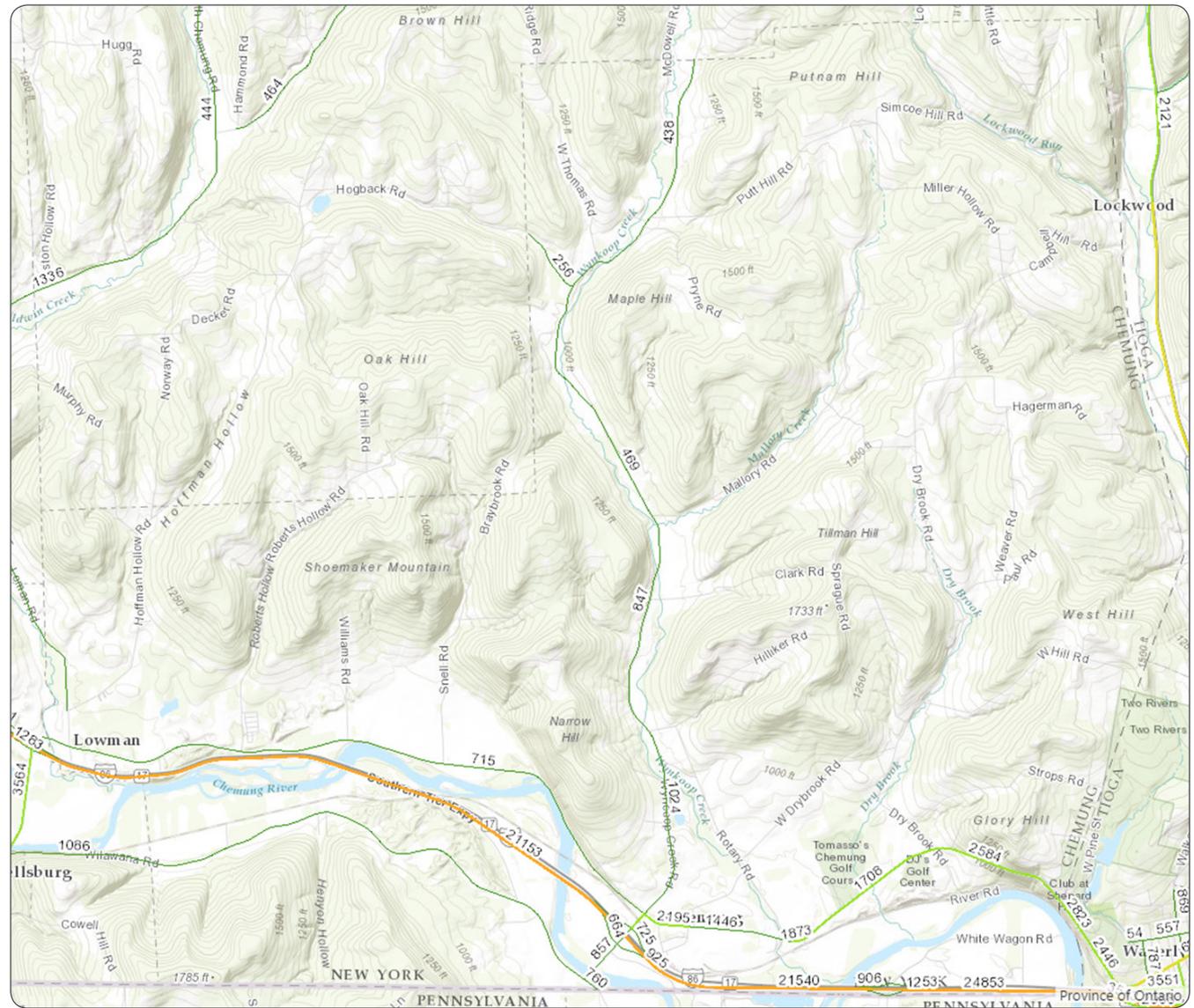


Figure 1: Existing Traffic Conditions

## Existing Land Use

One glance at the maps on the following pages shows that they tell two different stories. A land use map should more or less reflect the municipality’s zoning code, and Chemung’s existing land use and existing zoning maps need to be more consistent with one another. The future land use map will guide necessary changes to the Town’s zoning code to align Chemung’s zoning and land use while also reflecting the desires of the community.

Much of the land use in the Town of Chemung is for rural and agricultural uses, as Figure 2 more clearly indicates. Roughly 14,300 acres within the Town of Chemung are currently dedicated to agricultural uses including rural residential and agriculture production. This equates to about 45.3% of the Town’s total land area.

Most of the remaining Town land is used for residential purposes, including single family homes, mobile and manufactured homes, and a few seasonal residences. Most commercial uses are located nearer to the Town’s center or Hamlet area. One potential challenge for Chemung during this process was planning for the vacant and unknown parcels within the Town. More than 10,400 acres inside the Town of Chemung are either vacant or of an unknown land use, which is about 33.1% of the total Town acreage.

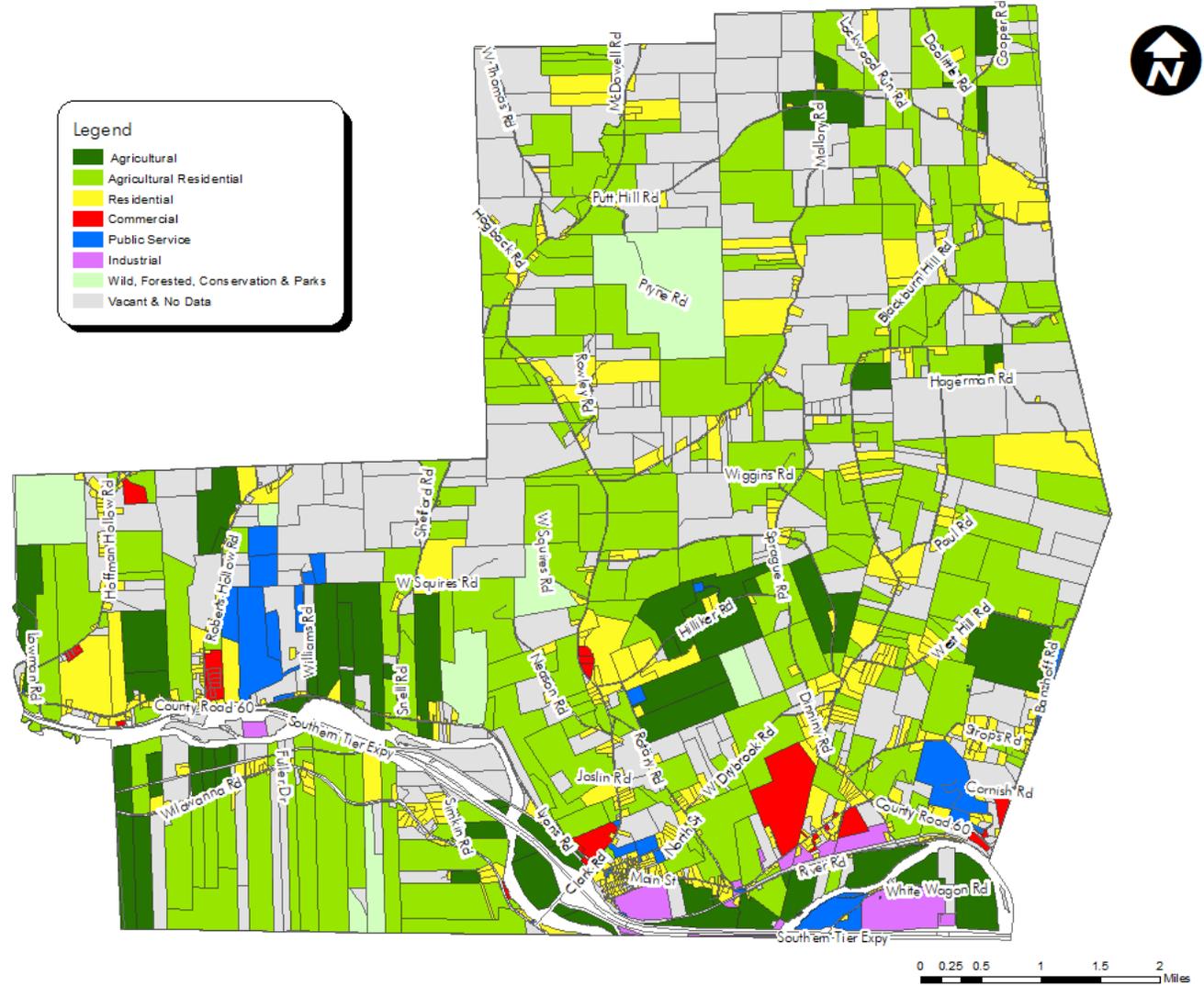


Figure 2: Existing Land Use

## Existing Zoning

Chemung is primarily zoned for residential uses, and a majority of the Town's parcels are zoned Residential-Agriculture, including most of the land in northern Chemung. There are a few parcels designated for denser residential uses, R-1 and R-2, near the Main Street.

There is a small group of parcels that fall under a highway commercial designation in the south-east portion of the Town just off of the exit of I-86. There are a few additional business-highway designations located in the Town: one on the border of Tioga County, one at the location of the Chemung Speedrome racetrack, and one closer to the western Town border with Ashland.

A small cluster of properties zoned for industrial use is located near the southern border, and contains both the Vulcraft Group manufacturing plant as well as the CVS distribution center. One thing the Town considered was reclassifying the highway commercial district into a mixed use district. A key takeaway that was reinforced by both the committee and the public was that the Town will make modest residential and commercial growth a priority. While an increase in development can be positive, it was equally important to identify how and where growth should occur in a way that will not compromise Chemung's rural character.

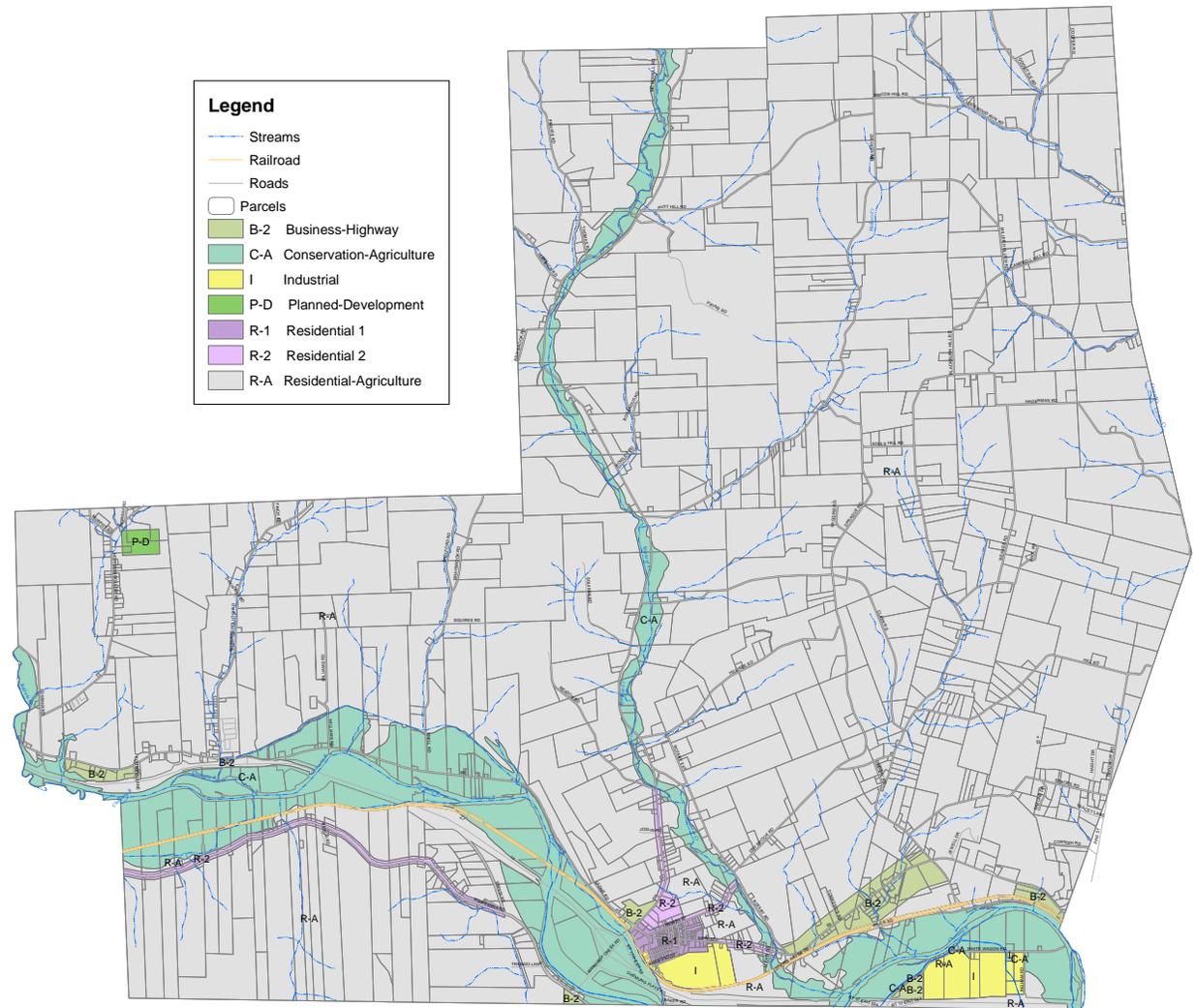


Figure 3: Existing Zoning

## Demographics

Demographic data reveals that the population for the Town of Chemung has decreased and is continuing to decrease. This was considered in all future land use decisions. Some existing properties could benefit from changing to a mixed use designation to offer landowners in the Hamlet and nearer the interstate more flexibility, and consideration was given to this when developing a future land use map.

Additionally, attracting a younger population to replace older residents who either relocate or pass away should be a priority for Chemung. The future land use map considers what the younger population of Chemung wants and desires from their Town.

The population of Chemung is aging quickly and fewer younger people are remaining or relocating to the Town. The median age, as shown in Figure 4, has increased from 42.1 in 2010 to 45.3 in the most recent ACS estimate in 2016. While causation for these changes can be difficult to determine, it is clear that Chemung ought to develop methods for retaining and attracting younger residents to replace those Town members who have migrated or passed away.

The current median age in Chemung (45.3 years old) is higher than both the County, which is around 41.0, and New York State as a whole, which is 38.2. This is consistent with current demographics for most rural and small municipalities throughout the State, however, as much of New York's youth and population growth are taking place in and around New York City.

Poverty in Chemung has gradually risen in the last few years. The poverty rate for those aged 18-64 was most recently reported as 14.2% in the Census's American Community Survey. These data are

Town of Chemung Demographics - Age			
	Chemung	Chemung County	New York State
2010 Population	2,563	88,830	19,378,102
2016 Population Estimate	2,457	87,742	19,697,457
2010 Median Age	42.1	40.9	38.0
2016 Median Age Estimate	45.3	41.0	38.2

Figure 4: Age - General

## Age

Chemung is similar - in some key demographic ways - to many other small Towns, Villages, and Cities in New York State. According to the American Community Survey, the Chemung's total population has shrunk by 2,457 people. Additionally, the population of the Town is progressively aging at a fairly consistent rate. The percentage of Chemung residents over the age of 45 increased 45.6% in 2010 to 50.5% in 2016. Conversely, the population of the youngest cohort aged between 0-19 has fallen from 25.8% in 2010 to 23.1% in 2016 as shown in Figure 5 below.

Town of Chemung Demographics - Age			
Census 2010		2016 ACS Estimate	
0-19	25.8%	0-19	23.1%
20-44	28.4%	20-44	26.2%
45+	45.6%	45+	50.5%
Census 2010		2016 ACS Estimate	
45-54	17.4%	45-54	14.0%
55-64	13.27%	55-64	20.3%
65+	14.9%	65+	16.2%

Figure 5: Age - Specific

from 2016 and are higher than the poverty estimates for the same age range in 2014 and 2013, which are 10.4% and 8.9% respectively. While Chemung’s rate of poverty is lower than both national and New York State estimates, its growth should be considered in future planning efforts.



Figure 6: Population Comparisons

Recommendations within this Comprehensive Plan should be mindful of the demographic realities that are present in the Town of Chemung, Chemung County, and New York State. The Town should consider taking specific actions to try to retain its current population of younger residents while also recognizing the needs of an aging community. This can be a very difficult duality to attempt to balance, so this plan will take a few approaches to try to address the current and future demographics of Chemung.

## Existing Parkland & Trails

The primary public park for the Town of Chemung is White Wagon Park, which is located off of White Wagon Road. The park lies north of the CVS distribution center, and less than a mile from the Pennsylvania state line. The park contains a pavilion with several picnic tables, as well as grills and a boat launch that provides access to the Chemung River for fishing and boating.

While not Town-owned or maintained, it should be noted that the Maple Hill State Forest is located in Chemung, providing free outdoor recreation to Town residents and other visitors alike. The state forest provides hunting and trapping opportunities, as well as wildlife viewing.



View of Chemung River from O'Brien's Inn

# Moving Forward

Collecting impactful and meaningful public ideas, suggestions, and feedback is one of the most important tasks in creating a comprehensive plan. A primary purpose of developing a plan is to help communities guide future development in a way that is reflective of its own residents. A comprehensive plan should result from ideas and priorities of community members, and Chemung's plan is no different. Feedback from both the plan's steering committee and community members were considered and included in the plan's recommended actions.

Continuous and far-reaching public outreach allows all people to comfortably express their feelings about the community including what they value and what issues they think should be addressed. An engaging public participation process can result in members of the public expressing excitement and ownership of the plan. The excitement and accountability are needed for communities to enact positive change.

## Community Planning & Design Workshop

On August 16, 2017 the steering committee for the Comprehensive Plan, along with the consulting team, gathered community members at the Chemung Town Offices for a community workshop and brainstorming session. Approximately 65 community members attended including residents, business owners, and property owners.

The intent of this workshop was not for residents to come to air their grievances – although Town issues were solicited and discussed – but for attendees to get together to discuss Chemung in a positive and constructive manner. One objective was to evaluate the Town's issues, opportunities, assets, and values while also considering the ideal vision of for the future of Chemung.

Having a vision can motivate residents by providing a long-term goal for the community. It must be remembered, however, that a vision is an ideal state. Therefore, it may not be attained in its entirety but it can and should guide Town actions toward future development.

Attendees completed an image preference survey, a visioning brainstorm session, and a mapping activity to help develop a long term vision and guide future land use development for the Town of Chemung. Additionally, workshop attendees were asked to identify what they valued about Chemung. These values will inform the planning process and provide a guide to future planning principles.

Attendees were asked to provide their own personal vision - in one word or a short phrase - for the future of the Town. These words are expressed in the word cloud below.





## Chemung Vision Statement:

“The Town of Chemung is a friendly community that is home to all ages. Chemung’s peaceful and beautiful rural landscapes and its variety of wildlife encircle a compact Town center with several local businesses.”

Members of the public stressed the importance of rural character and open space, family-owned and small local businesses, and the friendly and quiet community. The above statement was crafted using language that came directly from this visioning activity of the public workshop. The word cloud on the previous page represents the most popular visions, which helped to guide the creation of the Vision Statement.

Workshop attendees were also asked to consider the most important issues, assets, and opportunities facing the Town. Some of the most repeated issues were a lack of zoning and land protections and infrastructure issues ranging from sewer to water to broadband. Opportunities included tapping into natural gas possibilities, preserving a compact Town center, and protecting the rural landscapes.

Community members repeatedly mentioned many assets that could also represent opportunities for Chemung’s future. The Chemung River, rural character, agriculture were the top three assets listed by workshop attendees. The river presents a lot of potential for the Town and the White Wagon park and boat launch were also commonly mentioned as important Town assets. In the following section, these issues, assets and opportunities are reflected in both recommended future land uses as well as priority projects and actions.

After discussing the vision, issues, opportunities, and assets, community members identified their Town’s values. Facilitators implored respondents to consider things which they were unwilling to compromise. The responses to this question yielded the Value Statements. shown on the opposite page. These statements are intended to guide the rest of this Comprehensive Plan, and they also should be considered during any future development in Chemung.

The Value Statements provide guidance on what’s important to people in the community, while the Planning Principles provide a bridge from the important and uncompromising values to future plans and projects. The Planning Principles were crafted with Chemung’s values in mind, but they are phrased to be more instructional and are less conceptual.

The Value Statements and Planning Principles together provide a decision-making framework for future development that will help Chemung adhere to the ideals of this Comprehensive Plan and stay on track toward their desired future.



Farmland Animal Park off Wyncoop Creek Road

# Values

# Principles

## WE ARE...

A FRIENDLY AND CLOSE-KNIT COMMUNITY WHERE THE PEOPLE CARE FOR ONE ANOTHER.

## WE WILL...

PROVIDE A FRAMEWORK FOR MODEST GROWTH TO PRESERVE AND ENHANCE COMMUNITY TOGETHERNESS AND A SMALL-TOWN FEEL.

## WE ARE...

A COMMUNITY THAT VALUES OUR OPEN COUNTRYSIDE AND NATURAL RESOURCES.

## WE WILL...

PROTECT THE COUNTRYSIDE AND NATURAL RESOURCES BY LIMITING GROWTH TO A FEW TARGETED AREAS.

## WE ARE...

PASSIONATE PEOPLE WHO CARE ABOUT THE FUTURE OF THE COMMUNITY AND WANT TO BE INVOLVED.

## WE WILL...

ENDEAVOR TO INVOLVE ALL COMMUNITY MEMBERS IN PLANNING THE FUTURE OF OUR TOWN.

## WE WILL...

SUPPORT THE NEEDS REQUIRED TO RETAIN AND ATTRACT YOUNGER FAMILIES.

# Follow Through

One of the primary functions of a Comprehensive Plan is to provide communities with guidance for future land use. The ensuing Future Land Use Map should be the first tool Chemung uses to aid in land use and development decisions. It is intended to be a generalized vision of the community's land use over the next decade.

Unlike the Town Zoning Map, the Future Land Use Map does not represent clear regulatory boundaries. This is intentional. Future land use designations are meant to represent the community's desires, but do not represent codified changes. Future land use changes would ideally be implemented in a future update to Chemung's zoning code, but offer no regulatory power on their own.

## Future Land Use Categories & Descriptions

### Low Density Residential

Land within this designation is largely comprised of single family homes on lots with private open space. Low density residential is only represented by a few areas on the Future Land Use Map.

### Residential Agriculture

This land includes a mixture of rural residential homes and agricultural uses including crop fields, animal raising and farm stands.

### Residential Cluster Development

Cluster development contains more compact residential developments that are often on smaller lots and connect the neighborhood streets to an existing road network.

### Agricultural

Land within this designation includes existing and working farms, as well as other agricultural uses including crop production and animal raising.

### Mixed Use

The land in this area provides a variety of residential uses blended with community uses and some neighborhood commercial uses. The mixed use designations are located in the Hamlet of Chemung, and in close proximity to the I-90 interchange. This encourages development that would attract some of the heavy daily interstate traffic.

### Mixed Industrial

This includes both Vulcraft and CVS and land near both of those facilities. A mix of industrial uses could include light manufacturing, assembly, warehouses, and distribution centers.

### Public Services

Public Service land is comprised of publicly owned and maintained utilities, buildings, parks, and open space.

### Cluster Developments



A cluster residential development is a group of homes that are built close together in order to protect rural landscapes and/or open space.

Through cluster housing, communities are able to provide more housing in fewer acres without the negative consequences of sprawl.

Image details: La Citta Vita, Residential Cluster, Creative Commons Attribution-Share Alike 2.0 Generic, original image in adaptation, acquired from [https://commons.wikimedia.org/wiki/File:Residential\\_cluster\\_\(6046077008\).jpg](https://commons.wikimedia.org/wiki/File:Residential_cluster_(6046077008).jpg)

# Future Land Use

## Legend

- Low Density Residential
- Residential Agriculture
- Residential Cluster
- Agricultural
- Mixed Use
- Mixed Industrial
- Public Services
- Maple Hill State Forest

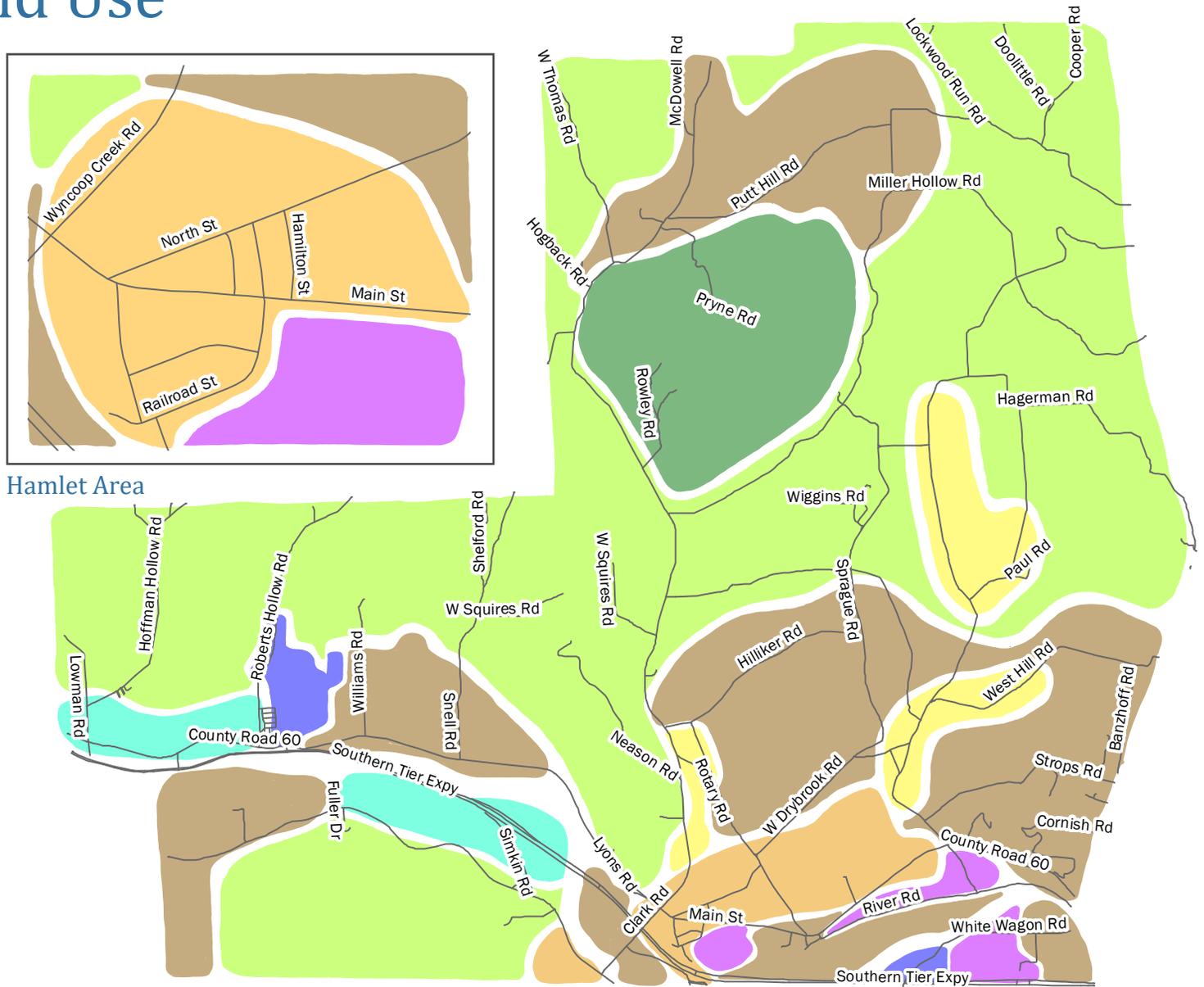


Figure 7: Future Land Use

## Desirable Characteristics

It can be difficult for community members to envision what they want their community to be like in the future without some visual or graphic depiction. An image preference survey (IPS) is an effective tool to help shape a consensus for what a community desires. An IPS was administered at the community workshop in August 2017. Fifty-three community members participated in the survey.

Respondents were asked to pay particular attention to the different design treatments, land uses, and types of development. The workshop attendees were asked to rank 25 images on a scale of 1-10. Each image was on screen for about 10 seconds to ensure that a respondent's first instincts were captured.

The three images on this page are the ones that were ranked the highest by the survey respondents. Average responses for these images scored between 7 and 9 on the scale of 10. While these images were not the only input for crafting land use, design and development recommendations, they are important references for any future Town plans and projects.

These highly ranked images convey several ideals important to survey respondents. Trails, recreation, and open space are important to community members. Additionally the natural landscape and rural farmland are important takeaways from these images. Taken together, the highly ranked images convey a desire to engage in and protect the natural beauty and character of the Town of Chemung. This notion was also reflected in the visioning session.



## Undesirable Characteristics

The three images below are the ones that ranked the lowest among residents that took the image preference survey. Average responses for these images scored between 2 and 3 on the scale of 10. Similar to the three highest ranking images, these images will not be the only considerations when reviewing development, but they should be considered.

After reviewing the lowest ranked images, it's clear residents were concerned about some forms of traditional suburban development. The community does not appear to want large-lot multi-family or single-family subdivisions. This is not to imply that all residential subdivision should be deterred, but that residential subdivision should develop in a way that avoids sprawl.

Cluster housing is a method of residential development that will be considered in the future. This method encourages denser housing options with smaller individual lots and often includes residential streets that connect to existing roads.

Most importantly, these housing options make it easier to protect open space and the highly valued rural character of the Town. An additional benefit is cheaper infrastructure implementation as water, sewer, electric, and broadband connectivity will not need to be stretched as far in a neighborhood featuring cluster housing.



## Targeted Growth and Development

Analysis of specific responses from the image preference survey can lead Chemung to confident choices in the recommendations within this Comprehensive Plan as well as any future projects and plans. The following discussion will focus on comparisons between two images from the survey, compare how they were ranked, and discuss important takeaways.

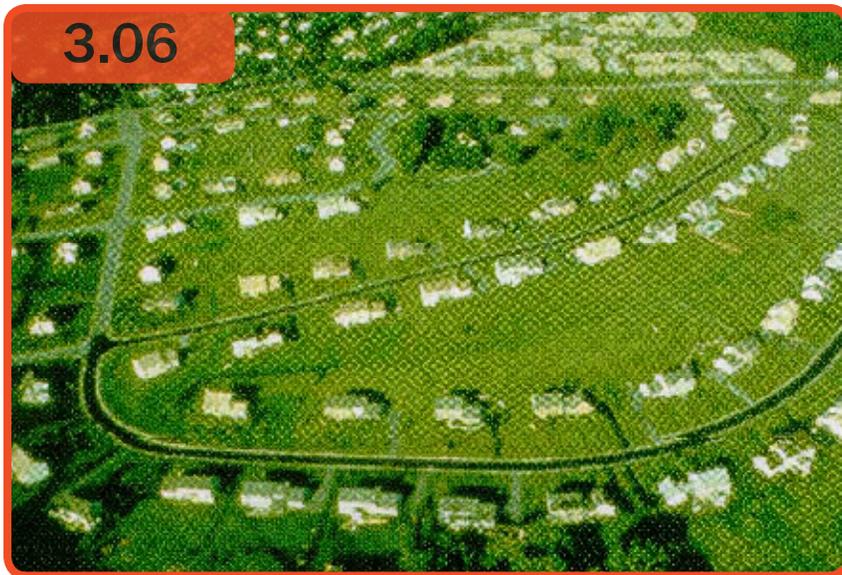
The two images on this page show the response for two images that show different birds-eye views of communities. These images speak to distinctly different types of residential character for rural communities. The average scores for each image are shown in the upper corners of each image.

The first image shows homes that are spread out over a high amount of land. This development also shows meandering suburban-style residential streets that function to service the homes in the development. The second image shows a small Hamlet or Village that has denser development surrounded by rural or agricultural parcels.

Survey respondents at the workshop preferred the second image to the first. Future development should strive to reflect more compact development. In this regard, it would make sense to encourage development to take place in and near the Hamlet of Chemung.

Throughout the planning process, it was apparent that both the steering committee and community members were in favor of targeted growth and development. Their fear centers around allowing flexible development everywhere in the Town including areas that would provide infrastructure difficulties. This also points to the Hamlet as a logical area for future development opportunities.

Moreover, one of the identified Planning Principles from the previous section stresses the importance of protecting natural resources and rural landscapes. Through encouraging compact mixed use development in the Hamlet, Chemung will be able to better preserve their natural landscapes.



## Priorities and Recommended Actions

It's important to recognize that a small rural town like Chemung will not have the capacity and internal resources that are available to larger municipalities. Comprehensive plans often leave municipalities with a laundry list of recommendations that can be overwhelming and difficult for smaller communities to implement.

This Comprehensive Plan provides Chemung with focused recommended actions that the Town can comfortably begin to address. Moreover, some of these recommendations only require effort and initiative from government staff. In this way, the Town can feel confident about their ability to actually complete some of the recommended actions in the following pages.

Instead of providing a long list of recommendations requiring high levels of funding, political capital and community support, this plan will leave Chemung with four specific priorities:

- Housing;
- Infrastructure;
- Cooperation and Coordination; and
- Zoning and Regulatory Framework.

These four priorities were developed after engaging both the community and Town stakeholders. The priorities were created using an outcome-based approach that identified ideal end goals for each priority. Chemung then conceived of actions that would satisfy and support ideal outcomes for each priority. This process afforded Chemung the opportunity to answer the question of "What needs to be done?"

Each priority has its own respective set of recommended actions with prospective timelines for completion for each action. In taking this approach, the priorities have more clarity and Chemung has a detailed list of what needs to be completed to move forward with this comprehensive plan.

Through a thoughtful and outcome-based process and the efforts of the Town's staff, these recommended actions should be easier to pursue and complete. In this way, it is less likely that this comprehensive plan will become obsolete and collect dust on a shelf.

### How to Use This Plan

The following pages contain five steps that provide specific guidance for how to start improving each focus area. These steps include:

#### Why?

What makes this focus area important to Chemung and why should it be prioritized?

#### Outcomes Sought

What are the ideal outcomes that would result from addressing this focus area?

#### What?

What are some of the potential projects and actions that need to take place to help realize the outcomes?

#### Resources?

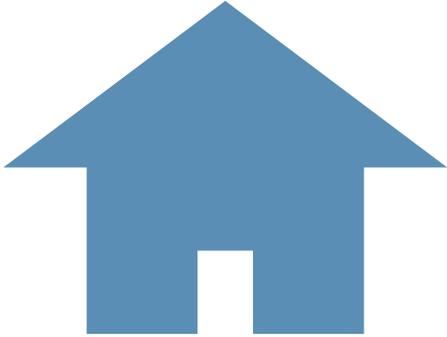
Are there any existing organizations, grant programs, or other sources that could provide guidance and assistance in completing the projects and actions?

#### Catalyst

What are the first steps that Chemung can begin tomorrow?

It's crucial to acknowledge that many of the recommended actions will require research, diligence and hard work from the staff and people of Chemung. Through this recognition, it is less likely that the Comprehensive Plan will become stagnant, collecting dust on a shelf.

## Housing



### Why?

Aging communities such as Chemung have two inherent difficulties with housing. Much of the housing stock will eventually be unappealing to an older population that will likely seek one-story homes or smaller apartment units.

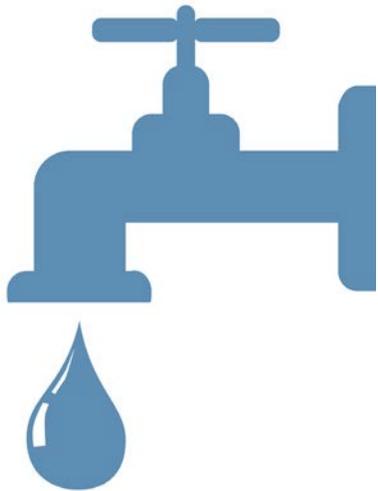
Younger families and Millennials, however, have different housing needs. They often do not want a large house or lot, and desire a home with little maintenance that is efficiently sized for the needs of their family.

### Outcomes Sought:

- Housing options that cater to both an aging population as well as younger families
- Clustered housing developments that will not infringe on rural character and open space in Chemung



## Infrastructure



### Why?

The lack of many of these infrastructure services will continue to inconvenience Chemung and its residents. Without well-connected systems, the Town may not be able to fully capitalize on potential development opportunities.

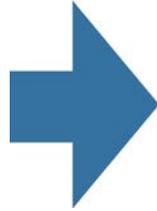
Additionally, younger families and Millennials view broadband connectivity as a necessity to their daily lives. Without an efficient system in place, Chemung will likely not be able to retain and attract young people.

### Outcomes Sought:

- Expansion of sewer and water lines to support targeted areas of Chemung
- Wider network of broadband connectivity
- Faster and more reliable internet and cell service

**What?**

- Facilitate senior-friendly residential development.
- Be aggressive in code enforcement to maintain existing housing stock
- Facilitate cluster residential development.
- Create incentives to jumpstart residential development. Potential incentives include assisting in land assembly and investing in public infrastructure.

**Catalyst**

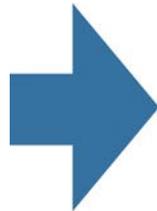
- Modify Town Zoning Code to accommodate market-rate senior housing developments in areas within and near the Hamlet.
- Convene with Code Enforcement Officer and Town attorney to review existing property maintenance measures in the Town Code and identify potential revisions.
- Modify Town Zoning Code to accommodate cluster residential development in areas identified on the Future Land Use map.

**Resources?**

- Commitment of time from Town staff, including the Code Enforcement Officer and Town Attorney
- Chemung County Planning Department
- The American Planning Association (APA) is a great resource with policy guides and suggestions for communities looking to “age in place”

**What?**

- Establish a Sewer District in the Hamlet area
- Engage Chemung County to help carry out asset inventory for broadband expansion
- Install new water infrastructure in the Town and Hamlet areas

**Catalyst**

- Meet with Town Attorney, Comprehensive Plan steering committee members, Town Staff, and CCSD to establish a sewer district for the Hamlet.
- Meet with Chemung County Planning to discuss the existing County-wide survey and request assistance with an asset inventory for the Town.
- Work with Town Staff, County Planning or hire a consultant to put together a grant application for water expansion into the Hamlet

**Resources?**

- Commitment of time from Town staff, including the Code Enforcement Officer and Town Attorney
- Chemung County Sewer Districts (CCSD)
- Elmira Water Board
- Chemung County Planning Department

## Cooperation & Coordination



### Why?

The Town of Chemung has a passionate and enthusiastic community that is actively involved and eager to participate and contribute even more in Town activities, meetings, plans and ideas. Chemung should take advantage of this and pursue more collaboration with community members, who will be able to bring different expertise to help improve the Town.

### Outcomes Sought:

- Cooperative Town partnerships
- Strong communication between and among all government organizations, community organizations and community members



## Zoning & Regulation



### Why?

In order to further the desires of the Town and its community members, positive changes from this plan may require zoning and regulatory changes.

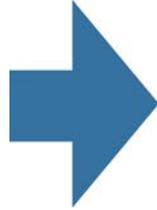
### Outcomes Sought:

- Implement land use recommended actions and ideas from the Future Land Use Map



**What?**

- Bring existing government and community organizations together to discuss how to further and more frequently engage the public
- Solicit younger community to get involved in Town Hall meetings and Town boards and organizations
- Improve and modernize Town's website

**Catalyst**

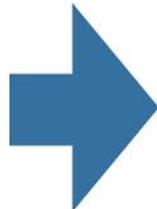
- Conduct a meeting of the Comprehensive Plan's steering committee to identify opportunities to expand the reach of Chemung.
- Reach out to local professionals who could help implement aspects of the comprehensive plan. This could include realtors, HR professional, business owners, web and graphic designers, and students studying various disciplines.

**Resources?**

- Commitment of staff and time
- Commitment of community organizations and community members
- \$5,000-\$10,000 to upgrade Town's website
- Expertise and guidance from social media experts

**What?**

- Complete a full update to the Town's Zoning Code
- Establish a mixed use district
- Rezone old school to allow for senior housing
- Develop design guidelines for the Hamlet and Main Street
- Develop design guidelines to protect rural character along major corridors
- Adopt performance standards for the development of solar array systems. Standards should be aimed at protecting rural character.

**Catalyst**

- Convene with the Town attorney and Code Enforcement Officer to discuss a full update of the Town's zoning code
- Work with Town Staff, County Planning or hire a consultant to put together a grant application for an update of the Town's zoning code, including design guidelines for Main Street and major rural corridors
- Amend the zoning code to permit senior housing in the school's zoning district. Define senior housing.
- Convene with the Town attorney and Code Enforcement Officer to discuss standards to regulate solar development.

**Resources?**

- Commitment of staff and time
- Expertise and guidance from Town attorney
- Approximately \$20,000 to update zoning and development regulations
- NYSERDA Strike Force