



Town of Urbana
and
Village of Hammondsport
Joint Comprehensive Plan

In August of 1967 the Town of Urbana and the Village of Hammondsport completed a Comprehensive Plan popularly known as the Brown and Anthony study. The plan was jointly derived but independently adopted as there were elements in each political area which were of no applicable interest to the other. This plan served both communities very well for nearly forty years but as the twentieth century drew closer to closing it became very evident that the study needed serious updating. The demographics of the area upon which the study rested had dramatically changed from the average age of the residents to the fact that the Taylor Wine Company and most of its support industry was gone.

In April of 2002 the Town of Urbana held its first meeting with representatives from the planning firm of Allee, King, Rosen and Flemming. The Town committee was joined in June of 2002 with a committee from the Village of Hammondsport which had decided to join the effort to replace the Brown and Anthony study. Like the Brown and Anthony study of 1967 this study was derived jointly by the two political entities. The Comprehensive Plan was developed over the span of many months by a committee of individuals specifically representing the Town of Urbana and the Village of Hammondsport separately, individually and collectively. In 2003 the Town held a Public Hearing at the Hammondsport Central School 11 Main Street facility to explain the new Comprehensive Plan. The meeting was well attended and the Plan was widely accepted. In May of 2004 the Town of Urbana officially adopted the Plan at a regularly scheduled meeting. At that time the Village of Hammondsport had taken no action on the Plan. The action taken by the Town of Urbana shall be applied to only those parts of the completed document which apply to the Town. Those sections of the Plan which were derived exclusively for the Village of Hammondsport are not to be construed as part of the action taken by the Town.

Table of Contents

1: Introduction

- 1.1 Comprehensive Planning Process
 - 1.1.1 Purpose and Intent
 - 1.1.2 Organization of the Plan
- 1.2 Issues Facing the Community
 - 1.2.1 Opportunities
 - 1.2.2 Constraints

2: Existing Conditions

- 2.1 Land Use and Public Policy
 - 2.1.1 Land Use
 - 2.1.2 Zoning and Public Policy
- 2.2 Parks and Recreational Facilities
 - 2.2.1 Introduction
 - 2.2.2 Inventory of Existing Resources
 - 2.2.3 Park Planning Standards
 - 2.2.4 Adequacy of Open Space Resources
- 2.3 Socioeconomic Conditions
 - 2.3.1 Population and Housing Characteristics
 - 2.3.2 Economic Conditions
- 2.4 Community Facilities
 - 2.4.1 Hammondsport School District
 - 2.4.2 Fire and Emergency Services
 - 2.4.3 Police Protection
 - 2.4.4 Library Facilities
 - 2.4.5 Medical and Wellness Services
- 2.5 Cultural Resources and Visual Character
 - 2.5.1 Cultural Resources
 - 2.5.2 Visual Character
- 2.6 Natural Resources
 - 2.6.1 Introduction

- 2.6.2 Geology
- 2.6.3 Topography
- 2.6.4 Water Resources
- 2.6.5 Climate Air Resources Quality
- 2.6.6 Aquatic Ecology and Terrestrial Ecology

- 2.7 Agriculture
 - 2.7.1 Introduction
 - 2.7.2 Agricultural Policy
 - 2.7.3 Agricultural Inventory
 - 2.7.4 Benefits of Agriculture

- 2.8 Transportation and Infrastructure
 - 2.8.1 Transportation System
 - 2.8.2 Infrastructure

3: Goals and Objectives

- 3.1 Summary of Community Goals
- 3.2 Goals and Objectives

4: Action Plan

- 4.1 Introduction

- 4.1 Land Use and Public Policy
 - 4.2.1 Introduction
 - 4.2.2 Recommendations for the Town of Urbana
 - 4.2.3 Recommendations for the Village of Hammondsport
 - 4.2.4 Recommendations Applicable to the Town and the Village

- 4.3 Open Space and Recreation Plan
 - 4.3.1 Recommended Open Space Linkages
 - 4.3.2 Recommendations for Public Access to the Waterfront
 - 4.3.3 Open Space Preservation Recommendations
 - 4.3.4 Recommendations for Recreational Facilities
 - 4.3.5 Recommendations to Promote Open Space/Recreational Partnerships

- 4.4 Economic Plan
 - 4.4.1 Recommendations to Promote the Economic Vitality of Downtown Hammondsport

- 4.4.2 Recommendations to Promote the Economic Health of Agriculture, Particularly Viticulture
- 4.4.3 Recommendations to Promote Tourism
- 4.4.4 Recommendations for Development of the Commercial, Institutional, and Industrial Sectors
- 4.5 Housing Plan
 - 4.5.1 Recommendations to Promote Housing Opportunities
- 4.6 Cultural Resources Plan
 - 4.6.1 Historic Preservation Plan
 - 4.6.2 Cultural Activities Plan
- 4.7 Urban Design Plan
 - 4.7.1 Recommendations for the Protection of Scenic Resources
 - 4.7.2 Recommendations for Commercial Areas
- 4.8 Natural Resource Protection Plan
 - 4.8.1 Preserve Environmental Features
 - 4.8.2 Remediate and Reuse Environmentally Contaminated Sites
- 4.9 Agricultural Plan
- 4.10 Transportation Plan
 - 4.10.1 Vehicular System Recommendations
 - 4.10.2 Site Access and Circulation Recommendations for the Route 54 Commercial Area
 - 4.10.3 Initiate Capital Improvement Programming (CIP)
 - 4.10.4 Improve Coordination with NYSDOT
 - 4.10.5 Pedestrian, Bicycle, and Rail Recommendations
 - 4.10.6 Parking Recommendations
- 4.11 Municipal Utilities and Community Services Plan
 - 4.11.1 General Recommendations
 - 4.11.2 Municipal Utilities Recommendations
 - 4.11.3 Municipal Services and Facilities Recommendations

5: Implementation Plan

Appendix: State Environmental Quality Review Full Environmental Assessment Form

List of Tables

	Page #
2.1-1 Town of Urbana and Village of Hammondsport Generalized Land Use, 2001	2.1-3
2.1-2 Town of Urbana Area and Bulk Regulations	2.1-8
2.1-3 Village of Hammondsport Area and Bulk Regulations	2.1-12
2.1-4 Estimate of Maximum Development Potential - T. Urbana	2.1-6
2.1-5 Estimate of Maximum Development Potential - V. Hammondsport	2.1-7
2.1-6 Combined Development Potential V. Hammondsport/T. Urbana	2.1-18
2.2-1 Open Space Resources In and Around Urbana	2.2-4
2.2-2 Facility/Activity Planning Standards	2.2-11
2.2-3 Recommended Acres of Parkland, Year-Round Population	2.2-14
2.2-4 Recommended Acres of Parkland, Year-Round and Seasonal Population	2.2-15
2.2-5 Facility Needs Assessment Based on Year-Round Population	2.2-16
2.2-6 Facility Needs Assessment Based on Year-Round and Seasonal Population	2.2-17
2.3-1 Population Trends	2.3-1
2.3-2 Steuben County Employment Trends	2.3-3
2.3-3 Top Employers in Steuben County	2.3-5
2.4-1 Hammondsport School District Enrollment	2.4-1
2.4-2 Steuben County Sheriff's Department Activity	2.4-5
2.4-3 Ira Davenport Memorial Hospital Services	2.4-8
2.5-1 Designated Historic Resources	2.5-5
2.6-1 Soil Limitations	2.6-5
2.8-1 Estimated Average Annual Daily Traffic Volumes, New York 2000	2.8-4
5-1 Implementation Matrix	5-2
5-2 Potential Funding Sources for Comprehensive Plan Implementation	5-10

List of Figures

	Page #
1-1 Issues Plan	1-2
2.1-1 Town of Urbana Existing Land Use	2.1-2
2.1-2 Village of Hammondsport Existing Land Use	2.1-6
2.1-3 Town of Urbana Existing Zoning	2.1-9
2.1-4 Village of Hammondsport Existing Zoning	1-13
2.2-1 Town of Urbana Parks, Recreational Facilities and Other Open Spaces	2.2-3
2.2-2 Village of Hammondsport Parks, Recreational Facilities and Other Open Spaces	2.2-8
2.4-1 Town of Urbana Community Facilities	2.4-10
2.4-2 Village of Hammondsport Community Facilities	2.4-11
2.5-1 Town of Urbana Visual and Historic Features	2.5-3
2.5-2 Village of Hammondsport Visual and Historic Features	2.5-4
2.5-3 Presbyterian Church on the west side of the Pulteney Square	2.5-16
2.5-4 Union Block, a Romanesque Revival Style building on the south side of Pulteney Square	2.5-16
2.5-5 Stick Style bandstand in Pulteney Square	2.5-17
2.5-6 Pleasant Valley Wine Company	2.5-18
2.5-7 Former Gold Seal Vineyard Complex	2.5-19
2.5-8 Wetlands along Keuka Lake	2.5-20
2.5-9 View looking northeast from Greyton H. Taylor Memorial Drive	2.5-21
2.5-10 View north from Head of the Lake Park	2.5-21
2.5-11 Downtown Hammondsport	2.5-22
2.5-12 Farming landscape on Fish Hatchery Road	2.5-22
2.5-13 View west on Winding Stair Road	2.5-23
2.5-14 Route 54, view looking northwest	2.5-24
2.5-15 Temporary box sign along Route 54	2.5-24
2.5-16 Village/Town Hall, with utility wires	2.5-25
2.5-17 Parking area, Head of the Lake Park	2.5-26
2.5-18 Fencing, Champlain Beach Park	2.5-26
2.5-19 View west from Main Street near Route 54, eastern gateway to the Village	2.5-27
2.6-1 Town of Urbana Natural Resources Map	2.6-3
2.6-2 Village of Hammondsport Natural Resources Map	2.6-4
2.6-3 Unites States Department of the Interior Geological Survey Map	2.6-2
2.7-1 Town of Urbana Agriculture	2.7-15
2.8-1 Town of Urbana Transportation	2.8-7
2.8-2 Village of Hammondsport Transportation	2.8-2
4-1 Town of Urbana Generalized Land Use Plan	4-3
4-2 Village of Hammondsport Generalized Land Use Plan	4-4
4-3 Lakefront Concept Plan	4-14

Chapter 1 Introduction

1.1 COMPREHENSIVE PLANNING PROCESS

This Comprehensive Plan is the first comprehensive planning document to be prepared jointly by the Town of Urbana and the Village of Hammondspport. It also represents the first town-wide comprehensive plan effort in the communities since 1967, when separate plans were developed for the Town and Village. It is important for the Town and the Village to maintain an up-to-date comprehensive plan which reflects the current needs of the community.

1.1.1 PURPOSE AND INTENT

Comprehensive planning activities play an important role in the continued development of a community. The comprehensive planning function is an organized manner by which a community can identify its needs and establish goals and objectives for future development and preservation. Development and implementation of a comprehensive plan is an effective and efficient means to achieve meaningful and desired change in a steady, incremental manner and to identify those resources the community wishes to preserve and enhance. Furthermore, the comprehensive plan serve to identify changes or trends that are desirable to undesirable in the community. Another reason for preparing a comprehensive plan is to obtain public input, including the public survey, which will be used to guide future government actions. The comprehensive plan also provides an important legal foundation for many of the community's land development laws and regulations, including zoning. Preparation of a comprehensive plan also helps communities to qualify for state and federal grant monies to implement projects and policies recommendations in the plan. Upon adoption, the joint comprehensive plan would assist the Village and Town to plan for the future in a way that is complementary and compatible with their individual and mutual goals.

1.1.2 ORGANIZATION OF THE PLAN

The Comprehensive Plan is divided into five sections: Introduction, which identifies the major issues facing the community; Inventory and Analysis, a gathering of relevant information on existing conditions and trends; an identification of Goals and Objective; and Action Plan, which includes various planning concepts to address specified goals and objectives; and Plan Implementation, which specifies responsible agencies and potential funding sources for identified actions.

TOWN OF URBANA / VILLAGE OF HAMMONDSPORT

COMPREHENSIVE PLAN UPDATE

Figure 1 - 1
Issues Plan

Opportunities

Tourism

- Keuka Lake
- Glenn H. Curtiss Museum
- Wineries
- Scenic views and roads
- Keuka Maid
- Fish Hatchery

Potential Developable Areas

- Gateway to Hammondsport
- Pleasant Valley area
- Route 54 corridor

Economic Base

- Undeveloped land along Route 54
- Wineries
- Agriculture
- Hospital
- Civic Center

Historic Buildings

- Pulteney Square
- Wineries

Infrastructure

- Fiber-optics

Recreation

- Keuka Lake
- Parkland
- Finger Lakes trail system
- Abandoned rail bed

Hickory Hill
Campground

Constraints

Lack of Infrastructure

- Sewer
- Water

Development Restrictions

- Wetlands
- Topography
- Limited Undeveloped Land

Sensitive Landscape Issues

- Development on ridges
- Gravel pits
- Dense lakeshore development

Traffic

- Truck activity along Route 54
- County Route 76 and Route 54A intersection
- Parking during summer
- Traffic congestion during summer

Visual

- Lack of visual connection between the Civic Center and the lake

- Town Boundary
- - - Village Boundary
- Keuka Lake
- ~ Rivers/Streams
- Abandoned Rail Lines
- ~ Finger Lakes Trail
- ★ Hickory Hill Campground



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July 2002

1.2 ISSUES FACING THE COMMUNITY

The Comprehensive Plan process has identified a number of opportunities and constraints for the Town of Urbana and the Village of Hammondsport. Figure 1.1 provides an illustration of the range of important issues currently facing the community.

1.2.1 OPPORTUNITIES

The Town and the Village have many assets which offer significant opportunities for community enhancement and growth. These include the following:

Keuka Lake: The Town and the Village together encompass approximately 9 miles of shoreline, a tremendous recreational and scenic asset. The lake is also the most important natural asset with the region. Scenic views of the lake are available from public waterfront parks and roadways along both sides of the lake.

Scenic Views and Roads: The Town has a wealth of scenic views and byways, including the roads offering vistas of the lake. In addition, roads such as Fish Hatchery Road and County Route 113 provide beautiful views of farms and valley landscapes. These scenic features are a resource for tourism.

Attractions: The wineries located in the Town attract large number of tourists. Vineyards are an integral part of the Town's scenic rural character. Other unique attractions include the Keuka Maid cruise boat, the Glenn H. Curtiss Museum and the Wine Museum of Greyton H. Taylor.

Undeveloped Lands: The Town contains undeveloped lands which present economic development opportunities, particularly along the New York State (NYS) Route 54 corridor map south of Keuka Lake.

Existing Economic Base: The cluster of medical service providers along NYS Route 54, anchored by the Ira Davenport Hospital and Fred and Harriet Taylor Health Center, are major health care and economic resources in the community. Other major employers include Mercury Aircraft, Clark's Specialty, Bully Hill Winery, Hammondsport Central School, agriculture, and tourism-related businesses. The tourism industry is a major employer here, just as it is throughout the Finger Lakes region.

Historic Resources: The historic properties in the Village and the Town are a visual amenity and cultural resource, especially in continuing to market the interesting local history as a tourism attraction and as a catalyst for continued revitalization. Historic resources include the Pulteney Square Historic District, Victorian homes, the Depot, the churches, the Municipal Hall, the Pleasant Valley Wine Company, and the Germania Winery.

Finger Lakes Trail: The Finger Lakes Trail traverses the center of the Village and continues in the Town, and beyond, along both sides of the lake. It is a recreational asset and offers opportunities for developing linkages to other tourism sites in the region.

Civic Center: The Village, which contains the Village and Town Hall (Municipal Hall), the Hammondsport Public Library, the public schools, and emergency services, continues to serve its historic role as the civic center of the community. Hammondsport - with its shops, restaurants, and village green - is also the center for cultural and shopping activity in the Town.

1.2.2 CONSTRAINTS

There are also a number of constraints, or potential limitations or needs, affecting the Town and the Village.

The constraints and needs include the following:

Lack of Infrastructure: With the exception of limited areas along NYS Route 54, the Town of Urbana generally lacks public sewer and water systems. This limits the Town's development potential. While Hammondsport has public water, it lacks public sewers.

Limited Undeveloped Land along the Lake: The lakefront is densely developed, predominantly with private residences. Only about 7 percent of the lake's shoreline in the Town is accessible to the public.

Limited Development Sites in the Village: There is a lack of sites within the Village boundaries for the development of stores and restaurants to expand the commercial inventory of the downtown area.

Environmental Features: Steep slopes on both sides of the lake result in erosion problems when vegetation is cleared on hillside areas. Wetlands in the valley areas also restrict development.

Traffic and Circulation: NYS Route 54, which runs through the center of the Town and up along the east side of Keuka Lake, also serves as a truck route. This results in traffic congestions and safety conflicts with residential and visitor traffic, particularly at certain intersections. Dangerous intersections include Route 54* and County Route 87, as well as NYS Route 54A** and County Route 76. In addition, the Village experiences traffic and parking congestions in the summer.

Lack of Connection between the Village Center and Lake: There is a need to enhance the visual and pedestrian access between the heart of Hammondsport and Keuka Lake (i.e., designated corridor from the Business District to the lakeshore).

Environmentally Contaminated Sites: These sites require testing and remediation. Cleanup costs affect the feasibility of future redevelopment options.

* Hereinafter referred to as Route 54

** Hereinafter referred to as Route 54A

Chapter 2.1 Land Use and Public Policy

2.1.1 LAND USE

TOWN OF URBANA

The way property is used is one of the primary concerns in the development of a comprehensive plan. The Town of Urbana is a rural community with most of its land containing woodlots and other natural elements. Commercial and industrial uses outside the Village are limited predominantly to the Route 54 corridor and the County Route 88 corridor in the Pleasant Valley area. Though much of the land is classified as residential use, most of these parcels are large, with residential uses occupying only a small portion of the land, with the remainder classified as agricultural use or open land.

The Town of Urbana has a total land area of approximately 26,000 acres, or roughly 40 square miles, and contains a wide variety of land uses^s. Approximately 37 percent of the area, or about 9,540 acres, is estimated to be in residential use (see Figure 2.1-1 and Table 2.1-1). The next largest proportion of land use is vacant land, which accounts for about 8,050 acres, or 31 percent of the Town's land area. Agricultural land makes up nearly 14 percent of the Town, or 3,570 acres. There are 2,840 acres of wild, conservation lands and public parks, which comprise 11 percent of Urbana's land.

LAKESHORE

In the Town, the zoning for the shoreline is entirely residential and allows for narrow lot-widths, as compared to the non-shoreline residential district. Due to this zoning and the attractive location along the Lake, Urbana's shoreline has become densely developed, consisting mainly of small residential properties. While a few shoreline attractions exist, there is a limited amount of space available on the crowded lakefront, which restricts the future development of tourist-related businesses along the shoreline, such as restaurants, inns, or hotels. However, Champlin Beach, a 16-acre site located just compass south of the Keuka Lake Inlet, offers public recreational use on the Lake. Other issues are related to the increasing size of docks and boathouses built over Keuka Lake, beyond the existing Town of Urbana zoning district boundaries.

PLEASANT VALLEY AREA/ROUTE 54 CORRIDOR

The Pleasant Valley/Route 54 corridor, which runs in a map northeasterly direction from Bath along the valley map south of Keuka Lake, contains a wide mix of uses, including the Hospital complex, associated medical offices, commercial services, personal services, a motel, gas stations, small offices, and homes.

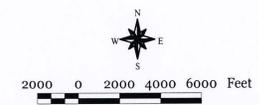
*Geographic Information System data provided by the Steuben County Department of Planning.

TOWN OF URBANA / VILLAGE OF HAMMONDSPORT

JOINT COMPREHENSIVE PLAN

Figure 2.1 - 1
Town of Urbana
Existing Land Use

- Agriculture
- Agricultural Vacant Land
- Residential
- Vacant Residential
- Vacant Rural
- Commercial
- Vacant Commercial
- Recreation and Entertainment
- Wild, Conservation Lands and Public Parks
- Community Service
- Public Service
- Industrial



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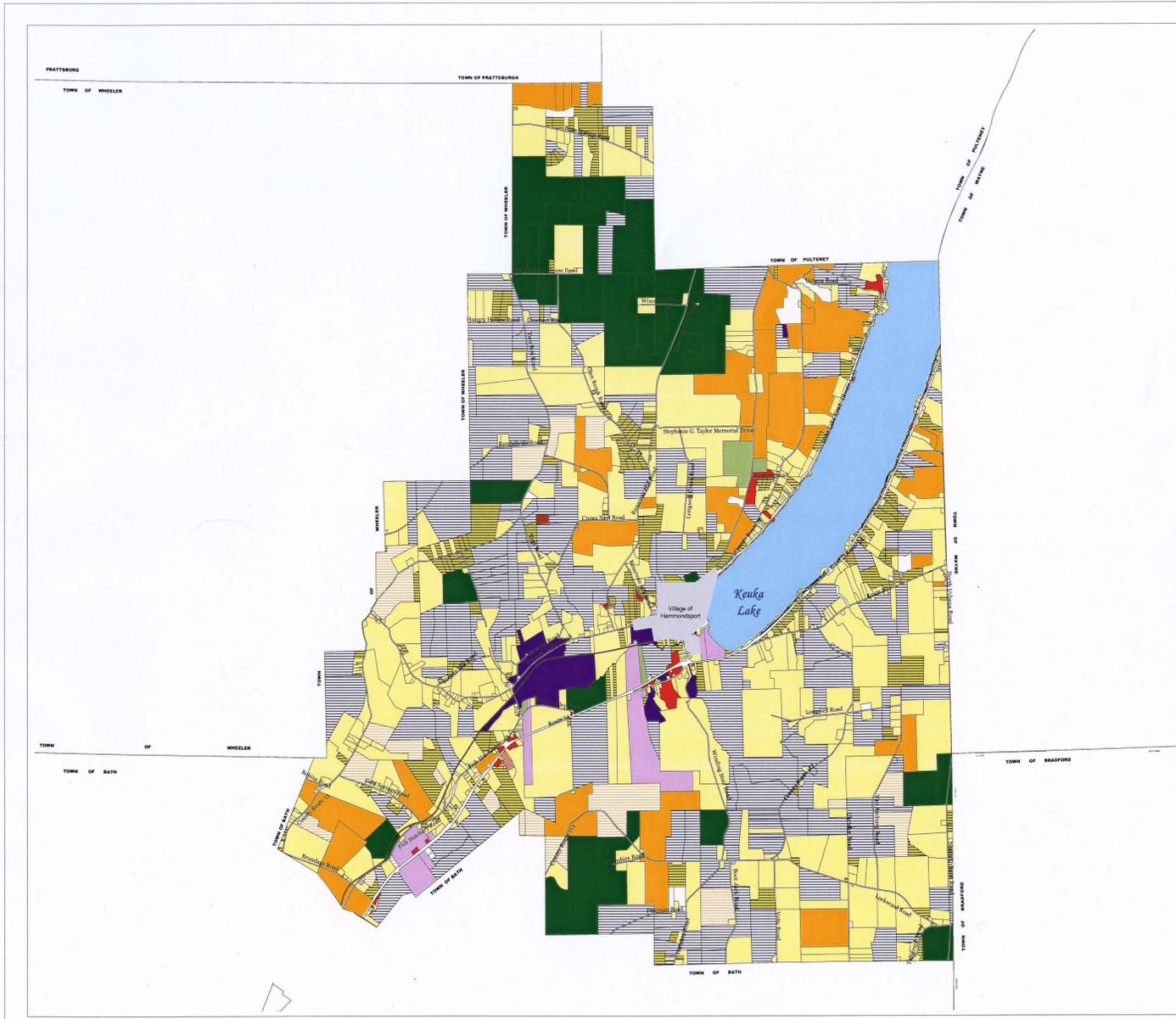


Table 2.1 - 1

**Town of Urbana and Village of Hammondsport
Generalized Land Use, 2001**

Type	Town of Urbana		Village of Hammondsport	
	Acres	% of Total Acres	Acres	% of Total Acres
Residential	9,537	36.8%	80	39.8%
Commercial	103	0.4%	18	8.9%
Industrial	367	1.4%	20	9.8%
Community Services	454	1.8%	29	14.3%
Recreational/ Entertainment	116	0.4%	22	10.8%
Public Service	42	0.2%	13	6.3%
Agriculture	3,572	13.8%	0	0.0%
Wild, Conservation Lands and Public Parks	2,842	11.0%	0	0.0%
Vacant	8,052	31.1%	20	10.1%
Uncategorized	811	3.1%	0	0.0%
Total Acreage	25,896	100.0%	202	100.0%

Note: All areas estimated based on available data and rounded to the nearest whole acre.

Source: Allee King Rosen & Fleming, Inc.; Steuben County Department of Planning, 2001.

HILLSIDES

There have been discussions regarding the development of subdivisions on the “third tier” along the lake. In recent years, vineyards have been developed into subdivisions in nearby towns (such as the housing development on Middle Road in South Pulteney, just map north of the Town of Urbana). The subdivision of land higher up on the ridge above the Gold Seal property in Urbana has also been discussed. This is an important issue for the Town because such development could have an adverse effect on the environment as well as on the scenic views and character of the Town. The scenic beauty of the area not only supports tourism, but also is part of the high quality of life for residents. Therefore, it is important to have a plan in place to avoid or mitigate any potential impacts from such development.

OTHER TRENDS

Tourism has played an increasing role in the development of the Town and one of the primary beneficiaries of the increased visitation has been the wineries. While some of the large wine makers have ceased operations (i.e., Taylor Wine Company and Gold Seal Vineyards), there has been a recent influx of new, smaller wineries in the Town.

*The labels for both Taylor and Gold Seal have been purchased by Canandaigua Winery.

Another trend has been the development of seasonal residences in the area. There is a dramatic population increase in the summer, as compared to the winter months, because of tourism and seasonal residents.

VILLAGE OF HAMMONDSPORT

While Urbana is largely rural, the Village of Hammondsport is predominantly developed (see Figure 2.1-2). The Village encompasses about 200 acres or 0.3 square miles, which comprises less than one percent of the Town of Urbana's total land area. Like the surrounding Town, residential use is also the top land use in Hammondsport, accounting for 40 percent of the Village's land area or 80 acres. Community services also make up a significant portion of the Village, with approximately 14 percent of the land or 29 acres. In addition, the recreational/entertainment and vacant land categories each comprise about one-tenth of the Village's land area or 20 acres each. Commercial uses are mainly concentrated in the downtown area of Hammondsport surrounding Pulteney Square and make up 9 percent of the land in the Village. Public service and community facilities combined account for slightly over 20 percent of the Village's land, and include the two schools, government administrative offices, and community services.

LAKESHORE

The lakeshore in the Village offers opportunities for both residents and visitors to enjoy the natural setting of Keuka Lake. Depot Park is a 2-acre public park that includes a boat launch for residents of both the Town and Village. In addition, the Hammondsport Motel, located in the compass northeast portion of the Village along the Lake, offers guests a pleasant place to stay as well as a public boat launch. Still, much of the waterfront area in the Village is underutilized, including a dormant warehouse and vacant railroad/industrial land. There is currently a proposal to develop a 3-story townhouse condominium complex on the land occupied by the warehouse.

OTHER DEVELOPMENT ISSUES

A skate park has been constructed at the Chelsea and Liliane Kelly Children's Park (hereinafter referred to as Grape Street Park). The Hammondsport Public Library, which is currently located in the Municipal Hall, is planning the construction of a new facility on its newly acquired site located between William and Shethar Streets in the Village.

2.1.2 ZONING AND PUBLIC POLICY

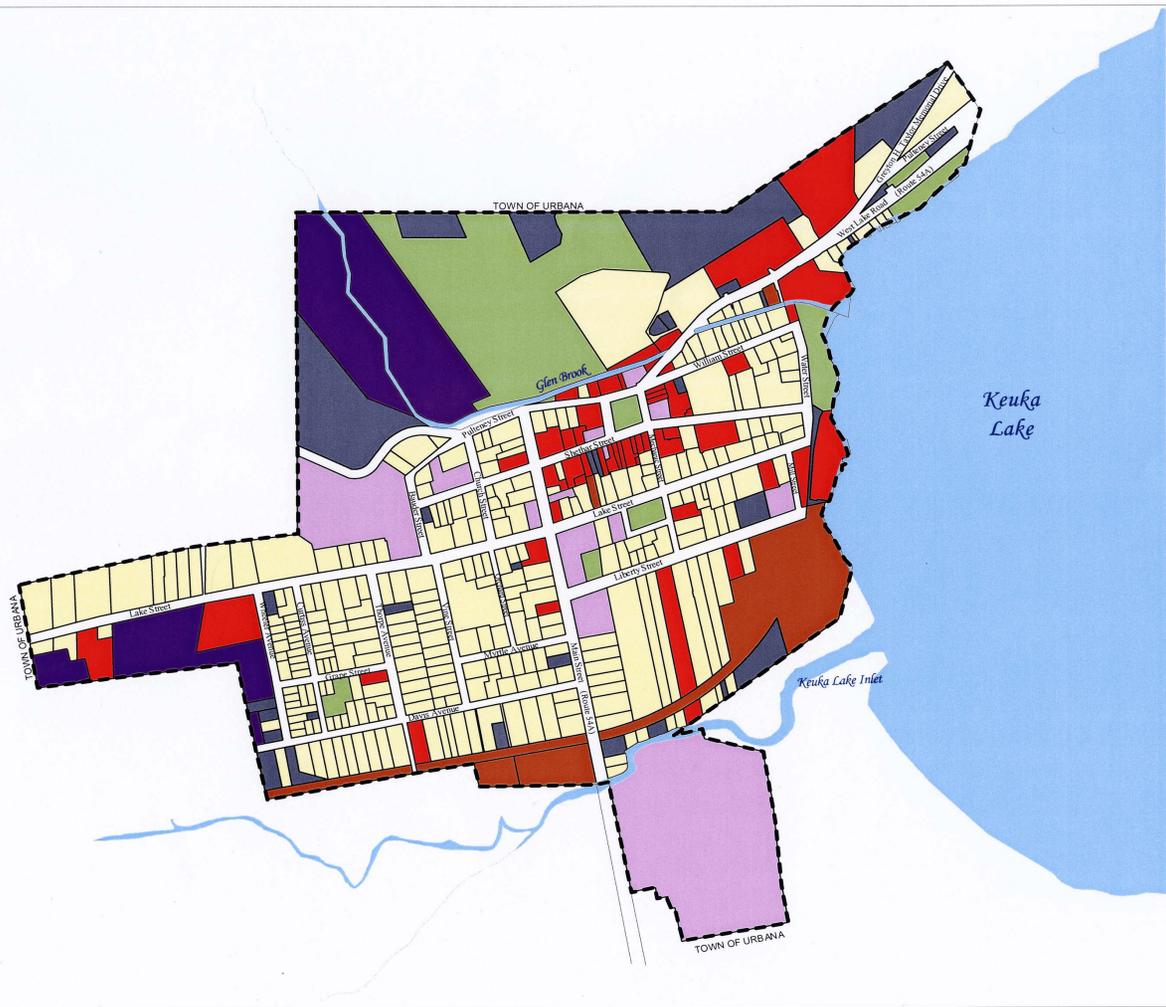
EXISTING ZONING

The purposes of the zoning law are to promote the public health, safety, and general welfare and to prescribe the most desirable use for which the land in each district may be adapted and those uses which must be subjected to special regulations, while conserving the value of land. Zoning regulates the uses allowed in the various districts, as well as the intensity of those uses.

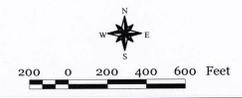
**TOWN OF
URBANA /
VILLAGE OF
HAMMONDSPORT**

JOINT
COMPREHENSIVE
PLAN

Figure 2.1 - 2
Village of Hammondspport
Existing Land Use



- Residential
- Vacant
- Commercial
- Recreation
- Community Facilities
- Public Service
- Industrial
- Streams
- Village Boundary



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TOWN OF URBANA

The comprehensive Zoning Code for the Town of Urbana was adopted in 1988 and has been amended from time to time thereafter. It provides for the development of the Town as a predominantly agricultural community with smaller areas devoted to residential, business, and industrial uses (see Figure 2.1-3). There is also an area that is zoned as a floodplain that has more restrictive use regulations due to its environmental sensitivity. In addition to use regulations, the zoning provides area and bulk regulations in order to control the density of development in each district (see Table 2.1-2).

The Town is divided into the following districts:

Agricultural (A)

The Agricultural (A) District is clearly the largest zoning district in the Town of Urbana. The district generally encompasses all of the Town's land, except the area to the immediate map east and map south of the Village of Hammondsport on the hillsides as well as low-lying valleys including the Route 54 corridor map south of South Valley Road. Overall, the Agriculture zoning district covers 96 percent of Urbana's land area.

Although called the Agricultural District, the A zoning is a broadly-defined district that allows for a wide range of uses, from residential to industrial, and does not contain incentives that make agriculture a preferred use. The minimum lot size is two acres. The principal uses permitted by right in the district include agriculture, retail sale of produce that is grown on the same lot, places of worship, schools, day nurseries and golf courses. In addition, single-family dwellings and mobile home residential uses are as-of-right principal permitted uses in the district. The A District also allows two-family and multifamily units and boarding houses by special permit. The only type of business use permitted by right in the Agricultural District are riding academies. However, a large number of commercial uses, ranging from gas stations to retail developments, are allowed by special permit. A number of industrial uses, including manufacturing and mining operations, are permitted by special permit in the District. It is also noted that there are no special permit conditions that are tailored for the potential impacts of particular special permit uses in the A District.

Residence (R)

In general, the Residence (R) District is designed to promote relatively low density residential development on the outskirts of the Village and higher density residential development along Keuka Lake. It is mapped at the map southern end of Keuka Lake, in the Pleasant Valley area, and around the Lake, and covers about 574 acres or 2 percent of the Town's land area. While the general R District requires a minimum lot width of 75 feet, residences along Keuka Lake are only mandated to have a minimum lot width of 50 feet. One-family and two-family dwellings and crop agriculture are permitted by right throughout the entire district, while boardinghouses, theaters, and a variety of institutional uses are allowed via special permit. The minimum lot size is 10,000 square feet.

Business (B)

The Business (B) District is mapped along Route 54, from the intersection of Back Valley Road to the Village of Hammondsport gateway at Route 54A. It covers only about 55 acres, or 0.2 percent of the Town’s land area. In general, the principal uses allowed in the B District embrace a variety of commercial establishments including retail and wholesale businesses or services. While agricultural use, excluding farm animals, is also included as- of- right in the district, residential uses are prohibited. The minimum lot size is 10,000 square feet.

Table 2.1 - 2						
Town of Urbana						
Area and Bulk Regulations						
Dimension	Agriculture A	Residence R		Business B	Industrial I	Flood Plain F
		Shoreline¹	Other			
Minimum lot area		10,000 sf	10,000 sf	10,000 sf	30,000 sf	1 acre
Minimum lot width	250 ft	50 ft	75 ft	100 ft	200 ft	150 ft
Minimum front yard depth	50 ft	15 ft	40 ft	35 ft	50 ft	50 ft
Minimum side yard depth	20 ft	10 ft	10 ft	20 ft	25 ft	25 ft
Minimum rear yard depth	50 ft	20 ft	60 ft	20 ft	50 ft	50 ft
Maximum lot coverage	20%	25%	25%	50%	35%	10%
Maximum building height	2.5 stories or 35 ft	2.5 stories or 35 ft	2.5 stories or 35 ft	3 stories or 40 ft	3 stories or 40 ft	N/A

Legend: ft = feet; sf = square feet
 1. Residence District has specific regulations for residences on the Keuka Lake shoreline.
Source: Town of Urbana Zoning, Chapter 105 from the Code of the Town of Urbana

Industrial (I)

The Industrial (I) District is mapped in the Pleasant Valley area of the Town on the site of the Mercury Central, Pleasant Valley Winery and Germania Winery properties. Industrial uses permitted by right in the District include: print shop, research laboratory, manufacture, fabrication, extraction, assembly, warehousing and other material handling uses. Extractive operations and soil mining are allowed by special permit. There are also a number of principal business uses allowed by right in the district, including auto repair shops and car washes. Gas stations are among the special permit uses. Certain uses which could be accessory to the winery operations, such as restaurants and inns, are not expressly permitted as principal or accessory uses in the I District. As in the Business District, agricultural use, excluding the keeping of fowl or farm animals, is allowed by right in the I District, while residential use is prohibited. The minimum lot size is 30,000 square feet.

Flood Plain (F)

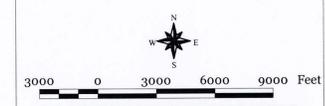
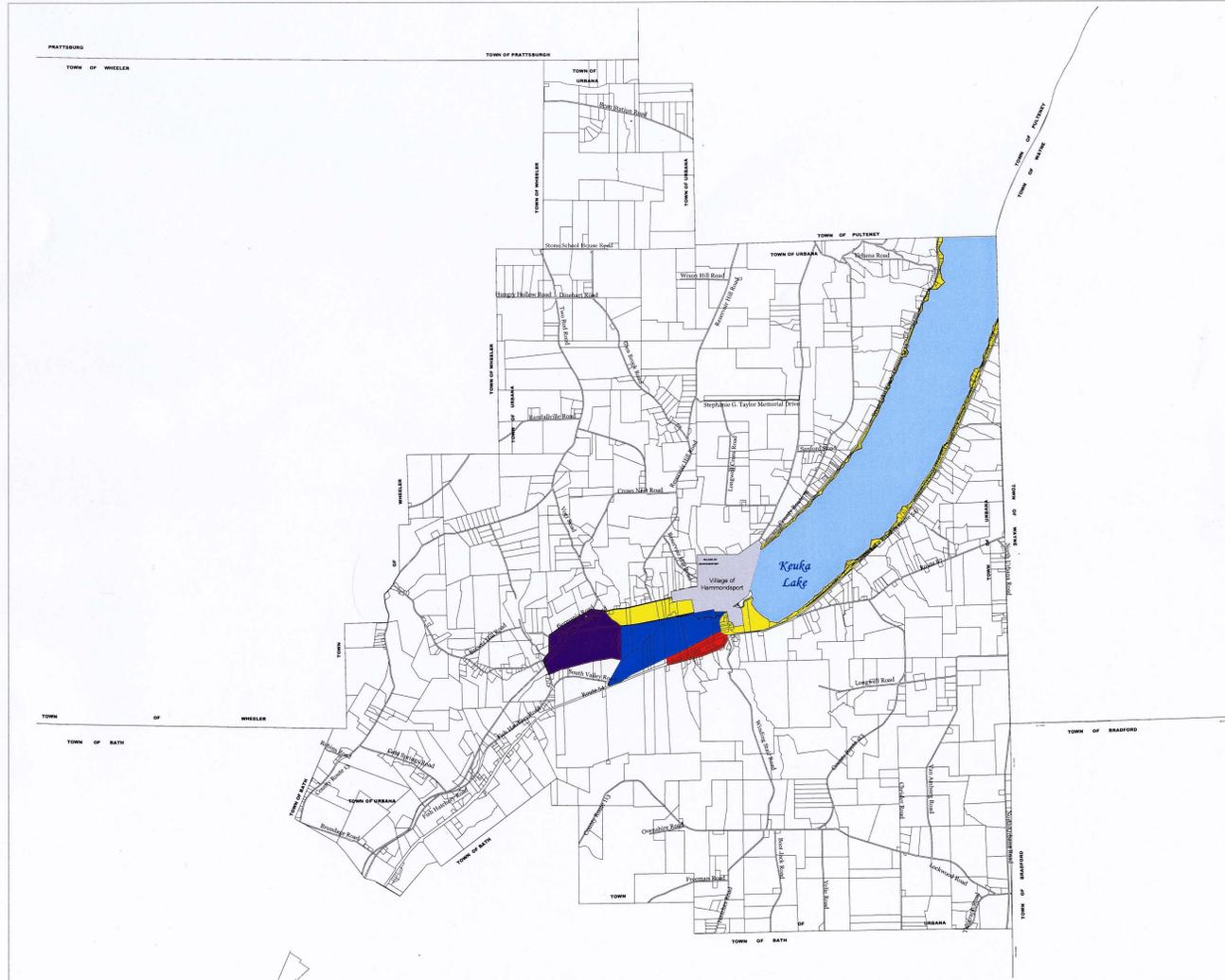
The Flood plain District lies to the map southeast of the Village and its strict regulations reflect the environmental sensitivity of the land. The only as-of-right principal use allowed

TOWN OF URBANA / VILLAGE OF HAMMONDSPORT

JOINT COMPREHENSIVE PLAN

Figure 2.1 - 3
Town of Urbana
Existing Zoning

- Agricultural
- Business
- Floodplain
- Industrial
- Residential



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in the District is agriculture, excluding the keeping of farm animals. Special permit uses are limited to open recreational uses, mining, parking, and farm stands. No habitable structures are permitted. Any parcels that are part of a different zoning district, yet overlap the flood plain, are subject to the requirements of both districts. The minimum lot size is one acre.

VILLAGE OF HAMMONDSPORT

Adopted in 1986, Chapter 122 of the Hammondsport Code divides the Village into seven separate zoning districts, including four residential, two business, an industrial, as well as a parks and recreation district (see Figure 2.1-4). In addition to use regulations, the zoning provides area and bulk regulations which are outlined in Table 2.1-3.

Residence Districts

There are four separate residential zoning districts in the Village of Hammondsport including Low-Density Residential (LDR), Medium-Density Residential (MDR), High-Density Residential (HDR), and the Lakefront Residential District (LFRD). Together, the residential districts cover 85 percent of the Village's land area. The LDR District is situated along the steep slopes on the compass north side of the Village, in areas considered unsuitable for higher density uses. It is also mapped in wetland areas along Keuka Lake Inlet and on the high school property.

Principal uses in the LDR include single-family residential and agricultural (excluding farm animals), which represent the base uses allowed by right for all of the residence districts. The MDR is the largest zoning district and is the primary residential dwelling area in the Village. The additional principal uses allowed in the MDR are two-family dwellings, municipal parks and playgrounds. The HDR is situated along Keuka Lake in the map northeastern portion of the Village. This District adds multi-family dwellings (townhouses/townhomes, condominiums, and cooperatives—time-share units are specifically restricted) as principal uses. The LFRD is located on the compass eastern border of the Village along Keuka Lake. Like the HDR, the LFRD principal uses include single-family, two-family, multi-family dwellings and agriculture. However, the LFRD also allows municipal parks and playgrounds by right, which are restricted in the HDR.

Business Districts

There are two business districts in the Village, the General Business District (B1) and the Core Business District (B2). Together, these districts total 21 acres, covering about 9 percent of the Village's area. In B1, there are two separate areas, one located in the compass northeastern section of the Village, along West Lake Road (State Route 54A), and one to the compass south, on the compass eastern edge of Main Street. The Core Business District (B2) comprises the heart of the Village and includes parcels that surround Pulteney Square and continue to the compass west of the Square along Shethar Street and Pulteney Street, up to, and including, the compass eastern side of Main Street. The B1 and B2 Districts have a variety of predominantly commercial principal uses. The main difference between the B1 and B2 Districts is that B1 mandates more parking space and has more restrictive density

requirements, while B2 is planned for heavy pedestrian activity and restricted vehicular traffic.

Table 2.1-3							
Village of Hammondspport Area and Bulk Regulations							
Regulation	Residential				Business		Industrial
	LAR	MAR	HDR	LFRD	B1	B2	I
Minimum lot area - <i>Residential</i>	20,000 sf	5,000 sf	1,250 sf	3,500 sf	N/A	N/A	N/A
Minimum lot width - <i>Residential</i>	150 ft	50 ft	25 ft	35 ft	N/A	N/A	N/A
Minimum lot area - <i>Non-Residential</i>	20,000 sf	10,000 sf	10,000 sf	10,000 sf	10,000 sf	2,500 sf	15,000 sf
Minimum lot width - <i>Non-Residential</i>	150 ft	100 ft	100 ft	100 ft	100 ft	25 ft	100 ft
Minimum front yard	35 ft	25 ft	25 ft	25 ft	25 ft	0	50 ft
Minimum side yard	20 ft	12.5 ft	12.5 ft	12.5 ft	15 ft	0	25 ft
Minimum rear yard	50 ft	25 ft	25 ft	25 ft	25 ft	0	50 ft
Maximum lot coverage	20%	30%	60%	50%	60 %	60%	35 %
Maximum building height	2.5 stories or 35 ft	2.5 stories or 35 ft	3 stories or 35 ft	3 stories or 35 ft	3 stories or 35 ft	3 stories or 35 ft	3 stories or 35 ft

Legend: ft = feet; sf = square feet.
Source: Village of Hammondspport Zoning, Chapter 122 from the Code of the Village of Hammondspport.

Industrial District (I)

The sole area in the Village that is zoned Industrial (I) is an approximately 10-acre area on the western edge of Hammondspport, west of Wheeler Avenue and south of Lake Street (based on compass orientation.) This constitutes about 4 percent of the Village’s land area. Currently, this industrial area is occupied by Mercury, Inc. According to the zoning law, “the purpose of the I District is to permit manufacturing, processing and warehousing not requiring extensive facilities or generating heavy traffic nor requiring major access.” Therefore, the Village is interested in maintaining this industrial area for economic reasons, but does not desire a use in this area that may disrupt the quality of life in the Village.

In general, the I District allows processing, packaging and assembly operations within an enclosed facility. Prohibited uses are those considered to be noxious or that are detrimental to the public health, or to the pleasant living environment of the Village. Specifically permitted and prohibited uses are listed in the zoning code.

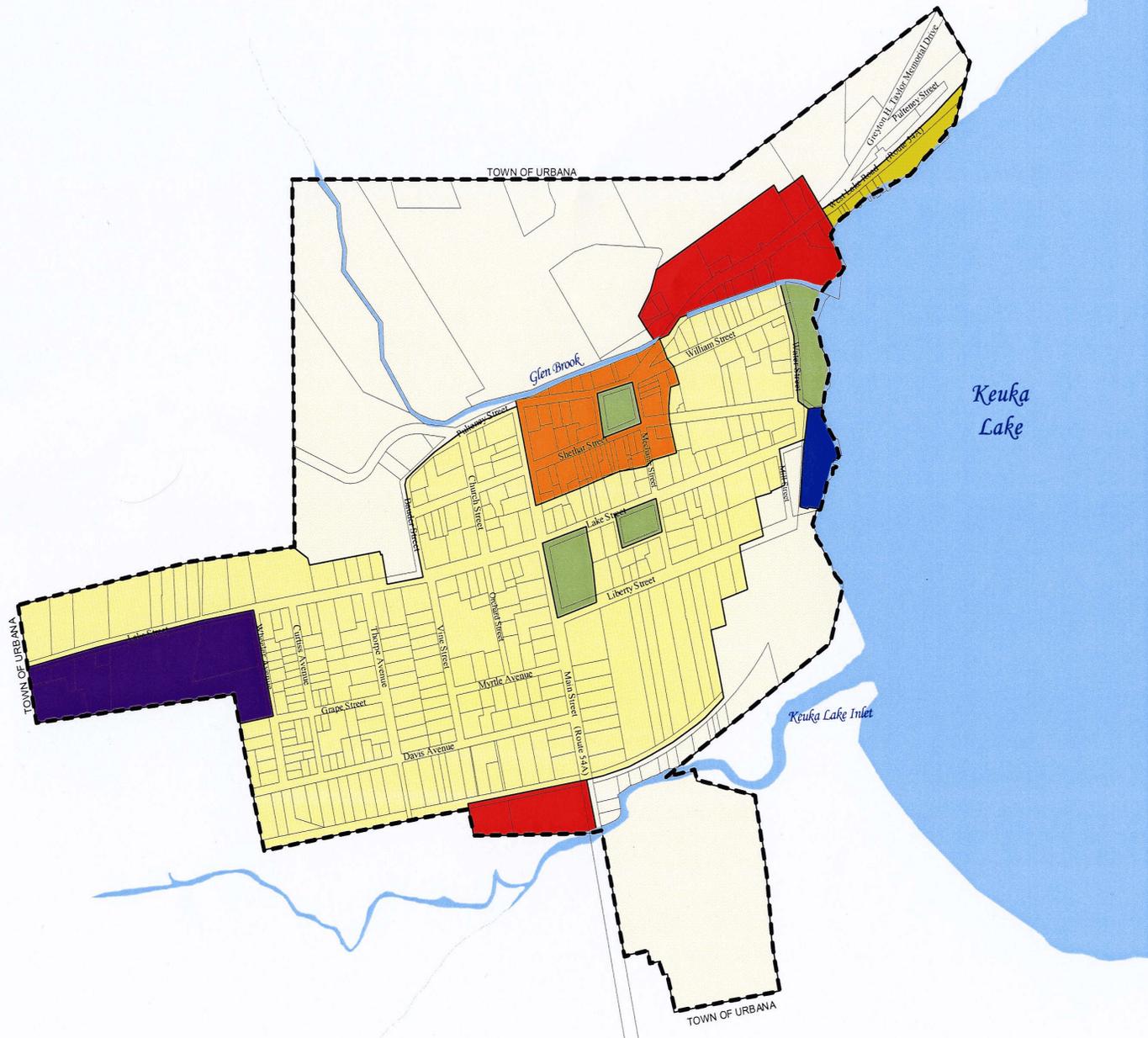
Municipal Parks and Playgrounds (MP)

The Municipal Parks and Playgrounds District (MP) is mapped on public recreational lands. Traffic in parks and recreation areas is limited to pedestrian and non-motorized activity, except in designated parking lots and the boat launch at Depot Park. Five areas that are scattered within the Village comprise the MP District including Pulteney Square, Liberty Park, Depot Park, the Municipal Building Grounds and Grape Street Park.

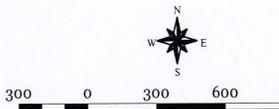
TOWN OF URBANA / VILLAGE OF HAMMONDSPOND

JOINT COMPREHENSIVE PLAN

Figure 2.1 - 4
Village of Hammondsp
Existing Zoning



- High Density Residential
- Medium Density Residential
- Low Density Residential
- Lakefront Residential District
- General Business
- Core Business
- Industrial
- Parks & Recreation
- Village Boundary



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ADDITIONAL REGULATIONS

Special Permit Uses

Each zoning district, in both the Town of Urbana and Village of Hammondspport, has a list of non-principal uses that require a special permit. The respective codes outline the special use permit application process in which applicants may submit their plans/proposals to the Town or Village planning board, who will ultimately make a decision on whether to allow such plans to go forth based on criteria set forth in the Code. A public hearing is part of the special permit procedures for both the Town and Village. However, the special permit criteria are predominantly generalized, and are not tailored to set use-specific standards and minimize the potential impacts of particular use groups.

Accessory Uses

Accessory uses that are incidental and customary to any of the permitted uses in a particular district are allowed by right in both the Town and Village.

Supplemental Regulations

In addition to the various zoning district requirements, several supplemental regulations are listed in the Town and Village Codes that pertain to specific situations. Such mandates include guidelines for off-street parking, signage, mobile homes, and non-conforming uses, to name a few. The zoning laws also contain provision for unspecified accessory uses that are “customarily incidental” to principal uses. This may lead to problems with interpretation of the law (i.e., how is “customarily incidental” defined?).

LAND USE AND ZONING ANALYSIS

Land use and zoning issues in the Town and Village are based on instances of incompatible land uses located next to each other, land uses that do not conform to the uses stipulated in the zoning law (including those that pre-dated the zoning), and land uses which do not comply or meet the minimum dimensional requirements (e.g., lot area, setbacks) set forth for the given zoning district.

TOWN OF URBANA

Some of the few scattered industrial and business uses in the Agricultural District were grandfathered (i.e., pre-existing uses that were there prior to the zoning) or have been allowed by special use permit. This includes three mining-related uses: the active Town gravel pit located on Winding Stairs Road in the Agricultural District, the active Kolo Gravel pit located on the Back Valley Road and the inactive mine on the compass east side of Reservoir Hill.

There are non-conforming uses in the Floodplain District, including a few pre-existing residential lots which are not permitted in the F District. In addition, the Keuka Lake shoreline has been the area with the most zoning variances granted in the Town. The majority of these variances have been to allow smaller side lot setbacks than those required by the zoning. Another zoning issue in the waterfront area concerns the trend toward building larger and larger boathouses and docks on Keuka Lake. One particularly notable example is visible just to the map northeast of Champlin Beach.

Other issues include the need for zoning flexibility to encourage the adaptive reuse of historic and potentially historic properties, such as the Gold Seal property. Currently, the zoning does not provide flexibility for either the uses or bulk regulations that apply to these properties. Because the properties were built long ago, they do not conform to setback and other dimensional requirements and may be best suited for uses that are not currently allowed.

The Town's sign law needs to be strengthened. For example, it currently permits billboards of up to 450 square feet and does not restrict temporary box signs (e.g., plastic with removable letters). Both types of signs are found along Route 54 and in certain cases detract from the visual character of the area. In addition, the sign law does not specify the permit process or contain sign permit time limitations.

VILLAGE OF HAMMONDSPORT

In the Village of Hammondsport, several non-conforming lots are business uses that are located in residential districts. Two notable examples are the vehicle repair shop and gas station/convenience mart diagonally opposite of each other. Also, there are a few residential uses that lie within the business or industrial zones and the old Mallory Mill, which is a historic industrial site, located in the Low Density Residential District. The most notable non-conforming use in the Village is the warehouse that is situated on the waterfront at the end of Lake Street. This land is in the Lakefront Residential District, which does not permit business uses except for professional office and limited commercial mooring activities, which are only allowed by special permit.

VACANT LANDS AND BUILD OUT ANALYSIS

TOWN OF URBANA

An estimated 8,050 acres of the Town of Urbana is vacant land, which rests almost completely within the agriculturally zoned area. The development potential of this vacant land has been calculated to indicate the maximum build out that could occur under the existing zoning. It is not a projection of the amount of development that will actually occur. For residential uses, the total area was divided by the minimum lot area per unit to yield a maximum number of units. For business and industrial uses, the total square footage of vacant land was multiplied by the floor area ratio (maximum building coverage multiplied by number of allowable floors) to determine the potential maximum built square footage.

Table 2.1 - 4					
Estimate of Maximum Development Potential Town of Urbana					
	Agriculture	Residential	Business	Industrial	Flood Plain
Acres	7,835	52	56	27	82
Square Feet	341,307,000	2,244,000	2,446,000	1,179,000	3,583,000
Maximum Building Coverage	20%	25%	50%	35%	10%
Number of Allowable Floors	2.5	2.5	3.0	3.0	–
Floor Area Ratio (FAR)	–	–	1.5	1.05	–
Minimum Lot Area per Unit	2 acres	10,000 sf	10,000 sf	30,000 sf	1 acre
Maximum Theoretical Density	3,917 units	224 units	3,669,000 sf	1,238,000 sf	82 units or 358,300 sf
Maximum Developable Density ¹	1,567 - 1,958 units	90 - 112 units	1,468,000 - 1,835,000 sf	495,000 - 619,000 sf	0 ²
¹ Assumes that developable density will be 40 - 50 percent of theoretical density as a result of environmental constraints and site design inefficiencies. ² Assumes that there will be no new development in the Flood Plain District due to the restrictive nature of the zoning and the severe environmental constraints. Source: Steuben County Department of Planning, Town of Urbana, Allee King Rosen & Fleming, Inc.					

For all types of development, it was assumed that the practical developable density would be between about 40 and 50 percent of the maximum theoretical density allowable under the existing zoning, as a result of the steep slopes (15 percent or greater), wetlands, other environmental constraints, which characterize much of the Town, and design inefficiencies of specific parcels. These range determinations were based upon the characteristics shown on the natural resources map and experiences in similar types of communities.

As shown in Table 2.1-4 above, if vacant land is developed to its full potential under the existing zoning, the 7,835 acres of agriculturally zoned vacant land could generate between 1,567 and 1,958 new housing units.

Similarly, the 52 acres of residentially zoned land could yield between 90 and 112 units. The 56 acres of vacant land in the Business District, which is predominantly mapped along the Route 54 Corridor, could generate between roughly 1.5 to 1.8 million square feet of office and/or retail space. An estimated 27 acres of vacant land is industrially zoned, largely in the Pleasant Valley and Route 54 corridor areas. If fully developed, this could create between 495,000 to 619,000 square feet of additional industrial space. The allowed uses in the Flood Plain District are very restrictive and the environmental constraints are severe. As a result, for the purposes of this analysis, it is assumed that no build out will occur in the flood plain. It is noted that overall development in the Town has been considerably less intense than the

maximum amount of development allowable under the zoning law.

VILLAGE OF HAMMONDSPORT

Slightly over 20 acres of land in the Village of Hammondsport are vacant. The largest portion of vacant land is zoned LDR, predominantly located in the steeply sloped area of compass northern Hammondsport.

For the vacant land zoned LDR, it was assumed that the practical developable density would be between 25 and 35 percent of the maximum theoretical density allowable under the existing zoning because of the steepness of the land. For all other development it was assumed that the practical developable density would be between 60 and 70 percent of the maximum theoretical density allowable under the existing zoning based on characteristics shown on the natural resources map and experience in similar communities.

Table 2.1-5 Estimate of Maximum Development Potential Village of Hammondsport							
	LDR	MDR	LFRD	HDR	B-1	B-2	I
Acres	16.9	3.00	0.3	0.03	0.4	0.3	0
Square Feet	734,000	132,000	13,200	1,500	19,300	11,600	0
Maximum Building Coverage	20%	30%	50%	60%	60%	60%	35%
Number of Allowable Floors	2.5	2.5	3.0	3.0	3.0	3.0	3.0
Floor Area Ratio (FAR)	–	–	–	–	1.8	1.8	1.8
Minimum Lot Area per Unit	20,000 sf	5,000 sf	3,500 sf	1,250 sf	10,000 sf	2,500 sf	15,000 sf
Maximum Theoretical Density	36 units	26 units	3 units	1 unit	35,000 sf	21,000 sf	0 sf
Maximum Developable Density ¹	9-13 units	16-18 units	2-3 units	1 unit	21,000-24,000 sf	12,500 - 14,600 sf	0 sf
¹ Assumes that developable density will be 25-35 percent in LDR and 60-70 percent in all other districts, of theoretical density as a result of environmental constraints and site design inefficiencies. Source: Steuben County Department of Planning, Village of Hammondsport, Allee King Rosen & Fleming, Inc.							

As shown in Table 2.1-5 above, if vacant land is developed to its full potential under the existing zoning, the nearly 17 acres of LDR zoned vacant land could generate between 9 and 13 new housing units. Similarly, the approximately 3 acres of MDR land could produce between 16 and 18 units.

The 0.3 acres of vacant land in the LRD could generate 2 or 3 units. The small area (.03 acres) of HDR zoned vacant land could potentially generate one additional unit. The one-

half acre of vacant land in General Business District (B1) could generate between 21,000 and 24,000 square feet of commercial/office space. In addition, the roughly one-third acre of vacant land in the CBR (B2) could potentially generate between 12,500 and 14,600 square feet of commercial/office space. There is no vacant land available to develop in the Village's Industrial District.

COMBINED DEVELOPMENT POTENTIAL

In total, under the existing zoning, the combined residential development potential for the Town and Village is between approximately 1,700 and 2,100 units (see Table 2.1-6). If an average of 2.5 persons per unit is projected, there is potential for a population increase of between 4,250 and 5,250 people. In terms of commercial/office space, between 1.5 and 1.9 million square feet is possible. In addition, there is potential for between 495,000 and 620,000 square feet of industrial space.

Table 2.1-6			
Combined Development Potential			
Town of Urbana and Village of Hammondsport			
	Residential Units	Commercial Square Feet	Square Feet
Town of Urbana	1,657 - 2,070	1,468,000 - 1,835,000	495,000 - 619,000
Village of Hammondsport	27 - 34	34,000 - 39,000	0
Grand Total	1,684 - 2,104	1,502,000 - 1,874,000	495,000 - 619,000
Source: Steuben County Department of Planning, Town of Urbana, Village of Hammondsport, Allee King Rosen & Fleming, Inc.			

PUBLIC POLICY

PREVIOUS COMPREHENSIVE PLANS

In 1967, Brown and Anthony City Planners, Inc. completed comprehensive development plans for both the Town and Village. These plans have helped guide development in the area since then and have served the community very well. However, there have been significant changes both in and outside of the community that now make these plans out-of-date. The community's aging population, the threat of suburbanization from the Corning/Elmira region, and potential environmental issues are just a few reasons a new plan is needed to guide future development.

In 1999, the Town of Urbana Planning Board completed a comprehensive development plan supplement, which essentially provided a brief update of the 1967 plan. The findings of this preliminary work are incorporated into this Comprehensive Plan. It is also important to note that, though Steuben County has completed both a farmland protection and an economic development plan, it does not have an overall comprehensive plan for the County that brings

all aspects of development together. The *Steuben County Agricultural Development and Farmland Protection Plan* is described in Chapter 2.7, “Agriculture”. Economic development is discussed in Chapter 2.3, “Socioeconomic Conditions”.

Chapter 2.2 Parks and Recreational Facilities

2.2.1 INTRODUCTION

Residents, workers, tourists, and other visitors to the Town of Urbana are served by a variety of parks and recreational facilities. The following analysis provides a town-wide inventory of existing parks and recreational facilities and assesses the adequacy of existing facilities to serve the population.

The evaluation of Urbana's park and recreational facilities included the following elements:

- a summary of the type and quantity of existing parkland;
- a discussion of national park planning standards;
- an estimate of recreational demands;
- a summary of the condition of the facilities available to the community; and
- a general identification of deficiencies and possible enhancements to the park system.

DEFINITION OF PUBLICLY ACCESSIBLE OPEN SPACE

"Public open space" is land that has been specifically dedicated or reserved for active or passive recreational use, or for conservation purposes. No such restrictions have been placed on "undeveloped" or "vacant" land, and it can be assumed that all or part of this land will eventually be developed for some other use.

Designated open space in Urbana falls into the following categories: Town and Village parks and recreational facilities, conservation/trail lands owned by a not-for-profit land trust, recreational facilities on school property, and land with limited public access owned or leased by other entities (e.g., the Hammondsport Fire District). There are no State or County parks within the Town of Urbana, although there is a New York State Fish Hatchery.

FUNCTIONS OF OPEN SPACE

Open space serves many different purposes in the Town. It provides recreational opportunities for Town residents, protects wildlife habitat, preserves important scenic features and a visually pleasing landscape, and serves to maintain critical environmental resources, such as groundwater.

Recreational resources in Urbana include such active use facilities as ball fields, tennis courts, and playgrounds; and such passive use facilities as picnic and seating areas. Unlike other neighboring towns, the Town of Urbana does not contain larger regional open space areas such as Pinnacle State Park in Addison or Stony Brook State Park in Dansville, which provide a wide variety of recreational opportunities throughout the year. These regional facilities supplement the facilities available within the Town.

Open space is an integral component of maintaining the character of the Town of Urbana. Magnificent scenic vistas along Keuka Lake are important resources that contribute significantly to Town character, visual quality, and quality of life. As remaining undeveloped land becomes scarce, it is important to assess the Town's current and future open space needs and plan now for the preservation and enhancement of essential open space areas.

2.2.2 INVENTORY OF EXISTING RESOURCES

An inventory of existing public and private recreational facilities within the Town was conducted. Existing facilities included:

- all parks and open spaces which are currently owned and operated by the Town;
- all parks and open spaces which are currently owned and operated by the Village;
- Site visits were conducted by Allee King Rosen & Fleming, Inc. in May and June 2001. These field visits provided two types of information about the existing park system. First, the visits identified the current mix of community recreational facilities. Second, the visits provided insight to the overall physical condition and an understanding of the type and quantity of functional activities that occur at each recreational facility.

The locations of the recreational facilities are illustrated in Figure 2.2-1. A listing and description of the type of activity within each park facility and the acreage are presented in Table 2.2-1. A total of 14 different facilities are included in the inventory.

TOWN-OWNED FACILITIES

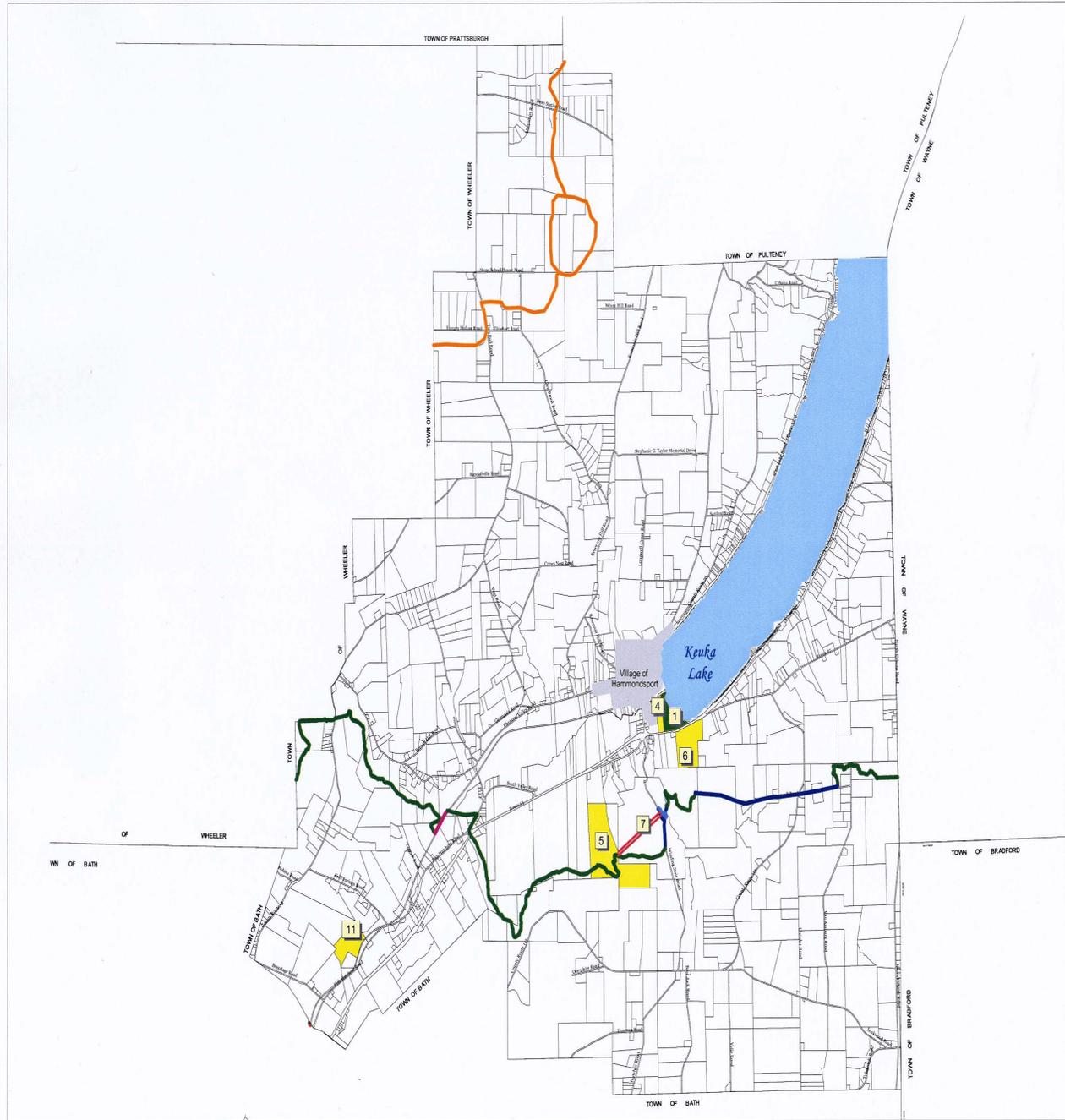
DESIGNATED PARKLAND

The Town has about 18 acres of municipally owned, developed parkland which provide a mix of passive and active recreational activities (see Figure 2.2-1). The Town's recreational facilities are concentrated along the Keuka Lake waterfront and include swimming beaches and docks, baseball fields, picnic areas, fishing spots, boat docks, and a boat launch. With the exception of the boat launch, which is open only to Town residents, all Town-owned parks are open to visitors from outside the Town of Urbana.

TOWN OF URBANA / VILLAGE OF HAMMONDSPORT

JOINT COMPREHENSIVE PLAN

Figure 2.2 - 1
Town of Urbana
Parks, Recreational Facilities
and Other Open Spaces



- Finger Lakes / North County Trail
- Abandoned Road
- Bristol Hills Branch
- Foot Trail
- Public Road
- Railgrade/Towpath
- Other Open Spaces
- Existing Parks and Open Spaces
- Former Railroad Right-of-Way
- 1 Map Reference Number



2000 0 2000 4000 6000 Feet

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Table 2.2 -1**Open Space Resources In and Around Urbana and Hammondspport**

Name/Ownership	Acreage	Type	Features
Town of Urbana			
<i>Designated Parklands</i>			
1. Champlin Beach Little League Fields	16.0	Community	Lake swimming, baseball fields (2), picnic tables (10), grills (5), concession stand, bench (1), bleachers, creek, wetlands
2. Depot Park	1.9	Community	Boat docks, swimming dock , swimming beach, benches, historic railroad depot, restrooms, changing rooms and boardwalk
3. Town Hall Park	0.3	Neighborhood	Playground
Subtotal	18.2		
<i>Other Open Spaces¹</i>			
4. Firemen's Field	5.9	NA	Pavilion, rest rooms, grassy area
5. Lands behind Town barn	65.0	NA	Undeveloped wooded land
6. Hillside opposite Champlin Beach	60.5	NA	Undeveloped wooded land
7. Right-of-Way Wheeler Property	3.4	NA	Undeveloped, 0.6-mile-long linear parcel
Subtotal	134.8		
<u>Village of Hammondspport</u>			
<i>Designated Parklands</i>			
8. Champlin Beach	1.7	Community	Swimming beach, swimming dock, pavilion, picnic tables (11), grills (6), rest rooms
9. Pulteney Square Park	0.6	Community	Gazebo, benches (10), plantings
10. Grape Street Park	0.8	Neighborhood	Playground, basketball court, swings, benches , plantings and skateboard facilities
11. Liberty Park	0.5	Neighborhood	Decorative plantings
Subtotal	3.6		

Not-for-Profit Land Trust²			
12. Finger Lakes Trail	NA	Regional	Two branches of 559-mile regional trail system traverse the Town.
School Facilities-Limited Use by Residents Permitted²			
13. Hammondsport Central School District- High School	NA	NA	Tennis courts (4), running track, baseball fields (2), soccer field (1), multi-use field
14. Curtiss School	NA	NA	Playground, sledding hill
Other²			
15. New York State Fish Hatchery	NA	Regional	Nature study, picnic area
16. Keuka Lake	NA	Regional	Boating, fishing, swimming
TOTAL DESIGNATED PARK	21.8		
TOTAL OPEN SPACE	155.8		
Notes: 1 Not included in totals for needs assessment because not designated parkland. 2 Not included in totals for needs assessment because not Town- and Village-owned or controlled.			
Sources: Town of Urbana Town Clerk; field surveys by Allee King Rosen & Fleming, Inc. June 2001.			

The largest municipally-owned open space resource is Champlin Beach Park, a 16-acre area along the map southern shoreline of Keuka Lake. The park offers opportunities for a variety of recreational activities. The park has two fields for baseball. In addition, the park offers spectator seating and a seasonal concession stand. The stand is owned and operated by the Little League and is open only during baseball season. The park also provides lake swimming, a dock, picnic tables, and grills. The baseball field and adjoining concession area is leased by the Town to the Little League for \$1.00 per year.

The Keuka Maid entranceway is located roughly in the middle of the Town park land. To the compass north of the Keuka Maid is a large area of undeveloped land, consisting of willow trees along the waterfront, a brushy area, and wetlands. The park frontage along Route 54 consists of a large, undefined gravel parking area. A small creek generally separates the Town and Village portions of the park.

To the compass north along the waterfront area, 1.9-acre Depot Park is a Town-owned park located in the center of the Village at the foot of Shethar Street. The park provides picnic areas, benches, and swimming. The boat launch off Water Street, just compass south of the gulf stream (“the flume”), provides boat access for Town and Village residents to Keuka Lake. The Town Boat Launch is heavily used in the summer.

Both Town-owned parks, because of their locations and unique facilities (i.e., swimming, boating) on the Keuka Lake waterfront, draw from the Town as a whole and are therefore considered community parks for purposes of the parks needs assessment.

The Town Parks and Recreation Committee, and the Hammondsport Central School offer a range of organized recreational activities during the Summer at the public parks and school facilities. In the Summer of 2001, the Town offered a swimming program at the Village-owned park at Champlin Beach and provided lifeguards at both Champlin Beach and Depot Park. The Parks and Recreation Committee and the School District run a recreational program which offers baseball, soccer, basketball, and arts and crafts activities. Finally, the Town maintains a small playground adjacent to Municipal Hall.

OTHER TOWN-OWNED OPEN SPACES

The Firemen's Carnival Grounds are adjacent to the Town park at Champlin Beach. This 5.9-acre property, owned by the Town and leased to the Hammondsport Fire District, is not a designated public park, but is used by the community, with Fire District's permission, for special events.

In addition, the Town owns an approximately 60.5-acre hillside parcel on the map south side of Route 54 opposite Champlin Beach which is currently undeveloped. The steeply-sloped, heavily wooded land has no formal trail network, but provides wildlife habitat and the opportunity for linkages to other publicly accessible open spaces in the future.

In addition, roughly 65 acres of undeveloped wooded land owned by the Town is located behind the Town barns at the intersection of Route 54 and Back Valley Road. This land is not as steeply sloped as the nearby Town-owned hillside property, and offers the potential for future trail development and linkages to other open spaces.

A roughly 3,000-foot-long, 50-foot-wide easement is owned by the Town through the Wheeler property compass west of the Winding Stair Road. This easement runs on an old logging road which links the Town-owned land behind the Town barns, described above, with Winding Stair Road. The Finger Lakes Trail crosses Winding Stair Road in close proximity to the Wheeler property.

VILLAGE-OWNED FACILITIES

The Village has about 3.6 acres of municipally owned, developed parkland which provide a mix of passive and active recreational activities (see Figure 2.2-2). Village-owned parks include Pulteney Square Park, a 0.6-acre green in the center of the Village. The park, the center of Village festivals and other activities, contains a decorative gazebo, benches, shade trees, and plantings. The Village-owned Champlin Beach Park is immediately map north of the Town Park at Champlin Beach. The 1.7-acre park has a swimming beach and dock, a

pavilion, and picnic facilities. Both Pulteney Square and Champlin Beach, because of their respective unique roles as Village center and waterfront resource, are considered to be community parks for purposes of the parks needs assessment.

There are also two Village-owned neighborhood parks. Grape Street Park is a 0.8-acre park with a playground, a basketball court, swings, benches and skateboard facilities, which predominantly serves residents in the map southern part of the Village. Liberty Park is a ½-acre park which primarily serves as a visual amenity. The park has decorative plantings, but no benches, tables, or other amenities inviting public use.

FINGER LAKES TRAIL

The scenic Finger Lakes Trail is a linear park that provides hiking, mountain biking, horseback riding, and other active recreational opportunities for residents and visitors. Two forks of the Finger Lakes Trail run through the Town of Urbana. The main segment of the trail runs in a map northeasterly direction from the Hornell area to the map southwest through the Village of Hammondsport and continues along the hillsides east of Keuka Lake before turning map south and then continuing further east. The Bristol Hills Branch of the trail splits off from the main trail in the Village to run map north along the west side of the lake. An approximately 12-mile segment of the main trail and about 10½ miles of the Bristol Hills branch traverse the Town. The trail is unpaved for its length in the Town. The trail is a multi-purpose facility which provides active recreation and serves as an inter-connecting link between recreation areas and points of interest.

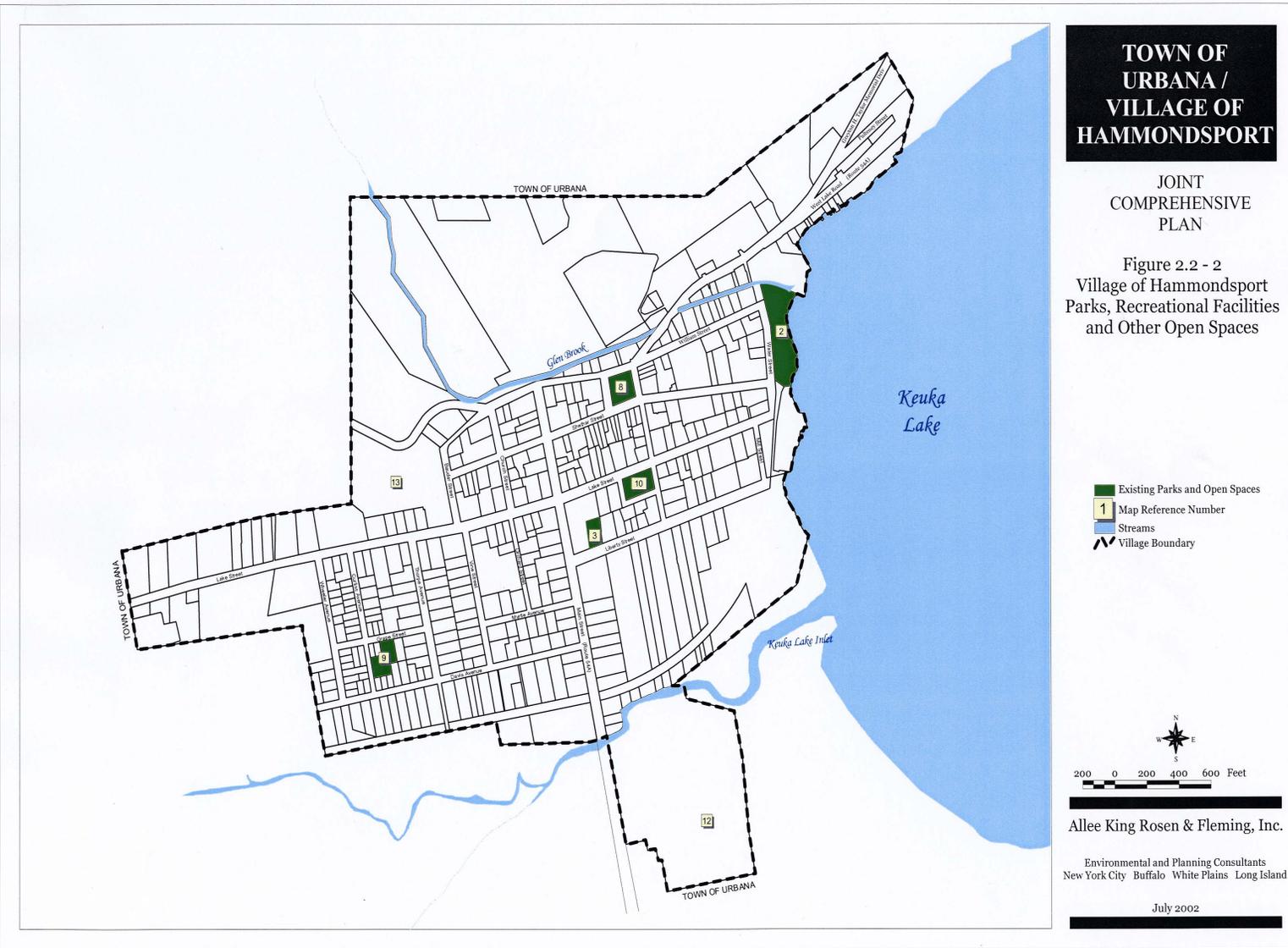
SCHOOL DISTRICT FACILITIES

School outdoor recreational facilities such as ball fields and the running track at the high school and the playground and sledding hill at the Curtiss School are also utilized by Town residents on a limited basis when not in use for school activities. As described above, the School District co-sponsors summer sports programs for children, including soccer and basketball (inside the high school gym). It is important to note that although the School District facilities are relied on for Town and Village recreational programs, these facilities are not controlled by the Town or Village and are available only on a limited basis. As a result, they are not included in the municipal parkland acreage utilized in the needs assessment.

**TOWN OF
URBANA /
VILLAGE OF
HAMMONDSPORT**

**JOINT
COMPREHENSIVE
PLAN**

Figure 2.2 - 2
Village of Hammondsport
Parks, Recreational Facilities
and Other Open Spaces



OTHER PUBLICLY-ACCESSIBLE RECREATIONAL/OPEN SPACE AREAS IN THE TOWN

Keuka Lake and the Keuka Lake Inlet provide boating, fishing, birding, and other nature study opportunities to residents and visitors to Urbana. The privately-operated Keuka Maid offers cruises up and down the lake. The corporation leases land from the Town adjacent to Champlin Beach. Keuka Lake Inlet (also known as Cold Brook Stream) used to be a top trout fishing stream attracting many fishermen. In recent years, the numbers of trout have dwindled because of very low water levels and because the State has not stocked or maintained the stream. Lack of maintenance has resulted in the stream changing courses and the lack of adequate pools for the trout to spawn in. The New York State Fish Hatchery, located on Fish Hatchery Road in the map south central section of Town, is a unique facility that provides opportunities for nature study and picnicking.

The Town's open lands provide many hunting opportunities. Hunting is a popular sport in Steuben County, which has the largest deer harvest in the State. Popular hunting areas include Huckleberry Bog and New York State Forest Lands on Reservoir Road just map south of the Town of Pulteney. Landowners in the area generally allow hunting on their lands by permission only.

NEARBY REGIONAL PARKS

Regional facilities offer many recreational opportunities to Town residents and supplement the facilities available in the Town. Keuka Lake State Park in Branchport, Watkins Glen State Park, Sugar Hill State Park, and Birdseye Hollow County Park in the Town of Wayne, Finger Lakes National Forest in Trumansburg, Pinnacle State Park in Addison, and Stony Brook State Park in Dansville are all within an easy drive of Urbana. These State Parks provide a particularly wide range of active and passive recreational opportunities, such as hiking and nature study, cross-country skiing, boating, camping, and picnicking. In addition, fishing (e.g., walleyes, pickerel, bass, and muskie) is available at nearby State and County parks. These facilities are neither controlled by nor located in the Town, and are considered supplemental facilities for the purposes of the recreational needs analysis.

2.2.3 PARK PLANNING STANDARDS

Planning organizations have formulated open space standards to guide decision-makers in determining how much open space is needed or desirable in an area. The standards are based on the type of open space provided (i.e., community or neighborhood, active or passive), the size of the population to be served, and distance from the open space. A standard measure of access to open space is provided by the ratio of available open space acreage per 1,000 residents. As discussed above, open space serves many different purposes. These standards apply to the amount of open space for recreational purposes. Passive open space or preservation of site-specific features or natural resources cannot be similarly quantified and these decisions must be based on a site-specific evaluation. In order to evaluate the existing park and recreational facilities, national standards were used to project the probable demand for park facilities. For the purposes of this study, the National Recreation and Parks

Association (NRPA) general parkland acreage standards were used. This study addresses the adequacy of neighborhood parks and community parks.

The factors provided by NRPA which help to define each type of parkland and include typical site criteria for each type of parkland are listed below. This information was used to help examine the adequacy of the supply of Urbana's public recreational facilities. In addition, the study used NRPA population-based standards to determine the amount of neighborhood and community parkland potentially required in Urbana.

GENERAL PARKLAND CRITERIA

NEIGHBORHOOD PARK

Generally 2-20 acres in size.

Serves people most desirably within a one-half mile radius, with 1.7 acres minimum available per 1,000 persons.

Preferably located near an elementary school or near the center of a population concentration.

Usual facilities are for unsupervised sports, play equipment, multi-use playing areas, turf area, tree plantings, some passive area, and minimal allocations for auto parking. With a Summer playground program, a small shelter is desirable.

May include the following types of facilities:

Ballfields

- Examples include softball or Little League field only; bleachers, team benches, backstop and fences.

Tot Lots

- Generally less than one acre in size.
- Usual facilities include play apparatus for small children only; benches, sand area, small wading or spray pool, landscaped areas, and shaded areas for supervising parents.
- May include alternate facilities such as quiet game areas, multipurpose court, or other features.

School Recreational Facilities

- May be considered a neighborhood park, yet serves most of the people within the community through normal school activities.
- Usual facilities include children's playground areas, multi-purpose courts, school athletic playing fields, off street parking and related uses.

COMMUNITY PARK

Generally 50-100 acres, or more, in size. May be considerably smaller if the park contains a unique attribute (e.g., lake waterfront location).

Serves the whole community, but most desirably located within a three mile radius, with seven acres minimum available per 1,000 persons.

Location depends on availability of appropriate sites. However, community parks should be located as close to the population centers as possible.

Usual facilities include active athletic areas similar to playing fields, with at least half of the area left more natural in character, with picnicking, hiking, camping, archery, golf, fishing, boating, ice skating and water sports, if appropriate, included.

Interior roadways with area parking are required.

Shelters, swimming pools and quiet areas are desirable.

FACILITY PLANNING STANDARDS

In addition to the general parklands acreage standards, the NRPA, the New York Statewide Comprehensive Recreation Plan (SCRPA) standards, and specific sport federation standards were used to establish the number of units of functional activity (i.e., baseball fields and tennis courts), which on average, should be provided within the combined park systems of the Town and Village.

The types of activities include a broad range of outdoor facility types, including baseball, softball, volleyball, skiing, nature trails, areas for picnicking, tennis courts, playground equipment, ice skating, swimming pools, fishing, basketball, football, soccer fields, archery, golf, and horseshoes. The recommended standards for each activity are listed in Table 2.2-2. The planning standard identified in the column "Average /1,000" represents the average ratio per 1,000 Town residents (including the Village); these ratios were selected as the basis for this analysis.

It is noted that the Town and School District provide summer sports and recreational activities for residents throughout Urbana. They also provide busing to summer recreational programs for children from the Towns of Wayne and Pulteney. Children from other townships are also welcome to attend. As a result, Table 2.2-2, below, provides a conservatively low estimate of recreational needs by facility.

Table 2.2 - 2			
Facility/Activity Planning Standards			
Facility	NRPA Standard/1,000	NYS Comprehensive Recreation Plan/1,000	Average/1,000
Tennis	.5 courts	.5 courts	.5 courts
Volleyball	.2 courts		.2 courts
Basketball	.2 courts	1 court	.2 courts
Baseball	.2 fields		.2 field
Softball	.2 fields		.2 field

Facility	NRPA Standard/1,000	NYS Comprehensive Recreation Plan/1,000	Average/1,000
Football	.05 fields	3 acre	.05 field
Soccer	.1 fields		.1 field
Ice Skating/Hockey	.01 rink	.4 rink	.05 rink
Field Hockey	.05 field		.05 field
400 Meter Track	.05 track		.05 track
Swimming Pool	.05 pool		.05 pool
Trails (bike, walk, x-country, horse)	.25-.5 mile		.4 mile
Picnic Shelters	.5 shelters		.5 shelters
Picnic Tables	8 tables		8 tables
Rollerblading/skating	.05 rink		.05 rink
Toddler Playground	.1 acres	1.0 acre	.5 acre
Source: National Recreation and Parks Association (NRPA), the New York State Department of Environmental Conservation.			

2.2.4 ADEQUACY OF OPEN SPACE RESOURCES

QUANTITATIVE ANALYSIS

GENERAL PARKLAND CRITERIA

This section addresses the adequacy of general types of parkland—neighborhood parks and community parks. Including Town and Village-owned designated parks, there are approximately 20 acres of existing community parkland and 1.6 acres of existing neighborhood parks within the Town. This total acreage includes only Town- and Village-owned, exterior recreational facilities. The extent of these facilities is shown in Table 2.2-1, above. All of the Town's parks are used frequently by residents and are a key part of the Town's character.

Total Acreage

Year-Round Population. In 2000, the permanent, year-round population of the Town of Urbana (including the Village of Hammondsport) was 2,546 persons. According to the National Recreation and Parks Association (NRPA) standards, the Town of Urbana (including the Village) should have between 16.5 and 25.5 acres of total park land based on its population in the year 2000. Based on the NRPA standards, the Town (including the Village) should have about 17.8 acres of community parkland and about 4.3 acres of neighborhood (see Table 2.2-3). Application of the standards indicates that the Town has adequate acreage of community parkland and insufficient neighborhood parkland to serve the combined year-round residential population of the Village and Town.

The Town has 1.6 acres of existing neighborhood parks, compared to 4.3 acres recommended by the national standards, a 2.7 acre shortfall based on the year-round population. Neighborhood parks draw predominantly from their immediate areas. They are defined as being 20 acres or less in size and as typically offering the active-use facilities in or near residential neighborhoods such as playgrounds and basketball courts, which are heavily used by children. Included in the inventory of neighborhood parks were Grape Street and Liberty Park. Liberty Park also does not provide a playground or other active recreational facilities, nor does it provide benches for passive recreation.

Table 2.2 - 3 Recommended Acres of Parkland, Year - Round Population Town of Urbana			
Park Type	National Standard (Acres/1,000 Persons)*	National Standard Applied to Town Population in 2000**	Existing in Town
Neighborhood Park or Playground	1.7	4.3	0.8
Community Park	7.0	17.8	20.2
TOTAL	6.5-10.0	16.5-25.5	21.0
Notes:			
* National Recreation and Parks Association standards.			
** U.S. Department of Commerce, 2000 Census of Population. Combined Village/Town population.			

It is important to note that the waterfront parks, despite their relatively small size, really serve a community park function because of their location on Keuka Lake and the special waterfront facilities they offer, including swimming. Pulteney Park also serves a central role in the community as a whole and is widely utilized by residents throughout the Town as well as visitors.

Based on the NRPA standards, the Town has adequate community parkland in terms of total acreage to serve its year-round population . The recommended standard for community parkland applied to the Town suggests approximately 17.8 acres, and the Town and Village possess about 20.2 acres.

Year-Round and Seasonal Population . It is important to note that seasonal residents and other visitors not included in these ratios place substantial additional demands on the Town’s open space facilities. This is particularly true in Urbana, which is located in the Heart of the Finger Lakes tourist region, and which makes all of its facilities (except the boat launch) open to the larger public. The additional demand is apparent particularly in the summer months and most notably, at the waterfront parks.

The seasonal population of the Town of Urbana (including the Village of Hammondsport) in 2000 is estimated at 3,261 persons. This includes 2,546 year-round residents plus an estimated 715 seasonal residents (based on 334 seasonal units times the average household size for renters). In contrast to casual tourists—who may stop at the waterfront parks but are unlikely to use ball fields and courts—seasonal residents are expected to place similar demands on active recreational facilities as do permanent residents.

Applying the NRPA standards to the combined seasonal and year-round population indicates that the Town lacks sufficient neighborhood parkland and just meets the low end of the recommended range for community parkland (see Table 2.2-4). The Summer months, when the seasonal population is in residence, is also the time of the most intensive use of many parks, particularly those on the waterfront.

Table 2.2 - 4			
Recommended Acres of Parkland, Year - Round and Seasonal Population Town of Urbana			
Park Type	National Standard (Acres/1,000 Persons)*	National Standard Applied to Town Population in 2000**	Existing in Town
Neighborhood Park or Playground	1.7	5.5	0.8
Community Park	7.0	22.8	20.2
TOTAL	6.5-10.0	21.2-32.6	21.0
Notes:			
* National Recreation and Parks Association standards.			
** U.S. Department of Commerce, 2000 Census of Population. Combined Village/Town population. Seasonal population based on number of seasonal housing units times the average household size of renter-occupied units.			

Park Distribution

The distribution of the Town's park system (including the Village) is another major planning consideration. The locations of the Town and Village facilities were examined to determine whether there are areas of the Town that are not adequately served by the existing neighborhood parklands or playgrounds. The NRPA recommends that each neighborhood park serve a surrounding area of approximately 0.5 mile radius in a village or urban setting. For purposes of this study, given the generally low density and higher auto ownership rates of the Town compared to many more urbanized areas included in the national standards, the recommended service area for neighborhood parks was extended to a 1.0 mile radius.

The Grape Street playground serves residents in the map southern portion of the Village. Although located centrally in the heart of the Village, Pulteney Square Park contains no playground or other active recreational facilities. This is also true of Liberty Street Park. Additional neighborhood parkland with active facilities such as playgrounds, multi-purpose courts, ring toss, or game tables is needed in the northern half of the Village. These needs are addressed in Chapter 4.0, "Action Plan".

Facility Standards

Year-Round Population. Table 2.2-5, below, compares the facilities recommended by the park planning standards (based on year-round Town population (including the Village) and the standards described in Section 2.2.3, above) and the actual facilities currently provided by the Town and Village. As the table indicates, based solely on the year-round population and the quantitative park standards, Urbana and Hammondspport have sufficient recreational resources in some areas and lack certain other facilities typically provided by municipalities.

Table 2.2 - 5		
Facility Needs Assessment Based on Year-Round Population Town of Urbana and Village of Hammondspport		
Activity	Existing Town or Village-Owned Facilities	Facilities Needed
Tennis	0 Courts (4 Owned by School District)	1.3 Courts
Volleyball	0 Courts	0.5 Court
Basketball (Outdoor)	2 Half Courts	0.5 Court
Baseball (Little League, T-ball, Minor League)	2 Fields (Plus 2 School Fields)	0.5 Field
Softball	Girls' Softball Field (1)	Less than One Field (0.5)
Soccer	1 School Field	Less than One Field (0.5)
Football	0 Field	Less than One Field (0.1)
Ice Skating Rink	0 Rinks (Lake and Boat Launch Area)	Less than One Rink (0.1)
Field Hockey	0 Fields (School Multi-use Field is Used)	Less than One Field (0.1)
400 Meter Running Track	0 Tracks (1 School)	Less than One Track (0.1)
Swimming Pool	0 Pools (Seasonal Swimming in Keuka Lake)	Less than One Pool (0.1)
Trails (Biking, Walking, X-country Skiing, Etc.)	Approximately 22.5 Miles	0.6-1.3 Miles
Rollerblading/In line Skating	0 Rinks	Less than One Rink (0.1)
Toddler Playground	2 Playgrounds (0.5 acres)	3 Playgrounds (1.3 acres)
Picnic Shelters	1 Shelter/Pavilion	1.5 Shelters
Picnic Tables	23 Tables	20 Tables
Fishing	Lake, Outlet	No Applicable Standard
Boating	1 Boat Launch, 8 Boat Docks	No Applicable Standard

Year-Round and Seasonal Population. Table 2.2-6 presents the recreational facility needs assessment for the Town and Village including both seasonal and year-round residents. Comparing Tables 2.2-5 and 2.2-6 shows the additional demand on the Town's recreational facilities when seasonal use is factored in. However, even adding in seasonal demand, the standards alone do not show a need for major facilities such as a swimming pool, a track, or an in-line skating rink. These facilities may be warranted if a larger regional population serving neighboring towns is contemplated.

Table 2.2 - 6		
Facility Needs Assessment Based on Year-Round and Seasonal Population Town of Urbana and Village of Hammondspport		
Activity	Existing Town or Village - Owned Facilities	Facilities Needed
Tennis	0 Courts (4 Owned by School District)	1.6 Courts
Volleyball	0 Courts	0.7 Court
Basketball (Outdoor)	2 Half Courts	0.7 Court
Baseball (Little League, T-ball, Minor League)	2 Fields (Plus 2 School Fields)	0.7 Field
Softball	Girls' Softball Field (1)	Less than One Field (0.7)
Soccer	2 School Fields	Less than One Field (0.7)
Football	0 Field	Less than One Field (0.2)
Ice Skating Rink	0 Rinks (Lake and Boat Launch Area)	Less than One Rink (0.2)
Field Hockey	0 Fields (School Multi-use Field is Used)	Less than One Field (0.2)
400 Meter Running Track	0 Tracks (1 School)	Less than One Track (0.2)
Swimming Pool	0 Pools (Seasonal Swimming in Keuka Lake)	Less than One Pool (0.2)
Trails (Biking, Walking, X-country Skiing, Etc.)	Approximately 22.5 Miles	0.8-1.6 Miles
Rollerblading/In line Skating	0 Rinks	Less than One Rink (0.2)
Toddler Playground	2 Playgrounds (0.5 acres)	3-4 Playgrounds (1.6 acres)
Picnic Shelters	1 Shelter/Pavilion	1.6 Shelters
Picnic Tables	23 Tables	26 Tables
Fishing	Lake, Outlet	No Applicable Standard
Boating	1 Boat Launch, 2 Boat Docks	No Applicable Standard

QUALITATIVE ANALYSIS

ADEQUACY BY TYPE OF ACTIVITY

The Town and Village provide a number of recreational facilities that include baseball fields, swimming beaches, a boat launch and boat docks, picnic facilities, and a playground. However, there are some deficiencies in how the existing recreation facilities meet needs for specific sports activities. The analysis below was prepared with information gathered from site investigations. An analysis by facility follows:

Tennis:

Courts are available at all times they are not in use by School District. School District courts closely meet demand indicated by standards. With the Summer tourist influx, the Town or Village could consider developing tennis courts.

Volleyball:

Standards indicate some demand, but residential population alone does not justify a court. With the seasonal population, adding a volleyball court is recommended. The Town or Village could consider providing one informal grass volleyball court in one of the waterfront parks.

Basketball:

There are currently two half outdoor courts. While the standards alone do not support a need for a court, perhaps this could be developed in conjunction with a neighborhood playground (see below).

Baseball:

There are two Town-owned fields and two school fields, which easily exceed the demand indicated by the standard with or without the seasonal population.

Football:

There is no football field in the Town. Standards applied to the Town population indicate only minimal demand for a dedicated field.

Soccer:

The School District has a soccer field used by students for school sports and available in off-hours for general use by residents. The standards indicate that the Town population alone does not require one. Summer soccer programs for children are accommodated at the high school field. A field could be warranted if it served a broader population base (including one or more townships).

Ice Rink:

The Town does not have a formal ice skating rink, either indoor or outdoor. The Town population alone indicates very minimal demand for such a facility; a regional rink would be more appropriate.

Field Hockey:

Based on the standards applied to the Town population only, there is very little unmet demand for a formal field hockey field. A field could be warranted if it served a broader population base. Field hockey can be accommodated at the high school multi-use field.

Track:

Quantitative standards indicate minimal demand for a competitive running track. Runners are accommodated by the school track and sections of the Finger Lakes Trail.

Swimming:

Application of the quantitative standards indicates that the Town population base, even when accounting for seasonal residents, is too small to warrant development of an indoor swimming pool. For such a facility to be well utilized, it should be a County or Inter-municipal facility serving a broader population base. Swimming at the two lakefront parks meets some swimming demand in the summer (including lessons). Demand for lap swimming and swimming facilities in the remaining nine months of the year is not accommodated.

Trails:

The Finger Lakes Trail extends approximately 22.5 miles in length through the Town. The trail more than meets the minimum quantitative standards for trail ways.

Playgrounds:

There are two playgrounds in the Town, at Grape Street Park. Quantitative standards indicate the demand for 1.3 to 1.6 acres of parkland for playgrounds (equivalent to about 3-4 playgrounds). One additional playground should be developed in the map north section of the Village. In addition, the Town should consider providing one or two playgrounds elsewhere in the township, with the location determined by neighborhood demand.

Shelters:

Based on the standards, there is a need for 1.5 shelters compared to the one available shelter at Champlin Beach. Given the large influx of summer visitors, the actual demand is likely to be much greater. The Town or Village should consider adding a shelter or two at one of the waterfront parks. In addition, there is a pavilion at Firemen's Carnival Grounds, with limited availability to the general public.

Picnic Tables:

Picnic tables (23) exist at many of the Town and Village parks, an adequate number to serve the year-round and seasonal resident population. Replacement of old, worn-out picnic tables should occur on an "as-needed" basis. New tables should be added if tourist demand indicates a need for them.

Boat Access:

Public boat access to the Lake is available to residents at the Town Boat Launch. The facility is heavily utilized by residents in the summer months. Several boat docks are available at Depot Park.

CONDITION OF PARKS

Champlin Beach

The facility is in generally fair to good condition. Large, unlandscaped gravel parking areas at the Town and Village entrances detract from the appearance of the park. Most other equipment and structures are in good to very good condition. As a result of its location on the opposite side of the inlet, the park is physically separated from the remainder of the Village and is not readily accessible by pedestrians from the Village Center, Depot Park, or residential neighborhoods.

Depot Park

The park is in excellent condition. The benches are all new, vandal proof, recycled plastic. An unoccupied warehouse building is located on the lakefront and blocks views of Keuka Lake looking map north from Lake Street.

Town Boat Launch

The boat launch is in good condition. The dock is new and provides adequate space for temporary mooring while the boat trailer is positioned.

Town/Village Hall Playground

The playground equipment is well maintained.

Pulteney Square Park

The Village Green of Hammondsport is very well maintained and in excellent condition.

Chelse and Liliane Kelly Children's Park (Grape Street Playground)

The playground equipment is in very good condition.

Liberty Park

As previously discussed above, the park functions as a visual amenity and has no facilities of any kind. The plantings are in excellent condition.

LINEAR PARKS

Linear parks or greenways are a popular form of parkland. The Finger Lakes Trail is a major regional recreational resource which goes through the center of Hammondsport, with some 22½ miles of trails branching off to the map north and the map east through the Town of Urbana. Although there is not a specific NRPA standard for total acreage for this type of parkland, it serves many important functions in the Town by providing a trail way for walking, biking, cross-country skiing, and other activities; and offering linkages to the other sites in the Finger Lakes. The Trail supplements the Town's other park resources and provides for alternate forms of recreation. Another supplementary open space resource in the Town is the New York State Fish Hatchery.

PUBLIC ACCESS TO THE WATERFRONT

In total, residents of Urbana currently enjoy public access to about 2/3-linear-mile of the Keuka Lake Waterfront, only about 7 percent of the approximately 9 total linear miles of shoreline within the Town's jurisdiction.

Chapter 2.3 Socioeconomic Conditions

2.3.1 POPULATION AND HOUSING CHARACTERISTICS

TOTAL POPULATION

After being quite stable between 1960 and 1990, The Town of Urbana's population dropped by 9 percent between 1990 and 2000 (see Table 2.3-1). The U.S. Census Bureau reports the Town's population dropped from 2,801 persons in 1990 to 2,546 persons in 2000, which is just shy of its 1960 mark of 2,592. In addition to this recent reduction in the number of residents, there has been a more profound shift in where people live inside the Town over the past several decades. The percentage of Town residents who live in the Village of Hammondsport has fallen from 45 percent in 1960, to 33 percent in 1990, and more recently to 29 percent in 2000.

The population in Steuben County has also decreased over the past decade, however only slightly, going from 99,088 persons in 1990 to 98,726 persons in 2000. These local population trends are in contrast with the overall State of New York, in which total population increased by 5.5 percent over the past 10 years. (However, most of the Statewide growth reflects population increases in the New York City metropolitan area.)

Table 2.3-1

Population Trends in Urbana and Hammondsport

Place	1960	1990	2000	% Change 1960-2000	% Change 1990-2000
Town of Urbana (including Village of Hammondsport)	2,592	2,801	2,546	-1.8%	-9.1%
Town of Urbana (excluding the Village of Hammondsport)	1,416	1,872	1,815	28.2%	-3.0%
Village of Hammondsport	1,176	929	731	-37.8%	-21.3%
Steuben County	97,691	99,088	98,726	1.1%	-0.4%
State of New York	16,782,304	17,990,466	18,976,457	13.1%	5.5%

Source: U.S. Census Bureau

AGE AND RACE

The population of the Town of Urbana has grown somewhat older since 1989, as the median age group in the Village and the outer unincorporated Town has jumped from the 35-39 age group in the 1990 decennial census to a townwide median age of 44.5 years in 2000. While the larger Steuben County remains younger than Urbana, its median age group has also increased, going from 30-34 years in 1990 to a median age of 38.2 years in 2000. With regard to racial composition, the population of the Town and County is nearly all white 97.5

percent and 96.4 percent of their respective populations.

INCOME AND POVERTY

The median income for Urbana was \$28,079 in 1989, with 10.9 percent of its households having an income below the poverty level. The Village of Hammondsport had a median household income of \$25,500, with 7.8 percent below the poverty level. While the outer Town's median household income of \$29,129 was higher than the Village's, its proportion of households with an income below the poverty level was actually greater at 12.5 percent.

WORKER CHARACTERISTICS

In 1990, 1,281 residents, 16 years and older, were employed townwide in Urbana. The professional and related services (health, educational and other) industry was the largest employer for those living in Urbana, comprising 25.3 percent of the Town's workforce. Of the 324 professional and related services workers, 149 were health service professionals, demonstrating the considerable role of the area's medical institutions as a major employer for the Town. Manufacturing (combined durable and nondurable goods) and retail trade were the next most significant industries, employing 24.4 percent and 16.2 percent respectively, exhibiting the importance of the region's major manufacturers as well as the growing tourism sector.

The Town's worker profile was quite similar to that of the County. Steuben County's employment base was led by manufacturing which constituted 27.2 percent of the County's workers, followed by professional and related services with 25.2 percent, and retail with 16.6 percent of the County's workforce.

While 82 percent of Steuben County workers were also employed in the County, only 44 percent of Urbana's workforce found their employers inside the Town. In terms of those who could not find work, according to the New York State Department of Labor, Steuben County had an average monthly unemployment rate of 4.9 percent, slightly higher than the State's 4.6 percent and the overall Nation's 4.0 percent rate for the year 2000.

HOUSING CHARACTERISTICS

The majority of houses in Urbana, 77 percent, are single family units. Hammondsport has a relatively diversified housing stock with only 68 percent single units, while 81 percent of the Town outside of Village houses are comprised of singles. In comparison, Steuben County's single family homes accounted for 72 percent of its housing units in 1990.

In terms of rental rates, the median contract rent in the Town was \$352 per month in 1990, with a median of \$350 in the Village and \$365 in the outer parts of the Town. The median rent for the broader County was somewhat less at \$341.

Since many residents only live in the area during the warmer portion of the year, there are numerous houses that are vacant throughout the winter months. Of the 1,459 housing units in Urbana, 28 percent were vacant at the time of the Census in 1990. However, since many of Urbana's residents only live in the Town on a part-time basis, 329 of the 406 vacant units in the Town were classified as "seasonal, recreational or occasional use." The Village had a 14 percent vacancy rate, with 29 of its 54 vacant units used seasonally, and the remainder of the outer Town had a vacancy rate of 34 percent, with 300 of its 352 vacant units being seasonal. In comparison, only 13 percent of the County's 43,019 units were vacant, with 3,280 of its 5,720 vacant units utilized on a seasonal basis.

2.3.2 ECONOMIC CONDITIONS

ECONOMIC ACTIVITY IN STEUBEN COUNTY

The economic health of Steuben County has been rather weak during the past several years as it has been losing manufacturing jobs and adapting to a more service-oriented economy. Though the region's economy has been increasingly driven by tourism, the restructuring from manufacturing to services reflects the national trend. As depicted in Table 2.3-2, which provides data on non-agricultural employment, the number of firms and employees in Steuben County decreased from 1990 to 1997. Total non-agricultural employment dropped from 30,454 to 26,610 jobs, a 13 percent decrease. The sector that suffered the most significant loss was manufacturing, which lost 3,886 employees - nearly 30 percent of its 1990 total. Conversely, the services sector boosted its employment by 7.6 percent by adding 556 employees.

Table 2.3 - 2				
Steuben County Non-Agricultural Employment Trends, 1990 and 1997				
	1990		1997	
Sector	Firms	Employees	Firms	Employees
Agricultural Services	21	52	24	61
Mining	4	68	4	51
Construction	144	658	112	475
Manufacturing	96	12,976	83	9,090
Transportation, Communications, and Utilities	92	1,030	83	1,022
Wholesale Trade	97	658	70	750
Retail Trade	617	6,412	560	6,184
Finance, Insurance, Real Estate	136	1,191	162	1,117

	1990		1997	
Sector	Firms	Employees	Firms	Employees
Services	641	7,304	678	7,860
Non Classifiable	55	105	7	0
Total	1,903	30,454	1,783	26,610
Source: U.S. Department of Commerce, County business Patterns, 1990 and 1997.				

Still, manufacturing remains the largest non-agricultural sector in the County, with 9,090 workers or one-third of the total non-agricultural employment base. Thus, it is important to the County's economy to make every effort to retain these jobs, particularly since manufacturing jobs tend to pay relatively high wages. The service industry was the second largest employer in the County with 7,860 workers. Furthermore, though retail trade diminished slightly, it ranked as the third largest employing industry in the County with 6,184 employees.

Major Employers

Together, the top ten employers in Steuben County account for 13,319, or fully half of the County's total jobs. As shown in Table 2.3-3, Corning, Inc. is by far the largest employer in Steuben County with 5,800 employees. Dresser-Rand ranks second with 1,300 employees and the County of Steuben is third with 1,000 employees. More locally, the largest employer in the Town of Urbana is Mercury Aircraft, which employs approximately 700 workers. Ira Davenport Memorial Hospital, located just outside Urbana on Route 54 employs 385, and Clark Specialty Company in Hammondsport has 105 employees. The larger wineries - including Bully Hill, Heron Hill and Pleasant Valley - are also a growing source of employment in Urbana. The Pleasant Valley Winery attracts roughly 10,000 - 15,000 visitors per year.

Table 2.3-3				
Top Employers in Steuben County, 2001				
Rank	Employer	Employees	Location	Description
1	Corning, Inc.	5,800	Corning	Glass, Ceramics Research
2	Dresser-Rand	1,300	Painted Post	General Industrial Machinery, Pumps
3	Steuben County	1,000	Bath	Government
4	St. James Mercy Health	952	Hornell	Medical
5	Gunlocke, Inc.	857	Wayland	Wood Office Furniture, Space Panel Systems
6	North American Phillips	850	Bath	Lamps and Electrical Products
7	Mercury Aircraft	700	Hammondsport	Sheet Metal, Electronic Components
8	Veterans' Administration	700	Bath	Medical
9	State Office Building	625	Hornell	Government
10	Corning Hospital	535	Corning	Medical
	Total	13,319		
Source: Steuben County Planning Department, 2001.				

ECONOMIC DEVELOPMENT OPPORTUNITIES

The Steuben County Industrial Development Agency (SCIDA) offers real property abatement, sales tax exemptions, mortgage tax exemptions, assistance with grants and low-cost loans, as well as site selection assistance and business planning. In the future it may be possible for location(s) in Urbana to get New York State Empire Development Zone (EDZ) benefits. The prospective EDZ would be for Steuben County, with Hornell being the “qualifying” area. Due to its designation, 75 percent of the EDZ would have to be situated in Hornell, leaving 25 percent to be distributed throughout the remainder of the County.

Infrastructure

The Town of Urbana and Village of Hammondsport have been undergoing major infrastructure enhancements that could spur economic development in the near future. Adelpia Cable has recently installed high-speed internet infrastructure throughout the Town, Village, and in their neighboring communities. This service is available to all areas where its cable television service is available. In addition, fiber-optics infrastructure has been installed within the Town and Village. Though most of this infrastructure is not currently set-up to provide high-speed internet

service, it potentially could provide both homes and businesses with additional internet options (Section 2.8 “Transportation and Infrastructure” describes the community’s internet infrastructure in greater detail). The local telephone company has laid fiber-optic lines along Route 54. This “high-tech” infrastructure, along with Urbana’s high quality of life, could help to attract technology-related businesses.

Furthermore, the SCIDA is working with Mercury Aircraft to install an eight-inch sewer line through the abandoned railroad right-of-way, which runs from Bath to Hammondsport and is owned by the IDA. This line would provide an outlet for the waste generated by the Mercury plant and would also be utilized by Pleasant Valley Wine Company and Ira Davenport Memorial Hospital. It may be possible for other users to tap into the line in the future.

Transportation

The Town has excellent roadway connectivity to other points in the region and the State. Two State routes pass through the Town on either side of Keuka Lake; Route 54 runs map north and map south through Urbana along the map eastern side of the Lake; and Route 54A branches out from Route 54 near Hammondsport and goes map north and map south along the Lakes’s western side. Route 54 also connects to two interstate highways just map south of Urbana in the Town in Bath, I-390 and I-86. The I-390 runs map north and map south, eventually connecting to the I-90 in the Rochester vicinity, and the I-86 runs map east and map west along the map southern portion of New York State.

In terms of other modes of transportation, there is no longer any rail service directly to Urbana as the railroad line that once connected the Town of Bath and Village of Hammondsport is now inactive. However, the portion of the line that goes from Bath to the Town of Wayland, in the map northeastern portion of Steuben County, is still in service. Air service to the Town is provided by the Elmira/Corning Regional Airport (about 38 - 40 miles away), the Hornell Airport and the Yates County Airport in Penn Yan. There is also a private airstrip in the Pleasant Valley area of the Town which offers private sightseeing flights. The Keuka Maid, which docks at Champlin Beach, provides boat cruises on the lake.

Potential Development Sites

In general, Urbana’s steep slopes, wetlands, and flood plains greatly limit the development potential for large industrial plants and/or offices. While the Town may not be able to accommodate many large scale employers, it may do well by targeting smaller commercial, office, and technology firms. Potential economic development areas in the Town include the following:

- Pleasant Valley Area - The former Taylor Wine Company complex is already home to Mercury Aircraft and Pleasant Valley Wine Company but may be further developed to accommodate other businesses/uses in the future.
- Route 54 Corridor - Route 54 connects Urbana to the I-390 and I-87, is a New

York State truck route, and serves as the main passageway into Urbana for residents and visitors alike. The traffic volumes and accessibility make the corridor attractive to commercial developers. In addition, the above mentioned sewer line installation and fiber-optics infrastructure increases the potential for economic development in the corridor. Already, the corridor has a medical niche in the area surrounding Ira Davenport Memorial Hospital.

Tourism

Tourism provides a strong economic development opportunity for Urbana. The attraction of Keuka Lake, along with the wineries and complementary attractions such as the Keuka Maid and the Glenn H. Curtiss Museum have made Urbana a growing tourist destination in the larger Finger Lakes tourist region. In addition, Urbana is well situated to benefit from “vacation packaging” as it is proximate to major attractions including the Corning Glass Museum and Watkins Glen International Race Track, as well as the legion of wineries, cultural amenities and scenic beauty that makes the Finger Lakes region so unique.

However, despite Urbana’s strengths and tourism success, the opportunity exists to take better advantage of its assets. Based in part on interviews with regional economic development and tourism officials, some of the Town’s disadvantages and areas where Urbana should consider improving its services for tourists include:

- Better public access to Keuka Lake
- A stronger connection between the Lake and Village Center
- More recreational facilities, including trail connections
- Enhanced evening attractions
- Better links to agri-tourism
- Improved public boat docking/launch facilities
- More events and attractions year-round
- Highlight the heritage tourism aspects of Hammondsport as a unique place (e.g, a Historic Village that still functions similarly to the way it did many years ago)
- More restaurant, retail, and entertainment opportunities geared for both tourists and residents
- Potential development of a hotel on, or overlooking the Lake which might include resort/spa/conference facilities
- Potential golf course development in connection with the above mentioned resort hotel complex
- Further develop connections to and cross - marketing with regional draws such as the Corning Museum of Glass, which seeks to draw 600,000 visitors per year
- Improve connections between the Curtiss Museum and the Village Center
- Improvements to accommodate bus tours.

Chapter 2.4 Community Facilities

2.4.1 HAMMONDSPORT CENTRAL SCHOOL DISTRICT

FACILITIES AND ENROLLMENT

The Hammondsport Central School District encompasses a service area within a roughly 10-mile radius from the Village of Hammondsport and includes all ,or portions of, the Towns of Urbana, Pulteney, Bradford, Bath, Wayne and Prattsburgh. The District is comprised of two facilities in the Village: the Glenn H. Curtiss Memorial School located at 60 Lake Street and the Hammondsport Junior/Senior High School at 8272 Main Street Extension. In total, the District educates a student body of 730 students, comprised of 344 kindergarten through sixth grade pupils at Glenn H. Curtiss Memorial School and 386 seventh through twelfth grade students who attend Hammondsport Junior/ Senior High School. As shown below in Table 2.4-1, the student body has declined over the past 20 years, with a 18.5 percent drop between 1982 and 1992, and a less dramatic 6 percent decrease between 1992 and 2001.

Year	Kindergarten - 6th	7th - 12th	Total	% Change
1982	457	493	950	-----
1992	433	341	774	(18.5%)
2001	344	386	730	(5.7%)
Source: Hammondsport Central School District				

The buildings and other facilities recently went through a \$4.5 million project which added space, updated technological resources, and updated athletic facilities for the students. As part of the renovation project, the District added 75 computers to its present total of 200 to 220 personal computers. The project also included relocating the District's four tennis courts, added a junior-varsity soccer field with a surrounding track, provided drainage tiles under the softball diamond, and added space and updated facilities to the Junior/Senior High School locker rooms.

The District provides standard New York State curricula, with the High School providing Regents degrees and the Elementary School focusing on preparation for the High School Regents courses.

There are many after-school activities for the students, including participation in sports, arts and crafts, and more. In addition, the School District provides an extensive continuing education program for adults during the Spring and Fall semesters.

CAPITAL PROGRAM

The School District maintains a Five-Year Capital Program to organize its budgetary process and capital priorities.

2.4.2 FIRE AND EMERGENCY SERVICES

FIRE PROTECTION

STAFF AND FACILITIES

The Hammondspport Fire Department (Citizens' Fire Hose Company Inc.) is located in the Hammondspport Fire District building near the map southeastern shore of Keuka Lake at 8521 State Route 54. The Department's jurisdiction entails the entire Town of Urbana, including the Village of Hammondspport. Receiving about 100 calls per year, the Department's average response time is between 2 and 2.5 minutes, not including assisting helicopter landings at the Ira Davenport Memorial Hospital (which have response times between 6 and 10 minutes with a 25-minute window for response).

An all-volunteer force, the Department's personnel consists of 40 firefighters and 10 fire police. Despite being a volunteer organization, there has been no problem recruiting firefighters. In fact, there is currently a waiting list to volunteer. The popularity of being part of the force is largely due to the volunteers having the opportunity to contribute to the community in general, and to be involved with the Citizens' Hose Company's social organization. In order to become and remain part of the force, each volunteer must regularly attend training classes, drills and meetings.

The Department's firehouse was built in 1981 following the creation of the Hammondspport Fire District whose five commissioners are appointed jointly by the majority votes of the Urbana Town Board and of the Village Board of Trustees and contains ample bays, meeting rooms, a dining room and kitchen. The Fire District owns the firehouse and each piece of equipment stored therein. The Town of Urbana owns the land which it leases to the Fire District. While each fire truck is built to last approximately 25 years, a 20-year replacement cycle is in place. The following are brief descriptions (including the year of purchase) of each major piece of equipment utilized by the Hammondspport Fire Department:

- Tanker (1990) - Has a 2,000 gallon capacity and can fill its portable container in less than 1 minute, dump the container and then retrieve more water.
- Brush Truck (1986) - Has a 750 gallon pumper.
- Ladder Truck (1994) - Has a 75-foot ladder with 2,000 gallon pumper. In case this ladder is not tall enough, the Town of Bath Fire Department can provide assistance with its 110-foot ladder truck.
- Pumper (2000) - Has a 1,500 gallon pumper and a compressed air foam system, which enables it to use less water and extinguish fires more quickly. This is the only engine in the County with a compressed air foam system and serves as the force's first response truck, able to handle full crew. While many of it's fire trucks are unable to travel on all of the steep hillside roads in the

area, this new engine can.

- Rescue Truck (1997) - This truck carries various types of rescue equipment including air, water, ice, and an infra-red camera.
- Pontoon Boat (1993) - The boat, equipped with a high pressure pump and two underwater cameras, is manned by a specially trained dive team.

There are a number of roads in Urbana that most of the Department's equipment cannot traverse, due to the unpaved and steep conditions of these roads. These problematic roads include: Brewer Road, Cider Hill Road, Hungry Hollow Road, Peacock Road, Putnam Road, Stone Schoolhouse Road, Snell Road, Urbana Gulch Road, and Vogt Road. However, as stated in its description, the new pumper truck can handle even the most difficult roads in the Town.

In addition to its firefighting and rescue duties, the Fire Department is responsible for lighting the area in front of the Ira Davenport Hospital and indicating the wind direction for emergency helicopter landings. This task is necessary approximately once per month and requires a one or two truck response. The Department also has a trainee dive team that works in conjunction with the Steuben County Sheriff's Department on rescue and recovery missions in Keuka Lake.

EMERGENCY SERVICES

The Hammondsport Volunteer Ambulance Corps, Inc. (HVAC) is a non-profit, privately funded agency. Its facility is located in Hammondsport on Pulteney Street. The HVAC was established in 1969 and built their current facility in 1986 which includes two bays, an office, meeting room and training room. The Corps is equipped with two Type 3 ambulances (e.g., walk-through units, with access from the rear through to the driver's cab), one is a 2002 model and the other a 1995. They are planning the purchase of a new vehicle which will replace the older ambulance in 2007.

The HVAC's 30-person all-volunteer staff provides 24 hours per day/7 days per week service, and responds to approximately 350 calls annually. Though response time varies slightly due to weather conditions and time of day, the Corps' average response time over a 12-month period is approximately five minutes. Its service area covers the Town of Urbana, including the Village of Hammondsport. The agency is classified as an Advanced Emergency Medical Technician (EMT) unit because of its equipment and the training levels of its volunteers. In addition, they provide their own training and also train persons from other emergency service units EMT-Basic, Advanced EMT-Intermediate, Advanced EMT-Critical Care, and associated refresher courses.

Funding for the Hammondsport Volunteer Ambulance Corps, Inc. comes from subscriptions, fundraisers and memorials. In addition, the unit receives funding from the State of New York for training equipment based on the number of students who successfully complete the EMT courses.

IDENTIFIED NEEDS

As an all-volunteer outfit, the HVAC is always seeking new volunteers for technician and dispatcher positions. In addition, the HVAC is considering an increase of its State Certification from Intermediate to Critical Care. The Critical Care designation would allow the HVAC to be the sole respondent to most calls. The New York State Department of Health mandates Critical Care/Paramedic assistance on many types of calls, which is currently provided by Rural Metro of the Southern Tier. If the HVAC were to achieve Critical Care Certification, then those residents who are serviced by ambulance will not be subject to the large fees from the additional ambulance service. Since many of the HVAC's volunteers already have the required Critical Care training, the unit would primarily need to purchase the additional equipment required for the increased level of care, at a cost, which is estimated to be between \$40,000 and \$50,000. Currently, those covered by the HVAC pay a nominal annual charge of \$7 to \$15, depending upon household size. The potential increase to Critical Care will not impact annual fee rates as the HVAC is planning to finance the required equipment for Critical Care designation through fund-raising efforts. Finally, the HVAC building's location on busy Pulteney Square does, at times, present logistical issues.

2.4.3 POLICE PROTECTION

STEUBEN COUNTY SHERIFF'S DEPARTMENT

Police protection in the Town of Urbana, outside the Village of Hammondsport, is primarily provided by the Steuben County Sheriff's Department on a 7 days per week/24 hours per day basis. The closest Sheriff's Department facility is its headquarters in the Public Safety Building, which is located a short distance from New York State Route 54 in the Town of Bath. The Urbana/Hammondsport/Bath zone is one of four zones into which the Sheriff's Department separates the County for patrol purposes.

The Sheriff's Department has 19 full-time deputies and 5 part-time deputies. The Department has access to part-time deputies from nearby police agencies if there is a need for additional officers. In addition to its regular crew, the Sheriff's Department adds 4 full-time deputies from Memorial Day to Labor Day to patrol Keuka Lake. These deputies utilize two boats and work two shifts per day from 8:00AM to 10:00PM. In addition, the County receives grant funding for supplemental traffic and Driving While Intoxicated (DWI) patrols.

Table 2.4-2		
Steuben County Sheriff's Department Activity - Town of Urbana		
Type of Call/Activity	1999	2000
Motor Vehicle Accident Investigations	65	65
Driving While Intoxicated Arrests	6	5
Community Policing	67	147
Vehicle Stops	142	196
Complaints Received	663	726
Source: Steuben County Sheriff's Department, May 2001		

In 2000, the Department responded to 28,989 calls County-wide, with response times not exceeding 20 minutes. The most frequent crimes in the area are minor burglaries and larcenies. According to the Sheriff's Department, most accidents in the Town are along State Route 54. Table 2.4-2 above, describes the calls the Sheriff's Department responded to in the Town of Urbana for 1999 and 2000.

COORDINATION WITH THE STATE POLICE

The nearest New York State Police Office is located in Bath. Besides having a mutual backup system, a closest car agreement has been made between the Steuben County Sheriff's Department and the State Police. In terms of highway patrol, the County Sheriff's Department currently patrols State Routes 54 and 54A while the State Troopers safeguard Interstates 390 and 86.

IDENTIFIED NEEDS

At the present time there is no 911 service in the County. There are plans to implement 911 service in the County by approximately 2005. A new facility has been built for this service and will utilize a vehicle identification system that will determine the closest vehicle to the incident site (from either the New York State Police or the Steuben County Sheriff's Department). A neutral dispatcher will operate the system in the new facility. The new facility is located in Bath in the new building adjacent to the Public Safety Building.

HAMMONDSPORT POLICE

STAFF AND FACILITIES

The Hammondsport Police Department is located on Lake and Main Streets in the Village, occupying approximately 450 square feet of space. There are no lock-up facilities in the Village, and therefore, any person taken into custody who needs to be incarcerated, must be transported to the Steuben County Sheriff's facilities in Bath. The Department is equipped with one 1999 Ford Crown Victoria which is on a four-year replacement cycle. The

Department is primarily funded by Village Taxes, but it also occasionally obtains grants for specific programs or equipment.

The Department's personnel consists of one full-time and two part-time officers who respond to between 300 and 400 calls annually. The Department's average response time is five-minutes per call. The most frequent calls are domestic disputes, disagreements between neighbors, as well as general complaints such as parking problems during the tourist season.

While the Village is a relatively safe area year-round, during the Summer the population and general activity level increases dramatically. Therefore, part-time officers are employed and, in addition to the vehicular patrol, the Department conducts both bicycle and foot patrols during the warm weather.

The Department works cooperatively with the County Sheriff's Department and the State Police, providing mutual back-up when necessary. Thus, the Village Police Department often responds to calls outside its jurisdiction and the County and State agencies frequently provide assistance in the Village.

IDENTIFIED NEEDS

In general, the Department's equipment is adequate to meet the needs of the Village. However, new radio equipment will need to be purchased to assure compatibility with Steuben County's E-911 System, which will become operable within the not too distant future.

2.4.4 LIBRARY FACILITIES

The Hammondsport Public Library was founded in 1876 with an original collection of 388 books. Since its inception, the Library has moved four times. It is presently located in the Municipal Hall building at Lake and Main Streets, occupying 2,500 square feet of space. The Library has a growing collection that now includes over 19,244 books and 2,500 compact disks and video cassettes. In addition, the library currently subscribes to 70 magazines.

The Library's immediate service area includes the Towns of Urbana and Wayne, and has about 2,450 cardholders. The Library draws approximately 28,000 visits annually. The Library is funded through local taxes from both Towns of Urbana and Wayne and obtains additional funding through government grants, the United Way, private organizations and memorials.

Since the Hammondsport Public Library is part of the Southern Tier Library System, which includes the Counties of Allegany, Steuben, Yates, Schuyler, and Chemung, it acts as a much larger facility, with many additional resources and a secondary customer base that includes residents from the other Southern Tier communities. As a member of the network, the Hammondsport Public Library regularly receives rotating collections of videos and large print books from the Southern Tier Library System. In addition, patrons searching the

Hammondsport Public Library catalog may also search the entire Southern-Tier Automated Regional Catalog (STARCAT) to locate an item(s) in which they are interested. In order to utilize the inter-library loan service, patrons may e-mail book requests via the Library website or call or stop by the library to place their request free of charge.

The Hammondsport Public Library has updated its technological resources, and has six computer workstations with internet access as well as a computer equipped with Microsoft Office that is mainly used for word processing purposes. The Hammondsport Public Library has many online resources available, including three encyclopedias, dictionaries, NYS Statutes, online information databases such as EBSCO, Infotrac/Healthlink and OCLC. Patrons may also utilize the Library's fax machine and copier for nominal charges.

The Library offers programs that include story hours for young children, Summer reading and art programs for grade school children, as well as book discussion and writers' groups for patrons of all ages. In addition, the Library has a head-start program for children who need extra help with reading.

IDENTIFIED NEEDS

The library has outgrown its present venue and needs additional space. According to Katherine Meade, the Library's President, ideally the Library would be situated in a handicapped accessible facility with 6,000 square feet, including a meeting room, offices, handicapped accessible restrooms, and a place for the childrens' story hour program. The Library is in the process of planning a new facility to be located on a vacant lot between William and Shethar Streets. Completion date is projected for 2005.

2.4.5 MEDICAL AND WELLNESS SERVICES

Urbana and Hammondsport are well-served by a network of health care facilities in and around the Town. Major facilities are described below.

MEDICAL SERVICES

THE IRA DAVENPORT MEMORIAL HOSPITAL

The Ira Davenport Memorial Hospital (IDMH) is a 66-bed acute care hospital located at 7571 State Route 54 in the Town of Urbana, offering a wide range of medical services to the community (See Table 2.4-3). In addition, the IDMH is the lead agency for the Central Steuben Rural Health Network (CSRHN), a collaborative system of community agencies which serve the Urbana/Bath area, including the Towns of Avoca, Bath, Bradford, Campbell, Cohocton, Urbana, Prattsburgh, and Wayland. The Network addresses three identified critical needs of this service area: Preventive/Health Education, Primary Care Services , and Aging Services. The CSRHN was formed and became funded in June 1997 by a grant from the New York State Department of Health.

Adult Day Care	Intensive Care Unit	Psychiatry
Alcohol Detoxification	Laboratory Services	Public Education Programs
Audiology	Mammography	Pulmonary Function Testing
Cardiac Rehabilitation	Maternity Services	Pulmonary Rehabilitation
Cardiology	MRI Scanning	Radiology/X-ray
Carotid Doppler	Nephrology	Rehabilitation/Restorative Care
Chemotherapy	Neurology	Respiratory Therapy
Childbirth Classes	Nutrition Counseling	Respite Care
CT Scanning	Obstetrics/Gynecology	Same Day Surgery
Dental Services	Occupational Therapy	Skilled Nursing Facility
Echocardiography	Oncology	Speech Therapy
Emergency Services	Ophthalmology	Sports Medicine
Endoscopy	Orthopedics	Stress Echocardiography
Ears/Nose/Throat	Pain Management	Stress Testing
Fluoroscopy	Pediatric Services	Support Groups
Gastroenterology	Physical Therapy	Swing Bed Program
Source: Ira Davenport Memorial Hospital, July 2001		

Also located in the IDMH complex is the Woman's Health Center, which offers services ranging from well women annual examinations, maternity care, surgical operations, as well as counseling in various areas concerning women's reproductive health.

DAVENPORT & TAYLOR FAMILY HEALTH CENTER

Located at 226 West Morris Street in downtown Bath, the new Davenport & Taylor Family Health Center provides urgent, primary and dental health care services. Staffed by physicians, physician assistants, and nurse practitioners who are affiliated with, and supported by, the services of Ira Davenport Memorial Hospital, the Family Health Center offers health maintenance, management of acute illness, immunizations, physicals, health prevention, management of chronic illness, well child visits, and workers' compensation visits.

GUTHRIE MEDICAL GROUP, P.C.

Guthrie is a not-for-profit healthcare provider that offers a wide array of medical services. The Clinic has its headquarters in Sayre, Pennsylvania and includes a regional office network

that encompasses subspecialty and primary sites in 23 communities throughout Pennsylvania and New York. Guthrie's Urbana office is located inside the IDMH complex on State Route 54. While not having any legal affiliation with IDMH, Guthrie rents space from IDMH and some of its physicians provide services at IDMH. Services offered in Guthrie's Urbana Office include obstetrics/gynecology, ophthalmology, urology, and otolaryngology.

SERVICES FOR THE ELDERLY

THE FRED & HARRIET TAYLOR HEALTH CENTER

The Fred & Harriet Taylor Health Center is a modern 120-bed skilled residential nursing facility located within the IDMH complex. Since it is a hospital-based facility, residents have ready access to a variety of services including primary care, emergency services, laboratory, diagnostic, physical therapy, and all the ancillary services of Ira Davenport Memorial Hospital. The Fred & Harriet Taylor Center is fully accredited by the Joint Commission of Health Care Organizations.

IDENTIFIED NEEDS

The Ira Davenport Memorial Hospital was originally built around 1960, and the facilities are now in need of modernization. The focus of the renovation work is on updating the obstetrics/maternity and surgical facilities in the hospital.

In order to maintain all the services offered by the hospital, there needs to be a higher utilization of the services that are offered at the complex. If there is such demand and the additional need for more services arise, then the hospital will likely be required to expand to accommodate such additional services.

Also, as stated previously under "Fire Protection," the addition of a paved helicopter landing pad, replacing the current grass landing area in front of the IDMH, would facilitate both the safety and maintenance of the landing area.

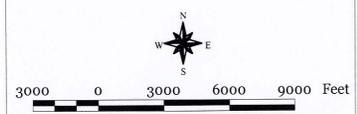
TOWN OF URBANA / VILLAGE OF HAMMONDSPORT

JOINT COMPREHENSIVE PLAN

Figure 2.4 - 1
Town of Urbana
Community Facilities



 Ira Davenport Memorial Hospital
 Hammondsport Fire Department



Allee King Rosen & Fleming, Inc.

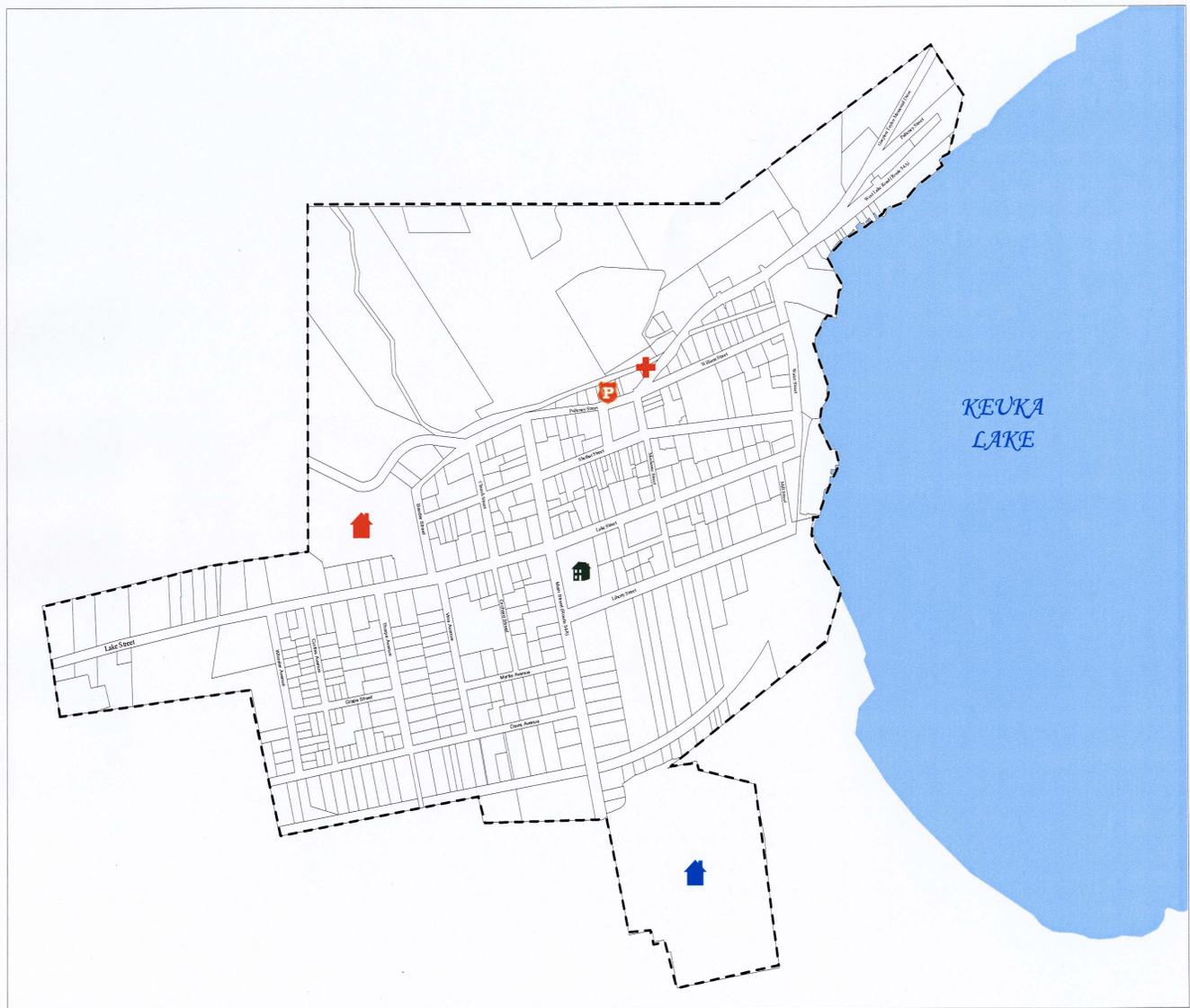
Environmental Consultants
Buffalo New York City White Plains Long Island

July 2002

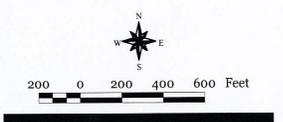
**TOWN OF
URBANA /
VILLAGE OF
HAMMONDSPORT**

JOINT
COMPREHENSIVE
PLAN

Figure 2.4 - 2
Village of Hammondsport
Community Facilities



- Post Office
- Glenn Curtiss Memorial School
- Hammondsport Junior / Senior High School
- Town/Village Hall / Hammondsport Public Library / Hammondsport Police
- Hammondsport Volunteer Ambulance Corps, Inc.
- Village / Town Boundary



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July 2002

Chapter 2.5 Cultural Resources and Visual Character

2.5.1 CULTURAL RESOURCES

INTRODUCTION

Historic Preservation has become a substantial force of social, economic and aesthetic benefit to communities in New York State and across our Nation. Many communities have recognized the importance of preserving the historic character of their communities and have made efforts to preserve and protect individual structures and the historically or architecturally significant neighborhoods in which they exist. The historic resources in the Town of Urbana and the Village of Hammondsport include wineries, a mill, a former school, and the Village's central shopping square and downtown area.

As part of the Comprehensive Plan, a listing and description of the Town's designated historic and archaeological resources was prepared. Becoming knowledgeable about its historic and archaeological resources helps a community to identify and understand the economic, geographic, environmental, social, and cultural forces that shaped its development. It also helps communities to recognize and preserve these important cultural resources.

This section describes the wide range of properties in the Town and Village that are listed on the State or National Register of Historic Places (S/NR). This information can be used should demolition, alteration, or adjacent new construction be proposed in these areas and for projects using State or Federal funds. State and National Register properties affected would require review by the State Historic Preservation Office (SHPO). In addition, listed properties could be eligible for grant funding from State sources or for Federal Rehabilitation Tax Credits. Other uses for this information could include identification of educational, community identity, aesthetic regulations, tourism, and recreational opportunities.

BACKGROUND HISTORY

Originally, the Town of Urbana was part of the territory of the Senecas, an Iroquois tribe. British settlers came to the area in the mid 18th century. In 1793, Charles Cameron came up the Cohocton River and founded Bath. In 1796, a land office was opened in Bath and John Shethar settled at the southern end of Crooked Lake (the name "Keuka" was not used by the settlers until the late 19th century). In 1807, Judge Lazarus Hammond bought land in the area at the end of Crooked Lake. Soon after, a number of the streets of what became known as "Hammond's Port" were laid out. Pulteney Square became the area's center of commerce and activity.

The 1830 opening of the Crooked Lake Canal between Keuka Lake at Penn Yan and Seneca Lake at Dresden provided Hammondsport with a link to the Erie Canal. This ushered in the lake's steamboat era and bolstered the development of the area. The first steamboat to operate on Keuka Lake (starting in 1835) was the "Keuka," owned by the Crooked Lake Steamboat Company. The Bath & Hammondsport Railroad was opened in 1875, primarily for the transportation of wine, with excursionists using the line to travel to Keuka Lake from many points East. The railroad was owned by the Erie Railroad until the flood of 1935 when it was sold to a group of local businessmen.

Aviation pioneer Glenn Hammond Curtiss, known as "The Father of Naval Aviation," was born in Hammondsport, N.Y. in 1878. Among other important aviation accomplishments, Curtiss was responsible for the first aircraft to take off and land from the decks of ships at sea.

Hammondsport was the site of Curtiss' bicycle and motorcycle shop. His early experiments in aviation with Alexander Graham Bell, including the Hammondsport flight of the "June Bug" in 1908, won Curtiss the "Scientific American" trophy and later United States Pilot's License Number One. In 1912 on Keuka Lake, Curtiss accomplished the first flight of a "flying boat" (an early seaplane). This, along with his sale of the first aeroplane to the United States Navy in 1911, earned Curtiss his title as the "Father of Naval Aviation".

In the early 1900's, Hammondsport was a center of American aviation, attracting people from around the world to engage in the design, manufacture, and flight instruction of flying machines, flying boats, and dirigibles. During World War I, OX5 engines for the renowned Curtiss "Jenny" trainer for virtually all U.S. and Canadian pilots—were produced round-the-clock in Hammondsport. In World War II, the Mercury Aircraft Co. produced tail assemblies in Hammondsport for the famous P40 War Hawk ("Flying Tiger") manufactured by Curtiss-Wright, the successor company.

The Curtiss factory was located on the property containing his home, which is now occupied by the Curtiss School. The building, with its unusual Art-Deco facade, is an interesting example of Depression-era Works Projects Administration (WPA) construction. The field where his early (pre-1908) historic pioneering flights took place is located in the Pleasant Valley area of Urbana map west of Route 54.

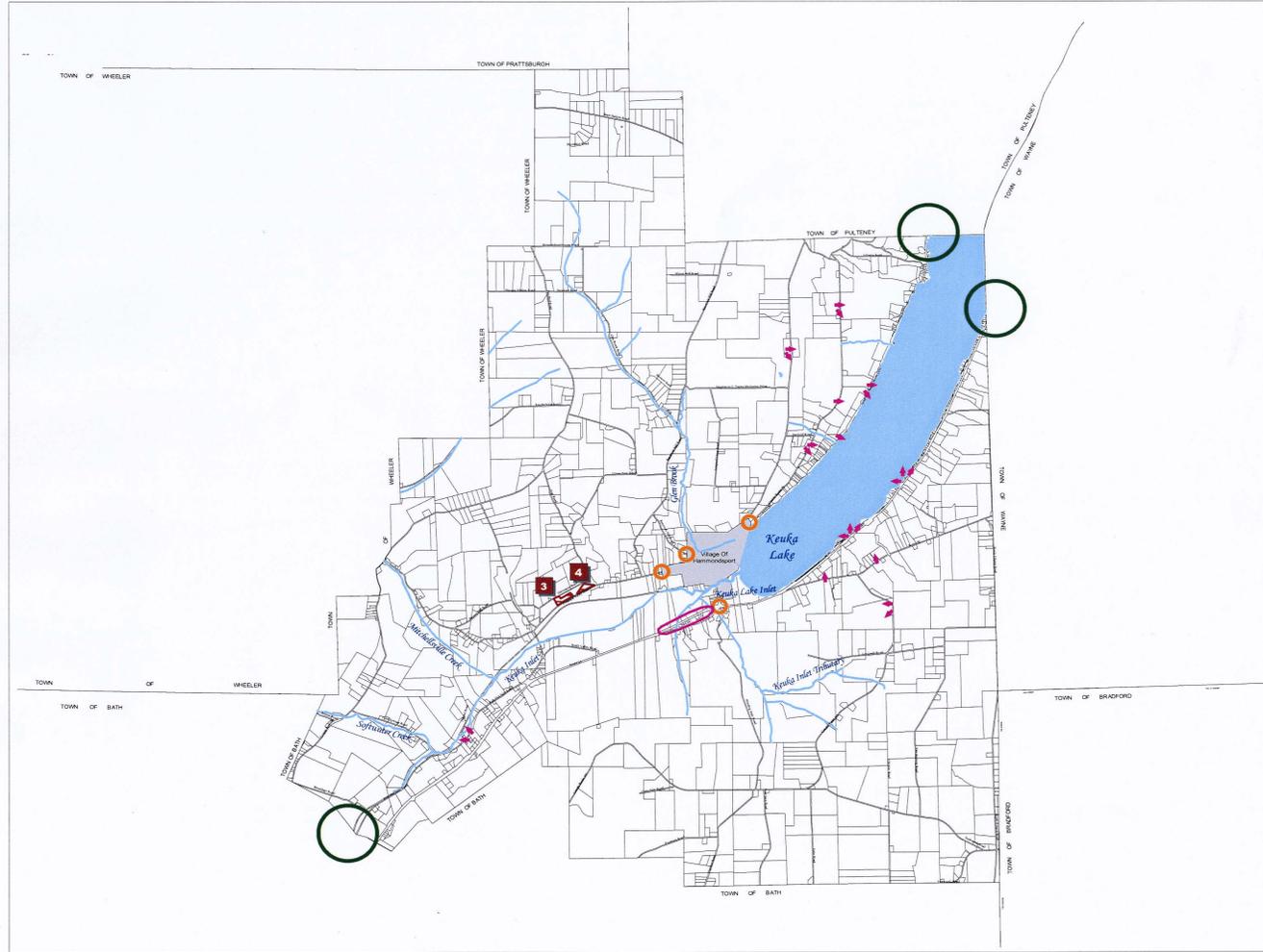
DESIGNATED HISTORIC AND ARCHAEOLOGICAL RESOURCES

Table 2.5-1 lists designated historic and archaeological resources in the Town and Village. The locations of properties that are listed on the State and National Register of Historic Places (S/NR) are shown in Figures 2.5-1 and 2.5-2.

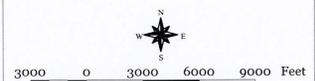
**TOWN OF
URBANA /
VILLAGE OF
HAMMONDSPOURT**

**JOINT
COMPREHENSIVE
PLAN**

**Figure 2.5 - 1
Town of Urbana
Visual and Historic Features**



- Lake
- 2 Property Listed on State and National Registers of Historic Place (Map Reference Numbers)
- Major Town Gateway
- Village Gateway
- Views
- Highway Retail Development
- Stream Corridors/Ravines



Allee King Rosen & Fleming, Inc.
Environmental and Planning Consultants
New York City Buffalo White Plains Long Island
July 2002

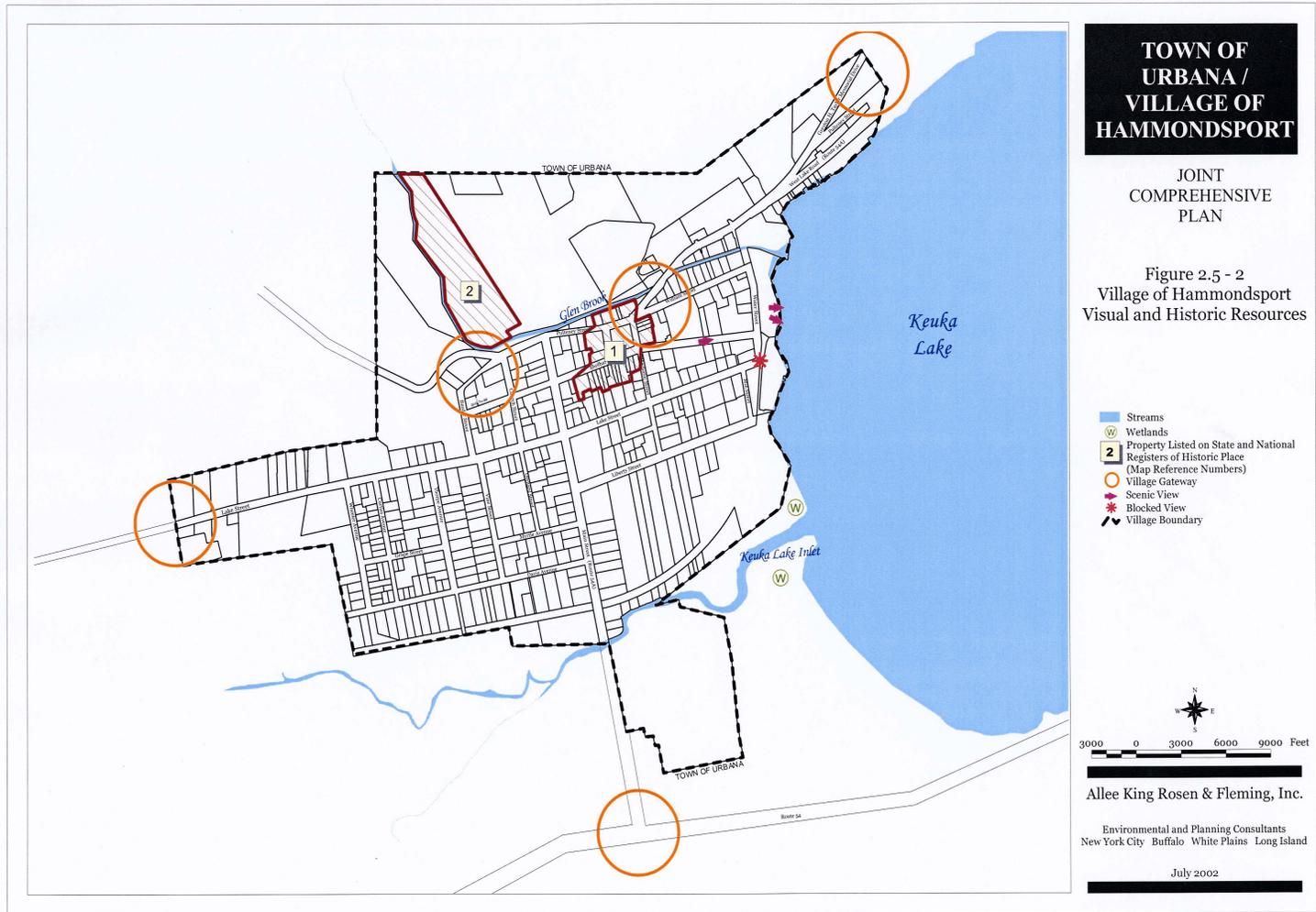


Table 2.5 - 1
Designated Historic Resources*
Town of Urbana and Village of Hammondsport

Map Ref. Number*	Address	Name	Year Listed on S/NR*	Status/ Notes
Village of Hammondsport				
1.	Village Center	Pulteney Square Historic District	1999	S/NR
	Pulteney Square	Bandstand and Roll of Honor	1999	S/NR
	15 Mechanic Street	Veley Residence	1999	S/NR
	26 Mechanic Street	House of Shaw	1999	S/NR
	28-30 Mechanic Street	Business Block	1999	S/NR
	1 Park Place	First Presbyterian Church	1999	S/NR
	3 Park Place	Community Bank	1999	S/NR
	74 Pulteney Street	Park Liquor Store	1999	S/NR
	27-33 Shethar Street	Union Block	1999	S/NR
	35 Shethar Street	Grape Vine Restaurant	1999	S/NR
	37-39 Shethar Street	Park Inn Hotel	1999	S/NR
	41-43 Shethar Street	Blue Eagle Block	1999	S/NR
	45-47 Shethar Street	Chamber Office	1999	S/NR
	49 Shethar Street	Chamber Office	1999	S/NR
	51 Shethar Street	Chamber Office	1999	S/NR
	53-57 Shethar Street	Hammondsport Hardware	1999	S/NR
	59-67 Shethar Street	G. Frey Opera House	1999	S/NR
2.	Pulteney Street	Mallory Mill	1999	S/NR
Town of Urbana				
3.	County Road 88 (Pleasant Valley Rd.)	Pleasant Valley Wine Co./1911 Annex	1980	S/NR
		Pleasant Valley Wine Co./Great Western	1980	S/NR
		Pleasant Valley Wine Co./1867 Annex	1980	S/NR
		Pleasant Valley Wine Co./1870 Annex	1980	S/NR

Map Ref. Number*	Address	Name	Year Listed on S/NR*	Status/ Notes
		Pleasant Valley Wine Co./1878 Annex	1980	S/NR
		Pleasant Valley Wine Co./1889 Annex	1980	S/NR
		Pleasant Valley Wine Co./1891 Annex	1980	S/NR
		Pleasant Valley Wine Co./1910 Annex	1980	S/NR
4.	County Road 88	Germania Wine Cellars - East Block	2000	S/NR
		Germania Wine Cellars - West Block	2000	S/NR
Notes: * Refer to Figure 2.5 - 1 ** S/NR - State and National Registers of Historic Places. Source: New York State Office of Parks, Recreation and Historic Preservation, June 2001.				

HISTORIC PROPERTIES/LISTINGS

The Pulteney Square Historic District, which covers much of the village center of Hammondsport, is listed on the S/NR. The Mallory Mill, also located in the Village, is also on the S/NR. Outside the Village, properties in the Town of Urbana which are listed on the State and National Registers (S/NR) of Historic Properties include the Pleasant Valley Wine Company complex and the Germania Wine Cellars complex.

Village of Hammondsport

Pulteney Square Historic District.

The Pulteney Square Historic District in the Village of Hammondsport consists of Pulteney Square and the surrounding buildings on Pulteney Street north, Shethar Street south, Mechanic Street east, and Park Place to the compass west (based on compass orientation.) The District is one block map west of the Village's Keuka Lake waterfront. The approximately 5.4-acre District contains 18 properties clustered around Pulteney Square. Contributing buildings around the square range from a church dating back to the 1840's to a bank structure from the 1920's.

The Pulteney Square Historic District is an architecturally and historically significant collection of intact commercial and public architecture in Hammondsport. Grouped around Pulteney Square, a New England-inspired village green, the buildings in the District comprise the Village's historic central business, civic, and religious core.

The structures in the Pulteney Square Historic District provide an intact inventory of styles popular for commercial and institutional structures from the 1820's through the 1920's. These styles include Italianate, Victorian Eclectic, Stick Style, Queen Anne, Romanesque Revival,

Shingle Style, and others. The structures are significant in and of themselves as examples of the styles, and the district is significant as an ensemble typical of small towns.

The oldest structures are the Park Inn Hotel (originally the Urbana House and then the Park Hotel), the Presbyterian Church, and the former drugstore that originally was located on the Union Block site. The Greek two-story Park Inn Hotel is said to date from 1828, the former drugstore was probably constructed sometime in the 1830's and the Presbyterian Church was built in 1847*. Most of the later structures are examples of the Victorian modes and early twentieth century revival tastes that characterized small-town business structures in the years between the Civil War and the Great Depression.

At the center of the District is Pulteney Square, a half-acre public park. The land was set aside as a public space in 1828, but its current appearance and design dates from the 1890's. The Presbyterian Church, facing the square, was built in a combination of Greek Revival and other historic styles (see Figure 2.5-3). At the compass east end, at the compass southwest corner of Shethar and Mechanic Streets, is the Union Block, a three-story brick building with stone foundation from the 1890's (see Figure 2.5-4).

Also of note are the Blue Eagle Block, a two-story commercial-style brick building at 41-43 Shethar Street that retains original cast-iron storefront elements; and a wood frame building at 45-47 Shethar Street that originally contained a storefront in the compass eastern half, the Village/Town Hall in compass western half (an adaptive reuse of a former academy), and a Masonic Lodge meeting hall on the second story.

At the west end of the square, at 59-67 Shethar, is the Opera House (based on compass orientation.) It is a four-story brick masonry structure built in 1901. Like the Union Block, it is a Romanesque Revival structure with stores on the first floor and offices on the second. The Opera House originally had a 600-seat auditorium complete with a stage on the top floors.

The other three sides of Pulteney Square are not as intact, but they all contain structures that contribute to the historic district. The District also includes several contributing buildings that do not face the square or Shethar Street. For the most part they are outbuildings that served the businesses on the compass south side of Shethar Street.

Pulteney Square itself is an intact example of the 19th century public landscape design. Pulteney Square maintains its historical character with three original elements. The first is the Square's informally arranged grove of trees, which was planted in the 1890's and is generally intact. The second is the walkway system, which was also developed in the 1890's. The third element is the bandstand, shown in Figure 2.5-5. The bandstand is generally Stick Style, with some Shingle Style and Queen Anne Style elements. It is one of the few surviving 19th-century bandstands in the region.

Mallory Mill. The Mallory Mill, located in the Village of Hammondsport at the head of the flume, was built in 1836. It is said to have been, at the time of its construction, the second

*The front portion of the church was rebuilt after being destroyed by a lightning strike in 1951.

largest stone structure in New York State after the Capitol Building in Albany. The Glen Winery occupied the building in 1881.

The property is architecturally significant under criterion C as a remarkably intact, large-scale example of an early nineteenth century stone industrial building in New York's Southern Tier. Originally built as a grist mill, it is additionally significant under criterion A for its association with the early industrial history of Steuben County. Later converted for use as a winery, Mallory Mill is also significant for its association with vinaculture in the region. The massive, three-story, gambrel-roofed building is an outstanding example of early nineteenth century, load-bearing masonry construction. Built of roughly hewn stone laid random ashlar, the monumental building illustrates the durability and practicality of this popular vernacular building technique employed all across New York throughout much of the nineteenth century, when skilled craftsman used local stone - unearthed as fields were cultivated or extracted from quarries - to construct sturdy, utilitarian buildings for a variety of uses. According to local tradition, the sandstone used to construct Mallory Mill was quarried from Hammondsport as well as from Stone Quarry Hill in nearby Bath. Although vacant and/or underutilized for decades, the former mill building retains a high degree of integrity to its period of significance and continues to reflect building techniques of early nineteenth century mill construction.

Town of Urbana

Properties in the Town of Urbana which are listed on the S/NR of Historic Properties include the Pleasant Valley Wine Company complex and the Germania Wine Cellars complex.

The Pleasant Valley Wine Company, founded in 1860, is the oldest winery in the Finger Lakes and one of the oldest continuous producers of wine in the country. The winery was Bonded Winery Number One in New York State as well as in the United States. The nine historic buildings in the Pleasant Valley Wine Company complex were listed on the S/NR in 1980.

The historic significance of the property comes from the importance of the Pleasant Valley Wine Company to the oenological history of New York State and its continuous use since 1860. Architecturally significant features include the location of the buildings on a hillside site to take advantage of the natural insulating qualities of the ground, the use of local fieldstone, and period design elements (see Figure 2.5-6).

The Germania Wine Cellars is located on Pleasant Valley Road to the map north of the Pleasant Valley Wine Company. Similar to the neighboring wine company, the Germania Wine Cellars complex was built in stages between 1881 and 1902. The company, owned by the Frey family, grew to be one of the primary wine producers in the region prior to the Prohibition. There are nine sections in the complex, and most of the buildings are made of local stone. The Germania Wine Cellars complex is significant for its role in the history of agriculture and industry in the Finger Lakes region. The architecture of the complex is notable for its representative examples of Late Victorian Italianate and Second Empire styles. The complex was listed on the S/NR as a historic district in 2000.

ARCHAEOLOGICAL PROPERTIES/LISTINGS

There are no archaeological sites in the Village of Hammondsport or the Town of Urbana that are listed on the State and National Registers of Historic Places.

OTHER POTENTIAL HISTORIC AND ARCHAEOLOGICAL RESOURCES

Potential Historic Resources

In addition to the designated historic resources, the following properties may be eligible for listing on the State and National Registers of Historic Places. The list of potential historic resources is based in part on a partial survey of cultural resources in the Town of Urbana conducted by Cornell University in 1980 and on discussion with the Town Historian. However, this list is not complete and only represents the most readily identifiable resources.

The criteria for listing on the National Register was used as the basis for this evaluation and is as follows:

- A. The quality of significance in American history, architecture, archeology, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and;
- B. that are associated with events that have made a significant contribution to the broad patterns of our history; or
- C. that are associated with the lives of persons significant in our past; or
- D. that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- E. that have yielded, or may be likely to yield, information important in prehistory or history.

Potential historic resources for which no determination of eligibility for S/NR listing has been made include the following:

- The Pulteney Square Historic District is bounded on the compass south, map west, and east sides by predominantly residential areas that have not been surveyed an/or evaluated for S/NR integrity and/or significance. These areas contain numerous historically and architecturally notable structures that warrant further study.
- The original Taylor Winery, located on Bully Hill Road about one mile compass north of the Village of Hammondsport. This property includes wine-making operations, a restaurant, and the Greyton H. Taylor Wine Museum.

- The Gold Seal Vineyards property, a complex of eight buildings dating from 1865 to 1912. The Gold Seal buildings include the Main Building (1865), the Brandy Building (1865), the Wine Production Building (1884), the Vat Building (1890), three Annex Buildings (1887, 1902-03, and 1912), and the Storage Building (1909). The complex is located on the map west side of Route 54A near the Town of Pulteney (see Figure 2.5-7).
- The Para Farm house and barn on Longwell Cross Road, on the map west side of the lake map south of Stephanie G. Taylor Memorial Drive.
- Sites associated with aviation pioneer Glenn H. Curtiss, including the site of the aircraft landing field, Pleasant Valley Cemetery (the site of his grave), and any remaining structures related to his life and work.
- The buildings, loading dock, rail tracks, rail switches, and equipment at the map northwest corner of land where Keuka Inlet meets Keuka Lake that remain as vestiges of the historic Bath and Hammondsport Railroad Company. Another potentially S/NR eligible property is the old Bath and Hammondsport Railroad Station in Depot Park.
- Cemeteries, including the cemetery in Pleasant Valley, which contains the graves of several pioneers of transportation. Buried at Pleasant Valley are Glenn H. Curtiss, fellow pioneer aviator Harvey Mummert, and Bill Chedeyne, who made what was probably the first coast-to-coast motorcycle trip. It also contains a marker for pioneer aviator Gink Doherty, whose ashes were scattered over Keuka lake.
- Other historically and architecturally notable properties in the Town of Urbana which may be eligible for listing on the State and National Registers of Historic Places include a number of farmsteads, including farmhouses, barns, and other agricultural structures.

Potential Archaeologically Sensitive Sites

The Town of Urbana and the Village of Hammondsport may possess prehistoric archaeological sites of potential significance. The early industrial, aviation, and railroad heritage of Hammondsport indicates that the potential exists for subsurface archaeological remains related to these historic periods. There is also the potential for prehistoric archaeological (i.e., native American) sites to exist near the lake and major watercourses. An archaeological survey was conducted in recent years by the State University of New York at Buffalo for a limited portion of the waterfront in the vicinity of the boat landing. No comprehensive assessment of potential archaeological sites has been undertaken in the Village or Town.

2.5.2 VISUAL CHARACTER

POSITIVE VISUAL FEATURES

NATURAL FEATURES

The Village of Hammondsport and the Town of Urbana possess several outstanding natural scenic features, the most striking being Keuka Lake. Other natural features which give the community its unique picturesque appearance are Keuka Lake Inlet, Glen Brook, its rolling hills, and its deep gorges. The locations and key scenic features are presented in Figure 2.5-1.

Keuka Lake

Keuka Lake is a dramatic expanse of water, some 24 miles long. The Y-shaped lake, also known as “Crooked Lake,” consists of two branches. Steeply-sloped lands in the Town of Urbana rise up from the lake bed on its map eastern and map western shores. Hammondsport is situated at the Lake’s map southern end, with its charming village square only a few hundred feet from the water’s edge.

Keuka Lake Inlet

The Keuka Inlet and Glen Brook corridors are an important visual resource for the community. The Inlet and Glen Brook run in a map north-south direction traversing the Village of Hammondsport and emptying into the Lake. The picturesque tree-lined waterways and the adjoining areas of vegetation provide a striking visual amenity winding through the developed streetscape.

Wetlands

The wetlands area located along and map south of Keuka Lake Inlet just compass north of Firemen’s Field and Champlin Beach is a beautiful visual and environmental resource (see Figure 2.5-8). Its scenic elements include the wetland itself, wetland vegetation, adjoining wooded lands, and views of the lake and inlet. Views of the wetlands are also available from the Town owned undeveloped wooded lands, from viewpoints along Route 54, from Firemen’s Field, and from the abandoned rail line along the Inlet.

Gorges and Ravines

Like its sister Finger Lakes communities to the map east, particularly Watkins Glen and Ithaca, the Town of Urbana’s steep topography is home to spectacular ravines, gorges, and waterfalls. With its jagged shale cliffs and curving waterfalls, Hammonds Glen is an area of unique natural beauty along the Glen Brook corridor. At the time of the development of many of the Finger Lakes State Parks, a series of trails, steps, and bridges like those in Ithaca and Watkins Glen was contemplated for Hammonds Glen.

VIEWS AND VISTAS

Travelers on the major transportation routes through the Town (New York State Routes 54 and 54A) and other roadways paralleling the lake (County Route 76 and Greyton H. Taylor Memorial Drive on the map west side and County Route 87 on the map east side) enjoy views of the gently rolling rural countryside, scattered with vineyards sloping gently toward the sparkling waters of Keuka Lake. The scenic vista platform and automobile turn out area

opposite the Bully Hill Winery Building offers sweeping and long views of the Lake. The lands in the foreground have had the trees removed for the vineyards, resulting in uninterrupted views. The vineyards sweeping over the slopes and blanketing the hillsides lend the Town of Urbana its distinctive character as a wine-producing area. As described in Chapter 2.2, “Parks and Recreational Facilities,” the Finger Lakes Trail winds through many of the most scenic areas of the Town, and offers public views of the lake, the vineyards, the ridges, and the charming Village Center of Hammondsport tucked under the hillsides at the foot of the lake.

Public roads in the Town offer few places for the traveler to safely pull off the road to appreciate the views, which are often much too briefly visible. This is particularly true along Route 54, which has a thick canopy of large trees on both sides of the road, and where vegetation and waterfront homes block most views. This is also true along portions of Route 54A, which runs close to the lake on the map west side, and where views are close- to mid-range and framed by foliage. Lakeside restaurants along the western shore also provide open views of the lake, as do scattered hillside locations on both sides of the Town. Visibility distances along roads higher up on the hillsides, with long, panoramic views of the lake and the rolling farming landscapes in the foreground (see Figure 2.5-9).

In the Village, Depot Park at the foot of Shethar Street has uninterrupted views of Keuka Lake to the map east and map north (see Figure 2.5-10). Lake views from public locations on the waterfront are also available at Champlin Beach Park. Views map southeast from Reservoir Hill offer a unique perspective of the 19th century Village of Hammondsport in the foreground with the sparkling lake beyond.

The Finger Lakes Land Trust held a public brainstorming session in the Summer of 2000 to identify scenic views and natural areas of importance to the community. A preliminary list of places to target for protection efforts in the Keuka Lake watershed and environs was produced as a result of the meeting.

Within the Town of Urbana, the scenic views and natural areas on the preliminary list include the following:

- The vehicle pull off area at Esperanza (vista)
- The list suggested this area as a potential site for a tree management program to protect the vista.
- Birdseye Hollow, comprising 3,500 acres, located map south of Wayne Four Corners and North Urbana.
- The length of Glen Brook from the Village of Hammondsport line compass north - approximately ½ mile. This wild area is characterized by steep cliffsides.

MANMADE FEATURES

Historic Downtown Hammondsport

The Village of Hammondsport possesses a past rich in history and can capitalize on its historic roots to maintain and enhance its own unique cultural and visual identity. To this end, the Pulteney Square Historic District, described above, has been designated a State and National historic resource. The Pulteney Square Historic District contains many of the most notable visual resources in the Village's downtown area. The historic district is a place where people live and conduct business and where children are educated and cultural and public institutions function. The designated district defines a special area within the Village that exhibits characteristics and amenities important to the Village's past.

As shown in Figure 2.5-11, the picturesque visual character of the Village center stems from its traditional "Main Street" design elements, including the village green, the strong street edge definition created by buildings uniformly built up to the sidewalk line, 19th century style lighting fixtures, street trees, the grassy square adjoining the Methodist Church, and appropriately-scaled signage.

Public statuary provide cultural interest and focal points to the community. These include the 1901 Civil War monument at Municipal Hall, the Curtiss Seaplane metal sculpture at Champlin Beach, and the half-scale metal June Bug sculpture with Glenn H. Curtiss at the Curtiss Museum.

Rural Landscapes

Scenic rural and agricultural landscapes characterize most of the Town of Urbana. The rolling hills of the town are covered by a variety of agricultural uses which provide a visual mosaic of pasture lands, vineyards, and cropland. The steeper areas and ridgelines at the top of the hills are generally wooded, resulting in a patchwork quilt of cleared and forested lands of different colors and textures. The open agricultural lands are punctuated by traditional wood frame homesteads and barns (see Figure 2.5-12).

Adding to the pastoral quality of the Town are the many winding dirt roads—with names like Crow's Nest, Winding Stair, Hungry Hollow, and Cider Hill—which harken back to an earlier era (see Figure 2.5-13) With the exception of Route 54, which has short stretches with three lanes in the Pleasant Valley area, all the roads in the Town are two-lane roads. Because of the topography of the glacial valley and environs, the roads are often winding and steep, which adds to the visual interest of the landscape (and the driving skills necessary to traverse it!).

Views of the farms and woods are interspersed with views of the lake, ranging from long, uninterrupted vistas at the crests of hills to fleeting glimpses at gaps in the dense tree cover closer to the lake. Longer views from the hillsides show the dark blue water of the lake set dramatically in the valley between the steeply sloped lands rising up on each side.

NEGATIVE VISUAL FEATURES

COMMERCIAL AND INDUSTRIAL AREAS

Route 54

New York State Route 54 is a heavily traveled commercial thoroughfare and major entryway to the Town which offers the first views of the community for many travelers coming from points map north and map south. An approximately one-mile-long portion of Route 54 immediately south of the Route 54A intersection contains some features that signal the beginning of a trend toward typical commercial strip development along the corridor. Negative visual elements in this area include a haphazard development pattern with varying building setbacks, sizes, and styles; large, un-landscaped parking lots fronting on the street; a lack of street amenities such as trees, landscaping, sidewalks, and benches; numerous overhead utility lines and poles; ill-defined and redundant curb cuts; and excessive and unattractive signage, including a few billboards and many temporary plastic box signs with removable letters (see Figures 2.5-14 and 2.5-15). Overall, this area does not welcome the visitor driving map north from Bath and I-86, nor does it provide an accurate representation of the community's unique and scenic character.

The Town gravel pit, located on steep slopes on Winding Stair Road, creates a scar in the landscape which can be seen from public streets to the compass south in the Village of Hammondsport, from Route 54, and from the lake. A second gravel pit, though somewhat less visible from public viewpoints, is located on the compass east side of Reservoir Road. The visual impacts are greatest in the winter, when the foliage is off the trees.

The warehouse immediately compass south of Depot Park of the Lake Park blocks compass easterly views of the lake from public streets, particularly from Liberty and Mill Streets, which head compass east to the lake from the Village. Although overall a positive visual feature for the community, the downtown area contains a few visual shortcomings. One is the overhead utility wires, which detract from the historic character, as shown in Figure 2.5-16.

RESIDENTIAL AREAS

The public survey conducted as part of the Comprehensive Plan process identified the need for housing rehabilitation in certain residential neighborhoods in the Village. As in any community, there are also other scattered homes throughout the Village and the Town which are in need of repair.

The storing of junk and the parking of vehicles in front yards also detracts from the area's visual character. Mobile home development contrasts in style and form with the area's traditional development patterns.

Another visual concern is the trend toward increasingly larger boathouses on Keuka Lake. The over-sized boathouses create a jumbled appearance along the shoreline, are out of scale with nearby structures, and can block views of the lake.

PARKS AND COMMUNITY FACILITIES

Although they provide beautiful views directly down the center of Keuka Lake, both Champlin Beach and Head of the Lake Park contain a number of elements which could be improved to enhance their appearance. These include bent and rusty fencing, un-landscaped and undefined parking areas, graffiti on structures, and old and deteriorating signage (see Figures 2.5-17 and 2.5-18). In addition, the open sand/gravel storage piles near Firemen's Field, adjacent to Champlin Beach, are located in a highly visible spot near the lake.

OTHER VISUAL FEATURES

GATEWAYS

The major entrance for visitors to the Village is the Route 54/Route 54A (Main Street) intersection. A small landscaped triangular area occupies the compass northeast corner, and a sign saying "Welcome to Hammondsport: The Cradle of Aviation" clearly announces one's arrival in the Village (see Figure 2.5-19).

Both Town and Village gateways are clearly marked with signs stating the name of the municipality, the year the municipality was formed and the common theme of "Wine, Wings and Water". Except for the specific references to the municipality, the signs are identical.



Figure 2.5-3: Presbyterian Church on the west side of Pulteney Square



Figure 2.5-4: Union Block, a Romanesque Revival style building on the south side of Pulteney Square.



Figure 2.5-5: Stick style bandstand in Pulteney Square (1892).



Figure 2.5-6: Pleasant Valley Wine Company



Figure 2.5-7: Former Gold Seal vineyard complex.



Figure 2.5-8: Wetlands along Keuka Lake Inlet.



Figure 2.5-9: View looking northeast from Greyton H. Taylor Memorial Drive.



Figure 2.5-10: View north from Head of the Lake Park.

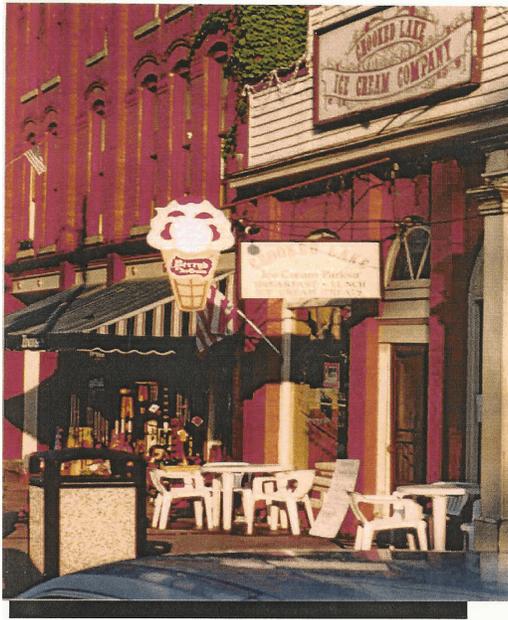


Figure 2.5-11 : Downtown Hammondsport.



Figure 2.5-12: Farming landscape on Fish Hatchery Road.



Figure 2.5-13: View west on Winding Stair Road.



Figure 2.5-14: Route 54, view looking northwest.



Figure 2.5-15: Temporary box sign along Route 54.



Figure 2.5-16: Village/Town Hall, with above-ground utility wires.

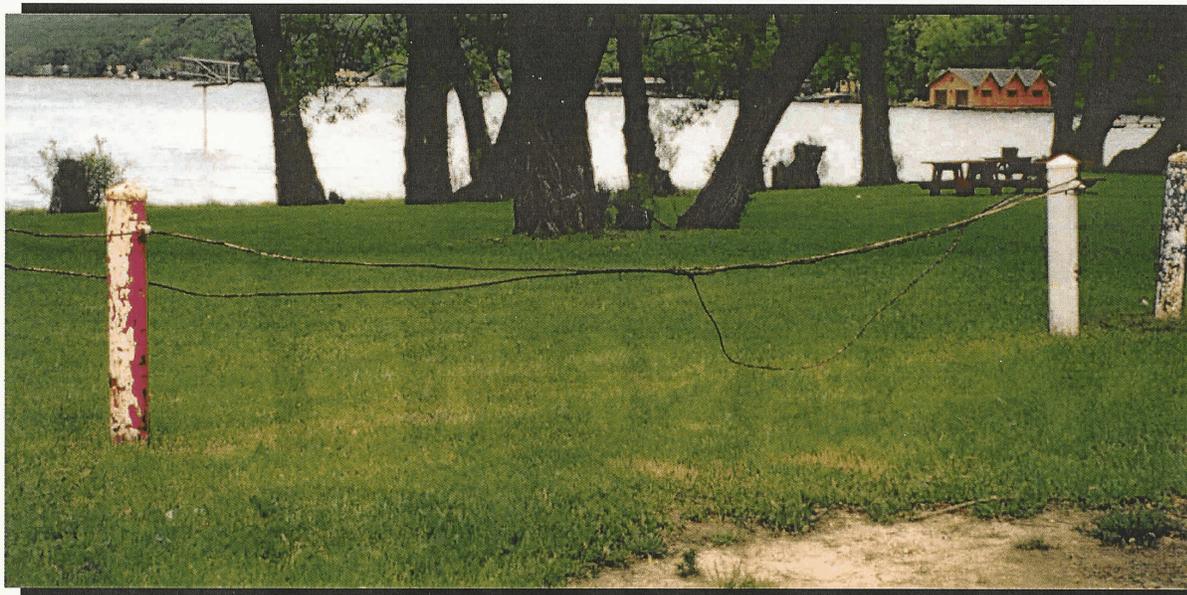


Figure 2.5-17: Parking area, Champlin Beach Park.



Figure 2.5-18 : Fencing, Head of the Lake Park.



Figure 2.5-19: View west on Main Street near Route 54, eastern gateway to the Village.

Chapter 2.6 Natural Resources

2.6.1 INTRODUCTION

Natural resources are affected by development activities through the loss of critical conservation areas such as wetlands and wildlife habitat. Development can also lead to such adverse effects as the on- and off-site pollution of natural resources, including groundwater or soils, or erosion of steep slope/loose soils areas. Typical sources of pollution in the area include runoff from roads and other impervious surfaces containing salts, oils, and gasoline, toxic household wastes, and in limited instances, industrial wastes. Natural resources and features—including topography, soils, water, and native plants and animals—need to be identified so that planning for future growth ensures their protection. Development must be planned in a way that the Town of Urbana and Village of Hammondsport maintain their water quality, keep soils free from contamination, preserve the important groundwater recharge and flood mitigation functions of wetlands, and continue to provide a habitat for native wildlife, particularly rare and endangered species.

2.6.2 GEOLOGY

Geology encompasses the bedrock geology of the region as well as the surficial geology, composed of soils and glacial deposits. Steuben County is in the Allegheny Plateau physiographic province. The Plateau is mature and eroded and its dissecting streams have created deep valleys. All the bedrock of Steuben County is of Devonian age and has been formed generally from deltaic deposits. The Valley Heads moraine of Fairchild covers the map northeast corner of Steuben County around Keuka Lake, including the Town and Village. This is a thick drift that contains a considerable amount of rather resistant sedimentary and crystalline rock. Typically, it has a relatively high carbonate content and is leached to only shallow depths. The bedrock geology beneath the Town and Village is made up of sandstone, shales and siltstone. In general, bedrock in this area of New York State is not a limiting factor for development.

Most of the bedrock is blanketed with several feet of stratified and unstratified glacial sediments. Three types of deposits or material resulted from glacial retreat in Steuben County: till, lake-laid, and outwash material. The main glacial deposit in the County is till, which results from debris that is deposited beneath a moving glacier. The makeup of till is influenced by local bedrock over which the glacier has moved and picked up particles. Outwash deposits are scattered throughout the County and are the material that washed out from under and around a glacier during its meltdown. Lake-laid material are deposits in lake water that are exposed when the water level is lowered. In addition, the area in the immediate vicinity of the Keuka Inlet is an alluvial fan, which is a gravel deposit formed over centuries of water flowing into the Lake.

2.6.3 TOPOGRAPHY AND SOILS

TOPOGRAPHY

TOWN OF URBANA

The topography of Urbana is characterized by Keuka Lake, the valley that runs from the Lake through the compass southwestern portion of the Town, and the rolling hills, steep

slopes and ridges that surround the valley and Lake (See Figure 2.6-1). It is the area within the valley, including the Village of Hammondsport, that comprises the flattest portion of the region and, therefore, its most developable land. The surface elevation within the Town varies greatly with its lowest point at Lake level of approximately 714 feet, to a high point that reaches 1,941 feet (Brown & Anthony, 1967).

VILLAGE OF HAMMONDSPORT

The Village of Hammondsport rests within the valley formed by Keuka Lake, situated on the map southwestern tip of the Lake. Hammondsport's terrain is relatively flat around the Lake area and is at its lowest elevation by the Keuka Inlet in the compass southern portion of the Village (see Figure 2.6-2). The terrain gets slightly higher as it approaches the Glen Brook Flume to the compass north, with the portion of the Village compass north of the Flume increasingly steep and largely undevelopable.

SOILS

Soils are formed by the interaction of time, climate, parent materials, topography, and plant and animal life. The influence of each factor varies from place to place, but the combination of all five factors normally determines the kind of soil that develops in an area. The formation of soils is a continuing process, and it generally takes several thousand years for significant changes to occur under natural conditions. However, human intervention through clearing land or filling can cause noticeable changes in soil characteristics within a span of years.

The most common characteristics used in describing soils are depth, permeability, drainage, and available water capacity. Descriptions of depth such as deep and very deep refer to the distance from the ground surface to other soil types or rock which would restrict or change water movement. Depth is important to water- and nutrient-supply capacity, downward movement of water, and root penetration. The depth and kind of material have an important effect on how a soil behaves when used for roads and structures. Permeability is the ease at which water passes through a soil. Drainage classes reflect the hydraulic conductivity and water holding capacity of soils. In a high permeability well-drained soil, the water moves quickly and can act as a recharge for groundwater. In low permeability poorly drained soils, the water moves slowly and can cause flooding and increased runoff. Available water capacity is the amount of water that a soil can hold within the zone accessible to the roots of trees and vegetation. See Table 2.6-1 for a description of soil limitations.

**TOWN OF
URBANA /
VILLAGE OF
HAMMONDSPORT**

JOINT
COMPREHENSIVE
PLAN

Figure 2.6 - 1
Town of Urbana
Natural Resources Map

- Parcels
- ▨ Wetlands
- ∟ Rivers/Streams
- Floodplains
- 100 Year Flood Plain
- 500 Year Flood Plain

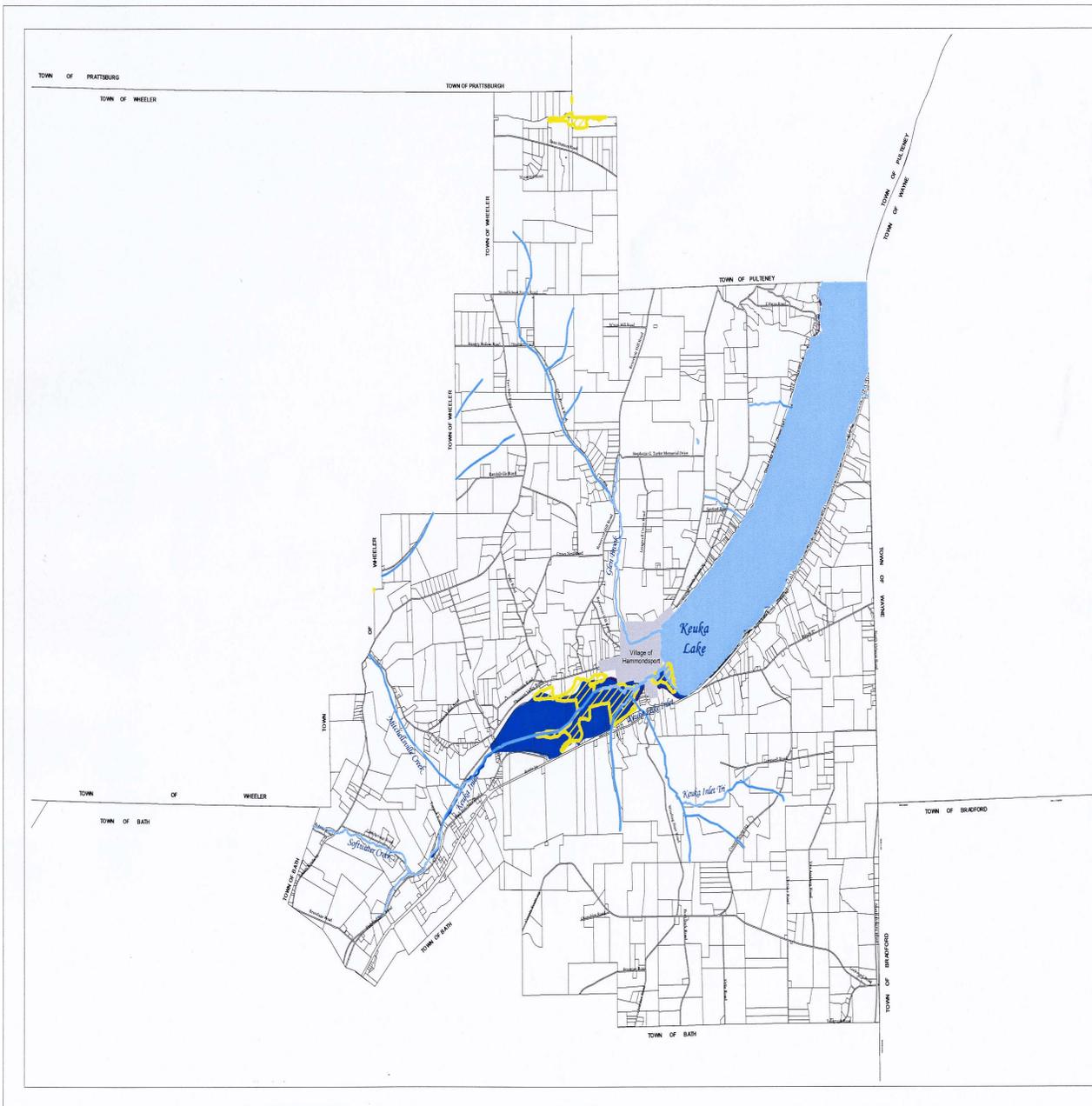


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New York City Buffalo White Plains Long Island

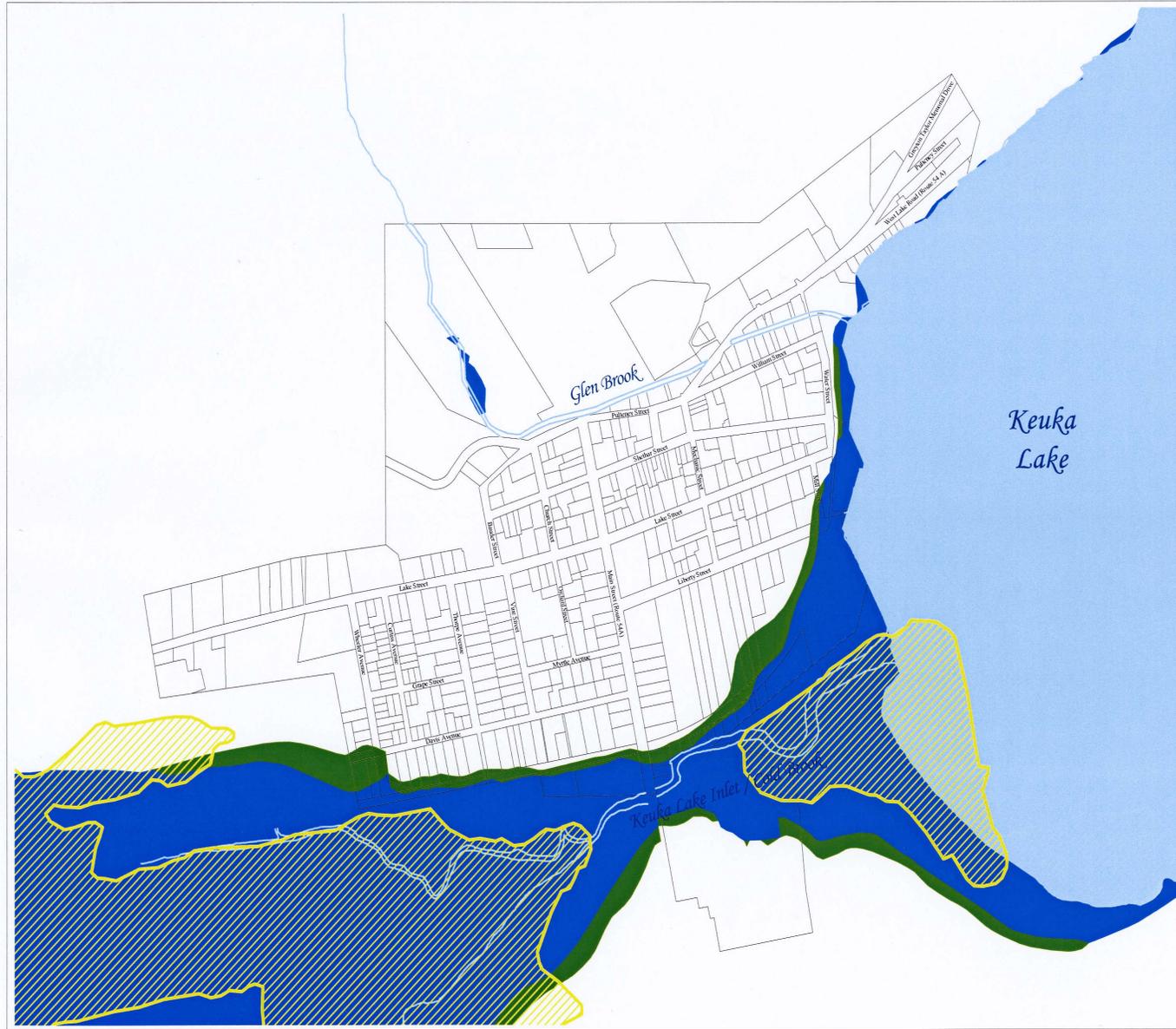
July 2002



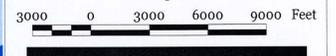
**TOWN OF
URBANA /
VILLAGE OF
HAMMONDSPORT**

JOINT
COMPREHENSIVE
PLAN

Figure 2.6 - 2
Village of Hammondsport
Natural Resources Map



-  Parcels
-  Wetlands
-  Rivers/Streams
- Floodplains**
-  100 Year Floodplain
-  500 Year Floodplain



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July 2002

Table 2.6-1 Soil Limitations		
Constraints	Characteristics	Concerns
Critical limitation	Slopes greater than 25 percent Soil less than six inches Soils very poorly drained	Erosion Septic Foundation failure
Severe limitation	Slopes 15 to 23 percent Soils less than 24 inches Soils poorly drained Low permeability Boulders and rocks	Erosion Septic
Moderate limitation	Slopes 8 to 15 percent Soils moderately well drained Soils greater than 24 inches	Erosion
Slight limitations	Slopes 0 to 8 percent Soils well drained	No unusual concerns
Others	Standing or intermittent water	See Wetlands section

Another important factor that affects the engineering properties of soils is slope. Steep slopes are generally those with slopes of 25 percent or more. Slope influences the retention and movement of water, transfer of heat, movement of soil material, rate and amount of runoff, potential for soil slippage and accelerated erosion, ease with which machinery can be used, soil-water state, and other functions. Together, slope and soil characteristics affect development capacity. For example, severe limitations are associated with steep, rocky, and shallow depth to bedrock soils. These lands are generally unsuitable for development because of the high potential for structural failures and erosion and drainage problems. Moderate limitations involve shallow depth to bedrock on rolling land where soils are stony and permeability is slow, indicating limitations on septic development. The best slope and soil conditions to support density are soils that are deep to very deep and moderately well drained to well drained and slopes of 0 to 8 percent.

While soils conditions can be a constraint to development, depending on factors such as wetness, frost action, stones, etc., there are also many engineering/construction techniques to overcome these constraints.

The three general soil associations in Urbana are Lordstown-Arnot, Dunkirk-Howard-Wayland, and Volusia-Mardin. The Lordstown-Arnot association lies on the steep slopes of the hillsides overlooking Keuka Lake and the valley area to the compass southwest of the Lake. This association generally lies on steep to very steep terrain, is dominantly well-drained, with moderately deep and shallow soils overlaying hard sandstone bedrock. As stated above, the combination of steep slopes and shallow soils can present a severe limitation to development and can lead to erosion problems and septic failures. There have,

in fact, been erosion problems during storm events along the ridgelines. The Dunkirk-Howard-Wayland association lies in the valley area, including the Village of Hammondsport, on level to moderately steep terrain. It is excessively to poorly drained, and includes deep soils that are formed on lake plains, outwash kames (i.e., hills of stratified glacial drift), terraces, and floodplains. Lastly, the Volusia-Mardin association rests on gently sloping to moderately steep terrain, ranges from somewhat poorly drained to well-drained, and includes deep soils that have a flagpan (i.e., a loamy and brittle subsurface). With the exception of poorly drained wetland areas, generally these conditions in the valley and gentle hill areas do not present development constraints (U.S. Department of Agriculture, 1978).

2.6.4 WATER RESOURCES

GROUNDWATER

Groundwater is a valuable source of drinking water. Groundwater is a moving stream that flows following the contours of the land. Most groundwater originates as rainwater which seeps downward through soils until it reaches the saturation zone from which wells and springs are fed. As described in Chapter 2.8, “Transportation and Infrastructure,” all Village residents are supplied water from the Hammondsport public water district. Most of the Town residents outside the Village rely on private wells or springs to supply their water needs (residents along the Lake Street Extension, and along County Route 88 from the Village to the Pleasant Valley Winery, have access to public water). Water District No. 2, formed in 2003, will extend Village water to residents along Route 54 to the Bath Town Line; along County Route 89 to Brewer Road; along County Route 88 to Fish Hatchery Road and along Fish Hatchery Road to Obrochta Road. (NOTE: Water District No. 2 was ultimately rejected in 2007.)

Groundwater aquifers are porous water-bearing geologic formations capable of yielding an appreciable supply of water. The geologic formations generally consist of unconsolidated deposits such as sand and gravel or bedrock, which in the Village and Town consists sandstone, shales and siltstone. Aquifers are similar to lake basins and river channels that contain surface water. There are no primary aquifers in the Town or Village. A primary aquifer is associated with the Cohocton River which yields 5 to 500 gallons of water per minute and partially surrounds the Town. A confined secondary aquifer is situated in the valley area, compass southwest of the Village of Hammondsport, that generates 10 to 100 gallons of water per minute. An aquifer is considered confined if it occurs underground. Also, there is an unconfined aquifer at the compass northern tip of Urbana and an aquifer of “unknown potential” in the compass southwest corner of Town (NYSDEC, 2001).

SURFACE WATER

There are a variety of surface water resources encompassed within and surrounding the environs of the Town of Urbana and Village of Hammondsport. There are four major surface water features. These include Keuka Lake, streams and their associated floodplains and wetlands.

All of the waterbodies have been assigned classifications for best uses and standards of quality and purity by the New York State Department of Environmental Conservation

(NYSDEC) Water Pollution Control Board. Classifications are based on water quality at the time of sampling, as well as recommended best usage, which is determined by natural conditions and past, current, and desired uses of the water-bordering lands. Class A and AA are suitable for drinking water; Class B is suitable for primary contact recreation, such as swimming; Class C is suitable for fish propagation; and Class D is suitable for secondary contact recreation, such as boating. A Class D designation does not necessarily imply that the waters are polluted. These are waters that may not have been sampled or are extremely small or intermittent and, therefore, unsuitable for fish propagation.

KEUKA LAKE

The Town of Urbana and Village of Hammondsport are located on Keuka Lake. Keuka Lake is the only branched Finger Lake. From map south to north, it extends from Hammondsport in Steuben County to Penn Yan in Yates County, a distance of approximately 24 miles. The Lake is approximately three-quarters of a mile wide. Lake depths are predominantly greater than 100 feet in most places, with a maximum depth of 200 feet.

Keuka Lake is 50 feet higher than Canandaigua Lake, 271 feet higher than Seneca Lake, 331 feet higher than Cayuga Lake, 343 feet higher than Oneida Lake, 487 feet higher than Lake Ontario, and 718 feet higher than ocean level. Keuka Lake drains into Seneca Lake via the Keuka Lake Outlet. This difference in hydraulic head (i.e., water levels) was harnessed to power mills during the early industrial years of the region. Most of the land within the Town and Village drains into Keuka Lake, which in turn drains to the map north to Seneca Lake.

Keuka Lake is shaped like a “Y,” and is the only Finger Lake in which the water flows in one of its branches in one direction then around a bluff and in the opposite direction. The branches, map east and map west, are divided by Bluff Point, which has an elevation of 812 feet high. At one point in its history, Bluff Point was an island, but receding lake elevations rendered it into its current peninsular form.

Keuka Lake possesses a Class “AA” water quality rating from NYSDEC, and is protected by NYSDEC up to the mean high water line of 715.15 feet elevation. NYSDEC protection prevents any party from legally disturbing the bed or banks of the stream without appropriate permits. Class “AA” is very high quality and can be utilized for drinking and food processing purposes. The Lake is also classified as a trout spawning area (NYSDEC, 2001).

Lake Level Control

The water level for Keuka Lake is a function of precipitation, runoff, evaporation and transpiration, and waterflow through the Keuka Outlet in Penn Yan. Increased amounts of precipitation will elevate the Lake's water level, increasing the amount of erosion along the shoreline and consequential sedimentation which can damage shoreline property and degrade water quality.

The gates at the Keuka Outlet can control the water level of the Lake, except during major storm events. The gates are owned and maintained by the Keuka Lake Outlet Compact, an intermunicipal body representing the various municipalities bordering the Lake. During flood events the Compact cooperates with downstream municipalities to moderate flows and

prevent inundating other lakes, while protecting Keuka Lake simultaneously. The Compact has an adopted guide to control water levels in the Lake which includes minimum and maximum desirable levels for each day of the year. In 1998, the maximum level during Spring and Summer months was lowered from 714.5 to 714.2 feet above sea level to reduce flooding potential during this period.

STREAMS

A variety of streams exist in and around the Town of Urbana and Village of Hammondsport including the Keuka Inlet, Glen Brook, and Mitchellsville Creek. The Keuka Inlet, also known as Cold Brook, flows map northly through the valley and into the Lake. The Inlet is a well known trout stream but has not been well maintained in recent years and needs bank stabilization work to stop erosion. Glen Brook flows from the higher elevations in the compass northern portion of the Town, down the steep slopes and turns map east into the Village and into Keuka Lake. Another stream, Mitchellsville Creek, runs compass south along the western border of the Town and then turns compass east, eventually flowing into the Keuka Inlet.

The Keuka Inlet has a CTS classification, having Class C water quality and a trout spawning (TS) resource. Besides the Inlet, the only other stream in the area that has a NYSDEC-listed resource is a tributary that meets the Inlet from the map south approximately one-half mile from the mouth of the Inlet. This stream has a CT classification, with a trout resource (i.e. this is a trout stream but is not a trout-spawning resource). Glen Brook and Mitchellsville Creek are both Class C streams. The Keuka Inlet is the only NYSDEC-protected stream in the area (NYSDEC, 2001).

FLOOD ZONES

Under the National Flood Insurance Program (NFIP), the Federal Emergency Management Agency (FEMA) is required to develop flood risk data to use in both insurance rating and floodplain management necessary to purchase federally-backed flood insurance. The data are developed through Flood Insurance Studies for individual municipalities. Special flood hazard areas are subject to inundation by the 100-year flood, which is a flood having a one percent or greater probability of being equaled or exceeded during any given year. The 100-year flood is the national standard on which the floodplain management and insurance requirements of the NFIP are used. There is a large floodplain in the Town of Urbana and Village of Hammondsport that originates in the Keuka Inlet (the “floodway” of the zone) in the compass southwest corner of the Town, runs through the valley area and Village, and terminates at Keuka Lake. The 100-year floodplain is at its greatest width in the Valley and narrows as it approaches the Village and Lake (See Figure 2.6-1).

As described in Chapter 2.1, “Land Use and Public Policy,” the Town of Urbana has mapped a Floodplain zoning district over the 100-year floodplain. The floodplain zoning severely restricts development.

POTENTIAL SOURCES OF POLLUTION

Surface water and groundwater are subject to contamination from specific point sources and non-point sources of pollution. A point source is defined as a discharge from a discrete identifiable location, such as a pipe. Point sources of water pollution are controlled by the government through permitting programs, such as the National Pollutant Discharge and Elimination System (NPDES) and its State counterpart, the SPDES.

Non-point source pollution originates from diffuse sources and enters water at non-specific locations through precipitation, runoff, and shallow subsurface flow. Sediment from erosion, pesticides, fertilizers, oil, grease, and de-icing salts from roadways; septic systems; animal waste; dumped motor oil and household chemicals; storm water runoff; and discharges from boats and marinas are examples of non-point source pollution. Polluted water bodies can be easily identified by offensive odors, an abundance of aquatic vegetation, and fish kills.

Sediments released into waterbodies through erosion threaten both plant and animal life by reducing the amount of light and by smothering. They can also decrease the capacity of reservoirs. Sedimentation is a particular problem near construction sites. Nutrients, such as phosphates and nitrates from wastewater and fertilizers, promote the growth of algae, which crowds out other aquatic plants preferred by wildlife. Decaying sewage and aquatic plants use up oxygen, depriving fish and other animals of oxygen. The accelerated decay causes lakes to fill in much more rapidly than they would under natural conditions and results in an unpleasant odor. Another water contaminant, salt, enters waterbodies through the runoff of salts used to treat icy roadways in winter. High concentrations of salt make a waterbody unsuitable to be an emergency water supply. Pathogens, disease-producing contaminants such as bacteria, viruses, and parasites, enter waterbodies from septic systems and animal manure from farms. None of these sources are prevalent in Urbana or Hammondspport.

Several companies in the Town and Village have had water pollution permits (including Bully Hill Vineyards, Mercury Aircraft Central and Mercury Aircraft Central DIV), which are regulated by the United States Environmental Protection Agency (EPA). The EPA has maintained records on companies with pollution permits through its Permit Compliance System (PCS). The only company that the PCS lists as surpassing its pollution threshold is Mercury Aircraft Central, which has been non-compliant for 6 out of 13 quarter-year periods.

In addition, the former Town of Urbana landfill, located on Crows Nest Road in the Town, is listed by the Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) as a potential site that may have to be cleaned up under Superfund legislation. However, a landfill cover and water treatment system has recently been completed to control and capture contamination at the site. No further remedial action is planned but the water treatment will be ongoing. The B&H Railroad site, which is situated in the Town near the map southern boundary of Hammondspport and at the mouth of the Keuka Inlet, may also have environmental concerns. Phase I and Phase II environmental investigations have been completed on the site and the Town is considering further tests to better determine potential contamination levels.

WATER PROTECTION ORGANIZATIONS

The United States Environmental Protection Agency (USEPA) enforces Federal clean water and safe drinking water laws, provides support for municipal wastewater treatment plants, and takes part in pollution prevention efforts aimed at protecting watersheds and sources of drinking water. The Agency carries out both regulatory and voluntary programs to fulfill its mission to protect the Nation's waters. At the State level, NYSDEC protects water quality in lakes, rivers, aquifers and coastal areas by regulating wastewater discharges, monitoring waterbodies and controlling surface runoff. In addition the NYSDEC manages the availability of freshwater resources, and helps communities prevent flood damage and beach erosion. NYSDEC promotes water stewardship and education.

The Finger Lakes-Lake Ontario Watershed Protection Alliance (FL-LOWPA) is a regional, intergovernmental organization dedicated to the protection and enhancement of water resources in New York's Lake Ontario Basin. FL-LOWPA is funded by New York State and its membership includes 24 counties wholly or partially in the Lake Ontario watershed. The organization promotes information sharing, fosters collaborative watershed management programs, and emphasizes an ecosystem-based approach to water quality improvement and protection.

The Keuka Lake Association (KLA) is a not-for-profit organization dedicated to the protection, preservation, and improvement of Keuka Lake and its watershed. The group, comprised predominantly of homeowners is involved in a wide range of issues concerning the Lake including land use, navigation and safety, recreation and fisheries, and watershed evaluation and education. The Keuka Watershed Improvement Cooperative (KWIC) is an intergovernmental organization formed in December, 1993. This organization provides for the enforcement of a uniform septic system construction and management law that has been adopted by all of the municipalities that border Keuka Lake.

Friends of Keuka Lake is another citizens group active in issues related to the protection of water resources in the area.

WETLANDS

Wetlands are transition areas between uplands and aquatic environments. Freshwater wetlands are a valuable natural resource for the Village. The important functions of wetlands include flood mitigation, groundwater recharge (the movement of surface water down through the soil to the underlying groundwater system or aquifer), wildlife habitat, biospheric stability (the biosphere is the thin layer of air, water, and soil that encircles the globe and supports all life), erosion control, pollution filtration, open space, and areas for recreation and education.

Wetlands are protected by State and Federal laws, which require any person wishing to conduct an activity in a wetland or regulated adjacent area to obtain a permit from the issuing authority.

Wetlands are categorized as lacustrine (lakes), palustrine (marshes, swamps, and bogs), or riverine (rivers and streams). Where the water table is near or at the surface of the land or where the land is covered with shallow water, there is a predominance of wetland vegetation,

and the substrate is predominantly saturated wetland hydric soils. Characteristic soils, vegetation, and hydrology distinguish wetlands from upland areas.

Soils that are poorly and very poorly drained are considered to be hydric (wetland) soils. These are divided into three types: alluvial, organic, and upland wetlands. Alluvial soils are deposited by stream sedimentation and flooded on a regular basis. The soils are wet by virtue of their low-lying positions along streams. Organic soils are created by decayed plant material, usually found in wetlands that were formerly lakes and ponds which have become filled as a result of eutrophication, the excessive growth of vegetation as a result of nutrient overloading, and succession, the change in plant communities over time. Upland wetlands are soils subject to flooding and ponding because of their low-lying position in the landscape. In general, the soils are nearly level (0 to 2 percent slopes), very deep, poorly drained, and have a high water capacity.

Wetland plants, or hydrophytes, have morphological and physiological adaptations that enable them to survive inundation and/or saturated soil conditions. In New York State, a wetland is specifically identified by the presence of hydrophytic vegetation. The method used by the Federal government is based on the presence of hydrophytes, hydrology, and hydric soils.

There are two NYSDEC regulated wetlands in the Town, both in the valley. The smaller of the two lies at the mouth of the Keuka Inlet. This is a Class II wetland as determined by NYSDEC, which means that it provides important wetland benefits, the loss of which is acceptable only in very limited circumstances.

The larger wetland in the Town rests to the map south west of the Village and is partially included in the floodplain. This is a Class I wetland, which has the highest level of protection under NYSDEC, as it provides the most critical of the State's wetland benefits, reduction of which is only accepted in the most unusual circumstances.

2.6.5 CLIMATE AND AIR RESOURCES QUALITY

CLIMATE

The climate in Steuben County is described as temperate and continental as it is governed primarily by air masses and weather systems developing within the North American continent. The summers are pleasantly warm with high temperatures in July averaging 82 degrees Fahrenheit, while winters are relatively long and cold with average lows in January of only 15 degrees. The average length of the freeze-free growing season is 145 days in the area.

Annual precipitation in Steuben County ranges from 31 to 36 inches. However, topography of the region plays a significant role in the weather conditions, as conditions in the higher and lower elevations differ within short distances. For instance, 35 to 36 inches of annual precipitation are common in the higher elevations of 1,500 feet and more, where lower elevations in the valleys have average annual precipitation marks of around 31 inches. Snow cover in map eastern Steuben County is generally measurable for approximately three months during the year, with 50 to 55 inches accumulating annually.

In terms of sunshine, there is sun only 30 percent of the days during the winter months, while the summer days offer 60 percent chance of sun.

AIR QUALITY

The Village of Hammondsport and the Town of Urbana are generally within attainment levels for all criteria pollutants as identified in the 1998 New York State Air Quality Report, Ambient Air Monitoring System (NYSDEC Division of Air Resources, 2001).

2.6.6 AQUATIC ECOLOGY AND TERRESTRIAL ECOLOGY

AQUATIC ECOLOGY

As discussed above, there is an identified NYSDEC-regulated Class I wetland and Class II wetland located in the Town of Urbana. A portion of the Class II wetland crosses into the Village of Hammondsport.

A wetland is classified by NYSDEC as Class I if it possesses any of the following characteristics (NYCRR 664.5):

- it is classic kettlehole bog;
- it is resident habitat of an endangered or threatened plant species;
- it supports an animal species in abundance or diversity unusual for the State or for the major region of the State in which it is found.
- it is tributary to a body of water which could subject a substantially-developed area to significant damage from flooding or from additional flooding should the wetland be modified, filled or drained; and
- it is adjacent or contiguous to a reservoir or other body of water that is used primarily for public water supply, or it is hydraulically connected to an aquifer which is used for public water supply.

A wetland is classified as Class II if it possesses any of the following characteristics (NYCRR 664.6):

- it is an emergent marsh in which purple loosestrife and/or reed (phragmites) constitutes less than two-thirds of the coertype;
- it contains two or more wetland structural groups;
- it is contiguous to a tidal wetland;
- it is associated with permanent open water outside the wetland;
- it is adjacent or contiguous to streams classified C(t) or higher under Article 15 of the Environmental Conservation Law;
- it is traditional migration habitat of an endangered or threatened animal species;
- it is resident habitat of an animal species vulnerable in the State;
- it contains a plant species vulnerable in the State;
- it supports an animal species in abundance or diversity unusual for the county in which it is found;

- it has demonstrable archaeological or paleontological significance as a wetland; it contains, is part of, owes its existence to, or is ecologically associated with, an unusual geological feature which is an excellent representation of its type;
- it is tributary to a body of water which could subject a lightly developed area, an area used for growing crops for harvest, or an area planned for development by a local planning authority, to significant damage from flooding or from additional flooding should the wetland be modified, filled, or drained;
- it is hydraulically connected to an aquifer which has been identified by a government agency as a potentially useful water supply;
- it acts in a tertiary treatment capacity for a sewage disposal system;
- it is within an urbanized area;
- it is one of the three largest wetlands within a city, town, or New York City borough;
- or
- it is within a publicly owned recreation area.

VEGETATION

RARE AND SIGNIFICANT VEGETATION

The Natural Heritage Program of the NYSDEC has listed rare or significant vegetation throughout most areas of New York State. Two listed species of plants have been identified in Urbana and Hammondsport by the Natural Heritage Program. According to New York State, rare plant species have 20 to 35 extant sites or 3,000 to 5,000 individuals Statewide. Threatened species have six or fewer extant sites or between 1,000 and 3,000 individuals in the State. Endangered species have five or fewer extant sites or fewer than 100 individuals Statewide. Protected plants may not be collected without permission. Unprotected plants may be taken at any time; however, a permit may be required.

The following are State-listed plant species that have been observed in the Town of Urbana and Village of Hammondsport and some notes on their degree of rarity (NYSDEC, July 2001); all are vascular plants:

Bird's-Eye Primrose (*Primula mistassinica*) - Vascular Plant: Threatened. Typically 6 to 20 occurrences, few remaining individuals, acres, or miles of stream, or some factor of its biology making it especially vulnerable in New York State.

Highbush Blueberry Bog Thicket - Community: Unprotected. Typically 21 to 100 occurrences, limited acreage, or miles of stream in New York State.

The NYSDEC does not permit identification of the location of the listed and ecologically sensitive plant species because of their vulnerability to collection and disturbance.

STREET TREES

No comprehensive inventory of trees on the Village of Hammondsport rights-of-way has been completed to date. Street tree inventories typically identify the number of trees by species, size, condition, and location.

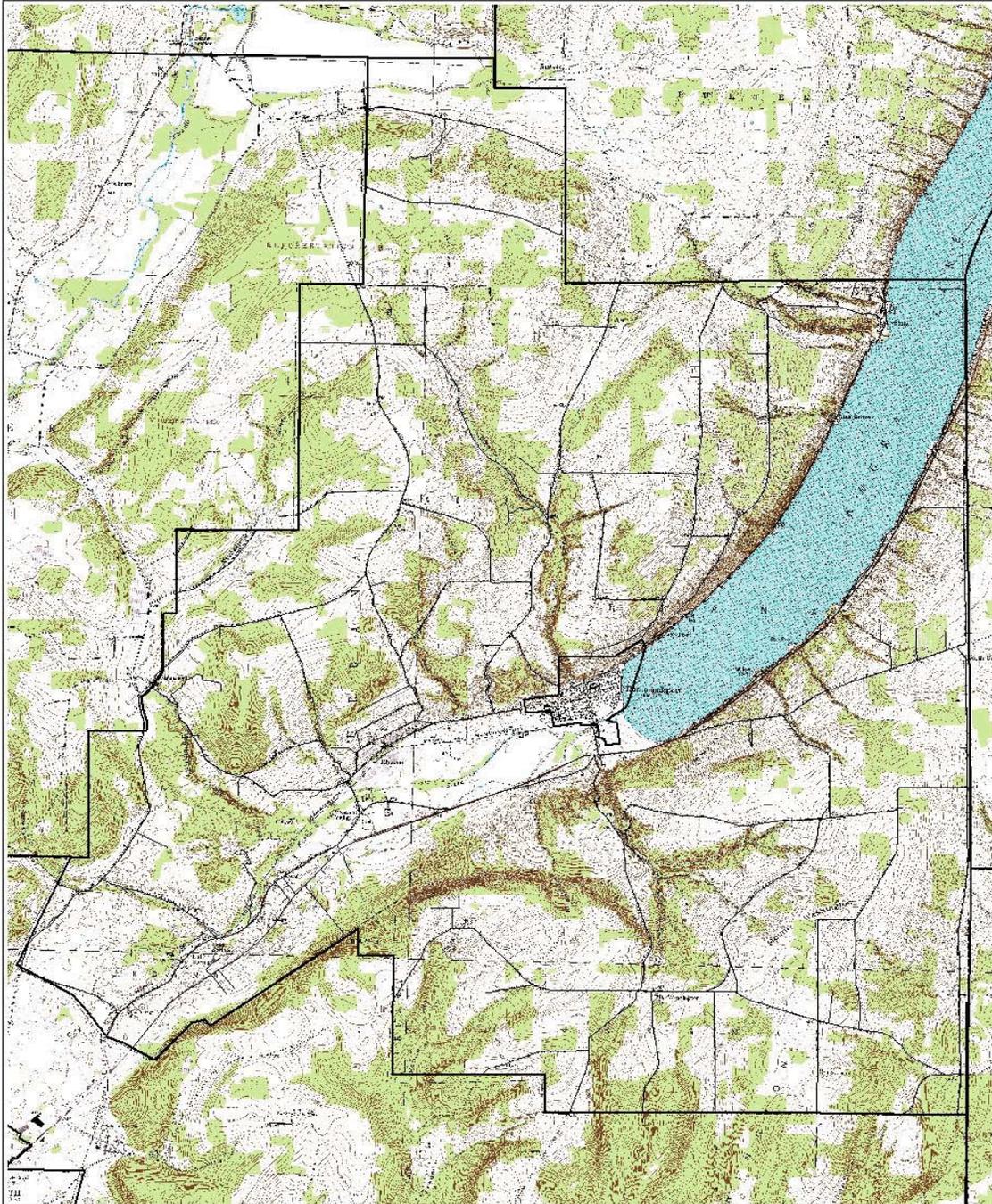
WILDLIFE

The management of terrestrial and aquatic habitats for vegetation and wildlife is necessary to provide mitigation from the direct adverse impacts of development. As wildlife populations increase and habitat areas decrease, wildlife management becomes increasingly difficult and of the utmost importance.

The NYSDEC practices wildlife management throughout the State. NYSDEC regulates the various hunting seasons, stocks waterbodies with fish, and monitors fish populations. The State stocks trout in Keuka Lake. During the spring of 2001, an estimated 9,400 yearling and older trout were released into Keuka Lake from the Town of Urbana (NYSDEC, 2001). In addition, the New York State Fish Hatchery on Fish Hatchery Road rears lake, brown, and rainbow trout.

Keuka Lake, woodlots, and the stream corridors and adjacent lands provide habitat for a large number of wildlife species. Birds, insects, reptiles, amphibians, fish, and mammals are included in the wildlife community. The NYSDEC has identified Keuka Lake as a “waterfowl concentration area,” a significant habitat area. Birds are present at any time of the year, but are most diverse and abundant during the Spring, Summer, and Fall, when migration and breeding take place. The wetlands contiguous to Keuka Lake in the Village are a particularly important habitat. The forests and wetlands have two distinct bird communities: permanent residents and seasonal visitors. Pheasants, eagles, wild turkey, and trumpeter swans are among the bird species found in Urbana. Mammals found in and around the Village and Town range in size from tiny rodents to larger animals including black bears, cougars, and white-tailed deer. Most species are nocturnal and are thus rarely observed.

New York State defines endangered animals as native species in imminent danger of extirpation or extinction in New York or any species listed as endangered by the U.S. Department of the Interior. Unprotected species, according to the State, may be taken at any time without a limit, although a license to take them may be required. The presence of rare or endangered wildlife has not been identified in the Town of Urbana or Village of Hammondsport by the NYSDEC. However, the NYSDEC data relate only to known occurrences of rare animals or significant wildlife habitats based on data assembled in its files. A comprehensive survey for plant and animal occurrences in the Town and Village has not been conducted by the NYSDEC.



**TOWN OF
URBANA /
VILLAGE OF
HAMMONDSPORT**

Joint Comprehensive Plan

Allee King Rosen & Fleming, Inc.

Environmental and Planning Consultants
Buffalo New York City White Plains Long Island

June 2002



0.5 0 0.5 1 1.5 Miles



Figure 2.6-3

United States
Department of the Interior
Geological Survey Map

Chapter 2.7 Agriculture

2.7.1 INTRODUCTION

Agriculture plays an important role in the Town of Urbana's economy and in shaping the Town's character. Farmland is a virtually irreplaceable natural resource and agriculture is a major industry in Steuben County, supporting some 1,295 businesses and generating direct sales of \$79 million in 1997. Based on the results of the community survey described in Chapter 3, "Goals and Objectives," agricultural preservation is very important to residents. Fully 83 percent of respondents in the Town and Village combined believe that agricultural lands in Urbana should be better protected.

2.7.2 AGRICULTURAL POLICY

NEW YORK STATE

New York State has enacted strong legislation in the last three decades to protect agriculture, the State's single-largest industry. The 1971 Agricultural Districts Law, discussed above, provides the basis for the State's agricultural and farmland protection efforts by creating agricultural districts and associated protections and benefits. The 1992 Agricultural Protection Act strengthened farmers' right to farm, required increased scrutiny of the impacts of public projects on agriculture, and provided the framework for the development of county agricultural and farmland protection strategies. In 1994, New York State started to provide funding for counties to develop agricultural and farmland protection plans. Approval of such plans enables counties and municipalities to apply for federal and State funding of farmland development rights in the form of easements. The 1996 Farm Preservation Act created a refundable income tax credit for school taxes paid by farmers. Also in 1996, the State established a matching grants program for farmland protection implementation projects.

Location in an Agricultural District provides farmers with the protection of New York State's right-to-farm legislation. The legislation is designed to protect the farmers, farm activity, and agricultural land against encroachment by residential development. The legislation recognizes the economic and sociological value of agriculture to local communities. It stipulates that farmers have the right to engage in generally accepted agricultural practices and requires all purchase and sales contracts for residential properties in Agricultural Districts to include a disclosure notice. The notice serves to advise potential home buyers of what to expect from normal farm activities such as the operation of machinery, application of pesticides and fertilizers, and to limit conflicts between agricultural and residential uses, and to reduce the number and effects of nuisance lawsuits brought by non-agricultural neighbors against farm operations.

Under the 1971 New York State Agricultural Districts Law, agricultural districts provide certain benefits and protections to farming uses. The law allows for an agricultural exemption for active agricultural operations. In addition, public utility taxes are based only on the ½-acre of the farm which is devoted to housing. Also, municipalities may not pass laws which have the effect of inhibiting farming practices and public agencies must notify the

Department of Agriculture and Markets before they proceed with condemnation proceedings to purchase agricultural lands.

In addition, if public dollars are to be spent for utilities, housing, and commercial and industrial facilities within an agricultural district, a Notice of Intent must be filed with the New York State Department of Agriculture and Markets and the Steuben County Agricultural and Farmland Protection Board. The report must show how any potential loss or effects on farmland will be mitigated. The Steuben County Agricultural and Farmland Protection Board, comprised of 11 members, plays an important role in reviewing and recommending the agricultural districts for re-certification, comments on Notices of Intent, and deals with a multitude of agricultural issues that need resolving. Agricultural Districts are required to be re-certified by Steuben County and the New York State Department of Agriculture and Markets every eight years.

STEUBEN COUNTY

In 2001, the Steuben County Agricultural and Farmland Protection Board, in cooperation with the Steuben County Planning Department, Shepstone Management Company, and the Cornell Cooperative Extension Service of Steuben County, prepared *Steuben County's Agricultural Expansion and Development Plan*.

The Steuben County agricultural development and farmland preservation program is based on a set of critical goals, summarized below:

- Promote Steuben County for agricultural development to increase the value of agricultural sales in the County, using tourism promotion to attract new farmers.
- Develop more strategic alliances among farming interests.
- Protect and promote the ability of farmers to engage in sound agricultural management practices.
- Improve management of farm woodlands as secondary crops.
- Promote new specialty crop development and establishment of niche markets.
- Develop a regional farm products distribution center.
- Develop agriculture as a valued career.
- Create new economic incentives for agricultural enterprises.
- Maintain Agricultural Districts throughout prime farming areas.
- Ensure quality products and encourage participation in State and industry quality assurance programs.
- Help farmers to comply with Concentrated Animal Feeding Operation (CAFO) regulations and other environmental regulations.
- Facilitate inter-generational farm transfers.
- Increase profitability and stability of farming cash flow.

The *Agricultural Expansion and Development Plan* found about 350,000 acres of land in the County is farmed, about 39 percent of its total area. About 30 percent of this total farmed land, or some 274,300 acres, is located in agricultural districts. The County has a total of 23 Agricultural Districts. In addition, the report documents the significant loss of farmland in

Steuben County in recent years, for example, between 1992 and 1997 about 8 acres of farmland were lost per day. This is particularly true in the map northern part of the County closest to Rochester and in areas close to Keuka Lake. Some of the loss of farmland is the result of residential and commercial development.

The Plan also stressed that farming is of “extraordinary importance to Steuben County” for the following reasons:

- Farming is big business in the County, accounting for 1,295 businesses and direct sales of \$79 million in 1997.
- Farming, as a primary extractive industry which fuels local support services, has a multiplier effect which generates a much higher impact to the local economy than any other sector in the County.
- Farms pay more in taxes than they cost the community in services provided.
- Farming helps to control urban sprawl and the public costs associated with sprawl development patterns.
- Farming, particularly vineyards, is an essential component for the County’s tourism industry. Farms also support tourism related to hunting.
- Farms create and preserve rural character and open space.
- Farms help to preserve natural resources and natural processes such as stream corridors, wetlands, and wildlife habitats.
- Farms can co-exist and flourish with development.
- Farmland is an invaluable economic resource for future generations.
- Farming provides a year-round business base for a wide range of related and support enterprises.

The Plan’s strategy for agricultural growth and farmland protection includes 12 major initiatives. The Steuben County Legislature is also currently considering adopting a “Steuben County Right to Farm Law.” The Plan includes detailed recommendations for each initiative. The initiatives and their key components are highlighted below:

- Market Development. Development of new markets, farmer training, marketing and promotion.
- Risk Management. Purchasing cooperatives, crop insurance, futures trading and forward pricing.
- Agri-business Expansion. Use of economic development agency programs.
- Next Generation. Re-farm idle farmland, vocational training, financial planning assistance.
- Agricultural Tourism. Link farm tourism to Corning Glass and Keuka Lake Wine Trail, family tourism, bus tours, packaging, advertising.
- Good Neighbor. Education, map and brochure, adoption of Right-to-Farm Laws by towns.
- Farmland Management. Conservation easements, Conservation Reserve Program, Wetlands Reserve Program, financial incentives to reuse idle farmland, proper use of agricultural assessment program.
- Smart Growth. Zoning to concentrate growth and preserve open lands, match

- agricultural zoning districts with New York State (NYS) Agricultural Districts, training for local officials, farming community involvement in local government.
- Freedom to Farm. Streamline complex rules and provide relief from regulations.
 - Forest Management. Financial incentives, wood lot management training, markets for forest products.
 - Professional Farm Management. Professional training.
 - Diversification/Specialization. On-farm processing, organic products, agricultural tourism, diversify products. Niche markets, alliances, and joint ventures.
 - Quality Assurance. Local recognition for quality producers, links to State and regional quality assurance programs, training.

2.7.3 AGRICULTURAL INVENTORY

AGRICULTURAL DISTRICTS

STEUBEN COUNTY

Steuben County has 23 agriculture districts approved by the Steuben County Legislature which encompass some 274,304 acres of land*, or 30 percent of the County's land area. This includes active farmland, other viable agricultural lands, and buffer areas. The Plan also documented a gain of more than 3,000 acres of Agricultural District lands and a loss of 73 farms in the County between 1992 and 2000, reflecting the nationwide trend of farm consolidation. According to 1997 statistics from the U.S. Census of Agriculture, there are an estimated 1,295 farms in the County. The agricultural, winery, and dairy processing industries employed a combined total of about 6,100 workers.

Town of Urbana

As shown in Figure 2.6-1 in Chapter 2.6, the map southwestern quadrant of the Town of Urbana contains a large portion of Steuben County Agricultural District #4, which extends further map south and map west into the Town of Bath. The Urbana portion of the NYS Agricultural Districts #4 and #19 totals about 3,215 acres, or approximately 11.4 percent of the Town of Urbana's total land area. According to 1999 data collected by the County, District #4 contained 19 farms and 5,108 enrolled acres, with an average farm size of approximately 269 acres. A very small portion of Agricultural District #19, some five parcels totaling 181 acres, is located map north of Bean Station Road at the map northernmost point of the Town of Urbana. District #19 is a 11,384-acre area which extends map north into the Town of Prattsburgh and contains 38 farms with an average size of 300 acres each.

SOIL CHARACTERISTICS

According to the 1978 *Soil Survey of Steuben County, New York*, the County's soils are generally rated as moderate to good as to their suitability for growing crops. About 60 percent of the County's soils are described as good to excellent for agricultural production.

*Based on reports on Agricultural Districts prepared by the Steuben County Planning and Community Development Office. Data is from varying dates, due to staggered schedule for reviewing the districts, and ranges from 1995 to 2001.

Prime farmland is the land that has the best combination of physical and chemical characteristics, growing seasons, and moisture supply needed to produce sustained high yields with proper management. Prime farmland tends to be flat and well-drained, both characteristics make it particularly desirable for development.

In the Town of Urbana, as in many portions of the County, some soils are best suited for pasture land, forestry, or permanent sod because of drainage, stoniness, or slope limitations. Certain soils are suitable for different classes of crops or other agricultural uses (e.g., pastureland, trees). Soils present in the Town of Urbana that are well suited for grape production include Ovid Silt Loam (2-6 %), Mardin-Ovid complex, (3-15 %), and Mardin Channery Silt Loam (8-25%), and Ovid silt loam (6-12 %).

ACTIVE AGRICULTURAL USES

As shown in Figure 2.7-1, active agricultural uses are located throughout the Town, with some concentrations in the north map central and map southwestern areas. As discussed above in Chapter 2.1, “Land Use and Public Policy,” Geographic Information Systems (GIS) data for 2001 provided by the County indicates that a total of 3,750 acres of land in the Town of Urbana is currently in agricultural use. Thus, active farming uses represent about 14 percent of the total land area in Urbana. Much, but not all, of this land is located in one of the Agricultural Districts. While 3,750 acres of the Town are in farming use, only 3,215 of these acres are located in an Agricultural District. Major areas of agricultural-related land uses that are not protected by Agricultural District designation are the vineyards on both sides of County Route 76; major tracts along Two Rod and Van Ness Roads; and scattered parcels on Boot Jack, Chrysler, and Van Amburg Roads. A total of 535 acres of active farming uses in the Town lie outside the State/County Agricultural Districts.

Principal agricultural enterprises in Urbana are diverse and include vineyards, livestock, cash crop, and dairy operations. A windshield survey of agricultural uses in the Town of Urbana was conducted by Allee, King, Rosen & Fleming, Inc. in the fall of 2001. Agricultural and related uses in the Town include the Bully Hill, Pleasant Valley, Heron Hill, and Renaissance wineries. There is also farmed land between Fish Hatchery Road and County Road 13; and along County Road 113, Two Rod Road, Van Ness Road, and in other locations scattered throughout the Town. Consistent with County trends, agricultural land use has declined in the Town of Urbana in recent decades, with some farmland becoming idle and other farmland being developed into residential and commercial uses.

The Town’s Zoning Districts are shown in Figure 2.1-3 and discussed in Chapter 2.1, “Land Use and Public Policy.” Like most of the Town, the New York State Agricultural Districts and the active farming uses in the Town are covered by the Town’s Agriculture (A) Zoning District. The Town’s existing Agriculture District does not favor farming uses or discourage residential development. Principal permitted (“as-of-right”) uses in the A District include agriculture, agricultural farm stands, places of worship, schools, and golf courses as well as one-family dwellings and mobile homes.

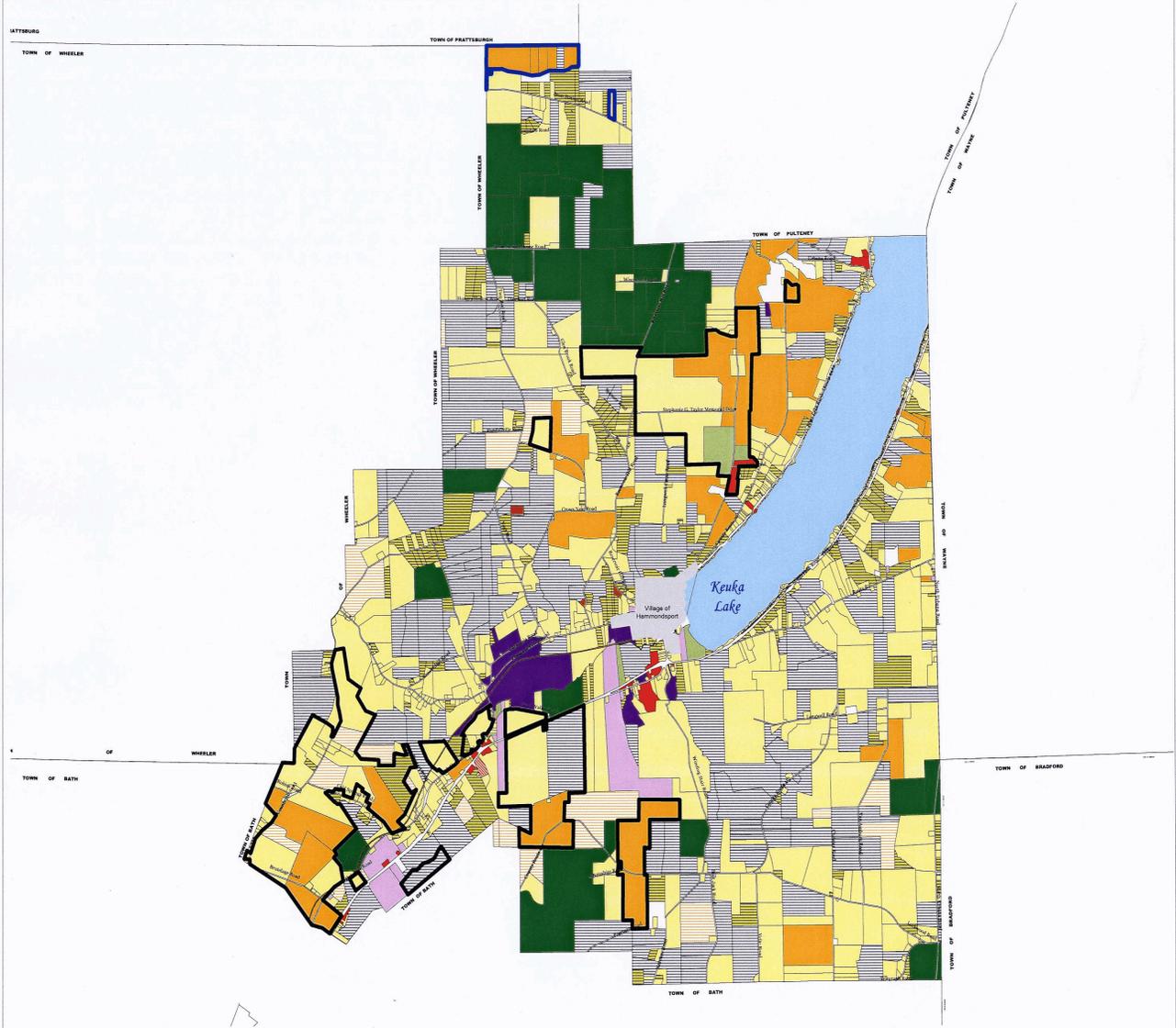
In addition, a very wide range of uses are allowed by Special Permit. It should be noted that Special Permit Uses are uses that are expressly permitted by the Zoning Law, subject to the proposal meeting the applicable special permit criteria. Special Permit Uses allowed in the A District range from institutional and commercial to industrial uses. Examples of Special Permit Uses in the district include nursing homes and hospitals; vacation resorts, hotels, retail businesses, and gas stations; and research laboratories, manufacturers, and mining operations. There are limited supplementary regulations for gas stations, cemeteries, and mobile homes. Otherwise, the Special Permit Criteria which apply to uses in the A District are general and are not tailored to the potential impacts of particular Special Permit Uses on agriculture and other resources. The minimum lot area for all use groups is two acres, with a maximum lot coverage by buildings or structures of 20 percent.

As described above, the Town of Urbana has no specific zoning, land use regulations, or other legislation designed to preserve agriculture and agricultural lands. Land values in the Town's agricultural district are generally based on the residential land value derived from the zoning instead of the agricultural land value. This policy can lead to higher land costs which can limit the ability of farmers to purchase additional land necessary for their operations.

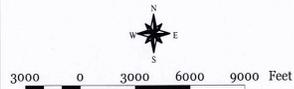
TOWN OF URBANA / VILLAGE OF HAMMONDSPORT

JOINT COMPREHENSIVE PLAN

Figure 2.7 - 1
Town of Urbana
Agriculture



- Agricultural District 4
- Agricultural District 19
- Land Use
- Agriculture
- Agricultural Vacant Land
- Residential
- Vacant Residential
- Vacant Rural
- Commercial
- Vacant Commercial
- Recreation and Entertainment
- Wild, Conservation Lands and Public Parks
- Community Service
- Public Service
- Industrial



Allee King Rosen & Fleming, Inc.

Environmental and Planning Consultants
New York City Buffalo White Plains Long Island

November 2001

FARMING AND PUBLIC INFRASTRUCTURE

In Urbana, the Town of Bath Sewer District extends along Route 54 to serve the hospital complex (see Chapter 2.8, “Transportation and Infrastructure”). None of the Urbana portion of the NYS Agricultural Districts is served by public sewer or water. Currently, all the residences and other developments in the Town of Urbana use individual septic systems. The lack of public sewer and water has a restraining effect on development pressures and to date has been a major factor in limiting the conversion of agricultural land to urbanized uses.

STEBEN COUNTY AGRICULTURAL SURVEY 2000

The County conducted a survey of farmers in 2000. Among the findings of the survey include the following:

- The median acres farmed in Steuben County per farmer surveyed was 244 acres.
- The median acres of Agricultural District Lands farmed in Steuben County per farmer surveyed was 179 acres.
- About 37 percent of farm products were sold to a cooperative or processor; 33 percent were sold to a broker, auction, or other third party; and 30 percent were sold directly to consumers (e.g., farm stand, mail order).
- The overwhelming majority of farmers surveyed were unaware of tax exemptions for new vineyards and tax credits for rehabilitating historic barns.
- Only 17 percent of farmers experienced problems with complaints by neighbors. Of those who did, boundary conflicts, manure odors, and drainage issues were the most common complaints.
- The farmers surveyed indicated that tax incentives and other cost reductions were the most important tools for protecting the future of farming in the county.

2.7.4 BENEFITS OF AGRICULTURE

ECONOMIC

In Steuben County, the total enrolled acreage includes approximately 274,304 acres of active farmland, other viable agricultural lands, and buffer areas. According to 1997 statistics from the U.S. Census of Agriculture, there are an estimated 1,295 farms in the County, most of which are family farms. The agricultural industry employs an estimated 6,100 workers including 4,110 in crop and livestock related jobs, and 1,990 in winery and dairy processing jobs. Lumber and wood products jobs are not included in these totals.

Countywide gross receipts in the agricultural industry (crops, dairy, and other livestock) totaled \$79 million in 1997. The related forestry and wine industries had gross receipts of \$8 and \$2 million, respectively, bringing total sales to \$89 million. As a primary extractive industry and a net exporter of goods, agriculture also generates substantial indirect and secondary economic effects. As a result, its total economic impact is estimated at more than two times its gross farm production value. The agricultural-related industries’ total spending includes estimated generated secondary expenditures of \$100 million in local businesses and

their suppliers that service the agriculture businesses, for a total economic impact of \$189 million in 1997. In addition, data indicate that the farms have made substantial recent investments in equipment, structures, and land to continue and enhance their operations. Agricultural investment also has a multiplier effect, by supporting equipment suppliers, construction trades, and related industries throughout the region.

Winery sales are not counted by Federal agencies as agriculture, but rather as manufacturing. Steuben County has seven commercial and farm wineries. Most of these are located in the Town of Urbana. Less than half of the wineries utilize not only their own grapes, but rely on local growers. This expands the positive economic effects of the industry. In 1997, the County had 62 grape producers, with 1,362 acres in grape production. Steuben County's *Agricultural Expansion and Development Plan* estimates that wineries added a minimum of \$2 million in direct economic activity (not including multiplier or tourism effects) to the County's economy in 1997.

OPEN SPACE, SCENIC, AND CULTURAL RESOURCES

Farmland consists of cropland, pastureland, and non-tillable land such as woodland and wetlands. Agricultural lands and adjoining buffered wooded areas constitute areas of private open space, providing a visual resource to the community and important wildlife habitat. The Town of Urbana has rolling topography and a wealth of scenic natural features including Keuka Lake; hills, valleys and related views and vistas; and gorges, waterfalls, and wetlands. As shown in the photographs of farming landscapes in Chapter 2.5, "Cultural and Visual Resources," the Town of Urbana's vineyards, historic winery buildings, farm fields and meadows, barns, homesteads, outbuildings, and adjoining wooded buffer lands contribute significantly to the Town's unique pastoral character. Preservation of this rural landscape is very important to community residents. According to the 2001 survey of Town and Village residents, 85 percent of the total respondents indicated that the protection or enhancement of farmland in the Town was important to them. The farm homesteads, barns, and silos may also include potential historic resources.

ENVIRONMENTAL

Much of the Town's farmland traverses stream corridors or is located on hillsides on the west side of Keuka Lake. In addition, these streams and adjacent lands provide important habitats and migration corridors for wildlife. Associated agricultural lands also include wooded areas which provide habitat to plants and animals. The use of lands which drain into water bodies or water courses for agricultural as opposed to urbanized purposes, assuming best management practices are used, can be an important factor in maintaining the water quality of the lake and streams.

A portion of Agricultural District #4 is located in designated wetlands and floodplains in the Pleasant Valley area (see Figure 2.6-1). The undeveloped wetlands in the Agricultural District function to control runoff and erosion. The floodplains are prone to flood damage and therefore not suitable for commercial or residential development. Thus, agricultural activities are an appropriate use for these lands. It is also important to note that prime

farmland is a virtually irreplaceable environmental resource. It is estimated that it takes 500 to 800 years to create one inch of topsoil.

Chapter 2.8 Transportation and Infrastructure

2.8.1 TRANSPORTATION SYSTEM

ROADWAYS

The Town and Village have excellent roadway connectivity to other points of the region and State. Two State routes pass through the Town on either side of Keuka Lake: State Route 54 and State Route 54A. Route 54 starts from the map south at the I-390/I-86 interchange in the Town of Bath to the map south and runs map northeasterly through the Town of Urbana and along the map eastern edge of Keuka Lake, eventually ending at State Route 14 in the Town of Dresden, which lies on the map western edge of Seneca Lake. Route 54A branches out from Route 54 just compass south of the Village of Hammondsport, then runs compass northerly through the Village, continuing compass northeasterly along the Keuka Lake's map western side and eventually terminates at State Route 14A in the Village of Penn Yan. The local roads essentially serve as feeder roads to Routes 54 and 54A, which are the regional connectors. Route 54, between State Route 54A and Bath, has been recently resurfaced.

The I-390 and I-86 are the area's closest Interstate highway connections, located approximately five miles from the Town line on Route 54. The I-390 runs map north and map south, starting at the I-86 to the map south and eventually connecting to the I-90 in the Rochester vicinity to the map north. The I-86 runs map east and map west along the map southern portion of New York State, linking the New York City region to the Western New York area. Figures 2.8-1 and 2.8.-2 illustrate the transportation features in the Town of Urbana and the Village of Hammondsport, respectively.

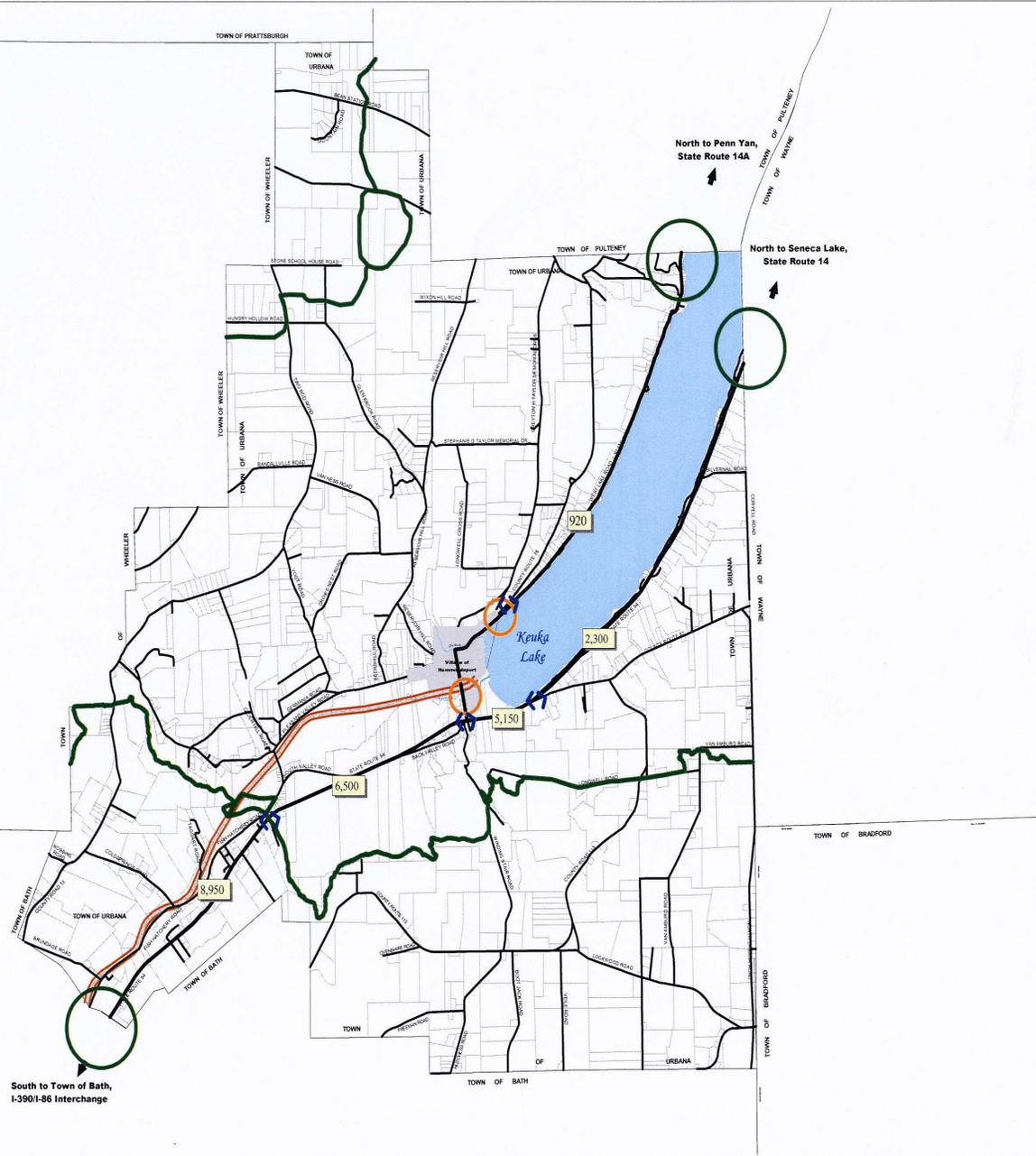
TRAFFIC VOLUMES

Table 2.8-1 lists the estimated Average Annual Daily Traffic Volumes (AADT) for State Routes 54 and 54A for the year 2000. The segment of Route 54 with the largest volume is between County Route 113 and County Route 88, with an AADT of 8,950. Some of this traffic is diverted at the intersection of County Route 88, as the estimated AADT reduces to 6,500 in the section of Route 54 between Route 88 and Route 54A. The volume on Route 54 decreases further to an AADT of 5,150 between Route 54A and County Route 87, then slows down dramatically map north of Route 87 at the Hammondsport gateway. On Route 54A, the segment with the largest volume with an AADT of 6,550, is from Route 54 to County Route 88 in the Village of Hammondsport. The volume in the next segment to the map north on Route 54A, from Route 88 to County Route 76, is reduced by more than one-half to an AADT of 2,700. Thereafter, the volume falls to a relative trickle of 920 between County Route 76 and Gibson Landing Road. Therefore, most trips traveling to and from Bath, on Routes 54 and 54A, are going to or coming from Urbana, and in particular the Village of Hammondsport. One notable exception is truck traffic using Route 54 as a connecting route between I-86/I-390 and Penn Yan, Geneva, and other points to the map north. The available AADT data does not provide vehicle type.

TOWN OF URBANA / VILLAGE OF HAMMONDSPORT

JOINT COMPREHENSIVE PLAN

Figure 2.8 - 1
Town of Urbana
Transportation



- Finger Lakes / North Country Trail
- New York State Routes 54 and 54A
- Former Railroad Right-of-Way
- Village Gateways
- Town Gateways
- Streams
- Average Annual Daily Traffic Volumes (AADT) NYS DOT 2000 Estimates
- Segment Demarcation



3000 0 3000 6000 9000 Feet

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July 2002

TOWN OF URBANA / VILLAGE OF HAMMONDSPORT

JOINT COMPREHENSIVE PLAN

Figure 2.8 - 2
Village of Hammondsport
Transportation



- New York State Routes 54 and 54A
- Former Railroad Right-of-Way
- Village Gateways
- Streams
- Public Parking
- Average Annual Daily Traffic Volumes (AADT) NYS DOT 2000 Estimates
- Segment Demarcation
- Village Boundary



200 0 200 400 600 Feet

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Table 2.8-1		
Estimated Average Annual Daily Traffic Volumes, 2000		
NYS Roadway	Segment (From South to North)	AADT, 2000
SR 54	CR 113 - CR 88	8,950
SR 54	CR 88 - SR 54A	6,500
SR 54	SR 54A - CR 87	5,150
SR 54	CR 87 - SR 230	2,300
SR 54A	SR 54 - CR 88	6,550
SR 54A	CR 88 - CR 76	2,700
SR 54A	CR 76 - Gibson Landing	920
CR = County Route; SR = State Route		
Source: New York State Department of Transportation, August-June 2001		

COUNTY ROADS

Steuben County is responsible for maintaining 19.6 miles of roads in the Town of Urbana. Generally, the County routes in Urbana are in good condition and have all been resurfaced in recent years. Route 113, in the Towns of Bath and Urbana, was reconstructed in the Summer of 2001.

The County's annual road budget is normally about \$4.5 million, which is largely spent on materials and contractors. These funds come from the Consolidated Highway Improvement Program (CHIPS), which is a State program that provides funding for local highways and bridges, as well as County tax revenue. Occasionally, the County will also receive additional funding through the New York State Multi-Modal Program or through the State legislature via discretionary member items.

TOWN ROADS

The Town of Urbana maintains approximately 68 miles of road, which includes 48 miles of dirt/gravel roads and about 20 miles of paved roads. The Town is responsible for all the roads in the Town outside the Village of Hammondsport except for State and County routes. Overall, the condition of the Town roads is good. The busiest roads under the Town's jurisdiction are Reservoir Hill Road, Lockwood Road and North Urbana Road (Co. Rt. 87).

The Town's road maintenance program consists of surface treating four to five miles of road per year. In addition, the Town regrades all of the dirt/gravel roads twice per year (usually in June and October). The Town has concentrated much of its recent efforts on erosion control and drainage, laying approximately 9,000 feet of pipe along its roads in the past three years, paving roads, and digging drainage ditches alongside roads.

VILLAGE ROADS

The Village of Hammondsport is responsible for 4.8 miles of road. All streets in the Village have sidewalks and only two streets lack curbing. Most of the Village streets are in good condition. However, there are six streets that are in poor condition and need to be completely reconstructed.

The Village has recently reconstructed five streets in a project that was partially paid for by State Grant money. It will likely be another two to three years before such funding will be again available to reconstruct the remaining six roads. The State resurfaced State Route 54A (known as Main Street in the Village) from the signal at State Route 54 to Lake Street.

A couple of roads in the Village are in particularly poor condition including Lake Street, from Main Street to Water Street, and Shethar Street, from Water Street to Bauder Avenue.

Most of the funding for street repairs come from the CHIPS. In addition, the Village allocates an amount for road repair in its annual budget.

BRIDGES

Steuben County is responsible for maintaining six bridges in the Town of Urbana, including three on Cold Springs Road, one on Taggart Road, and one on County Route 88 (Fish Hatchery Road). In addition, the Town of Urbana shares responsibility for a bridge on Two Rod Road with the Town of Wheeler. There are two bridges in the Village of Hammondsport, both are located on State Route 54A and are maintained by the State.

Most of the bridges in the Town are in fair to good condition. All three of the bridges on Cold Spring Road (two of which were built in the 1930's) are scheduled for repairs by 2005, and the bridges on Taggart Road and Reservoir Hill Road are to be worked on by 2009. The bridge on County Route 88 was rehabilitated in 1990 and is not in the near-future work plans.

The bridge joining County Route 13 to County Route 89 is limited to 18 tons and is in poor condition and may require repairs soon. However, the bridge is on a route with relatively low traffic volumes, connects only lightly-traveled County Routes 13 and 89 and is an existing intersection for these roads is located only one-quarter mile away. The Towns may elect to replace the bridge with a large culvert., especially if costs are high. Still, the intersection, which would receive the diverted traffic, is not well aligned and larger vehicles, such as tour buses, usually elect to take the bridge.

PARKING

The activity level of the Village and Town increases dramatically during the Summer months. Not only are there an increased amount of households due to seasonal residents, but there are also a large number of tourists who visit the area and broader Finger Lakes Region. Congestion and lack of available parking are an issue during the warm weather, especially in the Village Center. In addition to on-street parking, the Village has a municipal parking lot, containing approximately 25 spaces, that is located at the corner of Mechanic Street and

Shethar Street. Furthermore, there are problems with street parking along Route 54A, including complaints by residents who live there (especially near Snug Harbor).

RAIL

There is no longer any rail service directly to Urbana or Hammondsport because the railroad line that once connected the Town of Bath and Village of Hammondsport is now inactive. However, the portion of the line that goes from Bath to the Town of Wayland, in the map northeastern portion of Steuben County, is still in service. This line is only for cargo and; there is no passenger rail activity in the region.

Another short-line from Painted Post to Bath is owned by Norfolk Southern. Livonia-Avon-Lakeville, which operates the line, is negotiating with Norfolk Southern to purchase the line. If this takes place, the new owner may consider the concept of implementing a tourist train running from Corning to Hammondsport to link the Corning Glass Museum to the Wineries, the Glenn H. Curtiss Museum and other attractions in Hammondsport. In addition, there are presently discussions about developing an excursion train to run on the Hammondsport section of the rail line that would connect the Pleasant Valley Winery, the Glenn H. Curtiss Museum, and the Fish Hatchery. These excursion/tourist trains are only conceptual and there are no well-developed plans at this point. Furthermore, much of the Bath-Hammondsport rail line would need to be upgraded to accommodate passenger rail service. The costs of upgrading the line are currently unknown.

AIR

Public air service to the Town is provided by the Elmira/Corning Regional Airport, the Hornell Airport and the Yates County Airport.

- The largest nearby airport is the Elmira/Corning Regional Airport, which is located in Horseheads, approximately 40 miles map southeast of Urbana along I-86. The airport is a public air carrier with scheduled flights and charter service. Currently the Airport's five gates accommodate US Airways, Northwest and Continental Connection. The airport's three runways include its principal 7,000 foot runway, a secondary 5,000 foot runway, and a turf runway that is used by a local flight school.
- The Hornell Airport is the largest airport in Steuben County, located in Hornell approximately 30 miles map west of Urbana along I-86. The Hornell Airport provides charter flights and flight instruction. Its runway is 5,000 feet long and can accommodate most business jets.
- The Yates County Airport is the closest airport facility, less than 20 miles to the map northeast of Urbana. The airport provides charter flights with a fleet of eight planes, including seven jets; houses the Penn Yan Flying Club; and occasionally handles emergency flights. In addition, the airport has two runways, one 3,200 feet long and the other 4,500 feet; maintenance facilities; and available fuel onsite.
- In addition, there is an air field owned by the Kolo Enterprises, Inc. in the Pleasant Valley area compass north of Route 54. It accommodates twin engine planes.

WATER

KEUKA MAID

The Keuka Maid dinner/tour boat is docked at Champlin Beach Park on the map southern tip of Keuka Lake. The boat operates from April to October and includes lunch, dinner, Sunday brunch and moonlight cruises. The Maid has three decks and capacity for 500 people. The tours provide guests with beautiful panoramic views of the Lake and its scenic environment, including the gorgeous hillsides that surround the Lake.

BOATING

There are several marinas along Keuka Lake, within the Village of Hammondsport and Town of Urbana, where boaters can launch and dock their boats. Depot Park, located in the Village, provides a free boat launch to Village and Town residents and includes docking space, which is currently being expanded.

2.8.2 INFRASTRUCTURE

WASTEWATER TREATMENT

SEWER/SEPTIC SYSTEMS

Wastewater disposal is an important issue in any community. It is particularly important for the Town of Urbana and Village of Hammondsport as the area relies on the clean water from Keuka Lake for drinking and recreational purposes. Currently, all the residences and other developments in both Urbana and Hammondsport use individual septic systems. However, there is a strong potential that a sewer system will replace some and eventually perhaps all of the individual septic systems in the future.

Recently, the Steuben County Industrial Development Agency (SCIDA) has worked with Mercury Aircraft to install an eight-inch force-main sewer line through the abandoned railroad right-of-way, which runs from Bath to Hammondsport and is owned by the SCIDA. The new line would connect to the existing sewer line that services Ira Davenport Memorial Hospital and would provide an outlet for the waste generated by the Mercury plant and would also be utilized by the Pleasant Valley Wine Company. It might be possible for other users to tap into the line in the future, including the Village of Hammondsport. Work on the force-main project will begin as soon as the New York State Department of Environmental Conservation permits are obtained. These permits have been delayed due to the issue of interbasin transfer of water between the Susquehanna River Basin and the Great Lakes Basin.

In addition, the Keuka Lake Association - a not-for-profit agency created for the preservation, protection, and improvement of Keuka Lake - has conducted a study regarding the feasibility of developing sewer infrastructure and the most viable alternatives for wastewater collection and treatment in the areas surrounding Keuka Lake. The report recommended public sewer implementation for the Village of Hammondsport area. In addition, the report indicated that sewers were possible for the portion of map eastern Urbana that surrounds the Lake, but if determined not to be practical, a septic maintenance district was recommended as an alternative. A septic maintenance district was also advised for the map western area of the Town bordering the Lake.

Sewage from the Pleasant Valley area (from Mercury Aircraft and Pleasant Valley Wine Company) and potentially the Village are proposed to be treated at the Village of Bath Wastewater Treatment Plant. However, these flows would entail the diversion of water from the Great Lakes Basin to the Susquehanna River Basin. According to the study, transfer of water from one drainage basin to another can only be completed with the approval of the Governor and State Legislature. This project led to the formation of Steuben County's Sewer District No. 1 and consequently to the interbasin water transfer issue, so therefore, this project is now on hold.

KEUKA WATERSHED IMPROVEMENT COOPERATIVE (KWIC)

In order to protect the quality of Keuka Lake's water, all the municipalities along Keuka Lake have formulated and adopted a uniform septic system construction and management law called the Keuka Watershed Improvement Cooperative (KWIC). Among its important provisions, the law requires: all septic systems be constructed according to specifications outlined in a construction permit; that New York State Sanitary Code Standards be followed for replacement and repair work as well as new construction activities; that inspection of septic systems be performed by the local Watershed Inspector as part of property transfers, complaints and building construction; and that routinely scheduled inspections are required of all holding tanks, aerobic treatment systems, and all sites within 200 feet of the lake or its tributaries.

WASTEWATER TREATMENT PLANT

Currently, the closest sewage treatment plant to the Urbana/Hammondsport area is in the Village of Bath on Morris Street. This plant has a capacity of one million gallons per day (gpd). The current flow per day at the plant is between 700,000 and 800,000 gpd. Also, the plant will be adding a few new industrial users shortly, which will have the sewage plant operating at near capacity. Therefore, if the Village of Hammondsport and/or Town of Urbana develop a sewer system, an additional treatment plant would need to be built to handle its flows or capacity could be increased at Bath.

SOLID WASTE DISPOSAL

Solid waste from both the Town of Urbana and Village of Hammondsport are taken to the Bath Landfill. The landfill has five to six years remaining before it will be at capacity. Steuben County is in the process of studying site alternatives for a new landfill. At this point, the most feasible site appears to be adjacent to the existing landfill.

WATER

The entire Village of Hammondsport is serviced by the Hammondsport Water District. The line extends from the Village to Mercury Aircraft along Pleasant Valley Road. The water supply for the Town and Village flows from Keuka Lake which has an "AA" rating, the best water quality classification given by the New York State Department of Environmental Conservation (NYSDEC).

ELECTRICITY

New York State Electric and Gas (NYSEG) provides the electricity for residences, businesses and others in the Town and Village. In an effort to find lower rates, the Village is considering other providers upon the expiration of their contract with NYSEG. High utility rates are a major concern of residents and businesses, according to the results of the Comprehensive Plan Survey.

CABLE

Cable service for the Town of Urbana and Village of Hammondsport is provided by Adelphia Cable.

NATURAL GAS

Corning Natural Gas provides gas service for residences, businesses, and others in the Town and Village.

TELEPHONE

Telephone service for both the Village of Hammondsport and the Town of Urbana is provided by several different providers including Citizens Communications, Verizon, Empire Telephone, and AT&T. The available telephone services in the Urbana/Hammondsport area include custom calling, call waiting, call forwarding, and three-way calling.

INTERNET

Adelphia Communications recently completed the installation of infrastructure to make their high-speed internet service, Powerlink, available to all Town and Village residents who have access to Adelphia Cable services. According to Adelphia, if a business/homeowner would like access to Powerlink and their building/home does not currently have access to Adelphia Cable, then the business/homeowner would have to absorb the cost of infrastructure installation. The only other high-speed internet provider in the Town is Empire Telephone, which offers Digital Subscriber Line (DSL) service to a small portion of the Town in compass northern Urbana, on the map western ridges surrounding the Lake.

Though internet service is available through the telephone lines, Frontier a Citizens Communications Company DSL service is not available in the area. However, Frontier a Citizens Communications Company has fiber-optic infrastructure in the Town and Village. Their fiber-optics splices from Verizon's line, at Old Hammondsport Road just compass north of the State Route 54 and County Route 88 intersection, then follows Route 88 eventually linking to the Frontier a Citizens Communications Office at Main and Lake Streets in the Village. Two single lines are extended from the main line along Route 88, one connecting to the Pleasant Valley complex and the other going along Wheeler Avenue to the Mercury Plant. A third extension runs from Frontier a Citizens Communications Office along Main Street to the Hammondsport Junior/Senior High School. Future installation of DSL service in Urbana and Hammondsport would require additional infrastructure. Such an investment is contingent on market demand and is not in Frontier Citizens Communications

Company's plans for 2002. As mentioned above, Verizon has fiber-optics infrastructure on State Route 54 leading into Urbana from the Town of Bath. Similar to Frontier Citizens Communications Company, Verizon does not currently offer high-speed connections in Urbana.

Chapter 3: Goals and Objectives

3.1 SUMMARY OF COMMUNITY GOALS

The Community Goals are intended to serve as the underpinning guidelines upon which the Town and Village are to base future development decisions and planning efforts.

- Goal 1: Maintain and enhance the rural lifestyle, appearance, and rural character of the community, including its scenic landscape features.
- Goal 2: Ensure that public infrastructure meets the needs of residents, businesses, and visitors.
- Goal 3: Protect and maintain farming and farm-related land uses.
- Goal 4: Identify and preserve important open spaces.
- Goal 5: Preserve and protect the community's important natural areas and resources, including the quality of surface water, groundwater, and air.
- Goal 6: Encourage complementary economic activities that strengthen the overall economy and employment base of the Town and Village.
- Goal 7: Encourage the preservation of historic structures and places.
- Goal 8: Manage growth by targeting appropriate areas for compatible future development.
- Goal 9: Provide for and encourage community services and activities to meet the needs of all residents.
- Goal 10: Provide for a diverse mix of housing opportunities including affordable and accessible housing and promote property maintenance.
- Goal 11: Provide for a safe and efficient street network.
- Goal 12: Develop additional tourism and recreational opportunities.
- Goal 13: Maintain clear, effective, efficient, and up to date land use regulations and procedures.

3.2 GOALS AND OBJECTIVES

Goal 1: Maintain and enhance the rural lifestyle, appearance, and rural character of the community, including its scenic landscape features.

Objectives

- Identify and protect the significant features of the Town and Village—including cultural, social and landscape qualities—which characterize a rural lifestyle.
- Identify and prioritize those resources which are critical to maintenance, preservation and enhancement of the rural lifestyle.
- Identify those land uses which will be compatible with and sustain the cultural, social and natural resource priorities.
- Inventory and preserve all the significant view sheds, especially those overlooking Keuka Lake.
- Through the Local Laws, Ordinances, Rules and Regulations, provide a framework for development that maintains rural character.
- Restrict and regulate mining operations.
- Nominate roadways for scenic road designation.
- Develop regulations for signage and landscaping that are compatible with the community's rural and scenic character.
- Enhance and maintain scenic vistas through Land Use Regulations and Site Plan Review.

Goal 2: Ensure that public infrastructure meets the needs of residents, businesses, and visitors.

- Study the need for additional infrastructure in the Town and the Village including water and sewer.
- Investigate the need and appropriate location for a wastewater treatment plan in the Town.
- Implement a Capital Improvement Program (CIP) to identify, prioritize, and schedule necessary capital improvements and have a set amount of the Town and Village budgets reserved for capital improvements.
- Explore ways to coordinate municipal utilities with neighboring communities.
- Utilize the Site Plan and SEQRA Review Processes to ensure that adequate community services and infrastructure will be available to service proposed new developments and require mitigation of any potential adverse impacts, where appropriate.
- Develop infrastructure in a way that restricts growth to areas where development is desired.

Goal 3: Protect and maintain farming and farm-related land uses within the Town.

Objectives

- Identify and prioritize those resources which are critical to the maintenance and preservation of the agricultural segment of the Town's economy.
- Work with land trusts, the County, and other agencies to utilize alternative tools to preserve agricultural lands.
- Identify the role(s) agriculture plays, or may play, as a tourist attraction in Urbana.
- Consider a Farm Development Plan that would include strategies for farmers to obtain the necessary financing to maintain their farms.
- Develop a regulatory environment and incentive program conducive to maintaining agricultural land.
- Recognize the importance of complying with and building upon the policies set forth in Article 25-AA of the Agriculture and Markets Law (controlling farming in Agricultural Districts).
- Protect farmers' right to farm.

Goal 4: Identify and preserve important open spaces.

Objectives

- Develop an inventory of important open spaces within the Town.
- Work with land trusts, the County, and other agencies to preserve important open spaces.
- Utilize the Site Plan Review and SEQRA Processes to mitigate development in important open spaces.
- Develop a plan to dedicate important open spaces for parkland purposes.

Goal 5: Preserve and protect important natural areas and resources, including the quality of surface water, groundwater, and air.

Objectives

- Identify any significant sources of pollution and work to remediate them.
- Complete an inventory of the natural resources within the Town and Village and identify particularly environmentally sensitive areas.
- Work with environmental protection groups, such as the Keuka Lake Association, and governmental agencies to increase the public's knowledge of water resource characteristics, problems and management alternatives, in order to conserve water resources and maintain quality drinking water.
- Implement additional regulations that may be required to protect water quality.
- Initiate and support efforts to familiarize local officials and the general public with wetland protection programs.
- Encourage the preservation of greenbelt corridors which support the wildlife throughout the Town and Village, especially along watercourses, water bodies, and associated wetlands.

- Encourage local officials and the general public to understand and utilize the procedures outlined in the New York State Environmental Quality Review Act (“SEQRA”) in order to evaluate and address the impacts of activities on the environment.
- Encourage, and where appropriate, require dedication of parkland and/or open space in new developments for the purpose of minimizing surface runoff, enhancing natural buffering and water cleansing mechanisms, and maximizing sub-surface recharge.
- From the data contained within the natural resource inventory, identify and prioritize those resources which are critical to the preservation and enhancement of the rural lifestyle and identify those resources which are most susceptible to disturbance and destruction.
- Develop a more protective set of lakeshore development regulations.
- Develop protective development regulations for the “ridges” along Keuka Lake that would minimize erosion.

Goal 6: Encourage complementary economic activities that strengthen the overall economy and employment base of the Town and Village.

Objectives

- Identify appropriate areas/sites for the location of economic development uses.
- Identify appropriate types of businesses, that would be both attracted to Urbana and Hammondsport and desired by the community.
- Identify an appropriate retail mix that would encourage residents to shop in the Village on a year-round basis.
- Consider the recommendations from the Steuben County Economic Development Plan.
- Participate in economic development activities with State, Regional and other Local Agencies, including working with the Steuben County Industrial Development Agency on extending Empire Zone benefits to Urbana.
- Ensure that adequate infrastructure/municipal services are available to meet business/industry needs.
- Promote tourism connections within the region and provide opportunities for appropriate tourism-related development in the Town and Village.

Goal 7: Encourage the preservation of historic structures and places.

Objectives

- Encourage and support, where appropriate, the preservation and adaptive reuse of historic properties throughout the Town and Village.
- Develop an inventory of historic structures and places in the community.
- Consider a subcommittee that would research specific information about each site, such as: historic importance, architectural significance, tourism potential, renovation cost/benefit analysis, as well as developing recommendations for new uses.

- Investigate the potential for reusing historic properties.
- Encourage the nomination of historic properties to the State and National Registers of Historic Places.

Goal 8: Manage growth by targeting appropriate areas for compatible future development.

Objectives

- Discourage intensive land uses in environmentally sensitive areas.
- Encourage appropriate development in the Pleasant Valley area.
- Promote and direct land use activities to minimize conflicts between competing land uses.
- Consider the use of Special Permits to ensure compatibility among uses.
- Enhance training and awareness of SEQRA Procedures for municipal officials to ensure that their project review mitigates land use impacts.
- Utilize the Site Plan Review and SEQRA Processes to ensure that adequate municipal services will be available to service proposed new developments and require mitigation of any potential adverse impacts, where appropriate.
- Establish and continue a high level of enforcement of environmental, building code, and compliance with other regulations.
- Ensure compatibility of new uses and structures with the architectural character of the surrounding area, especially when proximate to historically or architecturally significant resources.
- Work with property owners, utilize SEQRA, and strictly review the site plan at gateway locations to the Village and the Town.

Goal 9: Provide for and encourage community service uses and activities to meet the needs of all residents in a cost-effective manner.

Objectives

- Encourage the joint use of community facilities between the Town and the Village and with neighboring towns and the School District to promote efficiency in use, avoiding duplication and overbuilding of services.
- Coordinate, consolidate and centralize municipal facilities and services and functions where possible.
- Ensure that adequate space is available for all necessary municipal and community facilities.
- Take advantage of Federal, State, and County funding and shared staffing available to offset local costs for municipal services.
- Review the Town and Village Codes to ensure that important social service facilities including health care, educational, youth and senior services, emergency services, and other facilities are permitted by zoning and other local land use regulations.

Goal 10: Provide for a diverse mix of housing opportunities including affordable and accessible housing and promote property maintenance.

Objectives

- Identify any areas of unmet housing needs.
- Study what areas of the Town are most appropriate for residential development, as well as the types of residential development that should be placed in each area.
- Increase the availability and quality of affordable housing.
- Update mobile home regulations to regulate not only the quality of construction but also the overall mobile home park development, including location.
- Encourage use of Federal and State housing programs for the provision of affordable rental and home ownership units for residents.
- Review the design of new housing developments to ensure visual compatibility with the surrounding architectural character and to blend with the community scale.
- Develop flexible zoning regulations which permit affordable and diverse housing opportunities.
- Encourage better property maintenance, specifically targeting debris or “junk” that is visible from roads.

Goal 11: Provide for a safe and efficient street network.

Objectives

- Implement an overall roadway improvement plan which identifies and prioritizes streets needing repair and/or replacement.
- Identify and make recommendations to the New York State Department of Transportation (NYSDOT) for assistance in improving traffic flow and safety on State roads in the Town and Village, and work closely with NYSDOT when the State plans improvements to State roadways, in order to gain needed improvements to Town and Village infrastructure and amenities.
- Limit multiple entrances and exits and curb cuts on major roadways, especially on Route 54 and at or near busy intersections.
- Improve dangerous intersections—particularly the crossing at County Route 76 and State Route 54A and the intersection of Lake Street and Main Street—and others that may be experiencing high accident rates.
- Develop a strategy to decrease the congestion and improve the safety of State Route 54, particularly around the hospital.
- Consider working with NYSDOT to have speed limits reduced on State Routes 54 and 54A and coordinate with the County Sheriff’s Department and State Police to enforce speed limits on these routes.
- Develop a plan to reduce or eliminate road shoulder erosion in hillside areas, particularly on Routes 76 and 87. Possible stabilization solutions including paving the shoulders or installing gutters, should be considered.
- Reduce unnecessary or duplicative roadway signage.
- Consider developing a parking/traffic flow plan during special events.

Goal 12: Develop additional tourism and recreational opportunities.

Objectives

- Study the need and appropriate location for additional lodging and restaurant facilities.
- Develop a comprehensive trail system plan that would emphasize linking tourist facilities and parkland which would build off of the current Finger Lakes Trail that runs through Urbana.
- Work with neighboring municipalities to connect Town trails with nearby trails outside of Urbana, in an effort to develop a broader regional system.
- Consider converting the rail bed that connects the Village of Hammondsport to the Town of Bath into a multi-use trail.
- Consider the development of more parkland, particularly in environmentally sensitive areas, as well as locations that would take advantage of nearby scenic vistas, such as the overlook atop County Route 76.
- Work with NYSDOT and the County to develop bike lanes on roads, particularly when a road is scheduled for reconstruction.
- Consider organizing additional special events/festivals, particularly music concerts.
- Provide additional recreational activities specifically for our youth and senior citizens.

Goal 13: Maintain clear, effective, efficient, and up to date land use regulations and procedures.

Objectives

- Revise the Zoning Code to reflect the new Comprehensive Plan land use recommendations as well as making it easier to understand and use for local officials and landowners, including a more clear set of terms and definitions.
- Review and revise, as needed, Zoning, Site Plan, Subdivision, Design and Construction Standards for development of land, and other land use regulations on a regular basis.
- Maintain and enhance enforcement of environmental, building code, and compliance with other regulations.
- Conduct a review of the Comprehensive Plan on a regular basis.

4.1 INTRODUCTION

The following action plan recommendations are the substance of the Joint Comprehensive Plan and provide the Town and Village with a set of guidelines and ideas that, if pursued, will help the community manage growth and change and provide direction in the future. Action plan formulation began by examining the results of the inventory in light of the goals and objectives identified initially and assessing the planning techniques available to the Town and Village. The action plan recommendations represent a comprehensive guide from which the Town and Village can make reasoned and consistent decisions regarding land use controls and other planning initiatives.

The Town and Village should adopt this Joint Comprehensive Plan to guide future development and preservation in the community to ensure that the Town and Village policies are compatible, and to help the communities qualify for public grants. Each jurisdiction should also update its Zoning Law and Zoning Map, and Site Plan and Subdivision Regulations to reflect the changes outlined in the Joint Comprehensive Plan. An update of land use regulations is important to ensure all future land use decisions are made in conformance with this plan. The Comprehensive Plan should be reviewed every five years to ensure that it continues to reflect current conditions. The Town and Village should continue to enhance enforcement of land use, environmental, building code, and other regulations to fully realize Plan goals.

4.2. LAND USE AND PUBLIC POLICY

4.2.1 INTRODUCTION

The Joint Comprehensive Plan recommends revisions to the zoning law to guide land use patterns in the Town and Village. New or amended zoning laws will be required to implement many of the Comprehensive Plan recommendations. Overall, zoning should base the use classification, density recommendations and boundaries of base zones on natural constraints of land, existing land use patterns, and should mesh with goals identified in this plan. As such, the recommendations for land use seek to protect rural character, minimize land use conflicts, preserve and enhance village character, protect sensitive natural resources, manage growth, and at the same time allow for a healthy mix of diverse land uses compatible with the character of the community.

The Plan is designed to maintain and enhance those land uses which are compatible with sustaining the cultural, social, and natural resource priorities of the community. Based on the results of the community survey, the priority land resources to preserve in the Town and Village include the lakefront, lands along the Glen Brook and Cold Brook stream corridors, flood plains and wetlands; steep slopes and ridge lines; historic buildings; rural farming landscapes; and important vegetative and wildlife habitats. Priority uses specific to the Village include the shops, offices and institutional uses that comprise Hammondspport's civic

center, especially those surrounding Pulteney Square; and the unique and historic homes that make up the Village's quaint neighborhoods. In the Town, priority uses include agricultural resources including such as vineyards and wineries. The Plan creates a framework for development that preserves these important resources and maintains the community's rural character, while also accommodating desirable land uses and guiding their development pattern in terms of location, size, and design.

General Land Use Districts have been proposed for the Town. These proposed land use Districts were delineated with the intent of revising the existing zoning map and law to conform to these areas. This action would involve a comprehensive amendment to the zoning law. It is expected that additional public comment would occur before the adoption of a revised zoning law.

The proposed land use plan is intended not as a final version of a new zoning map, but rather to form the basis of discussion toward a zoning update. Boundaries are general in nature and not parcel-specific. Land use category descriptions are broadly defined at this point, with further refinement to be developed as a second phase. A direction toward confirming existing land use patterns, as well as some suggested changes to currently permitted activities, is expressed in the proposed land use plan. The proposed "Generalized Land Use Plans" are illustrated in Figures 4-1 and 4-2.

4.2.2 RECOMMENDATIONS FOR THE TOWN OF URBANA

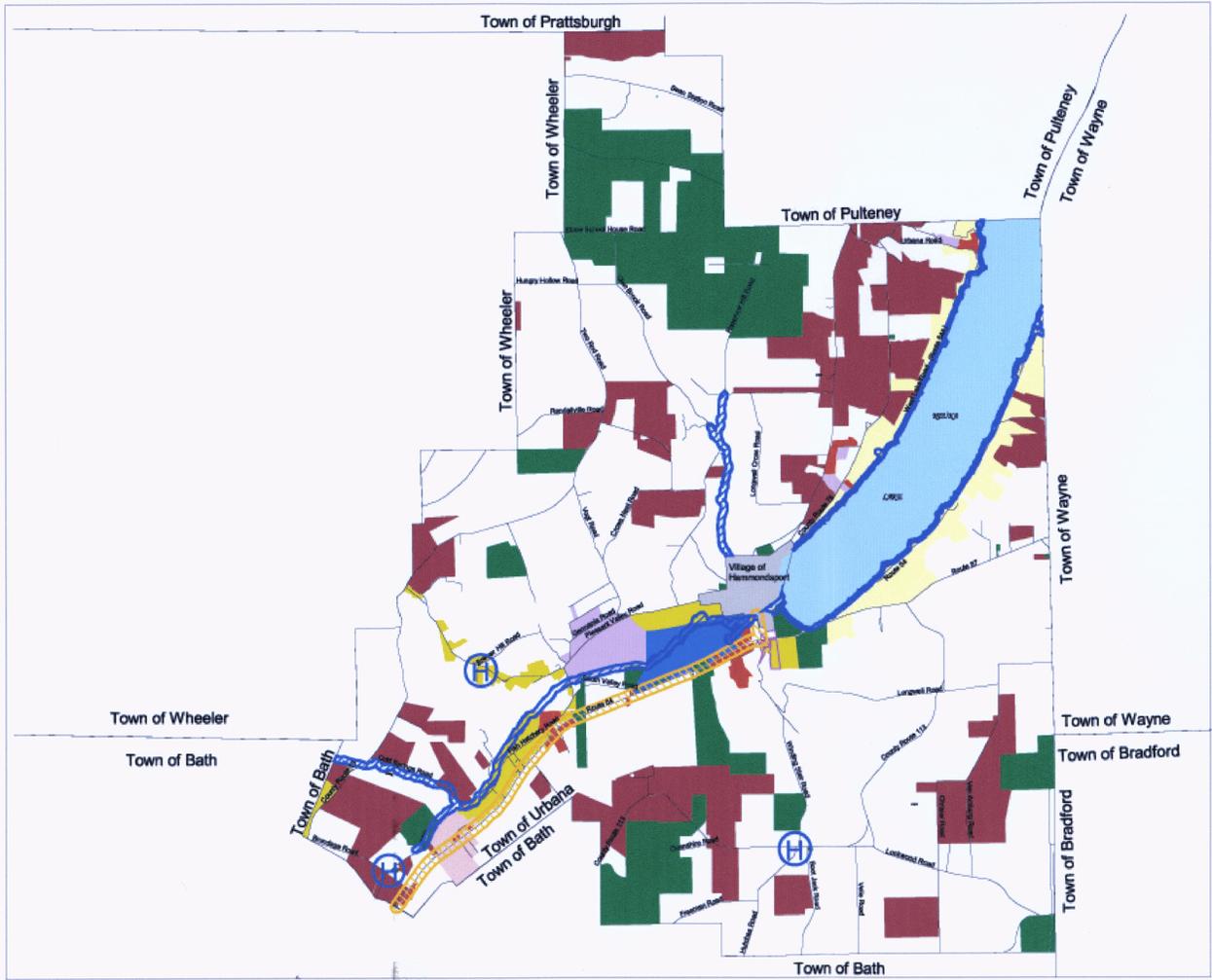
ACTION: RECOMMENDED LAND USES

The paragraphs that follow detail some of the concepts behind the "Generalized Land Use Plan" for the Town. The proposed Districts are named and the general purpose and intent for each District is described. This section also indicates the general land use categories and relative development densities (i.e., low, moderate, high) that are contemplated. The Districts are generally presented in order of intensity, starting with the most restrictive zoning designation (i.e., Floodplain).

Proposed Land Uses

Floodplain (F). The Plan recommends retaining the existing Floodplain (F) District, which has been very effective in severely restricting development in areas prone to flooding.

Parks, Community Facilities, and Conservation Lands (PC). Most of the designated open space land in the Town is currently in the Agriculture (A) District, which allows for a wide variety of commercial, residential, and other uses. Thus, if the status of the open space changes, these lands could be developed as-of-right by new property owners. This designation reflects the existing use of the land, and because a rezoning would be required for any new development, it would give the Town control should the ownership status of public park and conservation lands unexpectedly change. The PC District is intended to be



**TOWN OF
URBANA /
VILLAGE OF
HAMMONDSPORT**

**Joint
Comprehensive
Plan**

**Figure 4 - 1
Town of Urbana
Generalized Land Use Plan**

- Proposed Land Uses**
- Floodplain
 - Agriculture 1
 - Agriculture 2
 - Parks, Community Facilities, and Conservation Lands
 - Rural Residential
 - Lakefront Residential
 - Business
 - Institutional Mixed Use
 - Enterprise
- Special Planning Areas**
- Route 54 Corridor
 - Shoreline Protections
 - Key Reuse Sites
 - H Hamlet
 - Village of Hammondsport

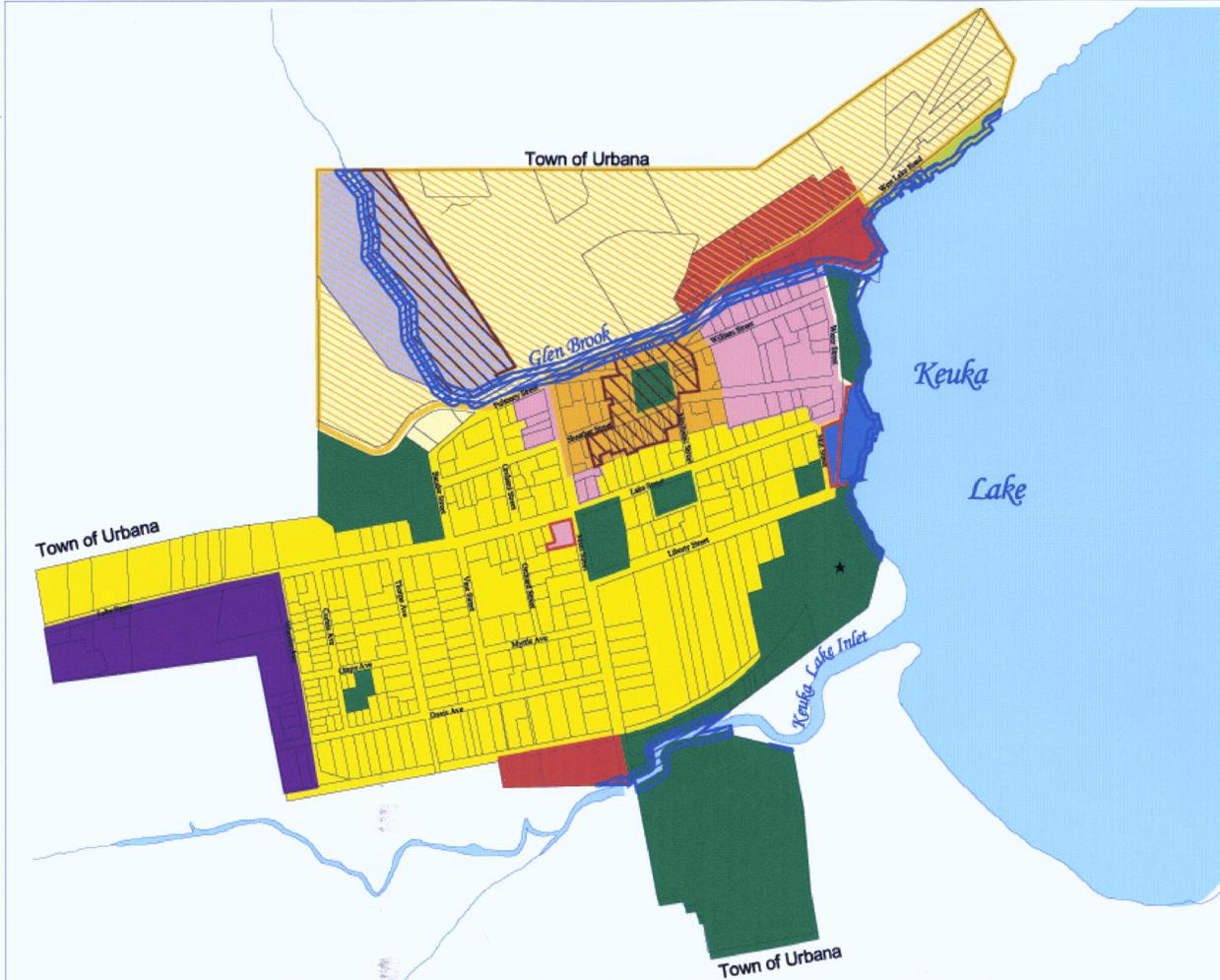


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June 2002

TOWN OF URBANA / VILLAGE OF HAMMONSPORT

Joint Comprehensive Plan

Figure 4-2
Village of Hammondsport
Generalized Land Use Plan



- Proposed Land Uses**
- General Business
 - Community Facility/ Recreation
 - Village Center
 - Low Density Residential
 - Medium Density Residential
 - High Density Residential
 - Lakefront Residential
 - Residential Transitional
 - Adaptive Reuse
 - Enterprise

Special Planning Areas

- Shoreline Protection
- Hillside Conservation
- Historic
- Key Reuse Sites
- Village Boundary
- ★ Subject to Town Ownership



800 0 800 1600 2400 3200 4000 Feet

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June 2002

a rigorously managed District where very limited uses, including nature preserves, passive recreation, and community facilities would occur. It is mapped predominantly on areas which are dedicated Town parks or public facilities including Champlin Beach, New York State designated conservation lands and the fish hatchery.

Agriculture 1 (A1). Lands in New York State-certified Agricultural Districts and lands comprised of prime viticultural soils would be mapped Agriculture 1 (A1). The lands in these areas would be “upzoned,” with much larger minimum lot sizes (e.g., 25 to 50 acres). The District would make agricultural uses the only allowed principal use. Other uses would be very limited and only allowed by special permit. Accessory uses such as farm stands, related businesses, and housing for farm employees would be permitted.

Agriculture 2 (A2). In areas now zoned Agricultural, and which would not fall into one of the other proposed new zoning Districts (RR, A1, PC, B, IM, or LR), a new Agriculture 2 (A2) District is recommended. The A2 District would permit as principal uses agriculture, single-family dwellings, community facilities and parks, and a much narrower range of commercial uses than allowed in the existing A District. The new District would require subdivisions to follow rural design guidelines, provide a wide buffer area between the proposed residential use and farming uses, and minimize potential impacts on agriculture. To help slow the conversion of agricultural land to residential, the number of subdivisions, as well as the number of lots allowed in each subdivision, would be limited in addition to the frequency a parcel would be permitted to be subdivided.

Rural Residential (RR). The RR District would allow a single-family neighborhood with development density at one dwelling unit per acre in a low-density area and one dwelling unit per two acres in a low density, predominantly farming areas.

Lakefront Residential (LR). The LR District is mainly mapped on the existing residential neighborhoods lining the map east and map west sides of Keuka Lake with higher density housing permitted than in the RR District. The new regulations would also include restrictions to limit the size of docks and boathouses.

Business (B). Regulations in the B District are intended to provide concentrated nodes of commercial development along Route 54, as opposed to a long, continuous, and sprawling highway strip. This zoning pattern is designed to prevent the negative effects (e.g., dangerous traffic conditions, unattractive visual environment) of uncontrolled highway commercial corridor development that have occurred in so many communities. To prevent development that is out of scale with the existing development patterns in the rural township and the small scale Village Center, a maximum building footprint of 30,000 square feet for retail uses only is recommended. Expansion of one-and two- family residential uses is not intended in this zone. Multi-family housing is recommended as a special permit use, with coordinated and minimal curb cuts/driveways, parking to the sides and rear of buildings, and generous landscaped setbacks areas in front. Retail nodes and mapped Business are recommended at the Pleasant Valley Inn/Fish Hatchery Road intersection, just map south of the Route 54A intersection, and in and around the sites of existing businesses along Route 54.

Institutional/Mixed Use (IM). Allowed uses in this District would include institutional (medical, educational, etc.), professional office, commercial office, nursing homes, apartment houses/condominiums, hotels and motels, possibly warehouse and residential storage, and restaurants. The District would be mapped on the Ira Davenport Hospital property and on surrounding lots on both sides of Route 54.

Enterprise (E). This District would be mapped on the existing Pleasant Valley, Bully Hill, and Heron Hill winery properties and the Mercury Aircraft property. The District is intended as an economic development zone, that would allow mixed uses, including restaurants, cafes, lodging, museums, farm markets, gift shops, antique dealers, other limited retail uses, and other tourism-related enterprises in addition to wineries. Limited industrial uses would be allowed by special permit, subject to meeting special criteria and receiving Planning Board approval.

Overlay Districts

In addition to traditional zoning regulation of land use, there often arises a need to consider the protection and management of other important resources. The location of these resources may not follow the existing and preferred land use patterns in the community.

Overlay zoning is a flexible planning tool that is increasingly being used by municipalities to deal with special situations that are either not appropriate to a specific base zoning District or that apply to portions of one or more Districts. An overlay zone is a zoning District that encompasses one or more underlying zones and that imposes special regulations above or in addition to those required by the underlying zone. Overlay zones are created to accomplish specific stated purposes and include conditions that are in addition to the base, or underlying, zoning requirements of the areas in which they are mapped.

Shoreline Protection (SPO). The Plan recommends protecting stream corridor areas along Cold Brook and Glen Brook, including their banks, wetlands and vegetation, through creation of a "Shoreline Protection Overlay District." The Shoreline Protection Overlay District is recommended on top of base zoning Districts along the full extent of Keuka Lake and the major stream corridors to protect sensitive natural resources along water courses and water bodies. Any activity proposed in this District which would alter the vegetation or land form or disturb any area with those corridors should be carefully reviewed to ensure that environmental quality is not significantly compromised. A buffer zone extending 50 to 100 feet from the edge of the stream bed would be established, in which little or no disturbance of vegetation could occur.

Route 54 Corridor Overlay (CO). A highway overlay zone is recommended along the Route 54 corridor to promote orderly and attractive development in the area. It is recommended that the overlay District be mapped over entire length of the corridor from the Route 54A intersection to the Town of Bath line, "on top" of the underlying zoning Districts. The District would specify design guidelines for building layout and design, signs, landscaping, circulation and access, parking, etc. Narrow lots and multiple curb cuts exist along the

corridor, which results in too many traffic conflict points.

Floating Zones

Tourist-Related Business Floating Zone. This Zone would allow hotels, restaurants, and other tourist-related uses in locations throughout the Town that meet special siting criteria. It is recommended that projects would have to meet the following criteria:

- a specified minimum lot size;
- location on a state and/or county roads;
- access to or provision of on-site infrastructure; and
- conformance with layout and design standards.

In addition, it should be required that applicants prove that the site is not in an agricultural District and that prime viticultural soils will not be disturbed and used for tourist-related business.

ACTION: REGULATE EXTRACTIVE INDUSTRIES

The Mined Land Reclamation Law (MLRL) was amended in 1991 (23 ECL §23-2711) to specify the relationship of the New York State Department of Environmental Conservation (NYSDEC) and the local government's role in the permit process for mining and extractive industries. The law specifically affirms the local government's basic authority for zoning and land use controls (i.e., the ability to prohibit mining) and the authority to control access on roads of local jurisdiction. Specifically, the 1991 amendment affirms and defines the local government's role in determining:

- appropriate setbacks from property boundaries or public rights-of-way;
- man-made or natural barriers designed to restrict access or views to the operation if needed, and if affirmative, the type, length, height, and location thereof;
- the control of dust;
- hours of operation; and
- whether mining is prohibited at that location.

The MLRL does not preempt local controls, but rather, as specified in the MLRL itself the Town retains the power to control land use and zoning, to the extent that mining can be completely excluded as a possible use.

The Comprehensive Plan recommends preservation and enhancement of the Town's scenic character and landscapes, and protection of its agricultural resources, including prime viticultural soils. In addition, promotion of tourism (itself dependent largely on the area's scenic character) as an economic development tool is a key component of the overall economic plan for the community. Mining operations have a high potential to conflict with these goals. As a result, it is recommended that mining operations, currently widely allowed by special permit in the A and I District should be prohibited throughout the Town.

ACTION: REGULATE BOATHOUSES AND DOCKS

As discussed in the inventory, the Town has witnessed a trend toward larger boathouses and docks along the shoreline. This trend is prevalent in many lakefront communities in New York State, including Lake George, Lake Placid, and other Finger Lakes. A number of communities have adopted local laws regulating boathouse and dock development. The most common features of these laws are:

- requirement of a special permit and/or site plan approval;
- limit building height (feet and stories);
- prescription of roof pitch;
- limited square footage of structure (i.e., footprint); and
- restrictions on the use of the structure (e.g., no residential use allowed).

4.2.3 RECOMMENDATIONS FOR THE VILLAGE OF HAMMONDSPORT

ACTION: RECOMMENDED LAND USES

Proposed Land Uses

Community Facility and Recreation (CFR).

This District is envisioned to encompass existing park lands, the Municipal Hall/Library, school properties, museums, and other major community facilities. It would recognize the existing use of this area. Any reuse of the properties in the future would require a rezoning, at which time the Village Board would have the ability to study the potential impacts and would have discretionary approval authority over the proposed reuse plan.

Low Density Residential (LDR).

The LDR District should remain mapped in the steeply sloped areas in the compass northern section of the Village, compass north of Glen Brook. This area should continue to have zoning which allows a low intensity use, with a recommended residential density of one unit per two acres, an increase of its current density allowance of about one unit per ½ acre. The increase in lot size is recommended because the area is unsewered and contains steep slopes and poor soils for septic systems. In addition, the zoning should provide incentives to encourage conservation density (i.e., cluster) developments.

Medium Density Residential (MDR).

The MDR District would continue to be mapped on most of the Village's central residential neighborhoods. The density of one unit per 5,000-square-foot lot is consistent with the density that is typical in traditional small villages.

Lakefront Residential (LFR).

Mapped on the empty warehouse property at the foot of Lake Street and along a narrow piece

of land compass south of West Lake Road along Keuka Lake between Glen Brook and the Town line, the LFR District reflects the higher density of the built-out lots along the lake. The LFR on the Generalized Land Use Plan reflects the current zoning of these waterfront properties.

Residential Transitional (RT).

The RT District is intended as a transition zone to sensitively permit low-intensity commercial uses to coexist along with existing residential uses. Tasteful conversion of existing buildings to small professional offices, bed and breakfasts and inns, and a limited range of personal service establishments would be permitted following careful site plan review of architecture, parking, signage, lighting, fencing and plantings. More intensive commercial uses are not envisioned for this District.

Village Center (VC).

The Village Center is intended as a high-density, multi-use District where retail sales, offices, eating and drinking establishments, banks and other commercial activities, and accessory uses occur. New residential uses would be permitted with a special use permit and site plan review, subject to special conditions.

It is recommended that all new drive-in uses, fast food restaurants, and auto-related uses (car wash, garage service, gas station, gasoline/service mart, non-accessory parking structure or commercial parking lot) be prohibited in the Village Center. Existing uses would be grandfathered. These uses are not consistent with the pedestrian character of the downtown area, affect the visual character by creating breaks in the "street wall," create traffic and pedestrian conflicts with multiple curb cuts, and have operational characteristics that can be incompatible with adjoining retail and residential uses. It is contemplated that the Village would prohibit new curb cuts, assign special permit conditions to existing gas stations (size of canopies, etc.), prohibit new drive-through businesses, and allow shared parking in this District.

General Business (GB).

This District would be mapped largely on property currently in the existing General Business (B-1) District, and would include property compass north of the Glen Brook. The intent is for this District to include commercial activities that supplement those in the Village Center. Given the sensitive nature of the land, which is near the lake and Glen Brook, uses would be limited to those that would not have the potential for environmental impacts. In addition, because of access issues, auto-oriented uses would be restricted.

Adaptive Reuse (AR).

The AR District is recommended for the Mallory Mill property. The AR District would allow flexibility in uses to promote the adaptive reuse of these historic properties. Potential uses, some of which would require a special permit, may include residential, bed and breakfast, inn, hotel, restaurants, museums, retail, senior citizen, professional office, or a mix of any of the above. It is also recommended that the District provide flexibility with parking and consider allowing shared parking with multiple uses/tenants.

Enterprise (E).

The E District is recommended for the Mercury Aircraft property, currently zoned Industrial. The E District would also provide considerable flexibility with uses and could permit light industrial, office park, wineries, public or commercial indoor sports facilities (e.g., ice rink, indoor pool, tennis bubble, gymnastics center), supermarkets, hotel, museum, cinema, tourist-related facilities, restaurants, technical schools, public buildings. It is recommended that many of these uses be required to meet special permit criteria tailored for the District. In addition, the District would contain design guidelines to ensure compatibility with the adjoining residential neighborhood. In addition to the Mercury property itself, it is recommended that the Village consider extending the District to the map east end of Wheeler Street, which adjoins the industrially-zoned land and which contains a number of vacant properties.

Overlay Zones

Shoreline Protection (SPO).

As described above for the Town of Urbana, the SPO would be mapped along the lake and the Glen Brook and Cold Brook stream corridors.

Hillside Conservation (HC).

The purpose of the HC District is to preserve the hillside areas of the Village and limit erosion and other adverse environmental impacts resulting from over-development that could adversely affect the water quality of Glen Brook and Keuka Lake. The HC District would contain restrictions on removal of trees and other vegetation, controls on the percentage of impervious surface area and the placement of driveways and roadways, would require the clustering of development in a way that minimizes environmental and visual impacts, and other measures.

Historic (HO).

The HO District is designed to preserve designated historic resources in the Village. It would work in conjunction with the listing of the properties on the State and National Registers (S/NR) and the local historic District legislation. Currently, it would be mapped on the Pulteney Square Historic District and on the Mallory Mill site.

ACTION: CONSIDER ZONING CHANGES THAT PROMOTE PUBLIC ACTIVITY ALONG THE LAKEFRONT

The waterfront is a unique and limited resource in the Village that merits careful planning in terms of permitted uses and additional standards for new development. It is recommended that the Village foster a balance of land uses, recognize the beneficial use of limited coastal resources, increase public activity, and reduce the isolation of the area. The Village should consider establishing a goal of continuous public access along the entire length of its lakefront. This is also intended to strengthen the economic viability of the waterfront area. While residential use would generally not create negative environmental impacts on

adjoining uses, stand-alone residential could create a private, closed community along the waterfront. This would conflict with goals to provide public access to the shoreline. It is recommended that if land use circumstances change along the waterfront and there is an opportunity, the Village Board should at that time consider adopting legislation which would permit residential use under an incentive zoning arrangement subject to the condition that public access to and along the waterfront is provided.

In general, the recommended zoning would:

- Reduce the density of base zoning;
- Create incentive zoning. To obtain higher density or additional uses, the applicant must include in public amenities, such as a waterfront esplanade, on the site;
- Allow mixed use, with residential on upper floors encouraged. Encourage uses in the "public realm" at ground level (e.g., restaurants, parks, gift shops, museums, ice cream shops, water-related retail stores, etc.);
- Create special design guidelines. These would require providing view corridors to the lake, adequate landscaping, and building heights stepped down to the lake;
- Create a hierarchy of principal and special permit uses, including criteria for special uses.

ACTION: RESTRICT DRIVE-IN AND AUTO-RELATED USES

Pedestrian safety is a critical issue in the Village Center and zoning for appropriate land uses that cater to pedestrians is one of the most important solutions. Additional drive-in commercial and auto-related uses (e.g., gas stations, car washes, auto repair shops, and car dealers) should be prohibited in downtown Hammondsport. These uses require curb cuts which decrease pedestrian safety and break the continuity of the otherwise strong "street wall" or building setback lines of Village streets.

Auto-oriented uses also contain negative visual elements—such as parking areas in front, canopies, bright lights, and large, internally lit signs—which weaken the Village's traditional downtown development style and negatively affect the visual character.

For existing auto-related uses, regulations limiting lighting and canopies should be added. Curb cuts for these uses should be limited, and defined driveways required. These measures will help to protect community character and pedestrian safety in the Village Center.

ACTION: MAINTAIN MIXED USE, VILLAGE DENSITY DEVELOPMENT PATTERN

Uses which primarily meet the needs of Town and Village residents, employees, and students are encouraged. Development that promotes pedestrian activities is encouraged on the street level of buildings in the Central Business District (CBD). Most land uses currently permitted in the CBD by the Village of Hammondsport zoning code are appropriate. Specific recommendations include the following:

- Village-scale retail uses should be retained, enhanced, and expanded.
- Active first floor retail or restaurant use is encouraged, particularly in the Pulteney Square area and along the lakefront.
- Cultural and recreational activities which draw people to the CBD during the day, evenings, and weekends (e.g., cafes, restaurants, community centers) are encouraged.
- Multi-family residential and professional offices should serve as transitional uses between single-family neighborhoods and the traditional business core.
- Efforts should be made to retain public uses, such as schools, the post office, library, municipal offices, and community centers and semi-public uses (e.g., places of worship) in the CBD.
- Dimensional requirements for the Village Center District, which covers the downtown, should be developed that prohibit large-scale structures of any land use type by limiting building “footprint.” Maximum front yard setbacks should be established to maintain a strong street wall. Parking in front should be prohibited in the District.

4.2.4 RECOMMENDATIONS APPLICABLE TO THE TOWN AND THE VILLAGE

ACTION: PROMOTE CONTEXTUAL COMMERCIAL DEVELOPMENT

This Plan promotes the concentration of retail activities in the central business District of Hammondsport. Limited new retail development in the Town should fit with the existing scale of development in the community and should be located in designated nodes along Route 54. A corridor management plan should guide development to ensure a high level of appearance and function of the corridor.

ACTION: KEEP COMMUNITY FACILITIES IN THE VILLAGE CENTER

The land use plan is designed to retain community facilities in the Village Center to the maximum extent possible, to both reinforce character and identity, the historic function as the civic center, and the economy of the Village.

ACTION: UTILIZE SPECIAL PERMITS

It is appropriate to designate Special Permit Uses when there is need for the use to meet additional criteria to ensure compatibility between the Special Permit Use and principal permitted uses in a District. Special Permit Uses, as a result of special characteristics (e.g., smoke, dust, noise, heavy truck traffic, negative visual characteristics) related to their operation or installation, have a greater potential to create adverse environmental impacts that could affect the use of nearby properties. In addition, Special Permit Uses may include uses that do not meet the Joint Comprehensive Plan goals to the extent that principal uses do.

The Special Permit Conditions are designed to mitigate potential adverse impacts. As its name implies, a Special Permit Use is a use that is expressly permitted by the zoning law. If the property owner meets the Special Permit Conditions, the Village or Town Board is obligated to approve the Special Permit Application. Examples of recommended Special Permit Uses

include gas stations and repair shops, auto dealers and other vehicle-related businesses, drive-through facilities, multi-family housing, mobile home parks, industrial uses, concentrated animal feeding operations, etc.

ACTION: RELOCATE OR DISCONTINUE INCOMPATIBLE MUNICIPAL USES

The outdoor storage piles at the fire department next to Champlin Beach are visually and environmentally incompatible with the current location which is visible from the waterfront. These piles should be relocated to an inland site, preferably on a major street and adjoining compatible uses. Outdoor storage piles should be enclosed to reduce runoff and improve visual character.

The Town-owned gravel mine on Winding Stair Road is clearly visible from downtown locations and is incompatible with future recreational/trail uses. The Town should consider phasing out the operation of the mine and either selling the property or developing a plan for the future reuse of the site for a more appropriate activity.

ACTION: MAKE LAND USE REGULATIONS CLEARER AND EASIER TO USE

The Town and Village should amend their zoning regulations to include clearer purpose and goal statements for each District and add illustrations or pictures where needed to clarify requirements.

ACTION: PERMIT PLANNED UNIT DEVELOPMENTS (PUDs)

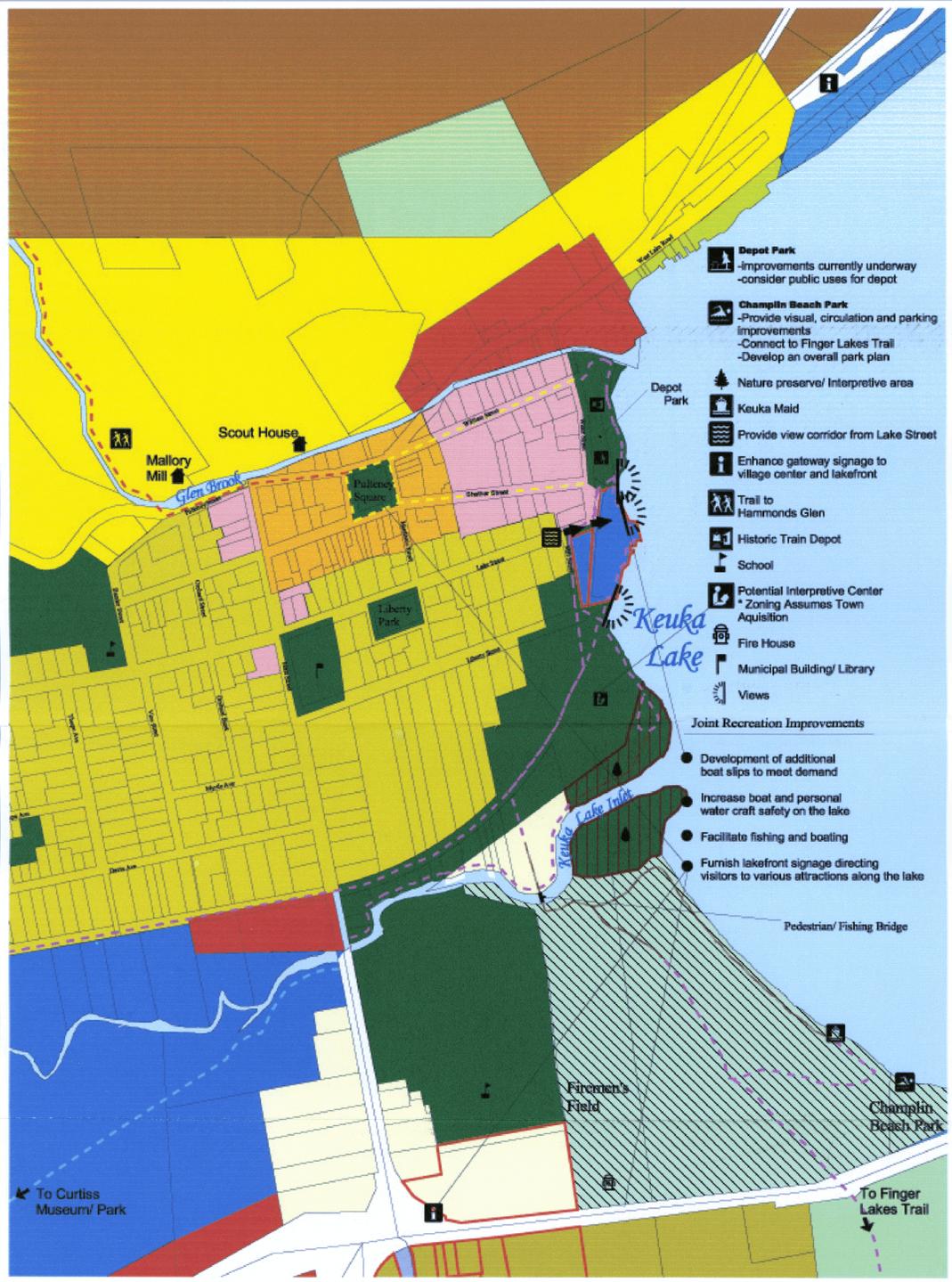
Consider allowing for PUDs in the Zoning Code for innovative design and use of larger parcels in a variety of Zoning Districts.

ACTION: PLACE TIME LIMITS ON SITE PLAN, SPECIAL PERMIT, AND SUBDIVISION APPROVALS

Amend the Zoning Code to provide a "sunset" provision for projects that have received Site Plan Approval, but have not been constructed. It is recommended that when a project receives Site Plan Approval from the Planning Board, but construction has not commenced after a specified time period, then the Permit becomes invalid. Similarly, if Subdivided Parcels are not developed within a reasonable time frame, the approval should become null and void. This protects the community from having projects "on the books" which may not conform with regulations effective after the project approval date.

ACTION: ENCOURAGE AND REGULATE HOME OCCUPATIONS

The Town and the Village should encourage home occupations which have minimal impact on residential areas, with restrictions on traffic, parking, number of employees, maximum square footage as a proportion of the dwelling, signage, expansion of existing facilities, and noise, and other factors. The home occupations should be compatible with existing neighborhood character. It is recommended that home occupations be a Special Permit Use,



Town of Urbana/
Village of Hammondsport

Joint Comprehensive Plan
Figure 4-3 Lakefront Concept Plan
Allee King Rosen & Fleming, Inc. June 2002

Special Planning Areas
 Key Reuse Sites
 Nature Preserve *
 Village/Town Fire Dept. Park Redesign Area

Village Proposed Land Uses
 Parks, Community Facilities, and Conservation Lands
 Low Density Residential
 Medium Density Residential
 High Density Residential
 Lakefront Residential
 Residential Transition
 Village Center
 Business

Village/ Town Boundary

Town Proposed Land Uses
 Flood Plain
 Agricultural, Parks, Community Facilities, and Conservation Lands
 Residential
 Rural Residential
 Lakefront Residential
 Commercial
 Industrial

Trail Network
 Downtown Connection
 Waterfront Trails
 Potential Boardwalk
 Hammonds Glen Trail
 Museum/ Park Trail

400 0 400 800 1200 Feet

with a threshold established which would allow businesses that are de minimis to operate without needing to go through the Special Permit Process.

ACTION: ADOPT DESIGN GUIDELINES

As discussed in the “Urban Design Plan,” below, the Town and Village should revise and augment the Site Plan Standards, Subdivision Regulations, and Zoning, and provide consistent enforcement to ensure that new development is in keeping with the unique rural and historic nature of the community. The design guidelines outlined in the “Urban Design Plan” will provide guidance for local boards to shape the appearance and character of its built environment in a way that is compatible with its existing development patterns. Guidelines can be used to promote these and other desired traditional patterns. Such design guidelines have been successfully used throughout the nation.

ACTION : ENHANCE LAND USE TRAINING FOR LOCAL OFFICIALS

The Town and Village should send representatives each year on a rotating basis to State Environmental Quality Review Act (SEQRA), Site Plan Review, Subdivision Review, and other land use training courses given by groups such as the New York Planning Federation, the New York Conference of Mayors and Municipal Officials. Priority should be given to new board members and staff. Enhanced training and awareness of land use and environmental regulations will help to ensure that project review minimizes and mitigates adverse land use impacts.

ACTION: PUBLIC EDUCATION

Educate the general public and potential developers on the importance of shaping the visual appearance of the Town and Village. This should be conveyed to the general public and landowners through public workshops, brochures, and school-based programs. Designed for both potential developers of land and for general public education, these programs should review the building forms and traditions of the community and explain the intent and specifics of the design guidelines.

4.3 OPEN SPACE AND RECREATION PLAN

The provision of adequate recreational facilities and the protection of open spaces is a major component of this Comprehensive Plan. The Plan recommends enhancement and expansion of existing facilities. In addition, extension of the existing trail system and creation of a nature preserve in the wetlands area and adjoining wooded lands at the south end of Keuka Lake is also recommended.

4.3.1 RECOMMENDED OPEN SPACE LINKAGES

The Village and the Town should develop linkages among their combined recreational and open space resources, the downtown area, and residential neighborhoods. The recommended trail system would develop a plan for a Keuka Lake and Inlet "greenway," which would provide a continuous system of parks, trails, and bridges along the length of the Town's and the Village's

shoreline. In addition, the shoreline trail system would be linked via stream corridors and sidewalks to inland locations including the downtown, Hammondsport Central Junior/Senior High School, and attractions including the Glenn H. Curtiss Museum and the wineries. Specific components of the Plan include:

- Extend the Finger Lakes Trail to connect with Town and Village Parks and State lands.
- Work with other interested parties to evaluate reuse options for the former railroad which terminates at the foot of the Lake. Possible options include a multi-use bike/hike trail and development of a passenger rail line for tourists connecting Hammondsport and other Finger Lakes attractions.
- Improve signage to better direct visitors from the waterfront to the downtown area and vice versa.
- Create greenway trails along Glen Brook and Keuka Lake Inlet to connect inland sites such as wineries, schools, residential neighborhoods, and museums to the shoreline and the Finger Lakes trail system. Evaluate alternate trail configurations.
- Work with the Finger Lakes Trail Conference and other local groups to improve awareness and access to the branches of the Finger Lakes Trail that traverse the Town and Village. Specific ideas include improving signage, creating additional access points and parking lots, and making maps readily available at the Municipal Hall and local and regional tourist destinations.
- Revise zoning along the waterfront to specifically provide incentives for the development of a publicly-accessible waterfront.
- Where missing, build sidewalks connecting public parks, schools, municipal facilities, shopping Districts, and residential areas. Where lacking, add easements, trails, and/or sidewalks to connect residential neighborhoods and the downtown area with recreational facilities.
- Create a coordinated bikeway system along roadway shoulders and designated trails. Establish a bike path connecting major recreational, municipal, shopping, and school facilities with residential areas. The Village and the Town should provide bicycle parking at public parks, historic sites, in Pulteney Square, and at other appropriate locations. The Village and the Town should lobby the State to include bikeways and bicycle parking when improvements are made to State highway routes and apply for State and Federal Grants to enhance bicycle access.
- Provide linkages with waterfront resources in neighboring communities. An example of this would be the creation of a linked bikeway system along shoreline and scenic roadways that connects the major attractions in and around Keuka Lake.

4.3.2 RECOMMENDATIONS FOR PUBLIC ACCESS TO THE WATERFRONT

The Town's and the Village's locations on Keuka Lake present a tremendous opportunity. The waterfront is an exceptionally scenic and recreational resource. The Village and the Town should work to provide additional public access to the Keuka Lake waterfront and promote water-oriented recreational activities.

Public access to the lake in the Town is very limited as a result of the predominantly residential uses are located along the lake front area. Because much of the land along the lakefront is

privately owned, achieving greater public access will be an incremental process. State funds to increase public access to waterfront areas may be available to municipalities that participate in the State's Coastal Resources Program. The Village and the Town should apply for these funds in conjunction with the recommended public access strategies outlined below.

ACTION: CONNECT THE FINGER LAKES TRAIL AND THE LAKE

Develop a Finger Lakes Trail extension following the abandoned rail bed on the east side of the Lake to the waterfront. This will connect the Village directly with the neighboring natural areas. The Town and Village, in coordination with Finger Lakes Land Trust, the State, and other interested parties, should initiate a negotiation process for improved public access with the Steuben County Industrial Development Agency (IDA) which owns the rail right-of-way.

ACTION: ENHANCE THE LAKE-DOWNTOWN LINKAGE

The development of improved linkages between the lake and Pulteney Square is recommended. Visual and functional connection of the waterfront area and the downtown will enhance the scenic nature of the community.

ACTION: DEVELOP TRAILS ALONG STREAM CORRIDORS

This Plan recommends the development of publicly-accessible greenway trails and/or bikeways along Glen Brook, Keuka Lake Inlet, and other stream corridors with scenic gorges and waterfalls.

ACTION: PROMOTE LAND USES WHICH PROVIDE PUBLIC ACCESS

The Village and the Town should promote water-dependent and water-enhanced recreational uses along the Keuka Lake waterfront, using the tools discussed under "Land Use Plan," including:

- Consider zoning revisions which would provide incentives for any new private residential development along the shoreline to provide public access to the water.
- Attach specific requirements for public access to any approvals for proposed rezonings, special permits, or variances along the waterfront.
- Consider waterfront zoning changes that would favor water-dependent and water-enhanced uses, including recreational facilities.

ACTION: ACQUIRE CRITICAL PUBLIC ACCESS

In cases when public access is critical, the Village and the Town should take direct action to acquire such rights of access. This could include public acquisition of conservation easements along the waterfront to provide public access and preserve views or facilitating the efforts of land trusts to acquire such easements. Alternatively, it could include outright acquisition by the Village and/or the Town of critical public access points along the waterfront and other unique

and critical environmental areas, including gorges, stream corridors, important wildlife habitats and scenic viewpoints. To accomplish these objectives, the Village and the Town should take advantage of State funding for planning and construction of waterfront recreational facilities available through the Local Waterfront Revitalization Program (LWRP), described in the "Natural Resource Plan," below.

ACTION: WATERSIDE RECOMMENDATIONS

- Consider the development of additional boat slips to meet demand.
- Support measures to increase boat and personal water craft safety on the lake.
- Continue to work with various agencies to facilitate fishing and boating. Work with Federal, State, and County agencies and interested residents, fishing and boating associations, white water rafting and other water sports enthusiasts, and others to reintroduce a trout-stocking program for trout streams. Enhanced recreational use of the Lake and stream corridors attracts visitors and tourism to Hammondsport and the entire town.

4.3.3 OPEN SPACE PRESERVATION RECOMMENDATIONS

The Village and the Town should actively pursue the preservation of critical open spaces to preserve the Village and the Town's important environmental and scenic features such as its waterfront, stream corridors, wetlands, and forested lands. Preservation can occur through a variety of tools from outright acquisition to obtaining conservation easements.

ACTION: USE INNOVATIVE LAND USE TOOLS

The Village and the Town should investigate, develop, and utilize innovative land use controls such as incentive and special permit zoning, parkland and/or recreation fee dedication and easement arrangements, cluster development, and transfer of development rights as a way to increase open space and recreation. Specifically, the Village and the Town should consider enacting an open space protection easement law, as was done in the Town of Pittsford, New York.

ACTION: UTILIZE PUBLICLY-OWNED LANDS

The Village and the Town should try to meet current and future recreational needs through dedication of existing municipal land as park land. Review supply of Town and Village-owned land for potential open space/recreational value. Investigate opportunities, if available, for the exchange of publicly-owned developable land for open space or recreational lands, particularly on the waterfront. One example of existing publicly-owned lands, with potential as a recreational resource, is the 60-acre hillside site on the south side of Route 54 opposite Champlin Beach. In addition, there is a 65-acre site behind the Town barns at the intersection of Route 54 and Back Valley Road. This land could be designated as a nature sanctuary for passive recreation and nature study and develop a limited self-guided trail system. Both properties could be linked via trails to the Finger Lakes Trail and lakefront parks.

ACTION: ESTABLISH WORKING RELATIONSHIPS WITH LAND TRUSTS

The Village and the Town should invite the participation of land trusts to help obtain the preservation of valuable land. Land trusts may also play an important role in the acquisition of public access along stream corridors or conservation easements to protect other sensitive environmental or aesthetic features. Land trusts could also play the role of facilitator in negotiations with developers.

ACTION: ENCOURAGE QUALITY OPEN SPACE IN SUBDIVISIONS

Integrate new residential subdivisions into the overall open space system. Require or provide incentives to developers to develop trails linking recreational facilities in residential subdivisions with the larger trail system and/or to provide easements allowing the public to walk on trails through the property to access municipal resources. Require or provide incentives to developers of residential subdivisions to develop shared, on-site active recreational facilities such as pools, playgrounds, and ball fields. Revise cluster housing regulations to contain guidelines ensuring the recreational value and accessibility of open spaces to be located on the site.

When funds are contributed by developers in lieu of recreation facilities, the Village and the Town should use the funds solely for recreation land acquisition and/or the development of new or expanded recreation facilities. These funds should be placed in a segregated capital account and not be used for the maintenance of existing facilities. In addition, the payment in lieu of recreation fee should be reexamined on a periodic basis to ensure that they reflect the actual costs of acquiring and/or developing land for recreation purposes.

ACTION: PLAN FOR RECREATIONAL NEEDS IN THE CIP

Funding needs for municipal parks should be included in the Village and the Town's Capital Improvement Plan (CIP). Funding for upgrading of municipal park equipment and landscaping should be earmarked in the CIP. In addition, monies needed for the acquisition or development of new municipal parks should be included in the CIP.

4.3.4 RECOMMENDATIONS FOR RECREATIONAL FACILITIES

Based on the results of the inventory and the identified goals and objectives for recreational facilities, this Joint Comprehensive Plan identifies needed recreational improvements as well as options for expanding and upgrading existing facilities. The Town and Village should work together on a coordinated plan for the park system in the community. Park design, parking, equipment, and linkages should be jointly planned and funded. Proposed facility improvements at the Village and the Town parks include additional active recreational facilities, improved parking facilities and accessibility, new or renovated structures, and new playground equipment.

An overall signage and park furniture and amenities (e.g., lighting, fencing, benches, tables)

program should be developed jointly by the municipalities so that there is a standard, distinctive look to all recreational facilities signs and park furniture in the community. Ordering together may also yield economies of scale.

ACTION: RECOMMENDED IMPROVEMENTS FOR EXISTING FACILITIES

Champlin Beach

The communities should consider redesigning the facility to better meet the needs of sports leagues and other users of the facility, to improve traffic circulation and safety, to permit access to the shoreline, and to improve the visual character of the site. Specific recommendations include:

- Improve traffic circulation within and to and from the site.
- Replace fences with more historically compatible fences.
- Redesign the parking area to improve the efficiency and appearance of the parking area
- Ensure that adequate parking is provided to meet future projected needs.
- As discussed above, a trail is recommended along the waterfront to meet with a footbridge/boardwalk over the Inlet and connecting with Head of the Lake Park.
- Consider creating a landscaped buffer, possibly with a grassed berm, to screen views of the parking area from the street.
- Minimize advertising signage to maintain scenic character.

Depot Park

- Eliminate graffiti and remove graffiti promptly to discourage vandalism.
- Work with the owner of the property that includes the unoccupied warehouse at the end of Lake Street to demolish the building. This will re-establish views of Keuka Lake from Lake Street. The redevelopment of the site should allow continuous public access along the waterfront, to enable Depot Park and Champlain Parks to be linked by a pedestrian lakefront walkway.

Town Boat Launch

- Improve signage.
- Improve the efficiency and circulation pattern of the parking area.
- Consider the option of timed permits to reduce queuing.

Pulteney Square Park

- Continue to keep the Park in excellent condition, reflecting its importance as the center of the community.

Chelse and Lilliane Kelly Children's Park (Grape Street Park)

- Eliminate the parking area and replace with greenspace.
- Add shade trees and enhance landscaping and plantings.

Liberty Square Park

- Add benches to encourage use of the park for passive recreation. Provision of other amenities for quiet activities, such as chess tables, should also be considered.

- Enhance plantings and use as a showcase for local horticultural activities.

Firemen's Field

- Although not currently a designated park, this Town-owned facility is underutilized for much of the year. Shared use of the facility should be considered. It contains wide grassy areas that could be partially developed to meet specific recreational needs identified below.

ACTION: DEVELOP ADDITIONAL FACILITIES

Neighborhood Parks

Based on parks and recreation planning standards, there is an existing deficiency of smaller, neighborhood parks in the community. This type of facility typically includes playgrounds, basketball or multi-purpose courts, ring toss, shuffleboard, or game tables. Particular needs for neighborhood parks were identified in Chapter 2.7, "Parks and Recreational Facilities." Additional neighborhood parks should be developed in the northern half of the Village, where none currently exist. These areas should be given priority in earmarking future sites for neighborhood park development. New, larger subdivisions in the Town should be required to provide recreational facilities for residents. In addition, the Town should consider providing one to two neighborhood parks, with one to serve the Pleasant Valley area and one to serve lakefront residents on either side of the lake.

Specific Recreational Facilities

Park facility planning standards show a deficiency in active recreational facilities indicating the need for additional facilities as follows:

- One volleyball court, possibly an informal grass court in one of the waterfront parks.
- As discussed above, one playground in the north section of the Village and one or two playgrounds elsewhere in the Town.
- One to two picnic shelters at the waterfront parks.
- Support an "all ages" recreation/social center in Hammondsport to meet the social and recreational needs of all the residents in the Village and the Town.
- Provide outdoor recreational facilities appropriate to meet the needs of senior citizens (e.g., shuffleboard, bocce ball, golf, outdoor chess/checker tables).

The Village and the Town should evaluate which locations best meet the needs of specific sports and activities to jointly determine siting.

To enhance the appeal of the area for tourists and residents alike during the winter months, an outdoor skating rink (temperature-controlled ice, not a flooded basketball court) is strongly recommended. One possible location, which would provide attractive lake views and is virtually unused in the winter, is Firemen's Field or privately-held property adjacent to the creek that may become available for sale. This site offers plenty of parking and space to site the rink. The facility should include an indoor warm-up pavilion, changing building, preferably a fireplace, and small snack bar. A trail should provide a direct connection between the rink, the creek, trail

systems, and the downtown.

Improve Accessibility

Develop a plan to ensure all parks comply with the Americans with Disabilities Act (ADA). The Village and the Town should apply for State or County funding to bring facilities into ADA compliance.

Scenic Overlook Park

The Town should work in collaboration with the County, the State, the Finger Lakes Land Trust, and private owners to establish a publicly accessible scenic overlook park on a hillside location. The hillsides in the Town of Urbana offer spectacular scenic views of Keuka Lake and the vineyards. Alternative ownership, partnership, and public access options (e.g., easements) should be explored. Alternate possible locations include:

- the view platform at the root cellar on Route 76;
- the parking lot opposite the Bully Hill Winery and Restaurant facilities; and
- the Town-owned gravel mine on Winding Stairs Road.

ACTION: OTHER ENHANCEMENTS

- If needs indicate, the municipalities should consider sharing the cost of hiring a part-time Director of Parks and Recreation to oversee programming, plan for development and renovation (including preparation of the CIP), and maintenance of Town and Village parks.
- Increase the use of all the Village and the Town's recreational facilities through promotion of multi-use and multi-seasonal activities, including winter sports such as ice skating and cross-country skiing.

4.3.5 RECOMMENDATIONS TO PROMOTE OPEN SPACE/RECREATIONAL PARTNERSHIPS

The Village and the Town should promote partnerships with neighboring municipalities, the Hammondsport Central School District, religious and philanthropic groups, the County, the State, and regional planning and environmental organizations to enhance recreational opportunities for the residents and visitors. The Town and Village should continue to work cooperatively with the Finger Lakes Land Trust and other groups to maintain and extend the Finger Lakes Trail and enhance connections to the downtown.

ACTION: ESTABLISH A REGIONAL RECREATION COMMITTEE

Establish a Recreational Committee consisting of Hammondsport; Urbana; the Towns of Pulteney, Bradford, Wayne and Prattsburgh; Steuben County; and the Hammondsport Central School District. Members of the Committee would cooperate on the development of regional recreational facilities to serve residents of the larger surrounding area (e.g., an indoor public pool). This would result in a sharing of costs and possibly the development of facilities that no

single community could afford to develop on its own. In addition, the Committee would coordinate joint use of recreational facilities.

Members of the Committee would share costs of maintaining facilities which serve regional needs, including:

- Encourage cooperative or reciprocal agreements with, local religious organizations and the School District for joint use of recreational facilities.
- Work in consultation with local and national environmental organizations—such as the Finger Lakes Trail Conference, the Finger Lakes Land Trust, and the local chapter of the National Audubon Society—to assess the feasibility of developing a nature sanctuary and trails in the woodlands on the publicly owned land on the south side of Route 54 opposite Champlin Beach and behind the Town Barns. Also, consider working with these groups to develop a plan to protect Hammondspport Glen and make this outstanding regional natural resource accessible to the public.
- Continue to support the high level of cooperation between the municipalities, schools, and places of worship to provide recreational opportunities for youth. Consider cooperative efforts with private recreational facilities, such as golf clubs and skating rinks, to expand recreational opportunities for residents.
- As described above, investigate the potential for working with land trusts to secure public access to and along the Lake, Glen Brook, and the Keuka Lake Inlet; and to obtain conservation easements to protect sensitive environmental or aesthetic features.
- Work with County and regional planning agencies to assess the feasibility of developing a connected bikeway system, as discussed above.

Potential Regional Facilities

In partnership with neighboring towns, Urbana and Hammondspport could serve as the center of sports activities for the surrounding region, just as it serves as the educational center for the area. Regional sports facilities which could be hosted in Urbana, perhaps along Route 54 include an indoor ice rink facility, a regulation soccer facility, an intermunicipal or County swimming pool, and an indoor/outdoor tennis and fitness facility. Such facilities would likely require the creation of a regional recreation cooperative which could be a public, non-profit, or private venture.

ACTION: WORK TOGETHER TO MEET THE NEEDS OF YOUTH

The Village recently initiated development of a skateboard facility at Grape Street Park to meet the recreational needs expressed by youth. Other ideas, which could be pursued by the Parks and Recreation Committee jointly with the Town, the School District, local places of worship, and other groups include:

- development of a youth center (described above);
- establishment of a smaller, less formal, drop-in center (which could even be a storefront);
- Programming of special events targeted at youth, such as a teen bike race or series of races;
- “Rent a Kid” program, where local residents can hire our area youth to paint houses, babysit, mow the lawn, etc.;
- Involving our youth in a local civic project (under adult supervision) such as building and maintaining walking/hiking trails, assisting in conducting a tree inventory; park clean-up days, etc.

4.4 ECONOMIC PLAN

4.4.1 RECOMMENDATIONS TO PROMOTE THE ECONOMIC VITALITY OF DOWNTOWN HAMMONDSPORT

ACTION: FOLLOW A COORDINATED DOWNTOWN ENHANCEMENT EFFORT

In order to effectively attract new businesses to the downtown area, the CBD must be promoted as a focal point of interpersonal contact and community growth. Many of the recommendations highlighted herein are presented in more detail in the “Land Use Plan” or other sections of this chapter. The CBD must be able to effectively accommodate increases in visitors to the Village as well as to satisfy the economic and social needs of permanent residents. The Village of Hammondspport, through implementation of this Joint Comprehensive Plan, should continue and strengthen its efforts to reinforce the downtown area as a focal point of personal interaction and community growth.

Both the Town and Village should promote the CBD as the primary retail and commercial center of the area by continuing to sponsor special events, implementing streetscape and signage improvements, providing adequate municipal parking, providing timely review of development/redevelopment proposals, coordinating efforts to improve pedestrian and traffic safety and other appropriate measures.

The Hammondspport Chamber of Commerce should consider hiring a full-time coordinator to promote the downtown and tourism throughout Urbana. The Village should show flexibility in the review of proposals for the adaptive reuse of unused or underutilized commercial and industrial buildings in the downtown area. These buildings may attract smaller industries and businesses.

To permit the downtown business District to grow, it is recommended that the Village consider creating a transitional area in which personal services, professional offices, and limited commercial uses are allowed. Areas should be contiguous to the CBD.

4.4.2 RECOMMENDATIONS TO PROMOTE THE ECONOMIC HEALTH OF AGRICULTURE, PARTICULARLY VITICULTURE

The Town should educate its officials and residents on the economic importance of viticulture and other agricultural activities in the region. It should support and protect the agricultural economy when developing future land use and economic policies by creating a farming business-friendly environment (see recommendations in the “Agricultural Plan”). business development. Development activities should be directed to meet the goals and objectives of this comprehensive plan.

4.4.3 RECOMMENDATIONS TO PROMOTE TOURISM

ACTION: DEVELOP A TOURISM STRATEGY

Continue to work with the Steuben County Conference and Visitors Bureau, the Bath Chamber of Commerce, the Hammondsport Chamber of Commerce, and regional tourism agencies. A successful tourism delivery system contains several components:

- Attractions. These can be natural (Keuka Lake); cultural/historic sites and features (historic buildings, wineries, museums), man-made (theme parks), or created (special events, festivals, sporting events).
- A target market.
- An information and education process. Additional advertising.
- Access to the attractions.
- A comprehensive signage program.
- Hospitality and service.

Urbana and Hammondsport are ideally situated to develop their tourism base, both in terms of regional location in the heart of the Finger Lakes, a well-known and coherent destination, and local attractions including historic buildings, the wineries, Keuka Lake, the Keuka Maid, the Glenn H. Curtiss Museum and the Finger Lakes Trail. The community should build on its own uniqueness, while promoting joint ventures with nearby destinations which capitalize on its position in the Finger Lakes region.

An important component of the process must be to generate community support by keeping the public informed through local media and educational outreach. The Town and Village should advertise in the New York State official travel guides to reach the broader Finger Lakes tourist market.

Special events along the Lake and downtown should focus on the area’s unique past (historic tours, wineries) and its natural resources (Keuka Maid tours, fishing derbies). The linear quality of the Finger Lakes Trail makes it ideal for sporting events.

ACTION: CREATE A TOURISM DISTRICT

A Tourism District is recommended which would serve to enhance the tourism environment. The objective of this District would be to increase entertainment/cultural opportunities, improve/promote visitor information services, enhance visual amenities and integrate the industrial component into the tourism sector.

At a minimum, the proposed Tourism District would include the Pulteney Square area and the waterfront. A critical component of the Tourism District Plan should be to strengthen connections between the Finger Lakes Trail, the lakefront, and downtown. Consistent and informative signage should be provided throughout the Tourism District at critical connection points. In the downtown, the Village should promote and accommodate increases in the number of visitors to the Village by attracting businesses such as full-service restaurants, cafes, galleries, theaters, overnight accommodations, and antique/specialty shops. Anchor attractions for Pulteney Square could include a live theater or a group of art galleries or antique stores.

Recommendations to enhance the attractiveness of the downtown area for tourists and residents should be implemented (see “Urban Design Plan”). The Village and the Hammondsport Chamber of Commerce should also encourage merchants to extend downtown business hours. In addition, the Village should strengthen its policy on protecting the architectural integrity of its historic resources.

Link Current Attractions to Other Regional Draws

Cross-market attractions in the Town and Village with other attractions in the Finger Lakes region such as the Corning Museum of Glass, Watkins Glen, and the several other wineries. Work with travel agents, tour operators, and individual destinations on developing vacation packages geared toward specific visitor groups.

Support and Develop Agri-tourism Opportunities

The Town has many beautiful vineyards, farms, and historic barns that distinguish its rural character. These assets represent excellent opportunities for agri-tourism. Examples of agri-tourism opportunities include scenic trails that connect to and run through farmland and vineyards; farm tours that educate visitors on farming and provide visitors with the chance to take part in farm activities; hay rides; and farmhouse bed and breakfast operations.

Agri-tourism has many benefits including:

- Provides farmers with additional revenue,
- Attracts customers to farms,
- Contributes to the stability of the agriculture industry,
- Increases the awareness and education of the public,
- Promotes agricultural products,
- Tourists spend money at local businesses, and
- Support and develop cultural tourism opportunities.

A growing number of tourists are searching for unique and authentic experiences and the Town and Village already offer several opportunities including the Glenn H. Curtiss Museum, wineries, the Town’s beautiful landscape, and the nostalgic ambiance of the Village. Still, there are many untapped opportunities including:

- Agri-tourism (as mentioned above), and
- There are many historic buildings that could be utilized and connected via a heritage

tour.

Connect Pulteney Square to the Waterfront

It is important to establish a strong pedestrian and visual connection from downtown Hammondsport to the waterfront area. Possible features would include special pavers and landscaping along Shethar and William Streets. Custom signage should also be installed to direct visitors to the waterfront as well as other attractions along the water. Businesses may eventually locate along the way, on William and Shethar Streets, to take advantage of the foot-traffic.

Encourage Appropriate Tourist-Related Development and Events

The Town and Village should ensure that zoning regulations allow the development of appropriately-scaled and located tourism-related facilities such as full-service restaurants and restaurants serving tour buses (especially overlooking the lake), cafes and ice cream places, hotels, bed and breakfasts, farm stays, and spas, golf courses, and conference facilities.

The Town and Village should sponsor– in cooperation with the wineries, the Chamber, and the Glenn H. Curtiss Museum–more evening events such as concerts and dance performances, group dance activities (e.g., square or contra dancing), outdoor film screenings, street musicians, jugglers, and other entertainers, a regular Thursday or Friday night “Evenings on the Square” events, and rotating evening events at the individual wineries.

Encourage Public Activities on the Waterfront

There is the opportunity to develop additional inviting waterfront activities for more residents and tourists to enjoy.

Better Connect Waterfront Activities via a Nature Trail

In addition to developing a stronger link between downtown Hammondsport and the waterfront, the various waterfront activities along the Lake should be tied together to create a seamless waterfront experience. Specifically, there should be a walkway that connects Head of the Depot Park with Champlin Beach Park. This may include nature trails through the marshy areas along Keuka Inlet/Cold Brook, and a boardwalk-style bridge over the Inlet that is set back from the mouth of the Inlet to allow for the entrance of small crafts. Appropriate signage could be set up regarding the function of the Inlet and its adjacent wetlands, to educate those who pass through.

Gear Development in Village for Both Visitors and Residents

In order for the Village of Hammondsport to be successful, it needs to be attractive and meet the needs of not only visitors but residents. The attraction of the Village is its genuine look and function as a traditional downtown, which is unique nowadays. The responses to the community survey indicate that residents would like to see a better variety of stores offered in

the Village. The Village should work with the Hammondsport Chamber of Commerce and the Steuben County Industrial Development Agency (IDA) to develop an incentive program specific to downtown Hammondsport.

Add Entertainment Venues

The community survey indicated that residents are interested in additional entertainment opportunities including a movie theater, music concerts and live theater. These attractions would draw both tourists and residents. The feasibility of developing, such venues, particularly in and around the Village Center, should be analyzed.

ACTION: RECOGNIZE THE CONNECTION BETWEEN VISUAL CHARACTER AND TOURISM

It is important to protect and enhance the visual character of the Town and the Village both for the quality of life for residents and to protect the tourism industry. Typical highway-style commercial development along Route 54, a major gateway to the community and Keuka Lake and insensitive development in the historic village center, would be at odds with attempts to develop the tourist industry in Urbana and Hammondsport. It is very important to the tourism industry that the aesthetics of development be guided in a way that will enhance the area's scenic character. For detailed recommendations related to protecting the visual character of the area see the "Land Use Plan," and the "Urban Design Plan."

4.4.4 RECOMMENDATIONS FOR DEVELOPMENT OF THE COMMERCIAL, INSTITUTIONAL, AND INDUSTRIAL SECTORS

ACTION: PROVIDE SUFFICIENT LAND FOR ECONOMIC DEVELOPMENT USES

As described in the "Land Use Plan," the Town and Village should continue to plan for future needs for industrial, office, and research and development uses by considering appropriate sites. Selected sites should be zoned appropriately and provide municipal services to attract desired industries and businesses.

ACTION: ATTRACT APPROPRIATE NEW INDUSTRY

Based on their assets, including the labor force and quality of life, the Town and Village, in conjunction with the Steuben County IDA, should target specific business/industry types that they would like to attract. Appropriate industries include those that build on the region's existing assets and include agriculture-related enterprises, light manufacturing such as medical equipment, assembly winery-related industry and other environmentally friendly industries and industries which support the community's farming base and medical niche. The Town, Village and the IDA should also work to attract small businesses that employ 50 to 100 workers; these businesses employ the majority of workers nationwide and grow within the community.

Promote IDA Funding

The Town and Village should work with the IDA and private businesses to ensure that available public financial incentives are utilized by businesses in the community. For example, wineries may be eligible for financial assistance programs if the project is related to developing the tourism industry in the County.

ACTION: MAINTAIN PRESENCE OF LARGE EMPLOYERS

A large percentage of workers in Urbana and Hammondsport are employed at one of the large employers in the community, such as Mercury Aircraft, Ira Davenport Hospital, Clark Specialty Company, and the larger wineries. It is crucial for the Town and Village to work with these businesses to maintain and expand their presence by providing business-friendly land use regulations and adequate infrastructure. These businesses are critical as they not only provide many jobs, but they support the tax base, create spin-off businesses, bring in more residents, and support the overall local economy.

ACTION: ATTRACT HIGH-TECHNOLOGY FIRMS

As is the case nationally, Steuben County's economy has been shifting from manufacturing to a more service-based economy over the past few decades. While it is still important to maintain manufacturing jobs, the community should try to attract smaller firms that are in high technology industries. High-tech companies tend to locate in areas with a high quality of life, and may be attracted to the scenic beauty of Urbana and the quaintness of Hammondsport. Furthermore, the environmentally sensitive landscape of the area lends itself better to smaller operations rather than to larger industrial facilities.

ACTION: PROMOTE HIGH SPEED INTERNET SERVICE

The Town and Village should work with telecommunication companies to promote the expansion of the high speed internet service area in the community, which is currently served by Adelphia.

ACTION: DEVELOP THE MEDICAL NICHE

Work with existing medical facilities to further develop the community's medical niche. A major employment source in the community is the medical field, which is anchored by the Ira Davenport Hospital. In addition to the employment base, the hospital provides medical services to residents of the Town and Village, as well as to people residing outside our community. The Town should continue to cooperate with the medical facilities and ensure that they have adequate infrastructure and are covered by appropriate land use regulations to accommodate that industry's changing needs and promote the growth of the health services industry in the hospital area.

ACTION: FOSTER INTER-AGENCY COOPERATION

There is a need to promote positive and regular communication among the municipal, regional, and business organizations active in and around the Town and Village. The community should

continue to cooperate and coordinate its economic development activities with these organizations—including the Finger Lakes Regional Planning Council, the Steuben County Industrial Development Agency (IDA) and Hammondsport Chamber of Commerce, and the Towns of Pulteney, Bradford, Wayne and Prattsburgh. Regularly scheduled quarterly meetings should be held with representatives of these groups to actively coordinate economic development initiatives.

ACTION: PROMOTE A POSITIVE BUSINESS CLIMATE

The Town and Village should continue to ensure that adequate infrastructure and municipal services are available to meet business needs. In addition, the Town and Village could actively pursue State and Federal funding sources jointly to achieve mutual economic development goals (e.g., for tourism-related grants).

4.5 HOUSING PLAN

4.5.1 RECOMMENDATIONS TO PROMOTE HOUSING OPPORTUNITIES

ACTION: UTILIZE FLEXIBLE ZONING MECHANISMS TO ENHANCE HOUSING OPPORTUNITIES

- Permit the use of density bonuses to achieve specifically-identified benefits to the community. These benefits include increasing affordable, handicapped-accessible, continuing care retirement communities, or other senior housing opportunities; providing major infrastructure improvements of benefit to the community as a whole; providing public recreational and open space facilities; and preserving historic structures.
- Dimensional requirements (i.e., unit size, setbacks, parking requirements, etc.) in multi-family zones should be designed to ensure affordability.
- Investigate the possibility of allowing accessory housing units.
- Evaluate cluster housing provisions in the Town and Village Zoning and Subdivision laws. The laws should be written to ensure that residential density in a Cluster Subdivision does not exceed the density that would be permitted with a traditional subdivision layout; is situated to minimize visual impacts; and has reserved open space areas to provide usable, accessible, and linked recreational land that meets the needs of residents.
- Investigate the possibility of allowing artist's live/work lofts in the Hammondsport Business District and as an adaptive reuse of historic properties in the Town such as the Gold Seal building.

ACTION: CREATE HOUSING OPPORTUNITIES TO MEET NEEDS

Responses to the community survey indicated that the most pressing housing needs are for seniors and families. In addition, the community survey suggested there is a general lack of affordable housing in the community. The Town and Village should consider establishing a joint ad hoc, temporary committee to identify specific housing needs and property maintenance issues in the community and establish responsibility for addressing these issues. The committee

may include Town and Village staff, members of Town and Village Boards and/or Planning Boards, non-profit affordable and senior housing organizations, affordable and senior housing developers, and interested citizens. The committee would be responsible for identifying specific property maintenance issues and affordable and other unmet housing needs, as follows:

- Through interviews or surveys, estimate the demand for affordable housing in the Town and Village. Similarly, estimate the real demand for market-rate and/or below market-rate housing among senior citizens. Interview major employers to establish any unmet housing needs which may affect economic development efforts.
- If substantial unmet demand for housing is indicated, create site criteria and evaluate potential sites for housing development. Criteria should include proximity to shopping and municipal services and facilities, parcel size and potential density, and contextual fit with the surrounding neighborhood.
- Evaluate Village- and Town- owned parcels for suitability for affordable or senior housing. Suitable parcels could be offered to experienced affordable housing developers.
- If employers indicate a need for other types of housing which is compatible with the overall goals of the Comprehensive Plan, ensuring that the zoning allows adequate area for this type of development.

ACTION: REVITALIZE OLDER STRUCTURES

The Village and the Town, in conjunction with housing agencies, should evaluate underutilized and deteriorating older buildings for the potential re-use as affordable and/or senior housing apartments or, as discussed above, artist live-work lofts. Infill and/or adaptive reuse development would meet a specific housing needs and concentrate residential development within the Village or in the areas of the Town with adequate infrastructure and services.

Where appropriate, the Village and the Town should work with non-profit affordable housing agencies to secure public funding and to redevelop suitable properties. These groups can supply revolving loan funds, facade improvement programs, or labor assistance in upgrading homes. The Village and the Town should also encourage the establishment of neighborhood preservation groups to promote revitalization of specific areas.

To encourage owners to upgrade and maintain their properties, the Village and the Town should advertise and promote housing rehabilitation programs available through Steuben County and for properties in the Historic District, the State and Federal governments. The Village and the Town should pursue Community Development Block Grants (CDBG) and other funding available to municipalities for housing rehabilitation.

As noted in the community survey, property maintenance issues are limited to specific areas in the community. The Village and the Town should establish a program to encourage maintenance by absentee landlords. The Village and the Town should also develop property maintenance codes which address the major maintenance issues in the community, are easy to understand and enforce, and have effective levels of penalties. The municipalities may consider sharing an additional part-time Code Enforcement Office to focus on this and perhaps other

tasks.

ACTION: ALLOW ACCESSORY HOUSING UNITS.

Accessory units provide affordable housing options for elderly family members, young adult family members, and others. The Village and the Town should allow the development and/or conversion of accessory housing units. An accessory housing law should specifically define accessory housing units and identify the zoning District(s) where accessory units would be allowed, occupancy (i.e., maximum occupancy of accessory unit and owner-occupancy requirements), size, exterior changes, and parking. An approval procedure should be created, including detection of illegal units, an amnesty period for property owners during which they would bring the units up to code, and enforcement and penalties.

ACTION: DEVELOP RESIDENTIAL DESIGN GUIDELINES

Consider the use of residential development guidelines for major subdivisions to promote housing that has minimal impacts on the landscape and environmental features and is of quality design. Residential design guidelines generally discourage both "excessive dissimilarity," or buildings that are strongly out of character with the surrounding existing neighborhood; and "excessive similarity" of architecture within the subdivision. The intention of such guidelines is not to dictate architectural style and layout, but rather to ensure that the development fits in contextually with the existing community. The design guidelines should also promote improvements to the traffic circulation system (i.e., discourage cul de sacs and use common entrances/parallel access roads for subdivisions adjacent to major roadways).

ACTION: ENSURE ADEQUATE PROPERTY MAINTENANCE

The Town and Village should each consider adopting an "Unsafe Buildings and Collapsed Structures" law that gives municipalities the authority to remove unsafe structures and receive compensation through the property tax and assessment system. Existing property maintenance codes should be revised to ensure that the fees are sufficient to be a deterrent and that specific time limits and compounding of penalties for unpaid fines are included.

4.6 CULTURAL RESOURCES PLAN

4.6.1 HISTORIC PRESERVATION PLAN

ACTION: PROVIDE EDUCATION AND INCENTIVES TO ENCOURAGE HISTORIC REHABILITATION

As brought forth in the community survey, the Town and Village should play an active role in ensuring the preservation of historic properties. Financial incentives should be made available to property owners to encourage historic rehabilitation and adaptive reuse of structures. In addition, the Town and Village should institute a jointly-sponsored educational outreach program for owners of historic properties to inform them of the financial and economic benefits and the requirements of historic designation. Educational materials such as brochures on

financial assistance and design guidelines, and copies of laws and regulations could be made available at the Municipal Hall, from the Town and County Historians. The Town and Village could sponsor an annual educational workshop to acquaint existing and new property owners with the requirements and benefits of historic designation. If possible, these information sessions should be conducted in one of the community's notable historic buildings. Walking tours, house tours (both guided and self-guided), and garden tours in the Historic District are also recommended as a means of educational outreach to the larger community and visitors. The continuation of educational programs by the Chamber of Commerce and the Curtiss Museum should be encouraged.

ACTION: PUBLICLY IDENTIFY HISTORIC RESOURCES

The Pulteney Square Historic District and individually-listed properties should be better identified through plaques on individual structures and signage at all District boundaries. In the downtown area, festive "Historic Hammondsport" banners should continue to be promoted with rotating seasonal and special interest banners to foster greater interest. Such identification will increase public awareness and appreciation for historic resources. Individual resources outside Historic Districts, such as the Pleasant Valley and Germania wineries, should also be identified with historic plaques.

ACTION: IDENTIFY ADDITIONAL RESOURCES

The Community should conduct cultural resource surveys of potential historic and archaeological resources to determine if they meet State and National Register (S/NR) criteria. The community should coordinate these efforts with the State Historic Preservation Office (SHPO) and seek possible State and Federal funding. Eligible resources should be nominated to the S/NR program and included in an expanded or new local historic District, if appropriate. Notable historic and archaeological resources that are not on the S/NR include the following:

- The Pulteney Square Historic District is bounded on the compass south, compass west, and compass east sides by predominantly residential areas that have not been surveyed and/or evaluated for S/NR integrity and/or significance. These areas contain numerous historically and architecturally notable structures that warrant further study.
- The original Taylor Winery, located on Bully Hill Road about one mile north of the Village of Hammondsport. This property includes wine-making operations, a restaurant, and the Greyton H. Taylor Wine Museum.
- The Gold Seal Vineyards property, a complex of eight buildings dating from 1865 to 1912. This complex is located on the map west side of Route 54A near the Town of Pulteney.
- The Para Farm house and barn on Longwell Cross Road, on the map west side of the lake map south of Stephanie G. Taylor Memorial Drive.
- Sites associated with aviation pioneer Glenn H. Curtiss, including the site of the aircraft landing field, Pleasant Valley Cemetery (the site of his grave), and any remaining structures related to his life and work.
- The buildings, loading dock, rail tracks, rail switches, and equipment at the map northwest corner of land where Keuka Inlet meets Keuka Lake that remain as vestiges

of the historic Bath and Hammondsport Railroad Company. Another potentially S/NR eligible property is the old Bath and Hammondsport Railroad Station in Depot Park.

- Cemeteries, including the cemetery in Pleasant Valley that contains the graves of several pioneers of transportation.
- Historically and architecturally notable farmsteads, including farmhouses, barns, and other agricultural structures located throughout the Town.
- The early industrial, aviation, and railroad heritage of Hammondsport indicates that the potential exists for subsurface archaeological remains related to these historic periods at the foot of the Lake and along the rail corridor.
- There is also the potential for prehistoric archaeological sites to exist near the lake and major watercourses.

ACTION: DEVELOP INTERPRETATIVE PROGRAMS

The Village, in conjunction with the Town Historian, should work to develop an interpretive program for the Pulteney Square District. Signage or plaques should be provided at contributing elements within the Historic District. A permanent exhibit on the Pulteney Square Historic District is also recommended. The exhibit could be done in conjunction with the Town and County Historian or possibly the Chamber of Commerce and the Steuben County Convention and Visitors' Bureau (CVB). The exhibit could be located in a historic building on Pulteney Square, in conjunction with a tourist center. The exhibit could be simple or complex: it could range from plaques, brochures, and organized walking tours to a permanent photographic installation.

ACTION: ANALYZE IMPACTS TO HISTORIC RESOURCES

The Town and Village should fully utilize the SEQRA process and work with the SHPO to adequately review and mitigate any adverse impacts resulting from proposed developments that occur within, or substantially contiguous to, any historic site or District. Under SEQRA, adverse impacts to historic resources may be direct (i.e., demolishing a building) or indirect (i.e., changing the context of a historic site by building a non-compatible structure adjacent thereto).

ACTION: PROMOTE THE ADAPTIVE REUSE OF KEY HISTORIC PROPERTIES

The community should develop a coordinated plan for the reuse/development of important historically significant vacant or underutilized buildings located in the community, particularly the Gold Seal Winery Complex, the Inlet and downtown. This could be conducted in coordination with the New York State Coastal program, which would make the community eligible for potential planning and implementation grants, particularly for properties along the Lake. For any building and sites with potential environmental contamination, grants for environmental testing and remediation should be sought from the New York State Department of Environmental Conservation (NYSDEC) and the U.S. Environmental Protection Agency (USEPA).

4.6.2 CULTURAL ACTIVITIES PLAN

The Cultural Activities Plan is intended to increase the amount and types of cultural activities available to residents and visitors.

ACTION: RECOMMENDATIONS TO PROMOTE CULTURAL ACTIVITIES

Special Events

According to the community survey, residents would like more festivals and music concerts. The community should contribute staff and volunteer time and financial assistance to increase the number of regularly-scheduled local and regional cultural special events in downtown Hammondsport and at the Village and the Town's lakefront parks. These events should be organized in conjunction with co-sponsors such as the Steuben County CVB, the Hammondsport Chamber of Commerce, the Town and County Historians, local or regional arts groups, and other special interest groups, when appropriate.

Historic Resources/Museums

As described above, the Village should also promote walking tours of the downtown Historic District. Ties between the Curtiss Museum and the Village Center should be strengthened. For example, the Village should lead efforts to identify a satellite location for the Museum in the Village Center. One possible location is the second floor of the planned Visitor Center on Pulteney Square.

Agri-Tourism

To promote connections to agricultural tourism in the region, the Village and the Town should consider initiating a weekend Farmer's Market in or within walking distance of the downtown area. Folk singers and other entertainment can add to the festive atmosphere. A community festival featuring one or more local crops is another viable option which has proven to be successful in other Finger Lakes communities.

Cross-Marketing with Wineries and Corning

The Village and the Town should actively explore ways of attracting tourists to downtown Hammondsport from nearby resorts and attractions (such as Corning Glass, Inc. and the wineries) through increased advertising and promotion, special tours, van service, etc.

ACTION: RECOMMENDATIONS TO PROMOTE CULTURAL AND ENTERTAINMENT USES

To attract more visitors to the Town and Village, there is a need for more restaurants and other active and public uses to be developed, particularly along the waterfront or overlooking the Lake.

The Village should actively encourage the development of appropriately-scaled entertainment uses such as theaters, cafes and restaurants, art galleries, and hotels in and around Pulteney Square.

Consider enacting zoning revisions to permit artist live/work lofts in vacant or underutilized former industrial buildings. These buildings are potentially well-suited to the needs of artists.

The City of Peekskill, New York, along the Hudson River has created a successful artists' loft program which can be used as a model.

4.7 URBAN DESIGN PLAN

4.7.1 RECOMMENDATIONS FOR THE PROTECTION OF SCENIC RESOURCES

The Town of Urbana and the Village of Hammondsport are rich in scenic resources. First and foremost among the community's scenic features is Keuka Lake—including scenic vistas to the Lake and lakefront parks; vineyards on the rolling hillsides; farming landscapes; scenic roadways; stream corridors, including gorges, ravines, waterfalls, and glens; the Pulteney Square Historic District, historic wineries, and other scenic areas. The following measures are recommended to preserve and enhance these visual resources for future generations.

ACTION: MAKE ZONING ALONG THE WATERFRONT MORE PROTECTIVE

Strengthen regulations for the land along Keuka Lake, either through creation of a shoreline protection overlay zone, through special permit criteria, incentive zoning, or through changes in the base zoning. Revisions should include:

- Restrictions on the removal of natural vegetation.
- Preservation of view corridors to the Lake This will prohibit a continuous "wall" of buildings to block views from public roadways or other public view points to the shore.
- The prohibition of driveways, roads, and parking areas on the lakeside of buildings.
- For larger residential proposals, clustering, combined with open space preservation, should be required. It must be ensured that the number of units developed under a Cluster Subdivision does not exceed the number that could be built with a traditional subdivision. The cluster must be sensitively designed and the open space must be permanently secured through conservation easements. The siting of the open space is also a critical determinant of a successful cluster. The open space should be sited to protect scenic vistas, features, or characteristic landscapes. Moreover, the areas should be accessible to residents and, where appropriate, to the general public. The location of the open space should be carefully determined in the Site Plan Review Process. Homes should be screened, as much as possible, from major roadways by trees and vegetation.
- Establish incentive zoning to encourage developers to provide pedestrian access to and along the shoreline. First, the maximum lot coverage, height, and permitted uses should be restricted from what is currently permitted by the base zoning. Second, density and use bonuses would be provided to allow additional floor area or uses to be built. In order to receive the bonuses, developers would be required to provide meaningful, permanent public access to and along the shore. Residential use along the waterfront in the Village should be made a Special Permit Use subject to incentive zoning conditions. Require architectural form and materials to be compatible with traditional downtown Hammondsport development patterns.

ACTION: ESTABLISH A LOCAL WATERFRONT REVITALIZATION PROGRAM (LWRP)

The State's Coastal Management Program, described in the "Natural Resources Plan," below, contains detailed policies designed to protect scenic quality. The Town and Village can build on these policies and give them enforceability through an adopted Local Waterfront Revitalization Program (LWRP).

ACTION: REQUIRE ASSESSMENT OF VISUAL IMPACTS UNDER SEQRA

Under the State Environmental Quality Review Act (SEQR), municipalities are required to thoroughly review projects that may adversely affect scenic features. It also provides municipalities with a tool to require developers to look at alternative design and other mitigative measures that can lessen the visual impact of the development. For sites within 100 feet of the waterfront, it is recommended that all development proposals shall be required to complete a SEQRA Full Environmental Assessment Form (EAF), including the Visual Assessment Addendum. The Visual Assessment Addendum is a tool which helps decision-makers identify the nature and extent of visual impacts.

ACTION: DEVELOP SPECIAL WATERFRONT SITING AND DESIGN GUIDELINES

The Town and Village should include special waterfront siting and design considerations in Site Plan and Subdivision Review. Work with developers to encourage the incorporation of special waterfront siting considerations. To preserve important public views the following siting and design techniques can be used:

- Orienting structures so that the longest dimension is not in full sight of important public views.
- Creating dimensional standards (including maximum floor area, stories, and height) for docks, piers, and boathouses.
- Scattering buildings, rather than massing buildings in a row along the waterfront.
- Angling buildings rather than placing them flush with the shoreline.
- Locating structures a reasonable distance back from the shoreline.
- Avoiding large rectangular structures.
- Breaking up large structures into smaller structures with view corridors to the shore.
- Retaining existing trees and vegetation.
- Providing landscaping to screen buildings and parking areas and to provide separation between public and private spaces.

4.7.2 RECOMMENDATIONS FOR COMMERCIAL AREAS

ACTION: DEVELOP CORRIDOR DESIGN GUIDELINES

For the Route 54 corridor between the Bath line and the Lake, design guidelines should be developed to guide the orderly development of the area, as follows:

Site Organization

Relationship of Building to Site.

New or expanded developments should blend with adjoining properties, provide a transition

between the project and pedestrian uses, and provide appropriate landscaping. Parking and service areas should blend in with the street frontage or be screened from public view. The height and scale of each building should be compatible with the community's rural character. Building materials, colors, textures, lines, and masses should blend in with the landscape. Site grading work for new construction should blend in with surrounding site grades.

Building Setbacks and Mass

Consistent setbacks from the roadway are strongly encouraged. New buildings should conform to the dominant setback, if any, in the vicinity. In the absence of a dominant setback, small setbacks are encouraged in all commercial Districts, to make structures more pedestrian friendly and visually-appealing to travelers. New buildings should also be scaled down into smaller masses of varied size and orientation. This will help to create a more human-scaled and attractive environment. Long, uninterrupted building walls are discouraged; openings should be provided between buildings or portions of buildings. Clusters of smaller buildings are encouraged, instead of vast single buildings.

Architecture

New architecture should relate to the surrounding rural and historic village environment with regard to texture, scale, massing, proportion, and color. A strong visual relationship between the building, the site, and adjacent development is vital for overall design compatibility.

Architectural Form

Emphasis should be placed on creating an interesting and harmonious visual impression, particularly from public rights-of-way and adjacent lands. Particular recommendations include:

- Using different textures, complementary colors, shadow lines, detailing, and contrasting shapes to create an appealing facade is strongly encouraged. The use of single colors and/or blank walls is discouraged.
- Avoiding contrast of color, height, and materials of the facades of new development with the predominant style of existing buildings.
- Providing strong, clear boundaries between neighborhoods, different land uses, and land use intensity.
- Constructing buildings to achieve a human scale and interest.
- Buildings should be congruent with their perceived function.
- Buildings should not dominate the surrounding uses and landscape.
- Care shall be given to the character of all sides of the building, not just the "front".
- "Franchise-style" architecture is strongly discouraged. These structures often look the same nationwide and the buildings themselves (through their color schemes, lines, and other features) function as advertising signs.
- Long, uninterrupted blank walls are discouraged.
- Window and door openings should be maximized along the front of buildings.
- Window displays are encouraged.

Building Height and Roof Design

The scale of new development should not overpower neighboring buildings, scenic features, nor impede views of the lake. Two-story buildings are encouraged, particularly at corner lots. A

variety of roof types, heights, and gable styles in proportion to building size are recommended. Extensive use of flat, very low, or very steeply pitched roofs should generally be avoided.

Facade Treatment

- Alignment of the horizontal and vertical architectural features on building fronts is desirable so as to enhance the visual continuity of the streetscape. Facade elements, such as windows and doors, should be arranged in a consistent pattern. Where there are adjacent structures, the facade of new or renovated or expanded structures should be in keeping with the rhythm of existing structures. In general, the pattern should be simple, although interesting details can be added to enrich the design.
- The development of the first floor level should provide visual interest to, and interaction with, pedestrians through the use of such features as windows, doors, and lighting. Recessed windows, doors, and bays and textured materials or decoration are encouraged to provide interest. The ground floor of the building should provide the greatest amount of facade opening to make it inviting to pedestrians. Blank stretches of walls on the ground floor are discouraged. Architectural detailing is encouraged to create variety and interest on new and renovated buildings.

Building Materials

- High standards of construction and materials should be incorporated into each new development, expansion, or major renovation. Keep the quality of exterior materials sufficiently durable to guarantee low maintenance, stability, and a reasonable life span. It is recommended that facade materials include common red brick, natural stone, and wood. Undesired facade materials include beige brick, vinyl siding, metal siding, and imitation stone.
- Trim should consist of finished grade painted or stained wood rather than bare, lumber grade wood. Windows should include anodized aluminum or wood frames, rather than bare aluminum frames. Externally lit canvas awnings are recommended rather than internally lit plastic awnings.

Utilities and Mechanical Equipment

- Utility lines should be placed underground. The communities should work closely with NYSDOT when the State plans improvements to roadways, in order to facilitate and reduce costs of "undergrounding" existing utility lines.
- Rooftop mechanical equipment should be screened from public view by the use of architecturally compatible materials. Ground level mechanical and service equipment, such as air conditioning units and utility boxes and meters, should be screened from public view via landscaping, walls, fencing or other design treatment compatible with the finishes of the principal structure. Garbage dumpsters and receptacles should be placed out of view from adjacent properties, pedestrian ways, and streets.

Lighting and Glare

- Exterior lighting and fixtures for building illumination should blend in with the architectural design. They should provide adequate illumination for security purposes without excess glare.
- Adequate, but not excessive, lighting should be provided for parking areas. Excessive

lighting for promotional and visibility purposes is discouraged. Position all lighting for parking areas to minimize glare and illumination. This is particularly important in areas where large-scale commercial uses abut residential properties.

ACTION: REVISE DIMENSIONAL REQUIREMENTS

Increase Minimum Lot Width

- Narrow lots fronting on busy commercial roadways create problems because they result in closely-spaced driveways. Lots in commercial areas on Route 54 need to be wider in order to increase separation between driveway access points and to allow flexibility in site design. .
- Minimum lot width standards could be accomplished through a corridor overlay zone mapped along Route 54. In this way, the change in lot width and other standards would apply only to mapped overlay locations and not to all District locations. Variances could be provided, when warranted by site conditions.

Encourage Human-Scale Building Size

- Zoning revisions are recommended that would limit the building footprint of new development along Route 54 to a scale compatible with the presently existing community. Total square footage allowed would not necessarily be reduced, but the scale of individual buildings on the site would be limited. Alternatively, larger structures could be broken into smaller visual components.

ACTION: PROVIDE LANDSCAPING GUIDELINES IN THE SITE PLAN REGULATIONS

Landscaping adds visual interest, seasonal variety, and a softer texture to development. Well-maintained landscaping along the entire length of the commercial corridor improves the perception of the community's economic health, stability, and pride to visitors doing business in Hammondsport or traveling through. A Landscape Plan should be required as part of the Site Plan Review of any new development proposal in a commercial or industrial District. Developers should provide adequate landscaping to screen views of parking, mechanical equipment, and other negative site features and to provide an amenity to the new development. This plan should identify all existing vegetation to remain and the location, species, and size of all new stock. Sufficiently diverse plant types should always be used to guard against disease and visual monotony. The following guidelines are recommended:

Preserve Existing Features

Existing vegetation can provide a sense of permanence and continuity to a new development. Mature tree stock takes years to reestablish once removed from a site and replacement is difficult and expensive. Uncontrolled removal of trees and vegetation may speed up erosion, sedimentation, and storm water runoff. Sensitive site design can lead to the preservation of mature and attractive trees.

Specific recommendations are as follows:

Existing Vegetation. Recognize existing vegetation in the design process for all new

developments. Encourage and include the preservation of mature plant species, hedgerows, and woodlots as a design element in the site's landscape plan.

Tree Protection. When developing a site, make every effort to protect existing tree stock over 8 inches in diameter. Note trees to be saved on the site plans and outline effective measures to protect trees from damage during the construction period.

Provide Buffers

Landscape buffers between different or conflicting land uses are encouraged. Well-designed buffers reduce negative visual impacts, reduce noise, and increase privacy. Landscape buffers include preservation of existing vegetated open space, buffer plantings, berms, and opaque fences. Landscape buffers should also be provided between the public right-of-way and development sites. Buffers provide a pleasant view for travelers on State routes and protect on-site activities. Buffer plantings should include a variety of local species, heights, and widths, and require low maintenance. Their appearance should be natural, with clustering preferred over planting in rows.

Encourage Site Balance

The amount and scale of all landscaping (buffers along the right-of-way, between adjacent uses, and parking lot landscaping, etc.) should correspond to the proposed land use. More landscaping is required if the proposed use is not compatible with adjacent land uses or contains site features which need to be screened from the public right-of-way.

Landscape Parking Areas

- Planting buffers around parking lots screen parked vehicles and improve views to the site. Planters and curbed planting beds help control traffic movement and parking and contribute to the attractiveness of developments.
- Intersperse the paved areas of large parking lots with landscaped medians containing trees and/or other natural growing materials. Planting islands should be large enough to support mature trees. Parking lot landscaping can break up large expanses of parking area and soften the appearance of paved surfaces. In addition, it can provide shade for pedestrians and vehicles.
- Along Route 54, it is recommended that at grade open parking lots with more than five spaces contain at least 10 percent landscaped area within the parking facility. This should not include perimeter planting provided for beautification and/or screening requirements. It is further recommended that there be at least one 3-inch diameter tree for every 10 parking spaces.
- It is preferable to place off-street parking behind structures and away from the roadway. When parking lots must front a public right-of-way, screening is strongly recommended. Landscaping can be an effective way to screen parking and paved surfaces from view and to soften the appearance of parking areas. Additionally, landscaping provides protection from moving vehicles to pedestrians.
- To be effective, landscaping provisions should be specific about the results to be achieved (e.g., "a continuous, unbroken, year-round visual screen within three years of planting"). Alternatives to landscaping, such as walls or opaque fences, can also be allowed where appropriate. To ensure that such walls are attractive, they should be

combined with landscaping or other design enhancements. The planting strip should be at least seven feet wide.

Design for Low Maintenance

Design all landscaping to facilitate ongoing maintenance. When appropriate, low maintenance plants are encouraged. To ensure survival and usefulness of new plant materials in the near future, minimum sizes should be specified. The selection of landscaping materials should be compatible with the Central New York climate, soil types, and water availability.

ACTION: IMPLEMENT A STREET TREE PROGRAM

Street trees should be used to enhance the entire length of all streets in the Village. Consistently spaced street trees create a visually harmonious edge to the roadway, provide shade, and reduce heat build up within paved areas. Trees and shrubs add variety to the landscape, soften the hard lines of building and parking areas, and distinguish public from private spaces.

Preserve existing, and replace dead, trees that are within 20 feet of the pavement. New trees should consist of species with broad canopies and 4 inch minimum caliper trunks. To provide a consistent edge, trees should be planted at 30- to 40-foot intervals in developed sections. Street trees can be planted within the first 10 feet of the front yard, in the lawn area between the sidewalk and the curb. An inventory of trees in the public right-of-way should be conducted to identify existing trees that should be preserved. In addition, an inventory of the trees in all municipal parks and cemeteries should be conducted. The communities should investigate opportunities to utilize students from forestry schools to help conduct the inventory. The results of the tree survey can be used to establish the initial identification of needs for the street tree replacement program.

ACTION: STRENGTHEN GATEWAYS

Gateways should provide a sense of welcome and civic pride to a community. Key gateways include entrances to the Town and Village from all State routes 54 and 54A. Specific recommendations include:

- Provide visible and consistent gateway signage.
- Provide a sense of place with attractive landscaping and streetscape features including flower beds, street trees, and pedestrian-scale lighting.
- Remove excessive signage from the public right-of-way at gateway locations.
- As redevelopment occurs at the intersections, site design should reflect the gateway significance of these locations. Great care should be taken to ensure appropriate site layout, landscaping, and architecture. Site development should incorporate a special corner feature. This could be a landscape feature, a seasonal color planting area, sculpture, or water feature. The feature should provide a visual landmark and some amount of seating area.
- If applicable to the specific gateway location, provide proper lawn and sidewalk maintenance.

ACTION: IMPROVE THE APPEARANCE OF SIGNAGE

General Recommendations

Signs play a significant role in forming the character of a street corridor. Signs can either contribute to or detract from the visual quality of a public right-of-way. Signage should be managed to avoid visual blight and safety concerns, while providing a fair economic environment. Attractive, coordinated, and well-designed signs have a positive impact on both businesses and the community. Appropriate signs provide a defined identification of individual businesses, stimulate business performance, create a pleasing environment that will attract people, and enhance the image of the community. The Town and Village should enhance the regulation of signs, preferably with the assistance of graphic illustrations, by ensuring that signs:

- Do not contain too much information.
- Are the minimum size appropriate to the use and volume of the facility.
- Are lit from an outside source.
- Minimize the number of colors.
- Do not include billboards.

Traffic Sign Recommendations

Traffic signs are part of the total streetscape and should be designed accordingly, while still fulfilling mandated size regulations and other requirements. The following guidelines for public sign control are recommended:

- Street and highway signs must be clean, simple, easy to read, and appropriately located if they are to be legible for drivers.
- The relevant governmental agencies should strive to locate all sign poles at a consistent setback from the curb.
- When taken together, traffic signs should not create confusion for motorists or negative visual impacts on the surrounding community. Redundant or excessive signs should be removed.
- To minimize information overload at intersections, which are decision points for the driver, limit signs to those whose message is critical at the street corner (e.g., directional signs and street name signs).
- To keep the number of poles along streets to a minimum, mount signs on light fixture poles wherever possible.

ACTION: ENCOURAGE SITE AMENITIES

In new commercial developments, attractive pedestrian-oriented open spaces, plazas, sculptures, fountains, and other amenities should be provided at key locations to enhance visual and community character. These amenities should be an integral component of the overall project design.

The use of art features add a unique identification and style to a development and the streetscape. Art features should be appropriate to the architectural, visual, and historic character of the site.

4.8 NATURAL RESOURCE PROTECTION PLAN

4.8.1 PRESERVE ENVIRONMENTAL FEATURES

ACTION: ESTABLISH A LOCAL WATERFRONT REVITALIZATION PROGRAM (LWRP)

To establish a comprehensive strategy for the protection and improvement of its unique coastal area, the Town and Village should prepare and adopt a joint Local Waterfront Revitalization Program (LWRP) pursuant to the Waterfront Revitalization and Coastal Resources Act of the State of New York.

The Town's and the Village's locations on the inland waterway system makes both jurisdictions eligible to participate in the New York State Coastal Management Program. The Village's and the Town's coastal zone includes Keuka Lake, and adjoining lands.

An advantage of developing an LWRP is that once an LWRP is approved by the New York State Department of State, the Consistency provisions of the State's Coastal Management Program come into effect. Under the Consistency provisions, all governmental actions—whether Federal, State, or Local—must be consistent, to the maximum extent practicable, with the approved local waterfront program. There is also the possibility of funding assistance for projects established in the LWRP. Key responsibilities for the Town and Village for participation in the coastal program include preparation of the LWRP and review of future projects for consistency with the LWRP. This Joint Comprehensive Plan's data base, including existing and proposed waterfront land use patterns and projects, would form the basis for development of the LWRP.

Given the shared jurisdiction of the Keuka Lake Waterfront, it is recommended that the Town and Village prepare a joint LWRP. This will result in a broader-based plan for the Keuka Lake Waterfront and will result in shared LWRP preparation costs. The Town and Village may apply for Federal grants to help offset the cost of preparing the LWRP through the Office of Ocean and Coastal Resource Management, which was created by the Coastal Zone Management Act of 1972. In addition, technical assistance is available from the State. Further discussions of the merits of the coastal program are recommended between Town and Village officials and the New York State Department of State, Division of Coastal Resources.

ACTION: PLAN FOR THE REUSE OF GRAVEL MINES

The Town should continue its efforts in planning for the reclamation and reuse of the Town gravel mine on Winding Stairs Road. The reuse plan should ensure that erosion and stormwater runoff are minimized. The Town should work with the State, the Keuka Watershed Improvement Cooperative (KWIC), the property owner and other interested parties toward the reclamation of the former gravel mine on Reservoir Hill Road.

ACTION: PROTECT WATER RESOURCES

The protection of water resources, especially Keuka Lake, was one of the foremost priorities

indicated by the community survey. There are a number of potential sources of pollution in Urbana and Hammondsport that must be managed so they do not affect the water quality of Keuka Lake, the Inlet and other water resources in the area. These sources include non-point sources such as lawn chemicals and roadway runoff, stormwater drainage, and point sources such as Mercury Aircraft. New development on land adjacent to water resources should be subject to strict guidelines to ensure that it does not adversely affect water quality, as follows:

- Any new law should have separate sub-districts for undeveloped and developed areas, excluding the developed areas from building setback, from vegetative thinning, and land-use provisions that would not be reasonable in already built-up areas.
- "Conservation density design " (i.e., mandatory clustering combined with design guidelines and open space preservation) should be required for subdivisions along the shoreline.
- As recommended by KWIC and the Keuka Lake Association (KLA), use of pesticides or herbicides should be restricted in the entire shoreland area to prevent water contamination. The Town, Village, and School District should continue their practice of not applying pesticides and fertilizers.
- Studies have shown the need for natural vegetated buffers along water bodies to filter out pollution from pollution sources. In general, a minimum buffer of 50 feet, where the clearing of natural vegetation is restricted, is considered the minimum necessary to filter out such contaminants. Such restrictions should be placed in undeveloped areas to protect water resources from further contamination. In areas without pre-existing natural vegetation (i.e., if the area was previously cleared), developers could be required to re-vegetate the 50-foot buffer strip.

ACTION: DESIGNATE THE KEUKA INLET WETLAND AREA AS A NATURE PRESERVE

The wetland around the mouth of the Keuka Lake Inlet is a New York State Department of Environmental Conservation (NYSDEC) Class II wetland (i.e., it provides many important wetland benefits including plant and wildlife habitat, protection of water supply, and protection from flooding - the loss of which is acceptable only in very limited circumstances). In addition, NYSDEC has also identified Keuka Lake as a waterfowl concentration area and significant habitat area. The mouth of the Inlet and its surroundings could provide an educational resource to the community and ensure the preservation of critical buffer lands adjoining the area. The area should provide educational trails and interpretive signage, a kiosk-style information sign at the trail head, picnic area, benches at lookout points, and bird blinds. There is also an opportunity to place a pedestrian bridge/boardwalk over the Inlet that would connect the Depot Lake Park with Champlin Beach Park. The Town and Village should consider collaborating on the project with an environmental group (e.g. the Audubon Society) or land trust (e.g., the Finger Lakes Land Trust).

ACTION: WORK TO PERMANENTLY PRESERVE HAMMONDS GLEN

Hammonds Glen is a natural and visual resource of regional, and statewide, importance. The Town should initiate discussions with the landowner(s), New York State, Steuben County, the Finger Lakes Land Trust, the Finger Lakes Trail Conference, other local environmental groups,

and other interested parties to develop a permanent protection plan for Hammonds Glen.

ACTION: COORDINATE ENVIRONMENTAL PROTECTION MEASURES

Neighboring communities have the potential to affect environmental resources in the Town and Village. The water quality of Keuka Lake, the community's sole source of drinking water, is dependent on managing activities in its watershed. A comprehensive strategy is needed to guarantee the preservation and enhancement of the coastal area and the Keuka Lake Watershed. It is recommended that the Town and Village consider the waterfront plans of neighboring municipalities into account when preparing their waterfront plans. In addition, the Town and Village should support the Finger Lakes-Lake Ontario Watershed Protection Alliance (FL-LOWPA) in its efforts to protect and enhance the water resources in New York's Lake Ontario Basin. The Town and Village should follow recommendations in watershed management plans developed by FL-LOWPA and be active participants in KWIC.

ACTION: ADOPT A TREE PROTECTION LAW

The Town and the Village should each consider adopting a law that protects trees from clear cutting and preserves these natural and visual resources to the maximum extent possible. This local legislation should also require replanting when appropriate. This could either be enacted through a separate law or by coordination with broader-based legislation protecting other natural features.

ACTION: CROSS-REFERENCE LOCAL, STATE AND FEDERAL REGULATIONS

It is important that appropriate sections of the Codes of the Town of Urbana and the Village of Hammondsport reference all applicable Local, State, and Federal pollution control or performance standards regulating the discharge of pollutants from all potential sources of contamination.

The Town and the Village should continue to work in conjunction with the KLA and KWIC to control the use of insecticides and pesticides. As described above, stricter performance standards for lawn chemicals may be designated in shoreland areas. Successful implementation of these regulations will require ongoing enforcement, penalties for violation, and an educational program for property owners.

ACTION: ADOPT A LOCAL SEQRA TYPE I LIST

Under the State Environmental Quality Review Act (SEQRA), municipalities can adopt their own list of "Type I" Actions to supplement or more clearly specify those listed by SEQRA. Type I Actions require a more complete review of environmental impacts, than "Unlisted" Actions. At a minimum, designation of a Lead Agency and submittal of a Full Environmental Assessment Form (EAF) are required. It is recommended that the Town and Village designate all development proposals for properties located within 500 feet of Keuka Lake and important subsidiary water resources including the Keuka Lake Inlet, Glen Brook, Hammondsport Glen and other scenic waterfalls and gorges, floodplains, habitat areas for State listed rare and

significant plant-species, and both NYSDEC governed wetlands, as being Type I Actions under SEQRA.

ACTION: UTILIZE CONSERVATION EASEMENTS TO PROTECT NATURAL RESOURCES

Conservation easements can substitute for the public acquisition of environmentally sensitive features. When development is proposed on a parcel that contains features such as wetlands or wetland buffer areas, steep slopes, stream valleys, flood hazard areas, significant wildlife habitat, high erosion potential areas, groundwater recharge areas, etc. the donation or purchase of conservation easements should be actively pursued by the Town and Village. A model of a municipal open space/conservation protection easement law for the Town and Village to consider is the law enacted by the Town of Pittsford, New York. Alternatively, the Town and Village could work in conjunction with a local non-profit land trust, such as the Finger Lakes Land Trust, to preserve conservation values with permanent easements.

ACTION: STRENGTHEN ENVIRONMENTAL REGULATIONS IN THE DENSITY PROVISIONS

The clustering provisions of Village Law and Town Law can be used more effectively to protect land that is part of the community's recommended open space system. Land reserved as open space under the clustering regulations should be land that has been identified by the Village or Town as meriting preservation because of sensitive environmental features or scenic views. Whenever possible, the designated open space should be comprised of large, significant parcels instead of fragmented parcels that are simply not wanted by the developer. The intent of this action is to ensure the protection of important environmental features when a cluster development is proposed by a developer.

ACTION: SEEK RIGHTS OF FIRST REFUSAL

There are several large properties in the Town of Urbana and the Village of Hammondsport that, if developed or redeveloped, could have a tremendous impact on sensitive environmental resources, public access to the waterfront, and community character. These parcels include the former B&H Railroad site along Keuka Lake at the end of Liberty Street in the Village of Hammondsport and properties along the ridges surrounding Keuka Lake in the Town of Urbana.

To prepare for the possibility that such property owners may decide to dispose of their lands in the future, it is recommended that the Town, Village, or a nonprofit land trust negotiate with selected owners for the initial option to purchase the property or an easement. A small amount is typically paid to acquire a right of first refusal option and the purchase price is negotiated at the time of sale. It may be possible for the Town or Village to obtain a right of first refusal option without payment.

A right of first refusal would not obligate the Town, Village or land trust in any way to purchase the property. However, the landowner would be required to notify the option holder that the property is up for sale and give the option holder a specified period of time (e.g., 10 to 90 days) to match any other offer. The right of first refusal would probably allow the Town or Village to identify the prospective buyer at a very early stage and get some idea of what the buyer intends to do with the property. Thus, the Town or Village and/or the land trust may be able to get assurances from the prospective buyer that the property would be developed in an environmentally sensitive way, with public access, etc. In some municipalities, a right of first refusal has prompted the original owners or the new buyers to donate sensitive portions of the property.

ACTION: ENCOURAGE SEQRA TRAINING

The Town and Village should send their governing Board, members of the zoning board of appeals, as well as Planning Board members and other appropriate officials to SEQRA training programs sponsored by the New York State Planning Federation and other groups. The Town and the Village should pay tuition and expenses and send officials on a properly realistic basis. This training will promote improved understanding and utilization of SEQRA to evaluate and address the impacts of activities on the environment.

ACTION: PROPERLY DESIGN AND MAINTAIN DRAINAGE AND EROSION CONTROL SYSTEMS

An important element of controlling excessive runoff of sediments and contaminants is a system of catch basins and other storm control structures. Without proper maintenance, these structures often fail their intended purpose. All elements of the Town's and Village's drainage systems, including catch basins, oil separators, detention ponds, etc., should be designed and maintained properly. The Town and Village should establish a specific program to maintain catch basins, silt control and other run-off devices. Subdivision and Site Plan Applications should be required to submit erosion and sediment control plans prepared by a licensed engineer.

ACTION: EVALUATE POTENTIAL AQUIFERS

Groundwater aquifers are porous water-bearing geologic formations capable of yielding an appreciable supply of water. As identified in the base studies, there are no high-yield aquifers located under the Town and Village. The community should work with the County, the USDA/Natural Resources Conservation Service, and the Cornell Cooperative Extension to identify and map potential aquifers and aquifer recharge areas in and around the area and evaluate their relative importance. If an important aquifer is identified, the Town should consider the benefits of adopting a local Aquifer Protection Law which includes land use and best management practices regulations to protect the aquifers or aquifer recharge areas.

ACTION: PRESERVE UNIQUE NATURAL AREAS AND WILDLIFE RESOURCES

The Town should actively work in conjunction with State and County agencies and nonprofit land preservation groups to protect unique natural and scenic areas such as Hammonds Glen

(discussed above), gorges, waterfalls, and other geologic formations. Protection could include public or nonprofit acquisition of conservation easements.

In addition, the Town should make protection of the habitat of the protected species of plants and animals referred to in the inventory a priority, if the lands are currently not under public or not-for-profit control. The Town and Village should also work together to prevent and mitigate siltation of Keuka Lake Inlet.

4.8.2 REMEDIATE AND REUSE ENVIRONMENTALLY CONTAMINATED SITES

ACTION: MONITOR AND REMEDIATE CONTAMINATED SITES

The B&H Railroad property adjacent to the mouth of the Keuka Inlet in the Village is potentially contaminated. To date, the Town has conducted Phase I and Phase II environmental investigations. The Town should seek government grants from the NYSDEC and the United States Environmental Protection Agency (USEPA) to facilitate plans for the public reuse of the site.

ACTION: REQUIRE PHASE I ENVIRONMENTAL STUDIES

During the SEQRA Review Process, the Town and the Village should routinely require an environmental assessment by an engineer or other qualified professional, for all properties with past industrial or auto-related uses. The study should investigate the possibility of soil or groundwater contamination based on past usage and an above ground survey of current site conditions. The study will determine whether subsurface investigations are necessary prior to planned development.

4.9 AGRICULTURAL PLAN

Maintaining farms and farmland sustains jobs in the rural economy, demonstrates an area's effectiveness in directing urban growth, ensures the availability of locally grown produce, and preserves rural ways of life, and protects scenic agricultural landscapes. This is true in the Town of Urbana and the protection of agriculture was emphasized by residents in the survey. Non-agricultural residential development is occurring in the Town, however, there has been relatively little recent commercial or industrial development.

ACTION: PRESERVE PRIME AGRICULTURAL LANDS

Preserve the most productive lands for agriculture and minimize residential development pressures on these lands. Open and Agricultural land should be identified as prime agriculture lands (based on soils, location or size of parcel), wood lots, streams, ponds, old fields, wildlife habitat, wetlands and possible recreational areas (including waterways for boating and hills for skiing) and prioritized for preservation.

Preserve these priority sites through mechanisms such as donation of development rights and use of conservation easements to a land trust, purchasing the land to protect it from development, or other incentives, sliding scale zoning and mandatory clustering techniques to

maintain the most productive lands for agriculture. The Town should consider reducing allowable density in high priority areas identified as overlay zones to preserve farmland.

The Town should implement new Subdivision Regulations and Design Standards that would require non-farm development to be located on lower quality soils and in places where there will be little interference with farming operations. Splitting of land into non-farm house lots should be limited. Where subdivision occurs, it should be limited to areas not on prime soils. Use of the building envelope technique defines specific actions that disturb the land (driveway, house, septic, well, lawn area) and encloses them in an “envelope”. The Planning Board and/or the Building Inspector can be given authority to place this building envelope in the best location on the parcel to protect farmland, views, or environmentally sensitive area.

ACTION: DEVELOP AGRICULTURE-FRIENDLY LAND USE PRACTICES

Develop local land use policies—reflecting the goals outlined in the Comprehensive Plan—that support local farmers and protect priority farmland. Work undertaken in the development of the Comprehensive Plan must not be wasted by failure to translate the plan into meaningful land use policies.

Implement land use policies that balance residential and commercial growth with farmland protection. Some low-cost strategies for achieving this goal include:

- Agricultural Zoning that designates agriculture as the principal land use in agricultural Districts (see “Land Use Plan,” above).
- Subdivision Regulations that provide incentives for clustering development away from highly productive agricultural soils at a density that allows agriculture to be economically viable.
- Promote development patterns that focus infrastructure and growth in already developed areas and manage growth so that the development does not creep into priority farming regions.
- Create Town-specific farmland prioritization criteria to identify priority-farming regions. Land use policies then should be developed to protect farmland within the designated areas. One area worthy of designation as a priority-farming region are the vineyards on the hillsides overlooking the lake. By focusing on priority-farming regions, the Town can take a fiscally responsible and strategic approach to securing its farmland use.
- Require buffers on new residential, commercial and industrial developments near farming operations. Buffers should be required on the new developments - not on the farm property - to allow farmers to take full advantage of their productive land.
- The Town Board should consider using its Municipal Home Rule authority to prohibit the Zoning Board of Appeals from granting Use Variances in Agricultural Districts.
- Allow reuse of existing farm structures without requiring variances, assuming that the application meets the building code requirements.

ACTION: DO NOT EXTEND INFRASTRUCTURE INTO PRIME AGRICULTURAL AREAS

Reduce growth in farming regions by concentrating infrastructure, such as water and sewer

extensions to the Village, along Route 54 south of the lake, and the Pleasant Valley area. Consider employing lateral restrictions when extending water lines through priority farming regions. By coordinating municipal infrastructure planning with farmland protection planning, the Town can take a fiscally prudent and strategic approach to land use issues.

ACTION: ENACT A "RIGHT-TO-FARM LAW" FOR THE TOWN OF URBANA

This should clearly establish the policy of the Town to conserve, protect and encourage the development and improvement of agricultural land for the production of food and other agricultural products, and also for natural and ecological value. Among other things, the law should provide that property owners and residents of the Town of Urbana should be aware that farmers have the right to undertake generally accepted agricultural practices and one should expect such conditions as a normal and necessary aspect of living in an agricultural area/rural community.

A Town right-to-farm law complements County and State right-to-farm protections by making a local statement of support for farmers and by providing additional protections for local farmers (such as the alternative dispute resolution clause or the real estate disclosure notice requirement for subdivision and building permit filings.)

ACTION: MAINTAIN A "CRITICAL MASS" OF FARMING USES TO ENSURE CONTINUED VIABILITY

The Proposed Land Use Plan maps the Agricultural District extensively in the Town. Key agricultural lands that the community wants to protect, including lands with active farming uses and high scenic values, are included in the Agricultural District. In addition, agricultural uses should be allowed in virtually every Zoning District. Zoning regulations should provide incentives for agricultural preservation, with farming designated as the primary land use. Residential development in the Agricultural District should be buffered from agricultural uses to avoid conflict between uses.

ACTION: CONSIDER PURCHASE OF DEVELOPMENT RIGHTS ("PDR") AND/OR TRANSFER OF DEVELOPMENT RIGHTS ("TDR") PROGRAMS

The Town should consider creating a purchase of agricultural conservation easement (PACE) program to prevent development on key and/or threatened farmlands. This program has been implemented by the Town of Marilla in Erie County. In this program, non-agricultural (i.e., residential and commercial) development rights are purchased from farmers. Transfer of Development Rights programs swap development rights on the parcel that is identified for preservation for development rights on another parcel in a more appropriate location. The Town should consider partnerships with land trusts to protect farmland through these and other measures.

Consider conducting a farmland protection demonstration project that purchases the development rights on productive farmland. Work with regional partners, such as the Finger Lakes Land Trust, to submit an application to the New York State Farmland Protection Program

or to the USDA's Farmland Protection Program for funding of a local project.

ACTION: APPLY FOR FARMLAND PRESERVATION GRANTS

The Town should regularly apply for and supply information to farmers regarding farmland preservation grants. New York State has farmland preservation funds that assist municipalities in establishing a purchase of development rights (PDR) program. Farmland preservation planning grants are available from the Rural New York Grant Program of the New York Planning Federation and other sources.

ACTION: ESTABLISH AN AGRICULTURAL ADVISORY COMMITTEE

Establish an Agricultural Advisory Committee to provide guidance to the Town Board and its Planning Board on agricultural issues such as the impacts of land use policies on local farms. By obtaining input from farmers, the Town will be better assured that their policies are farm friendly. The Agricultural Advisory Committee could undertake activities to help minimize and resolve conflicts between farmers and non-farm neighbors. For instance, the Committee could include public education materials in local newsletters or media about modern farm practices; serve as a point of reference if residents have questions or concerns about farm policies; and mediate disputes between farmers and neighbors.

ACTION: RAISE COMMUNITY AWARENESS ABOUT AGRICULTURE

- Raise awareness of state tax programs such as agricultural assessment, the Farmers' School Tax Credit and farm building exemptions. To do so, consider producing a *Farmer's Bulletin* to be distributed in the Town's newsletter. Also consider utilizing agricultural assessment values for service Districts such as fire and ambulance.
- To reduce accidents between farm vehicles and motorists, educate residents about slow moving farm vehicles. Institute traffic calming measures such as lowering and enforcing speed limits.
- Urge law enforcement officials to enforce trespassing to prevent damage to farmland, farm facilities and machinery.
- The agricultural advisory committee, Town staff and volunteers should educate residents about modern agriculture by promoting farm tours, fairs and other agricultural events.

ACTION: CREATE AN AGRICULTURE-FRIENDLY BUSINESS ENVIRONMENT

The Town should authorize and encourage on-site commercial agricultural activities, such as farm stands, that enhance farm profitability. The Town should also promote agri-tourism businesses, including farm tours and other special activities. Working with the County and State, economic incentives should be provided for agricultural support businesses.

- Enhance market opportunities for local growers. Explore opportunities for Village farmers' markets and agri-tourism events such as farm tours, trails, and festivals. Consider applying for a GROW New York grant to investigate the feasibility of such opportunities. Take a more active role in farm festivals, such as the Steuben County

- Dairy Festival, to promote and build support for local farms.
- Review sign regulations to insure adequate flexibility for on- and off- farm signs. Farmers often are dependent on signs to guide customers and service providers to their business.
- Create a supportive business environment for agriculture. Insure that local infrastructure meet the needs of modern farms. Roads and bridges should support tractor-trailers and other large farm vehicles. Electricity supply should adequately service farm businesses. Drainage systems should enhance productive farmland.
- Review the Town Code to insure adequate flexibility for mobile homes used as farm worker housing. Modern farms are dependent upon affordable, on-farm housing for farm labor. Farm laborers tend to work long hours and need to be close to their farms in case of emergencies.
- Adopt the New York State Agriculture and Markets Law definitions of “farm operation” and “crops, livestock, and livestock products” so that planning efforts and local policies recognize the importance of part-time farmers and the diversity of agriculture within the region.
- There are a number of active farms in Urbana on parcels outside the Agricultural District boundaries. Encourage farmers to participate in the Agricultural Districts Program from the New York State Department of Agriculture and Markets and to take advantage of reduced tax assessments.

ACTION: FOLLOW STATE AGRICULTURAL POLICIES

Ensure that the Town follows required procedures from the New York State Agriculture and Markets Law 25AA, Section 305 and 305-a for Zoning, Subdivision and Site Plan Reviews in and within 500 feet of an Agricultural District. This provision, commonly referred to as “Notice of Intent,” recognizes that it is important to analyze the effect of proposed projects on agriculture and to avoid or minimize adverse farm impacts before public dollars are spent or land is acquired for projects. Section 305 includes a preliminary notice, a final notice and agricultural impact statement, and review by the County Agriculture and Farmland Protection Board. Section 305-a requires local planning and land use decision-making to recognize the policy and goals of the Agricultural District’s law and to avoid unreasonable restrictions or regulations on farm operations within Agricultural Districts. It requires an agricultural data statement, notice to affected landowners, and an evaluation of the possible impacts of the proposed project so that local land use decisions are not at odds with policies of the Agricultural Districts Law.

4.10 TRANSPORTATION PLAN

Transportation improvements proposed in the Comprehensive Plan are designed to alleviate traffic congestion and parking problems during the busy summer months, visually enhance major thoroughfares in the community, particularly Route 54, and ensure pedestrian safety.

4.10.1 VEHICULAR SYSTEM RECOMMENDATIONS

ACTION: ADD TURNING LANES ON ROUTE 54

The Town should work with the New York State Department of Transportation (NYSDOT) to make safety and circulation improvements on Route 54. Turning lanes should be added at the medical offices/hospital and at Champlin Beach. This action will improve traffic flows and safety.

ACTION: WORK WITH THE NYSDOT TO IMPROVE CRITICAL INTERSECTIONS

The communities should work with the NYSDOT to evaluate alternative mechanisms to improve the safety of the Route 54A/76 intersection, a tour bus route. A traffic calming measure that may be considered is the creation of a traffic circles along Route 54. Traffic circles slow and calm traffic and can be used to alert drivers to the fact that they are entering a different area (e.g., this can be effective at a Village gateway such as the intersection of Routes 54 and 54A). They can also be very attractively landscaped, thereby adding a visual amenity to the roadway. The intersection of Pleasant Valley Road and Route 54 is another potential site for a traffic circle.

ACTION: RETAIN DIRT ROADS

The Town should consider the benefits of retaining its dirt roads, including reduced maintenance and related costs, reduced runoff from impervious surfaces, and protection of a key element which contributes to the area's charming rural character. Where traffic volumes permit, the Town should retain its dirt roads to the extent possible. Costs of paving dirt roads should be required as a mitigation measure to be paid by developers if a proposed project triggers the need for a paved roadway.

ACTION: REHABILITATE THE TWO ROD ROAD BRIDGE

The Towns of Urbana and Wheeler should undertake a cooperative work plan and shared cost agreement to repair the shared bridge between the Towns on Two Rod Road. The bridge is currently in poor condition and the Towns should plan in their capital budgets to have the reconstruction project done within about three years.

ACTION: STABILIZE ROAD SHOULDERS

The Town should list and prioritize roadways in need of shoulder stabilization and phase in, and budget for, these costs in its CIP. Erosion problems are common on steep hillside roads, such as Reservoir Hill Road, and County Routes 76 and 87. Possible solutions, depending on the site, include paving the shoulder, stabilizing by using stone and oil, adding gutters, and flushing out culverts regularly.

4.10.2 SITE ACCESS AND CIRCULATION RECOMMENDATIONS FOR THE ROUTE 54 COMMERCIAL AREA

ACTION: RESTRICT THE NUMBER OF DRIVEWAYS PER LOT

In general, restrict each lot to a single point of access to the highway and establish special

conditions for additional driveways.

ACTION: CONNECT PARKING LOTS AND CONSOLIDATE DRIVEWAYS

Connections between adjacent properties permit vehicles to circulate between uses without having to turn on and off the roadway unnecessarily. They improve highway safety, convenience to shoppers, and access to emergency and delivery vehicles. Shared driveways are encouraged, where feasible. "Outparcels" are separate lots along a major roadway and are located in front of the primary retail draw, which is often set far back from the street. Access to all outparcels should be provided through the access and circulation system of the principal retail center and not via separate driveways to the State roadway. Development sites under the same ownership, or those consolidated for development, should be treated as a single site and should provide a coordinated access management and circulation plan.

ACTION: REGULATE THE SPACING, LOCATION, AND DESIGN OF DRIVEWAYS

Place individual driveways along the highway as far apart as possible to reduce the potential for vehicular collisions by limiting and separating conflict points. Locate driveways to ensure adequate "sight distance," to enable drivers exiting the site to see oncoming traffic and to give drivers on the roadway enough time to react to vehicles leaving the site.

Provide entrance driveways with adequate depth or "throat length" to prevent vehicles from backing onto the roadway while waiting to proceed further into the site. This will diminish the possibility of rear-end collisions from through-traffic.

Require definable driveways for all new and redeveloped sites. Where excessive access already exists, install curbing to limit access to one or two locations when applications for expansion, redevelopment, or change of use are made.

ACTION: ENCOURAGE ACCESS RETROFITS

Existing developments should be required to retrofit driveways and make other improvements when applying for expansion or change of use. Required access improvements may include closing multiple driveways and constructing a driveway to an access road.

ACTION: LIMIT CORNER LOT ACCESS

Accidents at intersections are typically about three times more frequent than between intersections. For lots located at intersections with State Routes, driveways and connections should be set back from the intersection to reduce the number of conflicts and provide more time and space for vehicles to turn or merge safely. Access to corner lots should be from the adjacent local road, and not from the State Route. Access to corner parcels should be far enough from the intersection that vehicles using the driveway do not interfere with the function of the intersection. Driveways should be prohibited within the boundaries of intersection turn or merge lanes. For existing developed properties that do not follow these recommendations, consider limiting turns to and from the roadway to right turns in and/or out only.

4.10.3 INITIATE CAPITAL IMPROVEMENT PROGRAMMING (CIP)

Part of the Capital Improvement Programs (CIP) for the Town and Village, described in the "Municipal Utilities and Community Services Plan," should implement overall roadway improvement plans for Town and Village roads, which identify and use a roadway rating system to prioritize local streets needing repair and/or replacement.

4.10.4 IMPROVE COORDINATION WITH NYSDOT

The Town and Village should work closely with the NYSDOT, particularly when it plans improvements to State roadways, in order to gain needed improvements to infrastructure and amenities. The Town and Village should actively identify and make recommendations on a regular basis to the NYSDOT for assistance in improving traffic flow and safety on Routes 54 and 54A by such means as changes in signal timing, dedicated turning lanes, lower speeds, pavers, and other traffic calming measures.

4.10.5 PEDESTRIAN, BICYCLE, AND RAIL RECOMMENDATIONS

Improving pedestrian and bicycle infrastructure was one of the top priorities established from the community survey. Convenient and safe non-motorized access between different land uses (e.g., commercial, residential, recreational, community facilities) is essential for the well-being of the community. This is especially true when connecting the downtown and the lakefront, the Finger Lakes Trail and residential neighborhoods. The absence of an adequate and continuous sidewalk/trail system discourages pedestrian traffic, creates dangerous conditions for pedestrians, and deprives communities of places for people to casually interact with other people. It is recognized that in the downtown, the needs of pedestrians are as important as the needs of motorists. Specific recommendations include:

ACTION: EXTEND THE TRAIL SYSTEM

Provide pedestrian and bicycle connections between downtown; the Finger Lakes Trail; the lakefront, and other recreation areas; commercial businesses; parking areas; residential neighborhoods; community facilities such as schools and municipal offices; and other uses (see "Open Space and Recreation Plan," above).

ACTION: DEVELOP A REUSE PLAN FOR THE BATH AND HAMMONDSPORT RAILROAD PROPERTY

The Town and Village should work with all involved parties to investigate the potential of either creating a bike/hike trail on, or adjacent to, the abandoned B & H railway tracks or utilizing the tracks for a passenger train.

ACTION: IMPROVE THE SIDEWALK SYSTEM

- Develop a sidewalk plan which will identify priority areas for sidewalk construction and rehabilitation, and create financing methods for their construction and maintenance.

- New developments should be fully linked to the pedestrian system. Within new and retrofitted commercial development sites, pedestrian walkways should be provided directly from building entrances to the sidewalks along roadways. All new residential subdivisions should be required to have sidewalks and tie them in with the existing pedestrian system.
- Incorporate barrier-free circulation into walkway systems and provide handicapped access.

ACTION: IMPROVE THE BICYCLE SYSTEM

The following changes are recommended in the bicycle system:

- Encourage separate bicycle lanes along the State routes where adequate right-of-way exists. Bicycle lanes should conform to applicable NYSDOT guidelines.
- Appropriate and adequate signage and markings should be provided to alert drivers and cyclists to the presence of the bicycle lane.
- Many communities are beginning to require a minimum amount of bicycle parking in addition to automobile parking. This is particularly important in Hammondsport and Urbana because of the presence of the Finger Lakes Trail and its location in the Finger Lakes Tourist Region. A priority should be placed on providing adequate bicycle parking in the downtown and in recreation areas. The number of bicycle parking spaces should be based on the type of land use and activity proposed and the probability that bicycle activity will occur at a given location. Bicycle parking should be provided in a secure location, preferably visible from the street. Post signs indicating the location of bicycle parking facilities.
- To promote bicycle use and reduce vehicular traffic, the Town and Village should consider providing a bicycle rental or loan service during the tourist season.

4.10.6 PARKING RECOMMENDATIONS

ACTION: ENHANCE DOWNTOWN PUBLIC PARKING

Repaving, restriping, and landscaping of the Village's parking lots is proposed in order to improve the visual quality of the parking lots and the downtown area. The Village should provide coordinated, historically appropriate, easily readable, and effectively placed signage directing visitors to municipal parking lots. The Village should consider providing an additional parking lot in an appropriate location for overflow parking during the summer. The Village should consider purchasing underutilized land that can be easily connected, and within a reasonable walking distance (one-quarter mile), of both Pulteney Square and the waterfront. All parking areas should be appropriately screened.

Another option is to create a satellite merchants' parking lot to free up valuable street front spots for shoppers. This would require an educational program sponsored by the Chamber of

Commerce and/or Village together with enforcement of time limits (e.g., two-hour zones) that would prevent employees and merchants from parking in front of stores.

ACTION: PROVIDE PARKING STANDARDS FOR THE ROUTE 54 CORRIDOR

Minimize Interference with Corridor Traffic Flow

The primary concepts in parking facility design are to minimize interference with traffic flow on the major road and to preserve the visual character of the roadway. Vehicles should be able to perform all necessary circulation within the parking area and not have to exit onto the State route or an adjoining street and thereto re-enter the parking lot.

Encourage Unified Parking Plans

Require development sites under single ownership or those consolidated for development, to be treated as a single site. Require a coordinated access management and circulation plan for the entire group of sites, unless it can be shown that separate access is required due to safety concerns.

Provide Interconnection of Parking

Interconnected commercial sites permit shoppers and workers to move between adjoining sites without entering and exiting the roadway. Interconnected parking minimizes disruption of highway traffic flow, reduces potential points of conflict between through and turning traffic, and facilitates the control and separation of vehicles and pedestrian movement.

It is recommended that development along Route 54 provide, where possible, cross-access between properties and parking lots at the rear thereof. Shared access is recommended when two or more similar projects are proposed for adjacent parcels. The Town should require individual developers to develop a site layout which facilitates future coordinated access in anticipation of future adjacent development. For example, commercial driveways should be located along a side yard property line rather than at the center of the front yard property line. Reductions in required parking area should be allowed where two or more facilities share parking and the applicant can show that the total parking needs are less than if the facilities were separate.

ACTION: REQUIRE APPROPRIATE PARKING LOT LOCATION

Parking should be subservient to the buildings and pedestrian system. It is recommended that commercial buildings be sited close to the right-of-way, with parking areas located to the rear and/or sides of the building. This creates a more attractive streetscape for passing traffic and shoppers alike. Building entrances and lighting should be arranged so as to make side and rear parking lots attractive to customers. This is particularly true in the pedestrian-oriented Village environment, but is also recommended to improve the visual character of commercial areas throughout the Town.

4.11 MUNICIPAL UTILITIES AND COMMUNITY SERVICES PLAN

4.11.1 GENERAL RECOMMENDATIONS

ACTION: IMPLEMENT COORDINATED VILLAGE/TOWN CAPITAL IMPROVEMENT PROGRAMS (CIPs)

This action calls for a systematic approach to capital spending, including a prioritization of various capital projects. The Village of Hammondsport and the Town of Urbana face many difficult decisions on a wide variety of worthy projects, including new and renovated recreational facilities, the Hammondsport Public Library, and ongoing roadway improvements. It is clear that capital needs are fragmented and originate from a wide variety of departments and committees and serve a variety of potentially competing constituents. However, capital needs can be organized into five general areas for consideration: planning, design, and construction supervision; land acquisition; site improvements; construction; and furniture and equipment.

A CIP can provide a centralized and public process for systematically identifying all the capital projects needed by a community. Section 99-g of New York State General Municipal Law defines the initial and annual tasks associated in preparing and adopting a municipal CIP, which is defined as a plan of capital projects planned over a six-year period. The Supervisor and Mayor are given responsibility for CIP preparation under Section 99-g for the Town and Village, respectively. To the extent possible, elements identified in the Comprehensive Plan should be incorporated into the CIP (e.g., community facilities, utilities, roads, etc.). The cost of each capital project should be estimated.

CIP Advisory Committees could be established to assist in preparation of the CIP. The potential funding sources for each project would then be analyzed. At this point, the timing and sequencing of capital projects would be identified. The State regulations also require an estimate of the potential effect of proposed capital projects on the Village and Town's operating budgets. The logical composition of the CIP Advisory Committees would include representatives from the Village/Town Board, the Planning Board, the Director of Public Works, and departments with capital needs.

The CIPs for the Town and Village would be reviewed and adopted by their respective Boards, with the effect that the first year's identified program becomes the actual capital budget. After each CIP is established, an annual review would reexamine, update, and re-adopt the CIP. Each year, the first year of the revised plan would become the current capital budget.

Implementation of the CIP is intended to avoid unexpected costs and will help the Town and Village to structure their utility and tax rate systems so that the municipal utilities are self-supporting with regard to operating and capital costs.

ACTION: PURSUE JOINT FUNDING OPPORTUNITIES

The Town and Village should jointly pursue funding opportunities, possibly with the assistance of a grant writer. The communities should ensure that all potential Federal, State, County, and private sources of funds for a variety of municipal projects (e.g., municipal utilities, community facility buildings, parks, streetscapes and highway improvements, etc.) are considered and that

proposals are routinely submitted on behalf of both Urbana and Hammondsport. Hiring a professional grant writer generally more than pays for itself, particularly if the costs are allocated between the Town and Village.

ACTION: EVALUATE IMPACTS OF NEW DEVELOPMENT

Under the State Environmental Quality Review Act (SEQRA), municipalities are required to review the potential impacts of proposed projects on municipal utilities and community facilities and services. Impacts on community services are most likely in the case of large-scale residential development. All types of development can add demand for municipal utilities. Identification of potential impacts can help the Town, Village and the School District better plan for future needs. SEQRA also requires that when an adverse impact is identified, appropriate mitigation measures be developed. Because the Town, Village and the School District serve residents and provide services (e.g., water and sewer, recreational, and educational) well beyond their boundaries, the Towns of Pulteney, Bradford, Wayne and Prattsburgh should advise the Town, Village and the School District of major proposed developments in the early stages of the planning and environmental review processes.

The Site Plan Review Process should be used to insure that on-site infrastructure improvements are adequate to meet the needs of the proposed developments and ensure that these developments do not adversely affect neighboring properties (e.g., stormwater drainage).

ACTION: ENCOURAGE INTER-GOVERNMENTAL COOPERATION

This is a general policy which encourages the sharing of services (e.g., a grant writer) and facilities (e.g., recreational facilities) among government and institutional agencies, starting with coordination between the Town of Urbana and the Village of Hammondsport. When appropriate, cost savings for shared services and/or coordination of equipment should be estimated to help guide decision-making. Costs should also be shared among participating municipalities and other groups. Potential partners include the Towns of Pulteney, Bradford, Wayne and Prattsburgh; Steuben County; and the Hammondsport Central School District.

4.11.2 MUNICIPAL UTILITIES RECOMMENDATIONS

ACTION: DEVELOP A SEWER DISTRICT FOR THE VILLAGE OF HAMMONDSPORT

In order to protect the water quality of Keuka Lake, the Keuka Lake Association (KLA) sponsored a sewerage study for the areas that surround the Lake, including Urbana and Hammondsport. The study recommended a sewer District be established for the Village of Hammondsport. In addition, of all the communities which the study recommended the implementation of sewer infrastructure, Hammondsport had the lowest projected annual user charge for capital and operations and maintenance costs. As stated in Chapter 2.8, "Transportation and Infrastructure," the Steuben County Industrial Development Agency (SCIDA) is working with Mercury Aircraft to install an eight-inch force-main that will go along the abandoned rail right-of-way from the Village of Bath to the Mercury plant. The potential Village of Hammondsport sewer district could connect to this line in the future.

ACTION: CONSIDER A WASTEWATER TREATMENT PLANT IN THE VILLAGE

As indicated in Chapter 2.8, “Transportation and Infrastructure,” the wastewater treatment plant in the Village of Bath will be approaching capacity, especially once the new industrial users are added to the system. In order to safely implement a new sewer District in Hammondsport, a new wastewater treatment plant should be considered. The Village should form a committee to analyze the needed capacity of a new treatment plant to accommodate the Village and potential expansion of the District, as well as potential sites. The committee should work with the KLA, Steuben County, the SCIDA, and the New York State Department of Environmental Conservation (NYSDEC), on the need for, and issues regarding, a new wastewater treatment plant.

ACTION: PLACE UTILITY LINES UNDERGROUND

All new and expanded projects in the Village of Hammondsport are encouraged to install underground utility service systems. When economically feasible, existing above-ground electrical and other utility lines should be placed underground to enhance safety and improve the visual appearance of the Village. Opportunities for undergrounding utilities should also be pursued by the Town along State Routes 54 and 54A, the major gateway to the community. Coordination between the Village and/or Town and NYSDOT early in the process is recommended. The Village and/or Town should seek State or Federal Grants available for enhancements to arterial roadways.

Opportunities to place aboveground utility lines underground should be explored when improvements to Main Street (State Route 54A) are planned by NYSDOT. In addition, the Village should emphasize undergrounding utilities in the central business District - especially around Pulteney Square - and at the waterfront, where visual improvements are particularly desirable. Doing this work concurrently with planned road work will minimize the overall costs of the project; inconvenience to residents, businesses, and shoppers; and the environmental impacts of construction.

The Village and/or Town should apply for grant or loan monies available for infrastructure improvements through the New York State Environmental Facilities Corporation, the U.S. Economic Development Agency (EDA), and the Community Development Block Grant (CDBG) program of the U.S. Department of Housing and Urban Development.

Water Supply Recommendations

Carefully consider water extension proposals by utilizing the SEQRA process, with particular emphasis on the growth inducing impacts of such infrastructure. Focus new water service to the few remaining areas in the Village that currently do not have water service available and in areas where new development is planned, such as the Pleasant Valley area (including the winery). In addition, new water service should be considered in areas that currently are served or are planned to have sewer service.

ACTION: WORK WITH HIGH-SPEED INTERNET PROVIDERS TO DEVELOP MORE INTERNET OPTIONS

Currently, Adelphia is the only provider of high-speed internet access whose coverage encompasses most of the Town and Village. In addition, Empire Telephone offers high-speed service to a small portion of northern Urbana, including the Bully Hill Winery. However, as more residents and businesses need high-speed internet access in the future, it is important to develop more options in order to decrease the community's dependence on one company for high-speed internet and to ensure affordable internet costs in the future.

The Town and Village should partner with the SCIDA in an effort to demonstrate that there is a strong market for high-speed internet use. If such a market could be shown, Citizens Communication - which has a fiber-optic network throughout parts of the Town and Village but which would still need to make a significant investment to make their high-speed internet service available in Hammondsport and Urbana - and other internet providers would be more likely to install the necessary infrastructure to offer a more high-speed service options.

ACTION: PREPARE A FEASIBILITY STUDY FOR MUNICIPALLY-OWNED ELECTRIC AND TELECOMMUNICATIONS SERVICES

The Village should consider the possibility of operating a municipal electric and/or telecommunications system, including cable, fiber optics, and related services. This could generate substantial new revenues for the Village. A feasibility study should be conducted that evaluates the cost implications in terms of projected revenues and expenses (both operating and capital), management issues, and experience of other municipalities which have owned their own systems.

4.11.3 MUNICIPAL SERVICES AND FACILITIES RECOMMENDATIONS

ACTION: KEEP COMMUNITY FACILITIES IN THE VILLAGE CENTER

Strengthening and preserving the identity of Hammondsport through a commitment to the existing downtown center is a goal identified in many areas of this Joint Comprehensive Plan. The planning for public facilities should be focused on the downtown area. Strong identification with public buildings is a critical component of community identity. Maintaining the presence of public facilities such as Municipal Hall, the Hammondsport Public Library, and the Post Office in downtown Hammondsport is necessary to maintaining the vitality and sense of place for the entire community.

ACTION: FACILITATE CONSTRUCTION OF NEW, EXPANDED, AND RENOVATED FACILITIES AND THE UTILIZATION OF MUNICIPALLY-OWNED LAND

The Town and Village should respond to the service needs of various departments by facilitating construction of new or upgraded facilities. Community facility space needs should be reviewed as a whole (Town and Village) to identify possible opportunities for consolidation and shared space and cost savings from coordinated purchasing of equipment, etc. In addition, the Town and Village should consider how best to use municipally-owned land. Current issues include:

- Relocation of Town and Village Hall to make better use of the Municipal Hall property. Possible sites for a relocated Village/Town Hall include the old Town Highway Garage property on Liberty Street, The new Town Highway Garage property on Route 54, or the present Hammondsport Central School bus garage property on Main Street. The facility should remain a combined facility to save costs and should remain in the village center to keep activity and the community focus in the downtown area.
- There is the need to coordinate park improvements, particularly along the waterfront.
- The Town and Village should consider relocating the Hammondsport Volunteer Ambulance Corps from Pulteney Square to a combined facility at the Fire Station. The present location in downtown Hammondsport is often congested during the summer and can be a dangerous area to quickly dispatch an ambulance. In addition, the present location may be more valuably employed as commercial space.
- The Town and Village should consider the construction of a visitor center that would provide information to tourists regarding attractions throughout the area.
- The Town should consider/plan the reclamation of the Town gravel pit.
- The Town should consider relocating the storage area which is currently adjacent to the Fire Station, to a more appropriate area. The area near the Fire Station can be better utilized as parkland.

Establish a Facilities and Municipal Property Committee

The Town and Village Boards should appoint a Joint Facilities and Municipal Property Committee to study the public facility/property needs of Town and Village residents. The Committee would prepare a draft plan for community facilities/property and would present this draft plan to the Town and Village Boards.

Prepare a Community Facilities/Municipal Property Plan

The Facilities and Municipal Property Committee would prepare a Joint Community Facilities/Municipal Property Plan for the Town and Village Boards. The plan should include an analysis of current facilities and current and future space needs. It should incorporate input from the public, as well as agency heads and employees and other stakeholders.

If the need for a new facility is identified, possible sites should be evaluated, with the assistance of professionals when appropriate. The following site evaluation guidelines are recommended:

- The site must accommodate the necessary structure with a minimal amount of site preparation work.
- The site should provide for expansion.
- When appropriate, the site should be in or adjacent to the downtown area, easily accessed, and provide ample parking.
- The facility should be compatible with the surrounding neighborhood in terms of use and activity.
- If possible, Town/Village-owned lands should be considered so as not to remove property from the tax rolls.

The Joint Community Facility/Municipal Property Plan should recommend specific sites for any

required new facilities and provide cost estimates. It should identify project financing such as municipal bonds, State and Federal grants, and joint funding efforts including the Town, Village, Steuben County, and other agencies.

ACTION: IMPLEMENT INCENTIVES FOR VOLUNTEERS

Throughout the State, as the population continues to grow, housing prices rise, and the demographics of where and how people work changes, many volunteer fire departments and emergency service units face a problem attracting volunteers. Though the Hammondsport Fire Department has been supported by strong volunteerism, the Hammondsport Volunteer Ambulance Corps has had a more difficult time recruiting volunteers. The Town and Village should consider providing amenities as incentives, including waivers of recreation and other municipal fees. A volunteer of the year award program, with a special youth volunteer of the year award is also recommended. These measures, which have been implemented in other communities, could be combined with an outreach and education program designed to attract volunteers.

ACTION: EVALUATE FIRE PROTECTION RESPONSE ENHANCEMENTS

The Town should work with the Fire Department and Ira Davenport Hospital to evaluate the need and potential funding sources for a helipad and lighting at the hospital for use by the Fire Department.

The Fire Department should identify and map roadways with restricted access to fire trucks as the result of physical constraints (e.g. steep hills), recommend and prioritize roadway improvements, and phase into the CIP.

ACTION: IMPROVE VILLAGE-SCHOOL DISTRICT COMMUNICATION

The Town, Village and Hammondsport Central School District share many concerns regarding recreational facilities, safety, tax revenues, and other issues. Communication and sharing of information should be enhanced between the School District and community. To accomplish this end, both the Town and Village Boards should appoint one Board member each to serve as the official liaison with the School District. As part of these reciprocal agreements, the School District should appoint two School Board members to be the official liaisons with the Town and Village Boards. The liaisons would be responsible for attending Board meetings on regular basis and routinely making reports to his or her own Board concerning issues of mutual concern.

Chapter 5: Implementation Plan

A. INTRODUCTION

This section of the Joint Comprehensive Plan Update provides an overview of what it will take to implement the Action Plan. The actions have been prioritized in terms of the timing of implementation. The following implementation matrix (see Table 5-1) provides the framework for putting the Plan recommendations into effect in terms of the regulatory review process, the capital investment plan, and regional coordination. In addition, the matrix identifies the recommendations in terms of relative priority and timing considerations, responsible agencies, and further description of required actions when appropriate.

It is important to note that some processes take longer than others. For example, while implementation of a new sewer district for Hammondsport is a high priority for the Plan, it is recognized that this recommendation will take time to implement. Therefore, most capital improvements are seen as mid-term and long-term efforts, while most zoning amendments are designated for immediate implementation.

B. MONITORING PROGRAM

It is recommended that the Town and Village Planning Boards continue to oversee the Joint Comprehensive Plan implementation. The Planning Boards should continue to work with the Town and Village Boards, the Code Enforcement Officer, and other municipal officials during plan implementation. In addition, representatives from Steuben County, the Hammondsport Central School District, surrounding townships, and other interested agencies should be invited to participate in meetings when appropriate.

The Planning Boards should consider putting review of Plan implementation progress on their calendar on a regular quarterly or biannual basis. Specific implementation responsibilities should be assigned to Committee members. The implementation matrix should be updated quarterly or biannually by adding a “status” column, in which “Completed,” “In Progress,” or “No Progress” is indicated. If no progress is indicated, a reason should be provided and discussed. The Planning Boards should also coordinate inter-municipal grant applications to facilitate applications.

C. FUNDING SOURCES

Funding is critical to the successful implementation of the Joint Comprehensive Plan. Table 5-2 lists a number of potential public funding resources including federal, state, local, and non-profit funding sources. The table lists the programs which are particularly applicable to implementation of the Plan, as well as the purpose of and type of assistance available through the programs.

**Table 5 - 1
Implementation Matrix**

Category	Plan Recommendation	Action Type	Relative Priority	Agency Involvement	Required Action(s)
Agriculture	Develop agricultural-friendly land use regulations	Legislative	mid-term	Town Board, County, farmers	Adopt new agricultural zoning regulations
Agriculture	Enact a local "Right to Farm" law	Legislative and Regulatory	short-term	Town Board	Review model law, SEQRA, adopt.
Agriculture	Preserve prime agricultural lands	Legislative and Regulatory, Regional and Inter-agency Coordination	ongoing	Town Board, County, farmers	Identify and prioritize prime agricultural lands. Use conservation easements, and a PDR and/or TDR program
Agriculture	Raise community awareness about agriculture	Public Education	mid-term	Town Board, County, farmers	As specified in the Action Plan.
Agriculture	Maintain a "critical mass" of farming uses	Regional and Inter-agency Coordination	ongoing	Town Board, County, farmers	Provide incentives for agricultural uses through zoning.
Agriculture	Consider a PDR and/or TDR program	Regional and Inter-agency Coordination	mid-term	Town Board, land trusts	Evaluate benefits to community.
Agriculture	Apply for farmland preservation grants	Regional and Inter-agency Coordination	ongoing	Town Board, grantwriter, NYS Department of Agriculture and Markets, land trusts, farmers	Develop farmland preservation priorities and apply for planning and PDR grants.
Agriculture	Establish an agricultural advisory committee	Regional and Inter-agency Coordination	mid-term	Town Board, County, farmers	Identify potential members, develop an agenda, appoint members.
Agriculture	Create an agriculture-friendly business development	Regional and Inter-agency Coordination	Mid-term	Town Board, County, SCIDA, farmers	As specified in the Action Plan.
Agriculture	Follow state agricultural policies	Regional and Inter-agency Coordination	ongoing	Town Board, Town Planning Board, farmers	Follow procedures from State Agriculture and Markets Law 25AA. Section 305 and 305-a for zoning, subdivision and site plan reviews in and within 500 feet of an agricultural district.
Agriculture	Do not extend infrastructure into prime agricultural areas	Regional and Inter-agency Coordination, Capital Investments	Short-term	Town Board, County, SCIDA	No infrastructure in Agriculture District. Coordinate municipal infrastructure planning with farmland protection planning.

Agriculture, Natural Resources	Utilize conservation easements	Regional and Inter-agency Coordination	mid-term	Town Board, Village Board, Planning Boards, land trusts	Adopt local easement law. Work with land trusts. Evaluate a PDR and/or TDR program.
Community Facilities and Utilities	Implement a Capital Improvement Plan (CIP)	Capital Investments	mid-term, ongoing	Town Board, Village Board, Town and Village Departments, Town Clerk, Village Clerk, Town and Village Assessor and/or Collector	Preparation of Plan. Adoption by Town and Village Boards.
Community Facilities and Utilities	Provide sewer throughout the Village	Capital Investments	mid-term	Town Board, Village Board, Planning Boards, KLA, SCIDA	Continue to work with the County, KLA, NYSDEC on development of sewer system.
Community Facilities and Utilities	Consider a wastewater treatment plant in the Village area	Capital Investments	mid-term	Town Board, Village Board, Planning Boards, KLA, SCIDA	Form an ad-hoc committee to study the feasibility of treatment plant in the Village area.
Community Facilities and Utilities	Place utility lines underground	Capital Investments	long-term	Town Board, Village Board, County, NYSDOT	Prioritize areas for undergrounding, pursue funding opportunities. If feasible, include in CIP.
Community Facilities and Utilities	Carefully consider water extension proposals	Capital Investments	long-term	Town Board, Village Board, Planning Boards	Carefully consider water extension proposals utilizing SEQRA.
Community Facilities and Utilities	Retain grantwriter	Planning and Analysis	ongoing	Town Board, Village Board and involved departments	Identify funding goals. Consider sharing one between Village and Town.
Community Facilities and Utilities	Minimize impacts of new development	Planning and Analysis	ongoing	Town Board, Village Board, Planning Boards	Carefully evaluate potential impacts of proposed projects on municipal utilities and community facilities utilizing SEQRA.
Community Facilities and Utilities	Work with providers to develop more internet options	Planning and Analysis	long-term, ongoing	Town Board, Village Board, SCIDA	Work with telecommunication providers. See "Promote high-speed internet service" (Economic Development).
Community Facilities and Utilities	Prepare a feasibility study for municipally-owned electric and telecommunications services	Planning and Analysis	long-term	Town Board, Village Board	Develop ad-hoc committee, initiate study.
Community Facilities and Utilities	Implement incentives for volunteers	Planning and Analysis	short-term, ongoing	Town Board, Village Board and involved departments	Establish and provide budget for incentives.
Community Facilities and Utilities	Encourage inter-governmental cooperation	Regional and Inter-agency Coordination	ongoing	Town, Village, County, School District, nearby towns	Develop list of cost-saving shared services. Develop and adopt policy.

Community Facilities and Utilities	Keep community facilities in Village Center	Regional and Inter-agency Coordination	long-term	Town Board, Village Board	
Community Facilities and Utilities	Facilitate construction of new and expanded/renovated facilities and the utilization of municipally-owned land	Regional and Inter-agency Coordination	long-term	Town Board, Village Board	Review community facility space needs jointly. As specified in the Action Plan.
Community Facilities and Utilities	Evaluate fire protection response enhancements	Regional and Inter-agency Coordination	mid-term	Town Board, Fire Department, Ira Davenport Hospital	Identify problem areas. Ensure waterlines and roadways are adequate. Evaluate need for helipad at hospital. Budget in CIP.
Cultural Resources	Publicly recognize historic resources	Capital Investments	short-term	Historian, Town and Village Boards	Initiate and fund a signage/banner program.
Cultural Resources	Analyze impacts to historic resources	Planning and Analysis	ongoing	Town Board, Village Board, Planning Boards, SHPO	Utilize SEQOR to review impacts of proposed developments occurring within or substantially contiguous to any historic site or district.
Cultural Resources	Promote adaptive reuse of historic properties	Planning and Analysis	short-term, ongoing	Historian, Town and Village Boards	Develop and utilize flexible zoning for historic sites.
Cultural Resources	Promote cultural activities	Planning and Analysis	ongoing	Town and Village Boards, local groups, Chamber of Commerce	Develop cultural events and advertising. Ensure that zoning facilitates cultural/entertainment development.
Cultural Resources	Encourage historic rehabilitation	Public Education	mid-term	Historian, Town and Village Boards	Develop an educational outreach program for owners of historic properties.
Cultural Resources	Identify additional cultural resources	Regional and Inter-agency Coordination	mid-term	Historian, Town and Village Boards	Conduct cultural resources inventory.
Cultural Resources	Develop historic interpretative programs	Regional and Inter-agency Coordination	mid-term	Historian, Town Board and Village Boards, Chamber of Commerce, Steuben County CVB	
Economic Development	Follow a coordinated downtown enhancement effort	Planning and Analysis	short-term	Town Board, Village Board, SCIDA	Hire a downtown/tourism coordinator.
Economic Development	Promote tourism	Planning and Analysis	long-term	Town Board, Village Board, Town and Village Planning Boards, Historian, Steuben County CVB, Chamber of Commerce, tourism-related businesses	Develop a tourism strategy and create a tourism district.
Economic Development	Maintain presence of large employers	Regional and Inter-agency Coordination	ongoing	Town Board, Village Board, SCIDA	Maintain regular communication with large employers.

Economic Development	Attract high-tech firms	Regional and Inter-agency Coordination	ongoing	Town Board, Village Board, SCIDA	Develop marketing scheme to attract companies.
Economic Development	Promote high-speed internet service	Regional and Inter-agency Coordination	ongoing	Town Board, Village Board, SCIDA	Work with telecommunication providers. See "Work with providers to develop more internet options" (Utilities).
Economic Development	Develop the medical niche	Regional and Inter-agency Coordination	ongoing	Town Board, SCIDA	Maintain regular communication with the hospital and other medical facilities.
Economic Development	Recognize the economic importance of agriculture	Regional and Inter-agency Coordination	ongoing	Town Board, County Planning, SCIDA	Initiate education program.
Economic Development	Foster inter-agency cooperation	Regional and Inter-agency Coordination	ongoing	Town, Village, SCIDA, Finger Lakes Regional Planning Council, Chamber of Commerce, nearby towns	Meet regularly to coordinate economic development initiatives.
Economic Development	Promote a positive business climate	Regional and Inter-agency Coordination	ongoing	Town Board, Village Board, SCIDA	Ensure adequate infrastructure is available to meet the needs of businesses.
Economic Development	Recognize the connection between visual character and tourism	Regional and Inter-agency Coordination	ongoing	Town Board, Village Board, Planning Boards	Implement zoning recommendations. Make physical improvements to gateways and parks.
Economic Development	Provide sufficient land for industrial growth	Regional and Inter-agency Coordination/Zoning	ongoing	Town Board, Village Board, SCIDA	See Land Use and Zoning Plan, ensure appropriate municipal services are available.
Economic Development	Attract appropriate new industry	Regional and Inter-agency Coordination/Zoning	long-term	Town Board, Village Board, SCIDA	Identify target industries, zone appropriately, provide infrastructure.
Housing	Utilize flexible zoning mechanisms to enhance housing opportunities	Regional and Inter-agency Coordination	mid-term	Town Board, Village Board, Planning Boards	Adopt regulations for accessory, senior, etc. housing.
Housing	Create housing opportunities	Regional and Inter-agency Coordination	short-term	Town Board, Village Board, Planning Boards	Establish joint housing committee.
Housing	Revitalize older structures	Regional and Inter-agency Coordination	ongoing	Town Board, Village Board, Planning Boards	Pursue/educate homeowners regarding housing rehabilitation funding. Adopt new regulations.
Housing	Allow accessory units	Revised or New Standards	mid-term	Town Board, Village Board, Planning Boards	Review model laws and evaluate.
Housing	Develop residential design guidelines	Revised or New Standards	mid-term	Town Board, Village Board, Planning Boards	Review model laws and evaluate.
Land Use	Adopt new zoning law (multiple districts and map revisions)	Legislative and Regulatory	short-term	Town and Village Planning Boards, Town and Village Boards	Draft and review law, SEQRA.

Land Use	Improve cluster housing provisions	Legislative and Regulatory	mid-term	Town Board, Planning Board	Adopt revisions. Design specifics in subdivision review process.
Land Use	Industrial uses	Special Permits	short-term	Planning Boards, Town Board and Village Boards	Draft and review law, SEQRA.
Natural Resources	Properly design and maintain drainage systems	Capital Investments	short-term, ongoing	Town and Village Boards, Town and Village engineers/ DPWs	Develop and implement programs.
Natural Resources	Tree Protection Law	Legislative	mid-term	Town and Village Boards, Planning Boards	Draft law, SEQRA, adopt.
Natural resources	Adopt local SEQRA Type I list	Legislative	short-term	Town Board, Village Board, Planning Boards	Develop list and adopt.
Natural Resources	Obtain rights of first refusal	Operating and Procedural Strategies	short-term, ongoing	Town Board and Village Board	Identify properties with sensitive environmental features and associated property owners. Obtain options.
Natural Resources	Reclaim and reuse of gravel mines	Planning and Analysis		Town Board, Village Board, NYSDEC, KWIC	Update plans for reuse of Town and Reservoir Road gravel mines.
Natural Resources	Designate the Keuka Lake Inlet area as a nature preserve	Planning and Analysis	mid-term	Town Board, Village Board, Planning Boards, NYSDEC, environmental groups	Develop interpretive plan, dedicate land.
Natural Resources	Protect aquifers	Planning and Analysis	mid-term	Town Board, Village Board, Planning Boards, County, Cornell-Cooperative Extension, NYSDEC, KLA	Identify, map and evaluate significance of potential aquifers.
Natural Resources	Preserve unique natural areas	Planning and Analysis	long-term	Town Board, Village Board, County, Environmental Groups	Identify and preserve unique natural and scenic areas.
Natural Resources	Monitor and remediate contaminated sites	Planning and Analysis	ongoing	Town Board, Village Board, Planning Boards, County, NYSDEC	Seek funding to investigate and remediate contaminated land.
Natural Resources	Encourage SEQRA training	Public Education	ongoing	Town Board, Village Board, Town and Village Planning Boards, Historian, other agency staff and board members	Establish program and schedule for training of officials.
Natural Resources	Preserve the Keuka Lake watershed.	Regional and Inter-agency Coordination	mid-term	Town, Village, SCIDA, FL-LOWPA, KWIC, adjacent towns	Coordinate environmental protection measures

Natural Resources	Require Phase I environmental studies	Regional and Inter-agency Coordination	ongoing	Town Board, Village Board, Town and Village Planning Boards	During SEQRA process, routinely require environmental assessment for properties with former industrial and auto-related uses.
Natural Resources, Land Use	Protect shoreland areas	Legislative	short-term	Town Board, Village Board, NYSDEC, KWIC	Review and adopt shoreline protection law.
Open Space and Recreation	Budget for recreational needs in CIP	Capital Improvements	ongoing	Town Board, Village Board, Planning Boards	Specify recreational funding needs in CIP.
Open Space and Recreation	Make improvements to existing recreational facilities	Capital Improvements	ongoing	Town Board, Village Board, Planning Boards, County	Coordinate park improvement programs, as specified in Action Plan.
Open Space and Recreation	Develop additional recreational facilities	Capital Improvements	mid-term	Town Board, Village Board, Planning Boards, County	As specified in Action Plan.
Open Space and Recreation	Enhance public access to the waterfront	Legislative and Regulatory, Planning and Analysis	mid-term	Town Board, Village Board	Adopt zoning revisions to encourage land uses that promote public access to the waterfront.
Open Space and Recreation	Use innovative land use tools	Legislative and Regulatory, Planning and Analysis	mid-term	Town Board, Village Board	Review and adopt open space protection easement law, SEQRA.
Open Space and Recreation	Use publicly-owned lands for recreation	Planning and Analysis	mid-term	Town Board, Village Board, Planning Boards	Develop utilization plan, dedicate land.
Open Space and Recreation	Establish working relationships with land trusts	Regional and Inter-agency Coordination	short-term	Town Board, Village Board, Finger Lakes Land Trust	Initiate contacts, invite land trust to make presentation at Town/Village Board meeting.
Open Space and Recreation, Natural Resources	Encourage quality parks in subdivisions	Legislative and Regulatory	ongoing	Town Board, Town Planning Board	Revise subdivision regulations and implement.
Open Space and Recreation, Transportation	Develop linkages between open space and recreational areas	Planning	ongoing	Town and Village Boards and Planning Boards, Finger Lakes Trail Conference, Finger Lakes Land Trust, special committees	As specified in the Action Plan.
Open Space and Recreation, Urban Design, Natural Resources	Implement a street tree program	Capital Investments	mid-term	Village Board, Village Planning Board, NYSDOT, Superintendent of Highways	Conduct tree inventory. Prepare planting program. Budgetary appropriation by Village Board. Coordinate with NYSDOT.
Open Space and Recreation, Urban Design, Natural Resources	Enhance community gateways	Capital Investments	short-term	Town Board, Village Board, Town and Village Planning Boards, NYSDOT, Steuben County	Develop signage program. Budgetary appropriation by Town and Village Boards. Coordinate with NYSDOT.

Open Space and Recreation, Urban Design, Natural Resources	Promote sensitive design along the lakefront	Legislative	mid-term	Town Board, Village Board, Planning Boards	Develop special waterfront siting and design guidelines
Open Space and Recreation, Urban Design, Natural Resources	Preserve and enhance appearance of Route 54 Corridor	Legislative	mid-term	Town Board, village Board, Planning Boards	Develop corridor design guidelines, as specified in Action Plan.
Open Space and Recreation, Urban Design, Natural Resources	Ensure that new development is compatible with existing scale and character	Legislative	mid-term	Town Board, village Board, Planning Boards	Revise dimensional requirements, as specified in Action Plan.
Open Space and Recreation, Urban Design, Natural Resources	Provide landscaping guidelines	Legislative	mid-term	Town Board, Village Board, Planning Boards	Develop and adopt enhanced landscaping guidelines in site plan regulations.
Open Space and Recreation, Urban Design, Natural Resources	Improve the appearance of signage	Legislative	short-term	Town Board, Village Board, Planning Boards, Historian	Draft and review law, SEQRA.
Open Space and Recreation, Urban Design, Natural Resources	Adopt a Joint Local Waterfront Revitalization Program (LWRP)	Planning and Analysis	mid-term	Town and Village Boards, Planning Boards, New York State Department of State (NYSDOS)	Apply for LWRP funding through NYSDOS. Initiate process.
Open Space and Recreation, Urban Design, Natural Resources	Assess visual impacts of proposed development	Planning and Analysis	ongoing	Town Board, Village Board, Planning Boards	Utilize SEQR to review visual impacts.
Open Space and Recreation, Urban Design, Natural Resources	Encourage amenities in private developments	Planning and Analysis	ongoing	Town Board, Village Board, Planning Boards, Historian	Encourage site amenities through zoning incentives and guidelines. Develop and fund public street program.
Transportation	Add turning lanes on Route 54	Capital Investments	mid-term	Town Board, Town Planning Board, NYSDOT	Coordinate with NYSDOT.
Transportation	Work with NYSDOT to improve critical intersections	Capital Investments	long-term	Town Board, Town Planning Board, NYSDOT	Coordinate with NYSDOT.
Transportation	Rehabilitate the Two-Rod Road bridge	Capital Investments	long-term	Town Board, Town of Wheeler	Develop cooperative work and funding plan with Town of Wheeler.
Transportation	Improve bicycle system	Capital Investments	mid-term	Town Board, Village Board, Town and Planning Boards, trail groups	Identify specific routes. Acquire land or easements. Develop use and signage plans.

Transportation	Enhance downtown public parking	Capital Investments	short-term	Village Board, Village Planning Board, Chamber of Commerce	Identify potential sites, choose most appropriate site, appropriation by Village Board. Promote shared parking alternatives.
Transportation	Improve sidewalk system	Capital Investments, Legislative and Regulatory	short-term, ongoing	NYSDOT, Village Board, Town Board, Planning Boards, Town and Village Engineers/DPWs	Prepare sidewalk plan. Budgetary appropriation by NYSDOT, Village Board and Town Board. Require sidewalks in new subdivisions.
Transportation	Provide parking standards for the Route 54 Corridor	Legislative	mid-term	Town Board, NYSDOT	As specified in Action Plan. Draft and review law, SEQRA.
Transportation	Retain dirt roads	Planning and Analysis	ongoing	Town Board, Town Planning Board, Town Engineer/DPW	Require justification for paving of roadways.
Transportation	Develop site access and circulation requirements for Route 54 corridor	Regional and Inter-agency Coordination, Legislative and Regulatory	short-term	Town Board, NYSDOT	As specified in Action Plan. Draft and review law, SEQRA.
Transportation, Natural Resources	Stabilize road shoulders on hillsides	Capital Investments	ongoing	Town Board, Town Planning Board	List and prioritize roads in need of shoulder stabilization, include in CIP.
Transportation, Open Space and Recreation	Extend trail system	Capital Investments	mid-term	Town Board, Village Board, Planning Boards, land trust, special committee, trail groups	Identify specific routes. Acquire land or easements. Develop use and signage plans.
Transportation, Open Space and Recreation	Develop a reuse plan for the abandoned railway	Planning and Analysis	long-term	Town Board, Village Board, Planning Boards, land trust, special committee	Evaluate options.
Urban Design	Make zoning along waterfront more protective	Legislative	short-term	Town Board, Village Board, Planning Boards	Review model regulations.

**Table 5-2
Potential Funding Sources for Comprehensive Plan Implementation**

<u>DEPARTMENT</u>	<u>UNIT</u>	<u>PROGRAM</u>	<u>ASSISTANCE/PURPOSE</u>
FEDERAL GOVERNMENT			
<i>Department of Commerce, Economic Development Agency (EDA)</i>		EDA grants for Public Works and Infrastructure Development	Grants for construction of public works and development facilities.
<i>Department of Housing and Urban Development (HUD)</i>		Community Development Block Grants (CDBG) - Small Cities Program	Loans, grants, loan guarantees to support community development for low/moderate income areas. Eligible activities include infrastructure development (e.g., sewer, water, streets).
<i>Department of Agriculture</i>		Rural Community Development Initiative (RCDI)	Provides a program of technical assistance to recipients to develop or increase their capacity to undertake projects in the areas of housing, community facilities, and community and economic development in rural areas.
		Rural Cooperative Development Grant (RCDG) Program	Establishing and operates centers for cooperative development to the primary improve the economic condition of rural areas.
		Rural Business Opportunity Grants	Promotes sustainable economic development in rural communities with exceptional needs. This is accomplished by making grants to pay costs of providing economic planning for rural communities, technical assistance for rural businesses, or training for rural entrepreneurs or economic development officials.
	Rural Utilities Service (RUS)	Rural Economic Development Grants	Provides grant funds to electric and telephone utilities to promote sustainable rural economic development and job creation projects through the operation of a revolving loan fund program.
	Rural Development/ Rural Housing Services	Section 502 Single Family Housing Loan Guarantees	Loans for very low and low-income households for purchase, construction, or repair of homes.
	Rural Development/ Rural Housing Services	Section 504 Repair and Rehabilitation	Loans and grants for emergency repair and accessibility for very low income homeowners.
	Rural Development/ Rural Housing Services	Section 515 Rural Rental Housing	Low interest loans to finance construction of rental housing for low/moderate income, elderly, and handicapped/disabled tenants.
	Rural Development/ Rural Housing Services	Section 533 Housing Preservation	Grants to conduct housing preservation programs for very low and low-income residents.
	Rural Development/ Rural Housing Services	Farm Labor Housing	Provides capital financing for the development of housing domestic farm laborers.

	Rural Development/ Rural Housing Services	Guaranteed Rural Housing Loans	Loans to assist moderate income families to obtain mortgages.
	Rural Development/ Rural Housing Services	Community Facilities Loan Program	Make and guarantee loans to develop essential community facilities in rural areas and towns.
	Rural Development/ Rural Housing Services	Community Facilities Grant Program	Provides grants to assist in the development of essential community facilities in rural areas and towns.
<i>Federal Highway Administration (FHWA)</i>		Transportation Equity Act for the 21 st Century (TEA-21)	Provides funding for non-traditional projects that add value to the surrounding transportation system. Locally administered by the New York State Department of Transportation.
<i>Environmental Protection Agency (EPA)</i>		Drinking Water State Revolving Loan Fund	Loan assistance to finance drinking water infrastructure.
<i>Department of Interior</i>	National Parks Service	Certified Local Government Program	Technical assistance and grant funding for historic preservation activities.
NEW YORK STATE GOVERNMENT			
<i>Empire State Development Corp. (ESDC)</i>		Regional Economic Development Partnership Program	Grants and loans for infrastructure planning and construction. Program is intended to facilitate the creation and/or retention of jobs and the increase in business activities in the state.
		General Development Financing	Assistance for job creation/retention projects designed to improve manufacturing and non-retail service firms, corporate headquarters, tourist districts.
	Job Development Agency (JDA)	Rural Loan Funds	Funding programs specifically for rural counties. Wide range of eligible activities.
<i>Office of Parks, Recreation and Historic Preservation</i>	Clean Water/Clean Bond Act	Historic Preservation	Grants for historic resource surveys, acquisitions, and rehabilitation.
	Clean Water/Clean Bond Act	Parks Program	Grants for the acquisition and/or development of parks and recreational facilities and for the protection of open space.
	Environmental Protection Fund	Parks Program	Grants for the acquisition and/or development of parks and recreational facilities and for the protection of open space.
	Environmental Protection Fund	Historic Preservation Program	Grants for the survey, acquisition, and/or restoration of historic resources.
<i>Division of Housing and Community Renewal (DHCR)</i>		Home Investment Partnership Program	Variety of funding mechanisms (loans, unit subsidies, grants) for construction and rehabilitation of eligible rental housing, housing for first-time home buyers, rehabilitation of owner-occupied housing, and tenant-based rental assistance.
		Rural Rental Assistance Program (RRAP)	Provides 5-15 year rental subsidies for projects financed with mortgages from the United States Department of Agriculture Rural Development (RD) 515 Program.
LOCAL GOVERNMENT			
<i>Steuben County</i>		County Planning	Technical assistance
		General Fund	Potential for special appropriations
<i>Town of Urbana</i>		Capital Budget	Town contribution to parks, streetscape, roadway, signage, infrastructure, and other capital improvements

<i>Village of Hammondsport</i>		Capital Budget	Village contribution to parks, streetscape, roadway, signage, infrastructure, and other capital improvements
<i>Industrial Development Agency (IDA)</i>		Various Programs	Provides assistance for Real Property Tax Abatement, Sales Tax Exemptions, Mortgage Tax Exemptions, Assistance with Grants and Low Cost Loans, Site Selection Assistance, and Business Planning.
<i>New York Planning Federation</i>		Rural New York Planning Grant Program	Small grants for planning studies, implementation of innovative land use regulations, and similar projects.
<i>National Trust for Historic Preservation</i>		Historic Preservation	Small grants and low-interest loans for projects including historic resource surveys.
<i>Preservation League of New York State</i>		Rural New York Historic Preservation Grants	Small grants and in-kind support to protect and promote historic resources.

APPENDIX

Appendix I
State Environmental Quality Review
FULL ENVIRONMENTAL ASSESSMENT FORM

Purpose: The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or unmeasurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may not be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible enough to allow introduction of information to fit a project or action.

Full EAF Components: The full EAF is comprised of three parts:

- Part 1:** Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.
- Part 2:** Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially large impact. The form also identifies whether an impact can be mitigated or reduced.
- Part 3:** If any impact in Part 2 is identified as potentially large, then Part 3 is used to evaluate whether or not the impact is actually important.

DETERMINATION OF SIGNIFICANCE — Type 1 and Unlisted Actions

Identify the Portions of EAF completed for this project: Part 1 Part 2 Part 3

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonably determined by the lead agency that:

- A. The project will not result in any large and important impact(s) and, therefore, is one which will not have a significant impact on the environment, therefore **a negative declaration will be prepared.**
- B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required; therefore **a CONDITIONED negative declaration will be prepared.**
- C. The project may result in one or more large and important impacts that may have a significant impact on the environment; therefore, **a positive declaration will be declared.**

A Conditioned Negative Declaration is only valid for Unlisted Actions

Town of Urbana Comprehensive Plan

Name of Action

Town Board, Town of Urbana, N.Y.

Name of Lead Agency

Richard G. Gardiner

Town Supervisor

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from responsible officer)

Date

June 17, 2003

PART 1—PROJECT INFORMATION

Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

NAME OF ACTION Town of Urbana Comprehensive Plan			
LOCATION OF ACTION (Include Street Address, Municipality and County) The action will cover the entire Town of Urbana, New York lying outside of the Village of Hammondsport.			
NAME OF APPLICANT/SPONSOR Town of Urbana		BUSINESS TELEPHONE (607) 569-3741	
ADDRESS 41 Lake Street			
CITY/PO Hammondsport		STATE NY	ZIP CODE 14840
NAME OF OWNER (if different)		BUSINESS TELEPHONE ()	
ADDRESS			
CITY/PO		STATE	ZIP CODE
DESCRIPTION OF ACTION See Supplement to EAF Part 1: Description of Proposed Action			

Please Complete Each Question—Indicate N.A. if not applicable

A. Site Description - The project covers the entire Town of Urbana, lying outside of the Village of Hammondsport and covers an area of approximately 40 square miles. Therefore, specific site information is not applicable (NA).

Physical setting of overall project, both developed and undeveloped areas.

1. Present land use: Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Other **Action covers entire Town outside of the Village of Hammondsport**

2. Total acreage of project area: NA₁ acres

APPROXIMATE ACREAGE	NA	PRESENTLY	AFTER COMPLETION ₂
Meadow or Brushland (Non-agricultural)		_____ acres	_____ acres
Forested		_____ acres	_____ acres
Agricultural (Includes orchards, cropland, pasture, etc.)		_____ acres	_____ acres
Wetland (Freshwater or tidal as per Articles 24, 25 of ECL)		_____ acres	_____ acres
Water Surface Area		_____ acres	_____ acres
Unvegetated (Rock, earth or fill)		_____ acres	_____ acres
Roads, buildings and other paved surfaces		_____ acres	_____ acres
Other (Indicate type) _____		_____ acres	_____ acres

3. What is predominant soil type(s) on project site? NA

a. Soil drainage: Well drained _____ % of site Moderately well drained _____ % of site
 Poorly drained _____ % of site

b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the _____

₁This is a generic planning action, not a physical development project. Questions related to a specific site description and project description are not applicable.

NYS Land Classification System? _____ acres. (See 1 NYCRR 370).

4. Are there bedrock outcroppings on project site? **NA** Yes No
a. What is depth to bedrock? _____ (in feet)
5. Approximate percentage of proposed project site with slopes: 0-10% _____ % 10-15% _____ %
NA 15% or greater **0** %
6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or the National Registers of Historic Places? Yes No **NA**
7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? **NA** Yes No
8. What is the depth of the water table? **NA** (in feet)
9. Is site located over a primary, principal, or sole source aquifer? **NA** Yes No
10. Do hunting, fishing or shell fishing opportunities presently exist in the project area? **NA** Yes No
11. Does project site contain any species of plant or animal life that is identified as threatened or endangered? **NA**
 Yes No According to _____
Identify each species _____
12. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations)
NA Yes No Describe _____
13. Is the project site presently used by the community or neighborhood as an open space or recreation area? **NA**
 Yes No If yes, explain _____
14. Does the present site include scenic views known to be important to the community? **NA**
 Yes No
15. Streams within or contiguous to project area: **Cold Brook (Keuka Inlet), Glen Brook, Mitchellsville Creek, and Softwater Creek**
a. Name of Stream and name of River to which it is tributary **All streams are part of the Lake Ontario Watershed and flow east into Keuka Lake, then into Seneca Lake and the Seneca River, and eventually into Lake Ontario**
16. Lakes, ponds, wetland areas within or contiguous to project area: **NA**
a. Name _____ b. Size (In acres) _____
17. Is the site served by existing public utilities? **NA** Yes No
a) If Yes, does sufficient capacity exist to allow connection? Yes No
b) If Yes, will improvements be necessary to allow connection? Yes No
18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? **NA** Yes No
19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617? **NA** Yes No
20. Has the site ever been used for the disposal of solid or hazardous wastes? **NA** Yes No

B. Project Description

1. Physical dimensions and scale of project (fill in dimensions as appropriate)
- a. Total contiguous acreage owned or controlled by project sponsor **NA** acres.
- b. Project acreage to be developed: **NA** acres initially; _____ acres ultimately.
- c. Project acreage to remain undeveloped **NA** acres.
- d. Length of project, in miles: **NA** (If appropriate)
- e. If the project is an expansion, indicate percent of expansion proposed **NA** %.
- f. Number of off-street parking spaces existing **NA**; proposed **NA**.
- g. Maximum vehicular trips generated per hour **NA** (upon completion of project)?
- h. If residential: Number and type of housing units: **NA**
One Family Two Family Multiple Family Condominium _____

- Initially _____
 Ultimately _____
- i. Dimensions (in feet) of largest proposed structure NA height; NA width; NA length.
 j. Linear feet of frontage along a public thoroughfare project will occupy is? NA ft.
2. How much natural material (i.e., rock, earth, etc.) will be removed from the site? 0 tons/cubic yards
3. Will disturbed areas be reclaimed? Yes No N/A
 a. If yes, for what intended purpose is the site being reclaimed? _____
 b. Will topsoil be stockpiled for reclamation? Yes No
 c. Will upper subsoil be stockpiled for reclamation? Yes No
4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? NA acres.
5. Will any mature forest (over 100 years old) or other locally important vegetation be removed by this project? NA
 Yes No
6. If single phase project: Anticipated period of construction NA months (including demolition).
7. If multi-phased:
 a. Total number of phases anticipated NA (number).
 b. Anticipated date of commencement phase 1 NA month _____ year (including demolition).
 c. Approximate completion date of final phase NA month _____ year.
 d. Is phase 1 functionally dependent on subsequent phases? NA Yes No
8. Will blasting occur during construction? Yes No NA
9. Number of jobs generated: during construction NA; after project is complete _____
10. Number of jobs eliminated by this project NA.
11. Will project require relocation of any projects or facilities? NA Yes No If yes, explain _____
12. Is surface liquid waste disposal involved? NA Yes No
 a. If yes, indicate type of waste (sewage, industrial, etc.) and amount _____
 b. Name of water body into which effluent will be discharged _____
13. Is subsurface liquid waste disposal involved? NA Yes No Type _____
14. Will surface area of an existing water body increase or decrease by proposal? NA Yes No
 Explain _____
15. Is project or any portion of project located in a 100 year flood plain? NA Yes No
16. Will the project generate solid waste? NA Yes No
 a. If yes, what is the amount per month _____ tons
 b. If yes, will an existing solid waste facility be used? Yes No
 c. If yes, give name _____; location _____
 d. Will any wastes **not** go into a sewage disposal system or into a sanitary landfill? Yes No
 e. If yes, explain _____
17. Will the project involve the disposal of solid waste? Yes No
NA
 a. If yes, what is the anticipated rate of disposal? _____ tons/month.
 b. If yes, what is the anticipated site life? _____ years.
18. Will project use herbicides or pesticides? NA Yes No
19. Will project routinely produce odors (more than one hour per day)? NA Yes No
20. Will project produce operating noise exceeding the local ambient noise levels? NA Yes No
21. Will project result in an increase in energy use? NA Yes No
 If yes, indicate type(s) _____

22. If water supply is from wells, indicate pumping capacity NA gallons/minute.
 23. Total anticipated water usage per day NA gallons/day.
 24. Does project involve Local, State or Federal funding? Yes No

If Yes, explain The Town of Urbana Comprehensive Plan was funded by the Town of Urbana

25. Approvals Required	Type	Submittal Date
City, Town, Village Board <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>Adoption by Town Board</u>	<u>5/03</u>
City, Town, Village Planning Board <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<u></u>	<u></u>
City, Town Zoning Board <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<u></u>	<u></u>
City, County Health Department <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<u>Steuben County Planning §239-m review, advisory only</u>	<u>5/03</u>
Other Local Agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<u></u>	<u></u>
Other Regional Agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<u></u>	<u></u>
State Agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<u></u>	<u></u>
Federal Agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<u></u>	<u></u>

C. Zoning and Planning Information

1. Does proposed action involve a planning or zoning decision? Yes No
 If Yes, indicate decision required:
 zoning amendment zoning variance special use permit subdivision site plan
 new/revision of master plan resource management plan other
2. What is the zoning classification(s) of the site? Agricultural, Residential, Business, Industrial, and Floodplain
3. What is the maximum potential development of the site if developed as permitted by the present zoning?
See Supplement to EAF Part 1: Zoning and Planning Information
4. What is the proposed zoning of the site? Floodplain; Agricultural I; Agriculture II; Parks, Community Facilities, and Conservation Lands; Rural Residential; Lakefront Residential; Business; Institutional Mixed Use; and Enterprise
5. What is the maximum potential development of the site if developed as permitted by the proposed zoning?
See Supplement to EAF Part 1: Zoning and Planning Information
6. Is the proposed action consistent with the recommended uses in adopted local land use plans? Yes No
NA - This action is a Comprehensive Plan, which includes recommended land uses for the Town
7. What are the predominant land use(s) and zoning classifications within a ¼ mile radius of proposed action?
NA
8. Is the proposed action compatible with adjoining/surrounding land uses within a ¼ mile? **NA** Yes No
9. If the proposed action is the subdivision of land, how many lots are proposed? NA
 a. What is the minimum lot size proposed?
10. Will proposed action require any authorization(s) for the formation of sewer or water districts? Yes No
11. Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)? **NA** Yes No
 a. If yes, is existing capacity sufficient to handle projected demand? Yes No
12. Will the proposed action result in the generation of traffic significantly above present levels? Yes No
 a. If yes, is existing road network adequate to handle the additional traffic? Yes No

D. Informational Details

Attach any additional information as may be needed to clarify your project. If there are or may be any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

E. Verification

I certify that the information provided above is true to the best of my knowledge.

Applicant/Sponsor Name Richard G. Gardiner Date 6/17/03
Signature *Richard G. Gardiner* Title Supervisor, Town of Urbana

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment.

PART 2—PROJECT IMPACTS AND THEIR MAGNITUDE

Responsibility of Lead Agency

General Information (Read Carefully)

- In completing the form the reviewer should be guided by the question: Have my responses and determinations been **reasonable**? The reviewer is not expected to be an expert environmental analyst.
- The **Examples** provided are to assist the reviewer by showing types of impacts and wherever possible the threshold of magnitude that would trigger a response in column 2. The examples are generally applicable throughout the State and for most situations. But, for any specific project or site, other examples and/or lower thresholds may be appropriate for a Potential Large impact response, thus requiring evaluation in Part 3.
- The impacts of each project, on each site, in each locality, will vary. Therefore, the examples are illustrative and have been offered as guidance. They do not constitute an exhaustive list of impacts and thresholds to answer each question.
- The number of examples per question does not indicate the importance of each question.
- In identifying impacts, consider long term, short term and cumulative effects.

Instructions (Read carefully)

- a. Answer each of the 20 questions in PART 2. Answer **Yes** if there will be any impact.
- b. **Maybe** answers should be considered as **Yes** answers.
- c. If answering **Yes** to a question, then check the appropriate box (column 1 or 2) to indicate the potential size of the impact. If impact threshold equals or exceeds any example provided, check column 2. If impact will occur but threshold is lower than example, check column 1.
- d. Identifying that an impact will be potentially large (column 2) does not mean that it is also necessarily **significant**. Any large impact must be evaluated in PART 3 to determine significance. Identifying an impact in column 2 simply asks that it be looked at further.
- e. If reviewer has doubt about size of the impact, then consider the impact as potentially large and proceed to PART 3.
- f. If a potentially large impact checked in column 2 can be mitigated by change(s) in the project to a small to moderate impact, also check the **Yes** box in column 3. A **No** response indicates that such a reduction is not possible. This must be explained in Part 3. **Note: In addition to answers below, see "Supplement to EAF Part 2", attached.**

IMPACT ON LAND

1. Will the proposed action result in a physical change to the project site?

NA, planned action is a Comprehensive Plan NO YES
See Supplement to EAF Part 2

Examples that would apply to column 2

- Any construction on slopes of 15% or greater, (15 foot rise per 100 foot of length), or where the general slopes in the project area exceed 10%.
- Construction on land where the depth to the water table is less than 3 feet.
- Construction of paved parking area for 1,000 or more vehicles.
- Construction on land where bedrock is exposed or generally within 3 feet of existing ground surface.
- Construction that will continue for more than 1 year or involve more than one phase or stage.
- Excavation for mining purposes that would remove more than 1,000 tons of natural material (i.e., rock or soil) per year.
- Construction or expansion of a sanitary landfill.
- Construction of a designated floodway.
- Other impacts _____

2. Will there be an effect to any unique or unusual land forms found on the site? (i.e., cliffs, dunes, geological formations, etc.) NO YES

• Specific land forms: NA

	1 Small to Moderate Impact	2 Potential Large Impacts	3 Can Impact Be Mitigated By Project Change	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No

IMPACT ON WATER

3. Will the proposed action affect any water body designated as protected? (Under Articles 15, 24, 25 of the Environmental Conservation Law, ECL) NO YES

See Supplement to EAF Part 2

Examples that would apply to column 2

- Developable area of site contains a protected water body.
- Dredging more than 100 cubic yards of material from channel of a protected stream.
- Extension of utility distribution facilities through a protected water body.
- Construction in a designated freshwater or tidal wetland.

Plan recommendations are designed to have a positive effect on water resources (See Supplement to EAF Part 2).

• Other impacts: _____

4. Will proposed action affect any non-protected existing or new body of water? NO YES

Examples that would apply to column 2

- A 10% increase or decrease in the surface area of any body of water or more than a 10-acre increase or decrease.
- Construction of a body of water that exceeds 10 acres of surface area.
- Other impacts: Same as above.

5. Will Proposed Action affect surface or groundwater quality or quantity? NO YES

Examples that would apply to column 2

- Proposed Action will require a discharge permit.
- Proposed Action requires use of a source of water that does not have approval to serve proposed (project) action.
- Proposed Action requires water supply from wells with greater than 45 gallons per minute pumping capacity.
- Construction or operation causing any contamination of a water supply system.
- Proposed Action will adversely affect groundwater.
- Liquid effluent will be conveyed off the site to facilities which presently do not exist or have inadequate capacity.
- Proposed Action would use water in excess of 20,000 gallons per day.
- Proposed Action will likely cause siltation or other discharges into an existing body of water to the extent that there will be an obvious visual contrast to natural conditions.
- Proposed Action will require the storage of petroleum or chemical products greater than 1,100 gallons.
- Proposed Action will allow residential uses in areas without water and/or sewer services.
- Proposed Action locates commercial and/or industrial uses which may require new or expansion of existing waste treatment and/or storage facilities.
- Other impacts: Same as above.

6. Will proposed action alter drainage flow or patterns, or surface water runoff? NO YES

Examples that would apply to column 2

- Proposed Action would change flood water flows.

	1 Small to Moderate Impact	2 Potential Large Impacts	3 Can Impact Be Mitigated By Project Change	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No

- Construction activity would excavate or compact the soil profile of agricultural land.
 - The proposed action would irreversibly convert more than 10 acres of agricultural land or, if located in an Agricultural District, more than 2.5 acres of agricultural land.
 - The proposed action would disrupt or prevent installation of agricultural land management systems (e.g., subsurface drain lines, outlet ditches, strip cropping); or create a need for such measures (e.g., cause a farm field to drain poorly due to increased runoff).
- The Plan contains measures to preserve and promote Agriculture; effects are expected to be positive (See Supplement to EAF Part 2).**
- Other impacts: _____

IMPACT ON AESTHETIC RESOURCES

11. Will proposed action affect aesthetic resources? NO YES
See Supplement to EAF Part 2

(If necessary, use the Visual EAF Addendum in Section 617.20, Appendix B.)

Examples that would apply to column 2

- Proposed land uses, or project components obviously different from or in sharp contrast to current surrounding land use patterns, whether man-made or natural.
- Proposed land uses, or project components visible to users of aesthetic resources which will eliminate or significantly reduce their enjoyment of the aesthetic qualities of that resource.
- Project components that will result in the elimination or significant screening of scenic views known to be important to the area.

The Plan proposals would protect and enhance the Town's outstanding scenic features (See Supplement to EAF Part 2).

- Other impacts: _____

IMPACT ON HISTORIC AND ARCHAEOLOGICAL RESOURCES

12. Will Proposed Action impact any site or structure of historic, pre-historic or paleontological importance? NO YES
See Supplement to EAF Part 2

Examples that would apply to column 2

- Proposed Action occurring wholly or partially within or substantially contiguous to any facility or site listed on the State or National Register of Historic Places.
- Any impact to an archaeological site or fossil bed located within the project site.
- Proposed Action will occur in an area designated as sensitive for archaeological sites on the NYS Site Inventory.

The Plan would have a positive effect on historic and archaeological resources (See Supplement to EAF Part 2).

- Other impacts: _____

IMPACT ON OPEN SPACE AND RECREATION

13. Will Proposed Action affect the quantity or quality of existing or future open spaces or recreational opportunities? NO YES
See Supplement to EAF Part 2

Examples that would apply to column 2

- The permanent foreclosure of a future recreational opportunity.

	1 Small to Moderate Impact	2 Potential Large Impacts	3 Can Impact Be Mitigated By Project Change	
• Construction activity would excavate or compact the soil profile of agricultural land.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
• The proposed action would irreversibly convert more than 10 acres of agricultural land or, if located in an Agricultural District, more than 2.5 acres of agricultural land.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
• The proposed action would disrupt or prevent installation of agricultural land management systems (e.g., subsurface drain lines, outlet ditches, strip cropping); or create a need for such measures (e.g., cause a farm field to drain poorly due to increased runoff).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/>
The Plan contains measures to preserve and promote Agriculture; effects are expected to be positive (See Supplement to EAF Part 2).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
• Other impacts: _____				
IMPACT ON AESTHETIC RESOURCES				
11. Will proposed action affect aesthetic resources? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES See Supplement to EAF Part 2 (If necessary, use the Visual EAF Addendum in Section 617.20, Appendix B.) Examples that would apply to column 2				
• Proposed land uses, or project components obviously different from or in sharp contrast to current surrounding land use patterns, whether man-made or natural.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
• Proposed land uses, or project components visible to users of aesthetic resources which will eliminate or significantly reduce their enjoyment of the aesthetic qualities of that resource.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
• Project components that will result in the elimination or significant screening of scenic views known to be important to the area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
The Plan proposals would protect and enhance the Town's outstanding scenic features (See Supplement to EAF Part 2).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
• Other impacts: _____				
IMPACT ON HISTORIC AND ARCHAEOLOGICAL RESOURCES				
12. Will Proposed Action impact any site or structure of historic, pre-historic or paleontological importance? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES See Supplement to EAF Part 2 Examples that would apply to column 2				
• Proposed Action occurring wholly or partially within or substantially contiguous to any facility or site listed on the State or National Register of Historic Places.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
• Any impact to an archaeological site or fossil bed located within the project site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
• Proposed Action will occur in an area designated as sensitive for archaeological sites on the NYS Site Inventory.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
The Plan would have a positive effect on historic and archaeological resources (See Supplement to EAF Part 2).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
• Other impacts: _____				
IMPACT ON OPEN SPACE AND RECREATION				
13. Will Proposed Action affect the quantity or quality of existing or future open spaces or recreational opportunities? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES See Supplement to EAF Part 2 Examples that would apply to column 2				
• The permanent foreclosure of a future recreational opportunity.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No

- A major reduction of an open space important to the community.
- Other impacts: _____

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No

IMPACT ON CRITICAL ENVIRONMENTAL AREAS

14. Will Proposed Action impact the exceptional or unique characteristics of a critical environmental area (CEA) established pursuant to subdivision 6 NYCRR 617.14(g)? NO YES
See Supplement to EAF Part 2
 List the environmental characteristics that caused the designation of the CEA.

- Examples that would apply to column 2
- Proposed Action to locate within the CEA?
 - Proposed Action will result in a reduction in the quantity of the resource?
 - Proposed Action will result in a reduction in the quality of the resource?
 - Proposed action will impact the use, function or enjoyment of the resource?
 - Other impacts: _____

1 Small to Moderate Impact	2 Potential Large Impacts	3 Can Impact Be Mitigated By Project Change	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No

IMPACT ON TRANSPORTATION

15. Will there be an effect to existing transportation systems? NO YES
See Supplement to EAF Part 2
 Examples that would apply to column 2

- Alteration of present patterns of movement of people and/or goods.
- Proposed Action will result in major traffic problems.
- Other impacts: _____

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No

IMPACT ON ENERGY

16. Will proposed action affect the community's sources of fuel or energy supply? NO YES
See Supplement to EAF Part 2
 Examples that would apply to column 2

- Proposed Action will cause a greater than 5% increase in the use of any form of energy in the municipality.
- Proposed Action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two family residences or to serve a major commercial or industrial use.
- Other impacts: _____

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No

NOISE AND ODOR IMPACTS

17. Will there be objectionable odors, noise, or vibration as a result of the Proposed Action? NO YES

See Supplement to EAF Part 2

Examples that would apply to column 2

- Blasting within 1,500 feet of a hospital, school or other sensitive facility.
- Odors will occur routinely (more than one hour per day).
- Proposed Action will produce operating noise exceeding the local ambient noise levels for noise outside of structures.
- Proposed Action will remove natural barriers that would act as a noise screen.
- Other impacts: _____

IMPACT ON PUBLIC HEALTH

18. Will Proposed Action affect public health and safety? NO YES

See Supplement to EAF Part 2

Examples that would apply to column 2

- Proposed Action may cause a risk of explosion or release of hazardous substances (i.e., oil, pesticides, chemicals, radiation, etc.) in the event of accident or upset conditions, or there may be a chronic low level discharge or emission.
- Proposed Action may result in the burial of "hazardous wastes" in any form (i.e., toxic, poisonous, highly reactive, radioactive, irritating, infectious, etc.)
- Storage facilities for one million or more gallons of liquefied natural gas or other flammable liquids.
- Proposed action may result in the excavation or other disturbance within 2,000 feet of a site used for the disposal of solid or hazardous waste.
- Other impacts: _____

IMPACT ON GROWTH AND CHARACTER OF COMMUNITY OR NEIGHBORHOOD

19. Will proposed action affect the character of the existing community? NO YES

See Supplement to EAF Part 2

Examples that would apply to column 2

- The permanent population of the city, town or village in which the project is located is likely to grow by more than 5%.
- The municipal budget for capital expenditures or operating services will increase by more than 5% per year as a result of this project.
- Proposed action will conflict with officially adopted plans or goals.
- Proposed action will cause a change in the density of land use.
- Proposed Action will replace or eliminate existing facilities, structures or areas of historic importance to the community.
- Development will create a demand for additional community services (e.g., schools, police and fire, etc.)
- Proposed Action will set an important precedent for future projects.
- Proposed Action will create or eliminate employment.
- Other impacts: _____

20. Is there, or is there likely to be, public controversy related to potential adverse environmental impacts? No Yes

If any action in Part 2 is identified as a potential large impact or if you cannot determine the magnitude of impact, proceed to Part 3.

	1 Small to Moderate Impact	2 Potential Large Impacts	3 Can Impact Be Mitigated By Project Change
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

Supplement to EAF Part 1

DESCRIPTION OF PROPOSED ACTION

The proposed action is the Town of Urbana Comprehensive Plan. This assessment considers the impacts to the Town of Urbana of policies in the Plan which are applicable to the Town. The Plan represents the first town-wide planning effort since 1967 and will play an integral part in guiding development and policy decisions in the Town over the next 10 to 15 years.

The Town of Urbana is a rural community of approximately 2,500 people (including the Village of Hammondsport) situated in the Southern Tier of New York State. Currently, its residents enjoy a rural lifestyle with a landscape full of natural and man-made features including a beautiful Lake, meandering waterways, vast open space and vineyards, scenic vistas and an historic village. In addition, the community is a key component of the Finger Lakes tourist region and attracts many visitors each year, especially during the summer months.

However, pressure from unmanaged commercial and residential development threatens the rural character and quality of life in Urbana. For example, the main route into the community, State Route 54, includes many large undeveloped tracts of land that - given trends in the region and nationally - are likely to attract over time typical highway style development that could create traffic congestion and detract from the community's scenic character. The Plan provides detailed corridor management recommendations for the section of Route 54 that is located in the Town, which will provide guidelines for development and transportation and safety enhancements for the corridor. Also, inappropriate development threatens the Town's natural resources - including Keuka Lake and the several streams that drain into it, the steep ridges that line the Lake, two New York State regulated wetlands, a floodplain, and prime agricultural land including several vineyards. The Plan identifies these environmental features and provides recommendations for their preservation and to reinforce the Town's rural lifestyle.

The Plan is organized into five chapters: Introduction, Existing Conditions, Goals and Objectives, Action Plan, and Implementation Plan.

- The Introduction describes the comprehensive planning process including its purpose, intent and the organization of the Plan; and outlines the current issues facing the community.
- The Existing Conditions provide a detailed, well-rounded account of the community's different aspects, including land use and policy, parks and recreational facilities, socioeconomic conditions, community facilities, cultural resources and visual character, natural resources, agriculture, transportation and infrastructure.
- The Goals and Objectives are intended to serve as the underpinning guidelines upon which the Town is to base future development decisions and planning efforts. The Town residents provided input to the goals and objectives of the Plan through a public meeting, a detailed survey that covered all aspects of life in the Town, and several stakeholder interviews that were conducted by the planning consultants.

- The Action Plan provides the Town with a set of guidelines and ideas that, if pursued, will help the community manage growth and provide direction in the future. Action plan formulation began by examining the results of the existing conditions inventory in light of the goals and objectives identified initially and assessing the planning techniques available to the Town. The action plan recommendations represent a comprehensive guide from which the Town can make reasoned and consistent decisions regarding land use controls and other planning initiatives.
- This Implementation Plan provides an overview of what it will take to implement the action plan. The actions have been prioritized in terms of the timing of implementation. This section includes an implementation matrix which provides the framework for putting the Plan's recommendations into effect in terms of the regulatory review process, the capital investment plan, and regional coordination. In addition, the matrix identifies the recommendations in terms of relative priority and timing considerations, responsible agencies, and further description of required actions when appropriate.

ZONING AND PLANNING INFORMATION

Overall, the maximum potential development that could occur in the Town of Urbana under the proposed land use plan would decrease, compared to that possible under the existing zoning. The reduced townwide development potential is the result of more restrictive recommendations which are intended to preserve the rural character of the Town. Based on the results of the community survey conducted in Summer 2002, the priority land resources that residents wish to preserve include: the Lakefront, lands along the Glen Brook and Cold Brook stream corridors, flood plains and wetlands; steep slopes and ridge lines; historic buildings; rural farming landscapes; and important vegetative and wildlife habitats. Priority land uses embrace its agricultural resources including the vineyards and wineries. The Plan creates a framework for development that preserves these important resources and maintains the community's rural character, while also accommodating desirable land uses and guiding their development pattern in terms of location, size, and design.

The proposed land use plan is intended, not as a final version of a new zoning map, but rather to form the basis of discussion toward a zoning update. Boundaries are general in nature and not parcel-specific. Land use category descriptions are broadly defined at this point, with further refinement to be developed as a second phase. A direction toward confirming existing land use patterns, as well as some suggested changes to currently permitted activities, is expressed in the proposed land use plan.

Table A-1, below, provides an estimate of the maximum development potential in the Town under its current zoning (question C3). It is important to note that this is not a projection of what is expected, but rather an estimate of what is theoretically possible under the current zoning. Since the proposed action is a generalized plan - without parcel-specific zoning recommendations - a detailed estimate cannot be provided for the Plan. However, due to the restrictive nature of the proposed land use recommendations, as described below, the overall development potential in the Town would be much less than it is under the existing zoning (question C5).

Table A-1
Estimate of Maximum Development Potential in Urbana (Existing Zoning)

Area/Zoning	Agriculture	Residential	Business	Industrial	Flood Plain ²
Acres	24,775	573	56	225	268
Square Feet	1,079,181,000	24,976,000	2,381,000	9,802,000	11,684,000
Maximum Building Coverage	NA	NA	50%	35%	10%
Number of Allowable Floors	NA	NA	3.0	3.0	--
Floor Area Ratio (FAR)	--	--	1.5	1.05	--
Minimum Lot Area per Unit	2 acres	10,000 sf	NA	NA	1 acre
Maximum Theoretical Density	12,482 units ¹	1,681 units	3,669,000 sf	1,238,000 sf	268 units or 1,167,000 sf
Maximum Developable Density ²	4,993 - 6,241 units ¹	672 - 841 units	1,468,000 - 1,835,000 sf	495,000 - 619,000 sf	0 ³
¹ Note, the most likely type of development to occur in the Agriculture District is residential. However, other types of development are possible in District and an overall combination of uses is likely. ² Assumes that developable density will be 40-50 percent of theoretical density as a result of environmental constraints and site design inefficiencies. ³ Assumes that there will be no new development in the Flood Plain District due to the restrictive nature of the zoning and the severe environmental constraints.					
Source: Allee King Rosen and Fleming, Inc., Steuben County Department of Planning, Town of Urbana					

AGRICULTURE

Existing District

The current Agriculture (A) District covers 95 percent of the Town’s total land area. It is broadly-defined and allows for a wide range of uses from residential to industrial and does not contain incentives that make agriculture a preferred use. The minimum lot size is two acres. The principal uses permitted by right in the district include single-family dwellings and mobile home residential uses, agriculture, retail sale of produce that is grown on the same lot, places of worship, schools, day nurseries and golf courses. The A District also allows two-family and multi-family units and boarding houses by special permit. The only type of business use permitted by right in the Agricultural District are riding academies. However, a large number of commercial uses, ranging from gas stations to retail developments, are allowed by special permit. A number of industrial uses, including manufacturing and mining operations, are permitted by special permit in the District. It is also noted that there are no special permit conditions that are tailored for the potential impacts of particular special permit uses in the A District.

PROPOSED LAND USE PLAN

Agriculture 1 (A1)

The A1 District would be comprised of lands in New York State-certified Agricultural Districts, which consist of prime viticultural and agricultural soils. These lands would require minimum lot sizes of 25 or 50 acres. Agricultural uses would be given priority as the principal use in the district. Residences would be restricted to related farmsteads.

Agriculture 2 (A2)

The A2 zone would be in areas now zoned Agricultural, and which would not fall into one of the other proposed new zoning Districts (RR, A1, PC, B, IM, or LR). This District would permit, as principal uses, agriculture, single-family dwellings, community facilities and parks, and a much narrower range of commercial uses than allowed in the existing A District. The new District would require subdivisions to follow rural design guidelines, provide a wide buffer area between the proposed residential use and farming uses, and minimize potential impacts on agriculture. To help slow the conversion of agricultural land to other uses, the Plan proposes that the number of subdivisions, as well as the number of lots allowed in each subdivision, be limited. In addition, the Plan recommends restricting the frequency with which a parcel may be subdivided.

Community Facilities, Parks and Conservation Lands (PC)

Most of the designated conservation lands in the Town are currently in the Agriculture (A) District, which allows for a wide variety of commercial, residential, and other uses. Thus, if the status of the open space changes, these lands could be developed as-of-right by new property owners. The Plan recommends that these lands be zoned to reflect the existing use of the land. A rezoning would be required for any new development, which would give the Town discretionary authority should the ownership status of public park and conservation lands unexpectedly change. The PC District would be a rigorously managed District where very limited uses, including nature preserves, passive recreation, and community facilities could occur. The Plan recommends that it be mapped predominantly on areas which are dedicated Town parks or public facilities, including Champlin Beach, New York State designated conservation lands and the fish hatchery.

Change in Development Potential

There are 24,775 acres in the current Agricultural (A) district. The proposed Land Use Plan would place about 18,500 acres in new agricultural districts, including 4,500 acres in the proposed A1 District and 14,000 in the A2 District. In addition, the recommended PC District would replace roughly 3,000 acres of the existing Agricultural District. Overall, there would be less development potential under the proposed zoning due to the limited allowed uses for all the proposed districts and larger lot size requirements under the A1 District.

RESIDENTIAL

Existing

In general, the Residence (R) District is designed to promote relatively low density residential development on the outskirts of the Village of Hammondsport and higher density residential development along Keuka Lake. It is mapped at the southern end of Keuka Lake, in the Pleasant Valley area, and around the Lake, and covers about 573 acres or 2 percent of the Town's land area. While the general R District requires a minimum lot width of 75 feet, residences along Keuka Lake are only mandated to have a minimum lot width of 50 feet. One-family and two-family dwellings and crop agriculture are permitted by right throughout the entire district, while boardinghouses, theaters, and a variety of institutional uses are allowed by special permit. The minimum lot size is 10,000 square feet.

PROPOSED LAND USE PLAN

Rural Residential (RR)

The recommended RR District would allow a single-family neighborhood with development density at one dwelling unit per acre in a low-density area and one dwelling unit per two acres in low density, predominantly farming areas.

Lakefront Residential

The LR District is mainly mapped on the existing residential neighborhoods lining the east and west sides of Keuka Lake with a higher density of housing permitted than in the RR District. The Land Use Plan recommends restrictions to limit the size of docks and boathouses in these areas.

CHANGE IN DEVELOPMENT POTENTIAL

The existing residential district includes 574 acres. The recommended Land Use Plan designates roughly 3,000 acres as "residential," including 1,000 acres in the RR District and 2,000 acres in the LF District. The current residential zoning has a minimum lot size of only about 1/4-acre per unit, compared to one to two acres per unit in the proposed plan. Overall, the development potential would decrease under the recommended plan.

BUSINESS AND INDUSTRY

Existing Districts

Business (B)

The Business District is mapped along Route 54, from the intersection of Back Valley Road to the Village of Hammondsport gateway at Route 54A. It covers about 55 acres, or 0.2 percent of the Town's land area. In general, the principal uses allowed in the B District include a variety of commercial establishments including retail and wholesale businesses or services. Agricultural use, excluding farm animals, is also included by right in the B district. Residential uses are prohibited. The minimum lot size is 10,000 square feet.

Industrial

The Industrial (I) District is recommended for the Pleasant Valley area of the Town on the site of the Pleasant Valley Winery and Germania Winery properties. Industrial uses permitted by right in the District include: print shop, research laboratory, manufacture, fabrication, extraction, assembly, warehousing and other handling of material types of use. Extractive operations and soil mining are allowed by special permit. There are also a number of principal business uses allowed by right in the district, including auto repair shops and car washes. Gas stations are among the special permit uses. Certain uses which could be accessory to the winery operations, such as restaurants and inns, are not expressly permitted as principal or accessory uses in the I District. As in the Business District, agricultural use, excluding the keeping of fowl or farm animals, is allowed by right in the I District, while residential use is prohibited. The minimum lot size is 30,000 square feet.

PROPOSED LAND USE PLAN

Business (B)

The recommended B District is intended to provide concentrated nodes of commercial development along Route 54, as opposed to a long, continuous, and sprawling highway commercial strip malls. This zoning pattern is designed to prevent the negative effects (e.g., dangerous traffic conditions, unattractive visual environment) of uncontrolled highway commercial corridor development that has occurred in so many communities. To prevent development that is out of scale with the existing development patterns in the rural township, a maximum building footprint of 30,000 square feet for retail uses is recommended. Expansion of one- and two-family residential uses is not intended in this zone. Multi-family housing is recommended as a special permit use, with coordinated and minimal curb cuts/driveways, parking to the sides and rear of buildings, and generous landscaped setbacks areas in front.

Institutional/Mixed-Use (IM)

The recommended IM District would allow institutional (medical, educational, etc.), professional office, commercial office, nursing homes, apartment houses/condominiums, hotels and motels, possibly warehouse and residential storage, and restaurants. The District would be mapped on the Ira Davenport Hospital property and the surrounding lots on both sides of Route 54.

Enterprise (E)

The E District is recommended on the existing Pleasant Valley, Bully Hill, and Heron Hill Winery properties and the Mercury Aircraft property. The District is envisioned as an economic development zone, that would allow mixed uses, including restaurants, cafes, lodging, museums, farm markets, gift shops, antique dealers, other limited retail uses, and other tourism-related enterprises in addition to wineries. Limited industrial uses could be allowed by special use permit.

CHANGE IN DEVELOPMENT POTENTIAL

Currently, there are 281 acres devoted to the business (56) and industrial (225) districts. The recommended Land Use Plan would increase the amount of land to be used for business and industry, including the 150-acre B District, the 130-acre IM District, and a 440-acre E District. The Land Use Plan predominantly confirms existing land uses and provides land for expansion adjacent to these existing business and industrial uses.

FLOODPLAIN

The 268-acre Floodplain District has been very effective at severely limiting development in areas prone to flooding and would remain as it exists under the current zoning. No additional development is expected in the Floodplain District, with or without the Plan.

CONCLUSION

Currently, the overwhelmingly largest zoning district in the Town of Urbana is Agriculture. However, the current Agriculture district allows relatively small lot-sizes and a variety of other types of uses. Therefore, more protective regulations are recommended under the A1, A2, and PC districts of the proposed Land Use Plan to more effectively preserve land for viticultural and

agricultural uses, as well as to better preserve the vast open space that is so important to the natural and scenic ambience of Urbana. In addition, the recommended A2 district would provide a transitional zone between residential and agricultural uses by requiring a wide buffer between these uses, thereby minimizing the potential for conflicting land uses.

The residential districts under the proposed Plan have been mapped in areas where there is already residential development, such as along the waterfront surrounding the Lake and in potential hamlet areas. The recommendations under the proposed Plan would decrease the potential residential development in the Town due to the larger recommended lot sizes. In addition, the Plan calls for a more restrictive set of other principal uses (e.g., commercial, industrial), than allowed under the current residential zoning.

Similar to the recommended residential zones, the business and industrial districts under the proposed Plan generally confirm their current land uses and allow for expansion around them. By focusing development in these areas and applying more rigid requirements elsewhere, the Town will be able to grow in a controlled manner that will protect the rural quality of life and natural resources in the Town.

Table A-2 shows the acreages and percentage of total land area in the Town for the existing zoning districts and the recommended land uses under the proposed Plan

Table A-2				
Acreage and Land Use Percentage				
Existing Zoning Districts and Recommended Land Use Plan				
<i>ZONING</i>	<i>EXISTING ZONING</i>		<i>LAND USE PLAN</i>	
	<i>Acre</i> s	<i>Percentage</i>	<i>Acre</i> s	<i>Percentage</i>
Agriculture (A)	24,775	95.7 %		
Residential (R)	573	2.2 %		
Business (B)	56	0.2 %		
Industrial (I)	225	0.9 %		
Floodplain (FP)	268	1.0 %	268	1.0 %
Agriculture 1 (A1)			4,500	17.7 %
Agriculture 2 (A2)			14,000	54.9 %
Community Facilities, Parks and Conservation Lands (PC)			3,000	11.8 %
Rural Residential (RR)			1,000	3.9 %
Lakefront Residential (LR)			2,000	7.9 %
Business (B)			150	0.6 %
Institutional/ Mixed-Use (IM)			130	0.5 %
Enterprise (E)			440	1.7 %
Total	25,897	100.0 %	25,488 ¹	100.0 %
¹ The acreages for the Land Use Plan are estimates and not exact, therefore, the total acreage of the recommended uses (25,488) is slightly different than the actual acreage of the Town, as shown under the existing zoning (25,897 acres).				
Source: Allee King Rosen and Fleming; Steuben County Department of Planning				

Supplement to EAF Part 2

INTRODUCTION

The project under review is the Comprehensive Plan (the Plan) for the Town of Urbana. As noted above, this analysis addresses the impacts of applicable sections on the Town of Urbana, outside the Village of Hammondsport. The proposed Plan contains an introduction, existing conditions description, goals and objectives, action plan and implementation program. It also represents the first town-wide comprehensive plan effort since 1967. The comprehensive planning function is an organized manner by which a community can identify its needs and establish goals and objectives for future development and preservation. Development and implementation of a comprehensive plan is an effective and efficient means to achieve meaningful and desired change in a steady, incremental manner and to identify those resources the community wishes to preserve and enhance.

While the actions and recommendations of the Plan do not call for any specific development plans, they do include recommended land use patterns. In general, the Plan's recommendations are designed to enhance the quality of life and protect the natural, cultural, scenic, and social environment of Urbana. Furthermore, the Plan's policy and land use recommendations are more environmentally protective than the Town's present standards. Therefore, the impacts of the Plan on the natural and man-made environment and on the population are anticipated to be positive.

IMPACT ON LAND

The recommendations for land use in the Town seek to protect its rural character and agriculture, minimize land use conflicts, protect natural resources, manage growth, and at the same time allow for a healthy mix of diverse land uses compatible with the character of the community. The Plan is designed to maintain and enhance those land uses which are compatible with sustaining the cultural, social, and natural resource priorities of the community. Based on the results of the community survey, the priority land resources to preserve in the Town include the lakefront, lands along the Glen Brook and Cold Brook stream corridors, flood plains and wetlands; steep slopes and ridge lines; historic buildings; rural farming landscapes; vineyards and wineries; and important vegetative and wildlife habitats. The Plan creates a framework for development that preserves these important resources and maintains the community's rural character, while also accommodating desirable land uses and guiding their development pattern in terms of location, size, and design. The Impacts of the Plan on land are expected to be positive; no negative impacts on land are anticipated from the implementation of the Plan.

IMPACT ON WATER

A water district already exists in the Village of Hammondsport and a small portion of the Town adjacent to the Village, but the bulk of the Town relies on well water. Therefore, most of Urbana is dependent on high quality ground water for drinking purposes. The Plan seeks to preserve the Town's excellent water quality through several recommendations, preserve

wetlands, and encourage vegetative buffers along Keuka Lake and all water courses in the Town to filter pollution. In addition, the Plan recommends protecting sensitive land areas that are located adjacent to water resources by working with land conservancies and utilizing conservation easements. Furthermore, the Plan recommends requiring conservation density design (which would mandate clustering, combined with design guidelines and open space preservation), and restricting the use of pesticides and herbicides on shoreland areas to prevent contamination. These recommendations will enhance the protection of water quality in Urbana. Therefore, the effects of the Plan on groundwater and surface water are expected to be positive. No negative impacts on water are anticipated from the implementation of the Plan.

IMPACTS ON AIR

The Plan recommendations would decrease the potential for the development of heavy industrial uses in the Town. In addition, the Plan would reduce the overall development potential of all uses in the Town. Therefore, the Plan would not increase pollutants from stationary industrial services nor increase traffic volume, and vehicular emissions in the Town. The Plan's policies to enhance tourism are intended to bring in additional tourists, but at a moderate level. Any increases in tourist-related traffic would be largely seasonal in nature and would be less than the reduction in potential traffic volume from the reduction in the residential, commercial, and industrial development potential of the Town of Urbana. Thus, no significant negative impacts on air are anticipated from the implementation of the Plan.

IMPACT ON PLANTS AND ANIMALS

Town-wide measures in the Plan that would protect flora and fauna include many of the recommendations mentioned above regarding the protection of water resources. These recommendations include existing use zoning for large public open lands, providing vegetated buffers, protecting sensitive land areas, and requiring conservation density design. The Plan also recommends actions that would preserve unique natural areas and wildlife resources, including working with public and nonprofit land preservation agencies to protect natural and scenic areas such as Hammonds Glen, gorges, waterfalls, and other unique geologic formations and wildlife areas. Therefore, the implementation of these proposals would have a positive impact on plants and wildlife since these areas are also important wildlife corridors, migration routes and other wildlife habitat, as well as woodlots and meadows. In addition, the proposed Plan is designed to be sensitive to threatened and endangered species. Positive impacts are expected, no negative impacts on plants and/or animals are anticipated from the implementation of the Plan.

IMPACT ON AGRICULTURAL AND LAND RESOURCES

One of the chief goals of the Plan is to maintain farming and farm-related uses within the Town. The several recommended actions outlined in the Plan include preserving prime agricultural lands by developing agriculture-friendly land use practices, restricting the extension of water and/or sewer infrastructure in agricultural areas, enacting a right-to-farm law, maintaining a "critical mass" of farming uses, considering purchase of development rights and/or transfer of development rights, and applying for farmland preservation grants. Other recommendations that would promote farming and, thereby, help preserve agricultural resources include establishing an agricultural advisory committee, raising community awareness about agriculture, creating an agriculture-friendly business environment and following State agricultural policies.

Another fundamental goal of the Plan is to protect important natural areas and land resources. Among the strategies suggested in the Plan to protect such environmentally sensitive and key resource areas are adopting a local SEQRA Type I list, using innovative land use tools, utilizing conservation easements, seeking rights of first refusal, establishing working relationships with land trusts and requiring Phase I environmental studies. These protections are expected to have positive impacts on agricultural and land resources. Therefore, no negative impacts on agricultural and land resources are anticipated from the implementation of the Plan.

IMPACT ON AESTHETIC RESOURCES

The Town of Urbana has many beautiful scenic amenities including Keuka Lake and the steep ridges surrounding the Lake, meandering waterways, vast open space including farmland and vineyards, as well as historic buildings and landscapes. The Plan includes many provisions to preserve the visual character of the Town, including developing separate design guidelines for the waterfront and the Route 54 highway corridor, providing landscaping and site plan regulations, enhancing community gateways, improving signage, encouraging site amenities in private developments, and reclaiming and reusing gravel mines.

Other recommendations include recognizing the connection between visual character and tourism, carefully assessing the visual impacts of proposed development, and ensuring that new development is compatible with existing scale and character. As a result, the effects of the Plan on the visual character of the Town are expected to be overwhelmingly positive. No negative impacts on aesthetic resources are anticipated from the implementation of the Plan.

IMPACT ON HISTORIC AND ARCHAEOLOGICAL RESOURCES

The Plan includes recommendations for the Town to encourage historic rehabilitation, publicly recognize historic resources, conduct cultural resource surveys of potentially historic and archaeological resources to determine if they meet State and National Register criteria, develop historic interpretive programs, and promote the adaptive reuse of historic properties. In addition, the Plan directs Town officials to fully utilize the SEQRA process for any developments within, or substantially contiguous to, a historic site. These actions would enhance the protection of cultural resources in the Town. No negative impacts on historic and/or archaeological resources are anticipated from the implementation of the Plan.

IMPACT ON OPEN SPACE AND RECREATION

The Plan proposes preserving valuable open space by recommending existing government-owned natural areas be designated "PC," working with land trusts and using innovative land use tools to preserve open space, encouraging quality parks in subdivisions, enhancing public access to the waterfront and adopting a Local Waterfront Revitalization Program, making improvements to existing recreational facilities and developing additional facilities, and budgeting for recreational needs in the Capital Improvement Plan. These strategies are expected to result in positive impacts on the Town's open space and recreational areas. Therefore, no negative impacts on open space and recreation are anticipated from the implementation of the Plan.

IMPACT ON CRITICAL ENVIRONMENTAL AREAS

Although the New York State Department of Environmental Conservation does not list any Critical Environmental Areas in Urbana, the Plan provides several strategies that preserve

Supplement to EAF Part I

environmentally sensitive areas. These strategies include utilizing conservation easements and innovative land use tools to control or prevent development in sensitive environmental areas, preserving wetlands and large tracts of undeveloped landscapes, providing vegetative buffers along Keuka Lake and watercourses to mitigate pollution to surface water, designating the Keuka Inlet wetland area as a nature preserve, working to permanently preserve Hammonds Glen, fully utilizing the SEQR process to ensure that any development is done in an environmentally responsible manner, and preserving unique natural areas and wildlife resources. As a result of these recommendations, only positive impacts to environmentally sensitive areas are expected. Therefore, no negative impacts on critical environmental areas are anticipated from the implementation of the Plan.

IMPACT ON TRANSPORTATION

The plan provides several recommendations for maintaining and enhancing the roadway network in Urbana, including recommendations for the Route 54 commercial corridor. These corridor recommendations include regulating the design and location of driveways and parking lots for commercial development, and adding left-hand turning lanes at critical junctures. These actions would help maintain the traffic flow and enhance safety on Route 54 - which is the most heavily traveled road in the Town - especially if increased development occurs in the corridor. Other recommended actions include stabilizing road shoulders, improving the safety and aesthetic appeal of critical intersections, and improving coordination with the New York State Department of Transportation. In terms of non-motorized transportation, the Plan calls for extending the trail network and enhancing the bicycle system. These improvements are expected to have beneficial effects on the vehicular, pedestrian and bicycle systems in Urbana. Also, as stated above, the Plan's land use recommendations are expected to result in an overall reduction of potential vehicular trips in the Town. Thus, no negative impacts on transportation are anticipated from the implementation of the Plan.

IMPACT ON ENERGY

The proposed Plan decreases the Town's development potential below that which is allowed by current zoning. As a result, no increased demand for energy is expected and no negative impacts on energy are anticipated from the implementation of the Plan.

NOISE AND ODOR IMPACTS

The Plan would not generate net new vehicular trips or introduce new uses that would generate noise or odor impacts. As a result, no negative impacts on noise and odor are anticipated from the implementation of the Plan.

IMPACT ON PUBLIC HEALTH

The Plan includes various recommendations that will enhance the public health of Urbana, fully utilizing the SEQR process to understand and mitigate the full impacts of development projects, and protecting natural resources, including groundwater. No negative impacts on public health are anticipated from the implementation of the Plan.

IMPACTS ON THE GROWTH AND CHARACTER OF THE COMMUNITY

The Plan accommodates future growth, but does not increase the development potential of the Town. The Plan will replace the current Comprehensive Plan - which is over 30 years old and

dated. One of the major focuses of the Plan is to manage the future growth of the Town of Urbana in a way that will retain its character and quality of life. The proposals, if implemented, will have a positive impact on the character of the community and will also help to manage growth by protecting sensitive natural and agricultural resources, minimizing land use conflicts, and preserving historic resources. In addition, the Plan recommends not to extend infrastructure into prime agricultural areas and to carefully consider any proposal to extend water service, in order to control growth and preserve the community's rural character. Furthermore, the Plan recommends maintaining community facilities and focusing commercial development in the Village Center, which would reinforce the traditional role of the Village and control growth throughout the Town.

The Plan also incorporates several recommendations to better control the Town's budgetary process, including implementing a Capital Improvement Plan (CIP), which will help the Town to better prioritize its capital needs and provide an organized manner for capital decision-making. In addition, the Plan recommends minimizing the impacts of new development on municipal utilities and services via the SEQRA process. In order to promote an improved understanding and utilization of SEQRA, the Plan proposes sending appropriate Town officials, Town Board members, Zoning Board of Appeals and Planning Board members to SEQRA training sessions.

Implementation of the Plan would not increase the development potential of the Town. Therefore, it would not generate growth above what could occur under existing laws and regulations, but would manage growth much more effectively. In addition, since Urbana's residents have been actively involved in the planning process, the Comprehensive Plan is based on the community's stated goals and objectives. The Plan incorporates many strategies that will mitigate any negative impacts to the character of the Town from forthcoming growth. Therefore, the effects are expected to be positive and with no negative impacts on the growth and character of the community resulting from the implementation of the Plan.