

TOWN OF ERWIN, NEW YORK



COMPREHENSIVE PLAN 2010 UPDATE

Adopted February 11, 2003



Prepared by:

THE SARATOGA ASSOCIATES



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SARATOGA SPRINGS ■ NEW YORK CITY ■ BOSTON



POLICY STATEMENT

As defined in Section 272-2 of General Town Law, the Comprehensive Plan shall “serve as a basis for land use regulation, infrastructure development, public and private investment, and any plans which may detail one or more topics of a town comprehensive plan.”

The Town of Erwin Comprehensive Plan 2010 Update was adopted by the Erwin Town Board on February 11, 2003, and shall be the policy of the Town of Erwin to reference the Comprehensive Plan for all rezonings and infrastructure projects planned by the Town and proposals from other government agencies. A copy of this plan has been provided to county and state agencies to assist with their plans and projects in the Erwin area.

For each budget year, the *Coordinated Implementation* section of the Plan will be referenced and actions, new laws and regulations will be incorporated into the Plan for the coming year.



ACKNOWLEDGEMENTS

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TABLE OF CONTENTS

EXECUTIVE SUMMARY

I. INTRODUCTION	I-1
A. A COMPREHENSIVE PLAN FOR ERWIN	I-1
B. THE COMMUNITY PLANNING PROCESS	I-2
C. DEVELOPING A PLANNING APPROACH FOR ERWIN	I-3
II. INVENTORY AND ANALYSIS	II-1
A. ERWIN’S DEVELOPMENT TRENDS	II-1
B. PLANNING INITIATIVES	II-2
C. LAND USE	II-4
Agricultural Assessment	II-7
D. EXISTING ZONING	II-13
E. ENVIRONMENTAL SETTING	II-19
F. TRANSPORTATION AND INFRASTRUCTURE	II-22
G. DEMOGRAPHIC TRENDS	II-27
H. HOUSING	II-30
I. RECREATION AND OPEN SPACE	II-31
III. GOALS, POLICIES AND RECOMMENDATIONS	III-1
A. INTRODUCTION	III-1
B. A VISION FOR THE COMMUNITY PLAN	III-1
C. GOALS, POLICIES AND RECOMMENDATIONS	III-2
D. FUTURE LAND USE CONCEPTS AND PROPOSED REGULATORY AMENDMENTS	III-20
IV. COORDINATED IMPLEMENTATION	IV-1
A. A “BLUE PRINT FOR ACTION”	IV-1
B. REGULATORY ACTIONS FOR PLAN ADOPTION	IV-2
C. LIST OF RECOMMENDED ZONING AND REGULATORY CHANGES	IV-3
D. MANAGEMENT PHASING SUMMARY	IV-4
E. RESOURCES	IV-6
REFERENCES	



APPENDICES: UNDER SEPARATE COVER

APPENDIX A Community Survey Results

APPENDIX B Comprehensive Plan Committee Public Hearing Comments Summary

APPENDIX C Public Comments

LIST OF MAPS

Map II-1	Current Land Use	II-6
Map II-2	Agricultural Assessment	II-9
Map II-3	Existing Zoning	II-14
Map II-4	Build-Out Analysis	II-18
Map II-5	Environmental Features	II-20
Map II-6	Transportation and Infrastructure	II-23
Map II-7	Recreational Land & Open Space	II-32
Map III-1	Existing and Proposed Recreational Resources	III-8
Map III-2	Existing Concepts Map	III-21
Map III-3	Future Land Use and Zoning Map	III-22



EXECUTIVE SUMMARY

A COMPREHENSIVE PLAN FOR ERWIN

Have you ever wondered what Erwin would be like five years from now? How about ten years? Growth in communities may at times be slow, while at other times development pressures arise so quickly that communities become overwhelmed if an effective comprehensive plan and land use policies are not in place. According to the 2000 U.S. Census figures, Erwin's population in 2000 was 7,227, a 6.8% increase over the past ten years. These figures demonstrate intense and consistent growth over recent years, closely linked with the expanding local economy.

With the adoption of the Comprehensive Master Plan 2010 in 1993, the Town was able to absorb this growth without major infrastructure and environmental concerns. The Plan intended to set forth the direction for growth in the community over the next 10 to 20 years. However, the growth experienced by the Town has effectively rendered sections of the 2010 Plan obsolete. While the Plan was successful in guiding the recent growth in an efficient and compatible manner, due to the intensity of the economic and related population expansion, the Town quickly realized revisions were necessary to ensure that future growth continues efficiently and compatibly.

Under New York State Law, the comprehensive plan is the vehicle that lets communities evaluate their situation and plan for the future. Through a comprehensive plan residents set a vision for their community's future and then outline the policies and projects required to achieve that vision.

As economic, demographic, and social conditions change over time, the comprehensive planning process provides a moment in time to re-examine community priorities and either stay the present course or change direction.

THE COMMUNITY PLANNING PROCESS

The Town of Erwin has been actively involved in community planning issues over the years, and has a number of highly skilled and dedicated volunteers who have helped Erwin preserve its unique character in the face of growing development pressures. These plans included: the 1967 Town of Erwin Comprehensive Plan, the 1974 Town of Erwin Comprehensive Development Plan Erwin Junction and Gang Mills, and the Town of Erwin Comprehensive Master Plan 2010 as well as numerous infrastructure and stormwater management and concept plans. Most recently, the Town prepared and adopted the Corridor Management Plan in 2000. This plan dealt with the land use, zoning, and aesthetics of the South Hamilton Street Corridor, and was instrumental in establishing the Town Center zoning classification to congregate dense commercial uses in the developing commercial and residential area of the Town of Gang Mills.



As previously mentioned, the Comprehensive Plan 2010 has, for the most part, exceeded its useful life, and major revisions to the programs and policy recommendations are necessary to guide and enhance Erwin's growth over the next five to ten years in a sustainable and compatible manner.

The Plan Update process began in early 2001 with an inventory and analysis of existing conditions throughout the Town, followed by an extensive public outreach process. This included a public meeting in May 2001 and a survey in October 2001, which was sent to 1400 residents throughout the Town, including the Village of Painted Post. (The complete results of the public meeting and the community surveys are located in Appendix A.) Next, specific policies and recommendations were developed to address problems and issues that were identified as part of the inventory, the public meeting and survey, and the general public input. In addition, the existing Comprehensive Plan 2010 has been closely analyzed, and the applicable goals and policies were refined, amended, or left as is. Finally, after the goals, policies were developed, strategies and tools to meet the objectives of the vision were refined.

THE PLAN APPROACH

Preservation Through Balance

In the initial years following the first permanent settlement of what is now known as Erwin, the development dynamics were quite similar to other waterfront communities in the southern tier. Over the years, Erwin has progressed from a largely self-contained economy based on farming and forestry to one that included the manufacturing of products shipped to external markets via water. By the early 20th century, with the help of Corning Glass Works and Ingersoll-Rand, the region began to build its reputation as a major manufacturing hub. With the help of the interstate highway system and improving road systems, Erwin began to see a tremendous surge in population during the 1950s and 60s. Ever since these early days of dramatic growth, Erwin has continued to grow and build up its infrastructure. During the development of the Town of Erwin Comprehensive Master Plan 2010, the growth rate had somewhat abated. However, with the help of area business like Corning, Inc. and the construction of the Erwin Park Innovation Complex (EPIC[®]), the Town once again saw dramatic growth.

When this Comprehensive Plan Update process began, Erwin was under tremendous growth pressures. However, due to a recent economic downturn, especially in the high-tech sector, development pressures in the Town have begun to subside. While the sluggish economy has negatively impacted the region for the immediate future, it is, however, allowing Erwin to take a breather, and to develop policies to guide future growth in a sustainable manner. The current growth situation is similar to the period during which the Comprehensive Master Plan 2010 was being developed. The economy will ultimately rebound, and Erwin will once again begin to see increasing growth pressures. It is therefore crucial that Erwin be prepared to handle the next surge



of growth, and encourage sustainable and traditional development to enhance the desired distinctive community character which defines Erwin as a community in which to live, work, and invest. The key is *to balance growth with the preservation of Erwin's high quality of life.*

VISION OF THE COMMUNITY PLAN

The essence of the Plan for *Erwin is to maintain the Town's distinctive rural and community character in the face of increased development and demographic change.* Through the work with the Comprehensive Plan Committee (CPC) and with input from the community, the Comprehensive Master Plan 2010 Basic Goals were assessed and revised as follows:

1. Encourage a healthy balance of high quality future use at compatible and sustainable densities;
2. Maintain Erwin's "High Quality of Life" for existing residents as well as for the purposes of attracting additional companies and people to the community.
3. Encourage a diverse economy through a diversity of employment in both commercial and industrial industries, and through the utilization of Empire Zones;
4. Protect and enhance the existing community character through Smart Growth techniques, the efficient use of land, the preservation of open spaces, and the creation of a network of greenways, parks, and recreational trails;
5. Continue to provide and seek to enhance the various community facilities and services that are needed to support current and future development in an efficient and effective manner; and
6. Maintain and enhance the Town's sensitive natural resources for the benefit of the Town as a whole.

The intent was to define broad goals that identified the major components of the distinctive character of Erwin. Based on these broad goals, the goals and recommendations from the Comprehensive Master Plan 2010, combined with the input from the community, the CPC then developed specific Goals, Policies, and Recommendations directed to specific topic areas (i.e., Rural Character, Open Space, and the Environment; Parks, Recreation, Civic, and Entertainment Resources; Neighborhoods and Housing; and Community Services and Infrastructure).

The CPC also assessed differing geographic sections of the Town (e.g., the Victory Highway Corridor, NYS Route 417 Corridor, the Residential and Commercial Hub, the Emerging Residential Area, and finally the Rural District). Based on these assessments, the CPC developed



Future Land Use Concepts for each area, upon which specific zoning amendments were developed.

GOALS, POLICIES AND RECOMMENDATIONS

The Policies and Recommendations set forth in the Plan are just that, *policies and recommendations*. The intent of offering these policies and recommendations is to provide the Town with an array of options to address the issues and concerns that were identified during the comprehensive planning process. Not every recommendation offered in this plan needs to be implemented, nor should the format of the Plan imply that any recommendation be considered more important than another. For each topic area and when appropriate, the following recommendations have been classified as Project or Policy related recommendations. An implementation section has been provided at the end of the Plan to assist the Town in identifying which recommendations should be implemented and in which order.

RURAL CHARACTER, OPEN SPACE, AND THE ENVIRONMENT

Erwin has a unique rural character that sets it apart from other southern tier communities. The vast areas of open space and the natural, undeveloped character of the Town combine to create a pleasant and enjoyable atmosphere. In addition, Erwin's sensitive water resources, natural habitats of forests, ponds, lakes, streams, wetlands, and wildlife, and its rolling mountainous landscape are all attributes most often mentioned as attractive qualities valued by local residents and visitors. The challenge is to balance effective open space preservation, environmental protection, and the preservation of rural character, while still allowing for growth in a controlled manner. When these actions are in balance, the Town will be able to continue providing the high quality environment that exists today.

Goal:

Maintain, protect and enhance a system of open spaces for recreational purposes, the preservation of wildlife, and sensitive natural resources, and for future compatible development at sustainable densities that are fully integrated with the rest of the Town by an efficient network of open space and trail connections.

Recommendations:

Projects

- *Educate Town Residents About the Value of Natural Resources*
- *Work Closely with Organizations to Effectively Protect Open Space*
- *Consider Preparing an Open Space Protection Plan*



- *Consider Preparing a Lands of Conservation Interest Map:*
- *Research Recent Advancements in Alternative On-Site Wastewater Treatment Systems Technology*

Regulatory

- *Consider Developing and Enacting Conservation Subdivision Design Regulations*
- *Consider Requiring Interior Access Roads & Coordinated Development Plans for Subdivisions*
- *Consider Regulatory Methods for Stream Corridor Protection.*
- *Consider Regulatory Methods for Preserving Hillsides and Ridgelines*
- *Consider Various Methods for Ensuring that Existing On-Site Wastewater Treatment Systems are Functioning Properly*

PARKS, RECREATION, CIVIC AND ENTERTAINMENT RESOURCES

The Town of Erwin possesses over 4,000 acres of State Land, approximately 85 acres of designated public parks and recreation areas, and more than 400 acres of school recreational facilities, public golf courses, playgrounds, and private game clubs. The three rivers that traverse the Town also present a unique and valuable recreational resource to the community. However, the thousands of acres of recreational land and miles of waterways are underutilized and should be promoted and enhanced. Direct pedestrian or trail connections to many of the community parks as well as the state lands do not exist, and many new residential developments are not providing sufficient recreational amenities. Furthermore, efficient public access to the rivers is isolated to the Cohocton River at Kinsella Park in Gang Mills. These tremendous recreational resources should undergo a thorough assessment and evaluation, and be enhanced to the greatest extent possible to ensure optimum enjoyment by residents and visitors alike.

Goal:

Erwin's parks, recreation, civic, and entertainment resources and amenities should be continually assessed, modified, and improved in order to ensure that the expectations, abilities, and interests of all residents as well as visitors, are met to the fullest extent practical.

Recommendations:

Continuous reference should be made to *Map III-1 Existing and Proposed Recreational Resources*, which graphically represents some of the following recommendations.



Projects

- *Consider Preparing a Town-Wide Parks and Recreation Master Plan*
- *Consider Developing a Town-Wide Greenway System*
- *Consider Developing a Civic, Service, and Entertainment Hub*
- *Consider Developing a Recreation Hub*
- *Improve Riverfront Access*
- *Improve Neighborhood Parks and Connections*

NEIGHBORHOODS AND HOUSING

The residential pattern in the Town has contributed to the community's unique setting. Development outside of the established residential areas of Coopers Plains, Long Acres, Gang Mills, and Erwin Junction is generally on large wooded lots, two (2) acres or more. While development within these established residential areas range from one (1) dwelling unit per 7,200 square feet (s.f.), to one unit per 12,500 s.f., this variation in lot sizes and development patterns offers a diversity of options for residents, including affordable housing choices. However, the cost of living in Erwin has been on the increase when compared to surrounding communities. In addition, the percentage of Erwin residents over the age of 54 has been rising and this trend is predicted to continue over the next 10 to 20 years. The challenge of the Plan is to create housing opportunities for all residents, regardless of income bracket, who reside or wish to reside in the community.

Goal:

Because affordability breeds diversity which then spurs economic/cultural vitality, the Town should seek to provide a variety of housing types to accommodate the varying needs of all Erwin residents including seniors and low to moderate income and starter families in an attractive and efficient manner. Existing and future neighborhoods should all possess safe and efficient networks of trails and sidewalks, easily accessible parks and open spaces, and should provide residents with a sense of safety and security.

Recommendations:

Projects

- *Work With Local and Regional Housing Agencies to Address Housing Needs*
- *Provide Economic Assistance Information to Potential Home Buyers and Current Homeowners*



- *Ensure Neighborhood Sustainability*
- *Infill Vacant/Underutilized Lands with Diversity of Affordable Housing*
- *Require the Construction of Pedestrian Connections and Parks in Each New Subdivision*
- *Seek to Construct More Neighborhood Parks Throughout the Gang Mills Area*
- *Enhance Pedestrian Connections*

COMMUNITY SERVICES AND INFRASTRUCTURE

The Town of Erwin offers a wide variety of services including parks and recreation, senior citizens' activities, and a museum of Indian artifacts. The Town's Highway Department maintains 55-plus miles of roadways, and provides additional services such as leaf pick-up, street sweeping, and a yard waste pick-up and drop off. The Town also provides both municipal sewer and water services to the Gang Mills area and to some of the industrial operations in the emerging industrial area in Erwin Junction. Numerous infrastructure studies have been completed for the purposes of assessing the feasibility of extending the town's water and wastewater services to Long Acres, Coopers Plains, and to the future residential subdivisions south of Beartown Road.

The Town has an efficient and effective zoning ordinance and associated supplementary regulations and guidelines in place with a Planning Board, a Zoning Board of Appeals, and a Code Enforcement Officer to carry out and enforce the rules, regulations, and guidelines set forth in the Ordinance. The Ordinance and the Official Town Zoning Map are continually assessed and updated to ensure the Town progresses in a sustainable, compatible, and efficient manner.

Goal:

Continue to provide the high quality municipal services to every resident in the community that protect the natural environment, regard residents' needs, and protect the health, safety, and general welfare of the community.

Projects

- *Improve the Town Website*
- *Expand the Availability of Municipal Water and Sewer Infrastructure*
- *Ensure Adequate Availability of Services and Activities for All Sectors of the Community.*
- *Continue to Build a Working Relationship with the NYS DOT*
- *Continually Enhance and Improve Streetscapes within the Community*



Regulatory

- *Consider Methods to Improve the Aesthetics of Existing Mining Operations and the Probability for Constructive Re-Use of Reclaimed Land in the Town*
- *Explore Methods to Improve the Effectiveness of the Town's Zoning Ordinance and Supplemental Regulations*
 - *Conduct a Thorough Review and Amendment of the Zoning Ordinance and Supplementary Regulations: Specific recommendations for amendments to the Town's Ordinance are presented below in Section II-D Future Land Use Concepts and Proposed Zoning and Regulatory Amendments*
 - *Develop a Citizens' Guide to The Town Of Erwin Land Use and Development Regulations*
 - *Continue to Utilize a Shared Community Planner*
 - *Encourage Planning and Zoning Board Members to Attend Land Use Planning Seminars*
 - *Educate Landowners*

FUTURE LAND USE CONCEPTS AND PROPOSED ZONING AND REGULATORY AMENDMENTS

After the analysis of the inventory, the community survey results, and the public meeting input, the CPC identified Future Land Use Concepts for specific geographic areas of the community. These areas are delineated on **Map III-2 Future Land Use Concepts**, and include the Victory Highway Corridor, Route 417 Corridor, the Residential and Commercial Hub, the Emerging Residential Area, and finally the Rural District. Based on detailed assessments of the existing conditions in these areas, the future trends, and the related zoning regulations, specific zoning amendments were developed by the CPC. The areas of the proposed regulatory and zoning amendments are depicted on **Map III-3 Future Land Use and Zoning Map**, and continuous reference should be made to this map throughout the following discussions. This section also proposes numerous changes to the Allowable Use list for each district in the Town. These proposed changes are depicted in **Figure III-1 Proposed Allowable Uses**. The proposed site and architectural design standards are depicted in **Figure III-2 Existing and Proposed Site and Architectural Design Standards**.



Future Land Use Concepts

The following proposed Zoning amendments are keyed to *Map III-3*.

Victory Highway Corridor

Future Land Use Concept

The Victory Highway area should continue to accommodate medium to high-density residential and commercial development. In addition, a mixed-use residential/commercial district and a planned multi-use district is recommended. This area should also continue to support the existing public and community services, agricultural uses, and home-based business.

Proposed Zoning and Regulatory Amendments:

A-1: The currently zoned Rural District (RD) should be re-zoned to **R-12.5** to allow for continued residential growth at acceptable and sustainable densities in the highway corridor.

A-2: The currently zoned Industrial parcel should be rezoned to **RD** based on its remote location in relation to other industrially zoned areas of the Town, the lack of efficient vehicular access to the site, the unlikely ability to extend municipal water and sewer services there, and the predominantly steep terrain and other environmental constraints which exist there.

A-3: The currently zoned RD, R-12.5, and B-H lands should be re-zoned **BH-4 “Planned Multi-Use District.”** This district could host uses ranging from the existing mobile/manufactured homes, the church, the agriculture nursery operations, and the numerous single family residences to potential compatible commercial and light industrial uses. Please refer to *Figure III-1 Proposed Allowable Uses* for a complete listing of the proposed allowable uses for this new zoning district. Specific Design Standards for this new district are also recommended. Additional site and architectural design standards have been proposed. Please refer to *Figure III-2 Existing and Proposed Site and Architectural Design Standards* for a complete listing of the proposed standards.

A-4: This currently zoned B-H District is recommended to be rezoned to **Regional Services (R-S)**.

- As both the Ames and Central Tractor Plazas represent significant portions of acreage and square footage devoted to large-footprint retail in the Town, reuse of these sites prior to the construction of additional large-footprint retail should be strongly encouraged. To that end, the Town could consider *requiring* the reuse of these prior to approving new large-footprint retail elsewhere in the Town.



A-5: This area, currently zoned R-7.2 and B-H, is recommended to be rezoned to **BH-3 “Planned Neighborhood Services District.”** The intent of this rezoning is to create a district that serves specific areas and needs of the community, and allows the existing and emerging commercial and entertainment uses to continue without potential conflicts with residential uses. Allowable uses in this district could include retail and services such as restaurants, entertainment, small-scale retail, day care, and other uses that support the surrounding areas. Refer to *Figure III-1* for the complete listing of proposed allowable uses.

A-6: These well-established residential neighborhoods are currently zoned as R-12.5. The Plan is not recommending that the area be rezoned. However, due to continued requests for setback variances as a result of the predominantly small lots that exist throughout the area, the Plan is recommending an amendment to the setback requirements. It is proposed that all residential dwellings that currently exist in the area identified as A-6 on Map III-3, be required to adhere to the following setback requirements: Front Yard - 30 feet, Side Yard - 10 feet, and Back Yard - 25 feet.

Residential and Commercial Hub

Future Land Use Concept

It is proposed that this area continue to accommodate the Town’s dense commercial and residential development, as well as mixed uses, light industrial, and the high-technology operations at EPIC. Furthermore, this area should continue to provide and enhance the Town’s civic, cultural, recreation, and entertainment uses and resources.

Proposed Zoning and Regulatory Amendments

None Currently Proposed

Emerging Residential Area

Future Land Use Concept

It is proposed that the areas east of the steep ravine, as identified as C-1 on Map III-3, be considered for future medium density residential development at sustainable and compatible densities with the appropriate zoning regulations and design standards to ensure new development does not impact the surrounding sensitive resources and evolves in an efficient, functional, sustainable, and compatible manner. The remaining land west of the ravine should remain at its current allowable density. However, certain site design requirements as





discussed below should be considered to protect the large tracts of open space and developable land for future residential development at compatible densities.

Proposed Zoning and Regulatory Amendments

C-1: Due to the future need for medium density residential development, the Plan recommends rezoning the area identified as C-1 on *Map III-3*, from R-D to R-12.5. This rezoning is closely tied to the ability of extending the Town's water and sewer services to this area. Without these services, new development will continue to be required to meet the minimum two-acre per unit density requirements of the R-D Zoning Districts. This area is the most logical area within the Town to funnel medium density residential development as the Gang Mills area approaches build-out capacity. New residential subdivisions within these areas should be required to adhere to the proposed Conservation Subdivision Regulations discussed above in the *Rural Character, Open Space, and the Environment* section. Furthermore, new development should provide sufficient area for neighborhood parks, sidewalks/walkways, and recreational trails that connect with the proposed Town-wide Greenway system, as shown on *Map III-2 Future Land Use*.

Route 417 Corridor

Future Land Use Concept

It is proposed that this area continue to provide large tracts of land devoted to the established and emerging industrial uses, continue to allow for the existing medium to high density residential development, and allow for creation and expansion of two neighborhood commercial nodes at the industrial/residential hub near the interchange, and the location of the proposed regional high school. New development should be required to hold to strict site design and architectural standards to ensure compatibility between the different uses and to protect the important highway corridor and gateway into the Gang Mills area.

Proposed Zoning and Regulatory Amendments

D-1: This area, currently zoned B-H and R-D is proposed to be rezoned to **BH-3 "Planned Neighborhood Services District"** to allow for continued and additional commercial uses that complement and support the surrounding residential and industrial uses and the regional traffic.

D-2: This area is proposed to be rezoned from **B-H** to **I** to facilitate continued industrial uses in the area. The Plan also proposed refining the Allowable Uses in Industrially zoned areas and certain Design Standards.

D-3: The Plan proposes to rezone this area from R-7.2 to **BH-3 "Planned Neighborhood Services District"** to allow for a more compatible use adjacent to the highway interchange.



D-4: Similar to the setback amendments recommended for the Coopers Plains area as discussed above, the residential neighborhood in Twin Valley experiences the same setback constraints. It is proposed that all residential dwellings that currently exist in the area identified as D-4 on Map III-3, be required to adhere to the following setback requirements: Front Yard - 30 feet, Side Yard - 10 feet, and Back Yard - 25 feet.

Rural District

Future Land Use Concept

Due to the rural character, lack of services, sensitive natural resources, and other constraints that limit development, it is recommended that the stream corridors, wetlands, and other sensitive natural habitats and resources be preserved and enhanced; the open spaces be preserved in a cohesive network to allow for wildlife migration and recreation trails; and the remaining buildable land be preserved for residential, mixed use, and other compatible types of development at sustainable densities with incorporated greenspaces and recreational amenities, through efficient planning practices and coordinated development strategies.

Proposed Zoning and Regulatory Amendments

E-1: It is recommended that Conservation Subdivision Design Regulations be implemented for the Rural District areas in an effort to protect open spaces and the sensitive natural resources, and to guide future development in a compatible and sustainable direction. Furthermore, it is recommended that future subdivisions utilize shared access roads and require coordinated development plans. The Plan also recommends changes to the Allowable Uses in the Rural District in an effort to narrow the potential incompatible uses that are currently allowed in the Rural Districts. These recommended changes are depicted in Figure III-1.

COORDINATED IMPLEMENTATION

It is important to recognize that some of the Plan Recommendations are intended to be implemented immediately, while others can be accomplished over a ten-year period. Although the Town may prefer to implement all of the recommendations immediately, an incremental approach is likely to be more efficient and realistic based on the availability of funding resources, staff, and volunteers.

As the Town contemplates an implementation strategy, certain logic should be followed to allow the Town to implement the numerous recommendations. These include:



- ◆ formulating and implementing those **regulations** necessary to shape development and preserve the rural character of the Town as a whole,
- ◆ selecting and completing **projects** which catalyze development, and
- ◆ creating **programs** which sustain the recommendations into the future.

To help guide the effort of implementing the various recommendations, an implementation committee or Comprehensive Plan Oversight Committee, made up of Town Staff, the Town Supervisor and Manager, Code Enforcement Officer, Planners, and the Chairs of the Planning and Zoning Boards, and interested members of the public. Task Forces for each Plan Category should be formed. The Task Forces would be charged with refining the ideas and recommendations set forth in the Plan and make recommendations to the Comprehensive Plan Oversight Committee as to which priorities of the Plan should be addressed.

The following steps are necessary for the complete implementation of the Comprehensive Plan:

1. Town Board adoption of The Comprehensive Plan 2010 Update as a policy statement
2. Revision and adoption of the zoning ordinance and Map
 - a. Utilize the recommendations offered in this Plan to amend the zoning ordinance and map
3. Capital Budget - addition of catalytic projects list in a 5 year schedule
 - a. Prioritize projects and programs
 - b. Determine annual budget allocation/commitment
4. Create Task Forces for project implementation

BEYOND IMPLEMENTATION

“WE CAN EITHER BE VICTIMS OF CHANGE OR WE CAN PLAN FOR IT, SHAPE IT, AND EMERGE STRONGER FROM IT.”

Ed McMahon,

Balancing Nature and Commerce in Gateway Communities

Erwin is in the process of planning for a long-term sustainable future. In order to ensure sustainability, a course of action must be clearly defined and consistently followed over a generation. Staying the course will require dedication to the **Goals, Policies and Recommendations** outlined in this plan. Erwin has historically been a leader in taking the necessary steps to preserve environmental, community and cultural resources vital to ensuring a sustainable future. The Goals, Policies and Recommendations set forth in this plan are logical



extensions of Erwin's planning principles. While not every recommendation may be implemented, if the Plan is utilized as a tool to guide growth and ensure preservation, Erwin will continue to lead the pack in sustainable planning and enjoy continued success.



I. INTRODUCTION

A. A COMPREHENSIVE PLAN FOR ERWIN

Since the 1800s, the Town of Erwin has undergone many transformations, from a community originally dependent upon agriculture and forestry, to manufacturing and technology research. The Town's growth has been highly influenced by the developable characteristics of the river valleys, and the local transportation systems which included water, rail, and eventually the Interstate Highway System. Similarly, in the last half of the 20th Century, the Town's character was shaped by the infiltration of national/global economic forces set in motion by modern transportation systems. Today, with the help of the flourishing area businesses and industries, and the on-going highway improvements making Erwin more easily accessible, Erwin is a well-established and thriving community.

While companies such as Corning, Inc., Dresser Rand, and other major regional employers initially attract new people to the area, it is Erwin's undeveloped rural and scenic character that convinces those people to invest and settle in the community. Likewise, these same quality of life principles have helped retain Erwin's population. Over the years, Erwin has prepared numerous planning studies to address the environment and the changing needs of the community. With this foresight, Erwin has been able to weather the storms and direct growth in an efficient and compatible manner. However, over the past decade, and specifically the last five years, Erwin has seen tremendous growth, both in terms of its economy and population. According to the 2000 U.S. Census figures, Erwin's population in 2000 was 7,227, a 6.8% increase over the past ten years. These figures demonstrate intense and consistent growth over recent years, closely linked with the expanding local economy.

With the adoption of the Comprehensive Master Plan 2010 in 1993, the Town was able to absorb this growth without major infrastructure and environmental concerns. The Plan intended to set forth the direction for growth in the community over the next 10 to 20 years. However, the growth experienced by the Town has effectively rendered sections of the 2010 Plan obsolete. While the Plan was successful in guiding the recent growth in an efficient and compatible manner, due to the intensity of the economic and related population expansion, the Town quickly realized revisions were necessary to ensure that future growth continues efficiently and compatibly.

Based on these realizations, the Town decided to make a town-wide review of the Comprehensive Master Plan 2010 to broaden the application of quality of life principles and preserve the distinctive character of the community. This Comprehensive Plan 2010 Update is a culmination of over a year and a half of dedicated work by local and regional volunteers. The committee of volunteers that has overseen this plan continually sought input and advice from all components of the community. Every recommendation included herein has been carefully reviewed and extensively discussed by the committee. In addition, as this Plan is an update to the existing and very beneficial 2010 Plan, applicable components and recommendations of that Plan have been refined or left intact and carried over into the Plan update.



The resulting Plan will not be a cure-all for all of the challenges facing Erwin in the new century. The Plan however, does represent a community-wide effort to identify and address critical issues and opportunities facing Erwin at a particular point in its history. At its core, this Plan is intended to be a useful guide to public and private actions taken on behalf of the Town. In that way, this Plan attempts to honor the community's legacy while embracing the ever-emerging opportunities and energies that continue to make Erwin a beautiful and enjoyable place in which to live, work, and visit.

B. THE COMMUNITY PLANNING PROCESS

Planning activities, such as a comprehensive plan, play an important role in setting a course for the future as they address a variety of aspects of community life. Specifically, a comprehensive plan:

- Provides a strategic occasion to formally consider the need for town-wide changes in development patterns on a foundation that is community-based and community-driven;
- Systematically identifies and creates a public record of community assets, opportunities, and needs;
- Produces a vision for the future of the community that is shared across a variety of community perspectives and interests including neighborhoods, businesses, institutions, and environmental interests;
- Outlines specific actions to achieve that shared vision; and
- Establishes a framework for community-wide collaboration on plan implementation.

The Town of Erwin has been actively involved in community planning issues over the years, and has a number of highly skilled and dedicated volunteers who have helped Erwin preserve its unique character in the face of growing development pressures. These plans included: the 1967 Town of Erwin Comprehensive Plan, the 1974 Town of Erwin Comprehensive Development Plan Erwin Junction and Gang Mills, and the Town of Erwin Comprehensive Master Plan 2010 as well as numerous infrastructure and stormwater management and concept plans. Most recently, the Town prepared and adopted the Corridor Management Plan in 2000. This plan dealt with the land use, zoning, and aesthetics of the South Hamilton Street Corridor, and was instrumental in establishing the Town Center zoning classification to congregate dense commercial uses in the developing commercial and residential area of the Town of Gang Mills.

As previously mentioned, the 2010 Plan has, for the most part, exceeded its useful life, and major revisions to the programs and policy recommendations are necessary to guide and enhance Erwin's growth over the next five to ten years in a sustainable and compatible manner. Central to the process was the Comprehensive Planning Committee (CPC), made up of volunteer residents, local professionals, and Town officials, with a variety of interests and talents.



The Plan Update process began in early 2001 with an inventory and analysis of existing conditions throughout the Town, followed by an extensive public outreach process. This included a public meeting in May 2001 and a survey in October 2001, which was sent to 1400 residents throughout the Town, including the Village of Painted Post. (The complete results of the public meeting and the community surveys are located in Appendix A.) Next, specific policies and recommendations were developed to address problems and issues that were identified as part of the inventory, the public meeting and survey, and the general public input. In addition, the existing Comprehensive Plan 2010 has been closely analyzed, and the applicable goals and policies were refined, amended, or left as is. Finally, after the goals, policies, and recommendations were developed, strategies and tools to meet the objectives of the vision were refined.

Once the CPC developed a Draft Plan, a Public Hearing was held on December 19, 2002 at West High School in Painted Post, during which, comments were accepted from the public. In addition, a 30+day public comment period was held in order to provide the community with sufficient time to discuss and ask questions on the plan as well as offer comments, suggestions and concerns. The summary of the Public Hearing and all of the public comments received on the Draft Plan are located in Appendix B and C Respectively. The CPC revised the Draft Plan based on the comments received during the comment period and public hearing. The CPC then forwarded a copy of the Final Plan to the Town of Erwin Town Board for their review and adoption in accordance with §272-a of Town Law.

C. DEVELOPING A PLANNING APPROACH FOR ERWIN

In the initial years following the first permanent settlement of what is now known as Erwin, the development dynamics were quite similar to other waterfront communities in the southern tier. Over the years, Erwin has progressed from a largely self-contained economy based on farming and forestry to one that included the manufacturing of products shipped to external markets via water. By the early 20th century, with the help of Corning Glass Works and Ingersoll-Rand, the region began to build its reputation as a major manufacturing hub. With the help of the interstate highway system and improving road systems, Erwin began to see a tremendous surge in population during the 1950s and 60s. Ever since these early days of dramatic growth, Erwin has continued to grow and build up its infrastructure. During the development of the Town of Erwin Comprehensive Master Plan 2010, the growth rate had somewhat abated. However, with the help of area business like Corning, Inc. and the construction of the Erwin Park Innovation Complex (EPIC[®]), the Town once again saw dramatic growth.

When this Comprehensive Plan Update process began, Erwin was under tremendous growth pressures. However, due to a recent economic downturn, especially in the high-tech sector, development pressures in the Town have begun to subside. While the sluggish economy has negatively impacted the region for the immediate future, it is, however, allowing Erwin to take a breather, and to develop policies to guide future growth in a sustainable manner. The current growth situation is similar to the period during which the Comprehensive Master Plan 2010 was being developed. The economy will ultimately rebound, and Erwin will once again begin to see increasing growth pressures. It is therefore crucial that Erwin be



prepared to handle the next surge of growth, and *encourage sustainable and traditional development to enhance the desired distinctive community character, which defines Erwin as a community in which to live, work, and invest.*

The following section will assess Erwin's existing conditions through an Inventory and Analysis. This analysis, along with the results of the Community Survey and the public meeting, will provide the basis for evaluating the Comprehensive Master Plan 2010 Goals and Policy Statements, as well as for developing new Town Goals, related Policy statements, and applicable strategies to guide the Town for the next five to ten years.



According to the 2000 Real Property Service Parcel Data for the Town of Erwin, and as depicted in Figure II-1 below, less than 1% of the land in the town is classified as Commercial (140 acres), 3% as Industrial (731 acres), and 10.5% as Residential (2,429 acres). These percentages are derived from a total of 23,142 acres that make up the whole of the Town of Erwin (not including the Village of Painted Post).

Conversely, land classified as Forested and Agriculture make up 39% (9,008 acres) and 27% (6,211 acres) of the acreage, respectively. Of the 9,008 forested acres, 4,109 acres include the NYS Reforestation Area, the NYS Erwin Wildlife Management Area, the Erwin Hollow Forest Preserve, and Pinnacle State Park.



According to Steuben County, a total of 5,131 acres of the lands classified as Agriculture are designated as Agricultural Districts. These lands are located along the river valleys and in certain upland sections of the Town. These districts were voluntarily formed by the agricultural landowners and adopted by the county following state certification. Through the designation, farmland owners receive real property assessments based on the value of their land for agricultural production rather than on its development value. This provides some incentives to continue to farm the property. However, it is not a complete deterrent to development, thus requiring effective zoning regulations to ensure adequate protection if so desired by the community. Refer to the following subsection “*Agricultural Assessment*” for a discussion on the past and present state of agriculture in the Town of Erwin.

Figure II-1.
Land Use 2001 Real Property Data

LAND USE	ACRES	PERCENTAGE OF TOTAL
Agriculture	6211	26.8%
Commercial	139	0.6%
Community Services	79	0.34%
Forested	9008 <i>(4,109 ac. State Land)</i>	39%
Industrial	731	3%
Public Services	361	1.6%
Recreation & Entertainment	414	1.8%
Residential	2429	10.5%
Vacant	3767	16.2%
Unknown	2.4	.01%
Total Acres	25,161	100%



MAP II-1

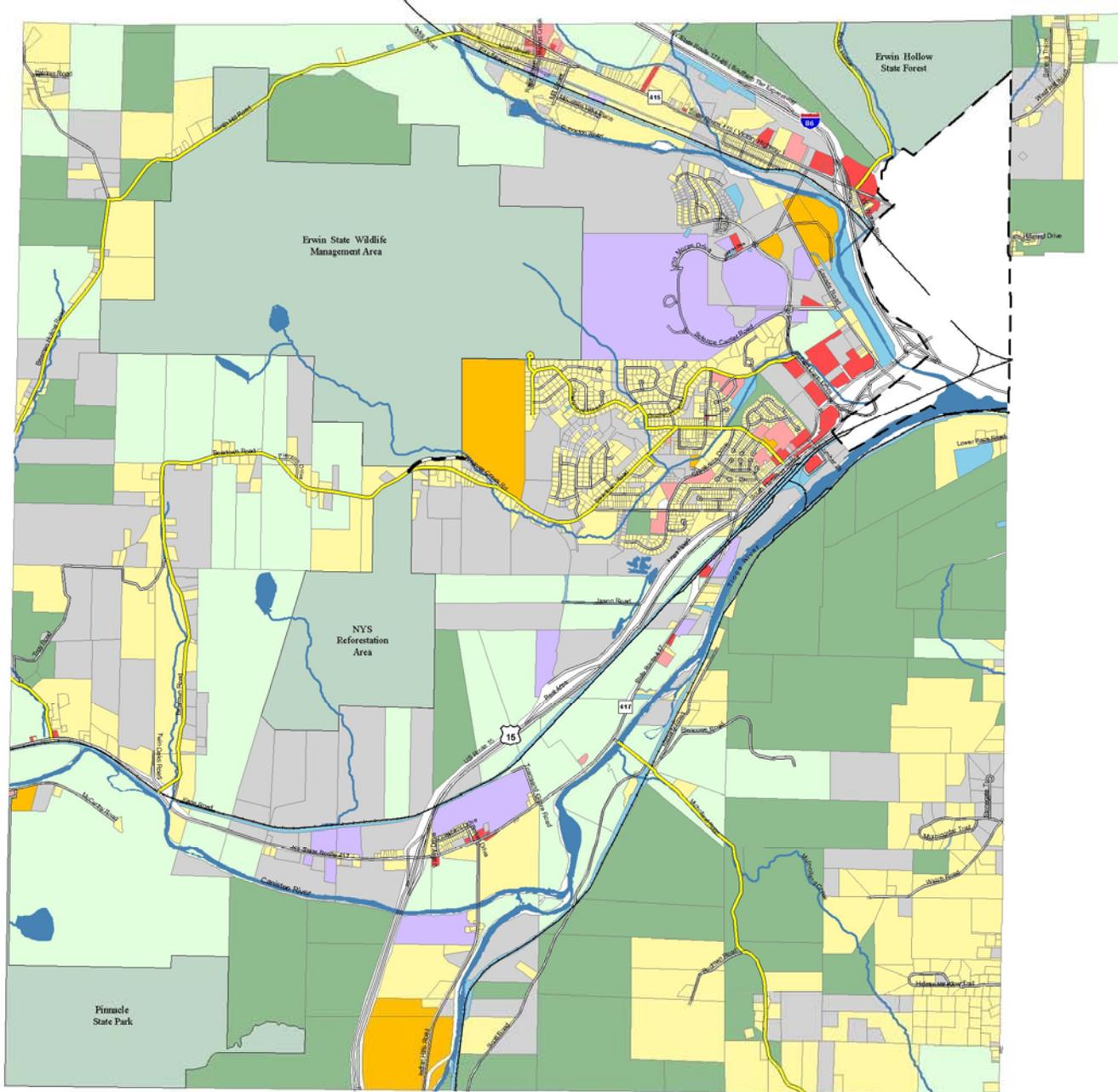
CURRENT LAND USE MAP

TOWN OF ERWIN, NY Comprehensive Plan 2010 Update

Map II - 1 Current Land Use

- Land Use Classification
- Agricultural
 - Commercial
 - Community Services
 - Forested
 - Industrial
 - Public Services
 - Recreation & Entertainment
 - Residential
 - Vacant
 - State Land
 - No Data

- Collector Roads
- Non-Collector Roads
- Abandoned Road
- Railroad
- Streams, Creeks
- Rivers, Lakes
- Village of Painted Post Boundary



2000 0 2000 Feet

November 2002

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Lands classified as Commercial are mostly confined to the Gang Mills area near the intersection of Route 15 and I-86, the Village of Painted Post, and along the northern side of Route 415. There are also scattered commercial areas along the Route 417 corridor and in Erwin Junction. Concentrations of lands classified as Industrial are found along Route 417 in the southern portion of Erwin. EPIC and lands in the surrounding area are also classified as Industrial.

The figures for lands classified as Commercial, Industrial, and Residential demonstrate that Erwin is a young community in terms of development, with an emerging economic and industrial base. Erwin's landscape, with its environmental limitations such as steep slopes and floodplains that dominate the setting, makes a direct impact on development intensities and patterns throughout the Town.

The Town of Erwin has historically developed around an urban core just northwest of Route 15 in the Gang Mills area and east of I-86 in the Village of Painted Post. There has also been growth northwest along I-86 from Painted Post to Coopers Plains, including Erwin Junction; in southern sections of the Town including Twin Valley; and in the area known as Spencer Hill, between Spencer Hill Road and Mulholland Road. Generally, the lots in these areas, with the exception of Spencer Hill, are relatively small. The remaining surrounding community that lies to the north and west of Gang Mills and northeast of I-86, is comprised of large Agriculture, Industrial, and Forested lots including state forest lands and the State-owned Erwin Wildlife Management Area. A few widely scattered large Residential lots also exist west of Gang Mills. The southern and southeastern portions of the Town are comprised of large Forested, Agriculture, and Residential lots. However, development and access to the lands southeast of Route 15 are limited by the steep slopes of the Tioga River valley and subsequent highlands. Refer to Map II-1 for further reference.

The majority of the vacant land in the Town is confined to the Gang Mills area and the section of land between EPIC Park and I-86. Other concentrations of land classified as Vacant are found between Beartown Road and Route 417 and in the Spencer Hill area.

A large percentage of the vacant land in the remainder of Town is constrained by slopes in excess of 15 percent. Furthermore, the large percentage of state-owned land in the Town also limits the amount of vacant land for future development. The amount of vacant land suitable for development is discussed below in the Build Out Analysis section.

Agricultural Assessment

According to Steuben County's Agricultural Expansion and Development Plan ("the Agricultural Plan") prepared in 2001, farming in Steuben County involved 1,295 business locations, which generated a combined \$78,665,000 in sales in 1997. Furthermore, the average value of land, buildings, and equipment used in these businesses was \$250,291,000 for a total investment of approximately \$324,127,000 – which is the equivalent of several major manufacturing facilities.¹

The County has concentrations of agricultural land in the northwest and southwest portions of the County, with additional pockets in the Addison-Tuscarora, Pultney-Wayne, Caton and Hornby areas.



Concentrations of agricultural uses also exist along the I-86 corridor from Corning to Bath. The southeast section of the County (which includes the Town of Erwin), contains higher elevations, and is somewhat cooler than other agricultural concentrations throughout the County. This concentration of agricultural uses supports dairy, beef, corn silage, hay, and pasture production, and grows excellent Northern Hardwood tree species.²

Approximately 58% of Steuben County's soil can be described as good to very good for agricultural production. These include large areas of Class I to Class III soils usable for the following crops: silage corn, beans, peas, potatoes, and hay, plus a few other soils for grape production.³ According to the U.S.D.A. Prime Agricultural Soils List, within the U.S.D.A. Soil Survey for Steuben County, issued July 1978, the lands within the Town of Erwin along the river valley bottoms, and certain sections of Gang Mills, contain soils that are well suited for agricultural purposes. For the most part, the sections within the Town of Erwin having the most suitable soils are zoned Residential, Commercial, and Industrial. Refer to **Map II-2 Agricultural Assessment** for further reference on the location of these soils. These soils are within the Howard-Chenango-Middlebury soils association. They are nearly level to gently sloping and most are historically used for either farming or urban development. All of the major communities in Steuben County are located within this soil association, which are among the most productive for farming, with the drier soils well suited for urban development.

Due to the high development potential for these lands, there is an obvious conflict between potential uses: agricultural v. development. While Steuben County has seen a slow but steady decrease in population over the last 20 years, from 99,217 in 1980 to 98,725 in 2000 according to the U.S. Census Bureau, there has been a significant loss of farmland within the County, approximately 7.8 acres per day between 1992 and 1997.⁴ This loss may reflect new commercial and residential development throughout the County. However, according to the Agricultural Plan, "farmland conversion pressure...has been limited to selected areas and the general loss of farmland can probably be attributed more to other factors such as profitability.

The new commercial and residential growth that has taken place has been concentrated in specific areas of the County. For example, the Town of Erwin and the neighboring Town of Caton have seen a 12% and 13.5% increase in their populations over the last 30 years, respectively. However, as discussed in the Agricultural Plan, the Corning and Southeast section of Steuben County, in which Erwin and Caton resides, has actually seen a decrease in population over the past 20 years. Conversely, the northwest and northeast sections of the County have been experiencing the most development pressure. In part, this growth could be attributed to new development spreading south from Rochester along I-390, and new development near Keuka Lake.⁵

Due to the County-wide loss in agricultural land over the recent decade, the Town of Erwin, which has seen steady population growth over the same time period, decided to assess the current state of agricultural land within the Town. Unfortunately, there are no current data depicting which towns throughout the County have lost the most farmland. For the purposes of this Comprehensive Plan, an assessment of the change in acreage within Agricultural Districts in and around the Town of Erwin has

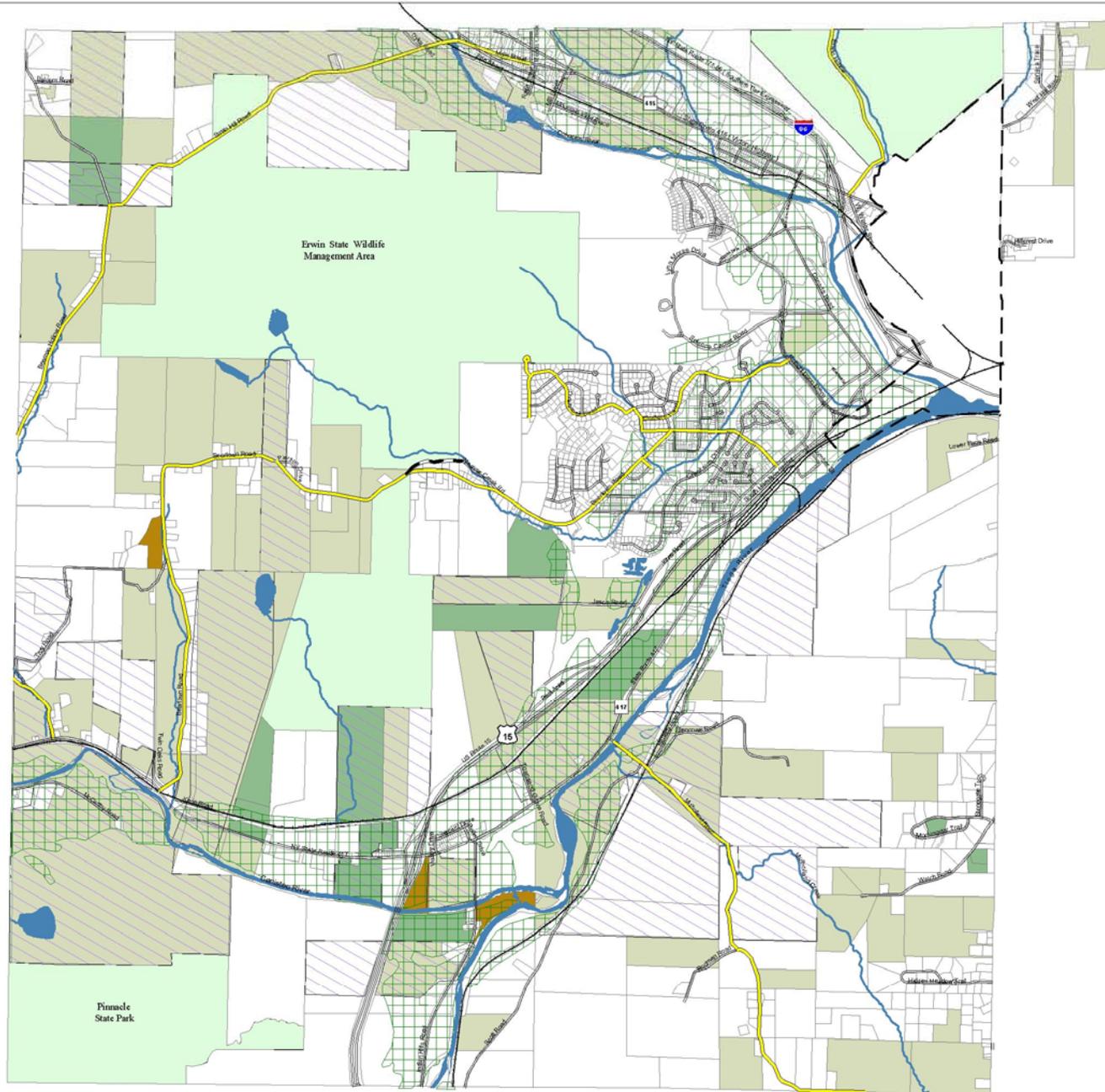


MAP II-2

AGRICULTURAL ASSESSMENT

TOWN OF ERWIN, NY Comprehensive Plan 2010 Update

Map II - 2 Agricultural Assessment Map



- Prime Agricultural Soil¹
- Agricultural Land Use, 2002²
- Agricultural Land Lost, 1998-2002
- Agricultural Land Gained, 1998-2002
- Agricultural District, 1998

¹ USDA Soil Survey of Steuben County (1978)
² 2002 Real Property Data

- State Land
- Tax Parcel Boundaries
- Collector Roads
- Non-Collector Roads
- Abandoned Road
- Railroad
- Streams, Creeks
- Rivers, Lakes
- Village of Painted Post Boundary

Land Classified Agricultural, 2002:	6,211 Acres
Land Classified Agricultural Lost, 1998-2002:	547 Acres
Agricultural District Land:	5,131 Acres



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been completed using available data. These data include the recent Steuben County Agricultural District Reviews. A second analysis was completed which compared the 1998 Real Property Data to the 2001 Data for the Town of Erwin to determine the amount of land no longer classified and assessed as Agricultural.

As discussed above, the Town of Erwin has a total of 6,758 acres of land classified as Agricultural according to the Real Property Data Service Record. According to the 2002 Real Property Data, only a fraction of the lands is within the prime agricultural soils as depicted on *Map II-1*. The majority of these lands are in the upland sections of the Town on less productive soils. As previously mentioned, these districts were voluntarily formed by the agricultural landowners and adopted by the County following state certification.

Approximately every eight years, the Steuben County Planning Department undertakes an assessment of the amount of land within each Agricultural District, during which, landowners have the option of removing and/or adding land. The assessment findings are forwarded to the County Legislature and the NYS Department of Agricultural and Markets for their review and approval. Erwin is currently within Agricultural District #6, which is a recent consolidation of Districts #6, #9, and #16 by Steuben County. The district contains a total of 19,824.64 acres made up of portions of seven Towns and one Village, all having similar compositions. There are a total of 274,304 acres of land within the 21 Agricultural Districts throughout Steuben County.

Due to the delineation of each District, they rarely include an entire town, and an assessment of multiple districts is sometimes necessary to attain complete data for any municipality. This assessment looked at Erwin and its neighboring towns of Addison, Lindley, Tuscarora, Caton, Corning, and Hornby. These Towns are located wholly or partially within Agricultural Districts #6, #13, #18, and #22. The dates of the most recent reviews by Steuben County for these Districts range from 1996 to 2001, with the previous assessment dates ranging from 1980 to 1995.

**Figure II-2
Agricultural Assessment**

Municipality	Previous Assessment	Most Recent Assessment	Change in Acres	Percent Change
T/o Addison	7,222.89	7255.1	32.21	0.45%
Erwin	5,302.44	5130.79	-171.65	-3.24%
Lindley	1,072.76	3924.9	2852.14	265.87%
Tuscarora	4,511.80	7731.35	3219.55	71.36%
Caton	5,013.38	4,622.65	-390.73	-7.79%
Corning	34.80	34.80	0.00	0.00%
Hornby	4,812.27	3256.79	-1,555.48	-32.32%



As depicted in Figure II-2, Erwin currently possesses a total of 5,131 acres of District land, or approximately 1.8% of the total land in the County within Agricultural Districts. The Town is ranked number three for the total amount of land within Agricultural Districts out of the seven communities analyzed. According to the most recent reviews, the Town of Erwin has lost a total of 171.65 acres or 3.24% since the last assessment in 1994. However, the town of Caton has lost approximately 390 acres while Hornby has lost 1,555 acres. Although the figures in Hornby are not likely attributable to intense commercial and residential development, as it has lost population over the last 20 years, Caton has seen a steady increase in population. Since 1980, Caton has grown by 13.5%, while Erwin has grown by 12% over the same period. The amount of Agricultural District land in the remaining communities analyzed either remained relatively unchanged, or increased dramatically, as is the case in Lindley.

These results demonstrate that Erwin has lost only a marginal amount of land within Agricultural Districts when compared to neighboring communities. Furthermore, it is important to note that while Erwin has lost some acreage within the Agricultural District, it does not mean this land has been taken out of production and/or developed. Therefore, this assessment is only one of many tools that could be used to assess the impacts of development on agriculture in the County.

The next assessment looked at the change in acreage of land classified as Agricultural between 1998 and 2002. The analysis shows that approximately 547 acres of land within the Town is no longer classified as Agriculture according to the 2002 Real Property Assessment Data. Map II-2 depicts the areas within the Town that are no longer assessed as Agricultural land. The majority of these lands are now classified as Vacant and Industrial. The breadth of these properties are located in the southern portions of the Town, south of Gang Mills, and along the Route 417 corridor in the emerging industrial sector of Town, representing the Town's focus on industrial growth. Due to the fact that gently sloping agricultural land is well suited for industrial development, the majority of the industrial development has been and will continue to be focused in these areas.

The overall result of these analyses provides verification that that the Town has lost land classified and assessed as Agricultural, and within Agricultural Districts. This loss can be mostly attributable to emerging industrial development in the southern section of the Town. As previously stated, the prime agricultural soils within the Town are located along the river valleys and in Gang Mills. These areas have historically seen the most intense development, and have been zoned for the purposes of development. The latest development has continued in the river valleys and Gang Mills, in areas zoned Residential, Commercial, or Industrial. The majority of the Agricultural Districts are confined to the upland sections of the Town, which continue to have a strong agricultural presence. These areas have seen little intense development, with the majority being low-density residential subdivisions.

Erwin's Future in Agriculture

The Town recognizes that agriculture is no longer a significant sector of its economy. The farms that continue to exist in the community are non-agribusiness operations, and are leased either for pasture or



hay or remain in families as “hobby farms.” Furthermore, the Town anticipates that over the next 10 to 20 years, additional agricultural land will continue to convert to non-agricultural uses.

However, agriculture will continue to have an important presence in Erwin. Agricultural land whether it is actively farmed, utilized for pasture, hay or in some cases sits abandoned, plays a significant role in the community from a rural character and aesthetic standpoint. While agriculture is not anticipated to contribute significantly to the local economy, the open space that the remaining agricultural fields provides the Town is recognized as an important asset. In an effort to protect these assets, the Plan includes recommendations to protect lands in the Town’s outlying rural districts for agricultural uses. These outlying areas contain the majority of land within Agricultural Districts.

Specifically, as discussed further in *Section III Goals, Policies and Recommendations*, the Plan recommends that the outlying areas of the Town continue to be zoned Rural District. In addition, the uses allowed under the current zoning ordinance on Rural Districts lands have been revised to remove those, which would not be compatible in rural areas. The Plan also proposes to consolidate future dense residential development near the periphery of Gang Mills, and therefore, lessens the amount of sprawl in the rural sections of the community that contain agricultural lands. Furthermore, the Plan contains recommendations on preserving open spaces and large tracts of land from large lot development through the use of Conservation Subdivision Design Regulations. These recommendations combined with other open space preservation techniques discussed later in the Plan, will aid in conserving the Town’s agricultural land and therefore the Town’s open spaces and rural character.

Consistency with the Steuben County Agricultural Expansion and Development Plan

The Agricultural Plan provides an overview of the current status of farming in the County and offers a series of significant and important recommendations to further agriculture in the County and ensure its sustainability. The recommendations are directed towards the County, local governments, the agricultural industry and those who farm the land. The Comprehensive Plan 2010 Update committee reviewed the Agricultural Plan to ensure that recommendations with the Comprehensive Plan were not inconsistent with the Agricultural Plan.

The Agricultural Plan promotes clustering development in areas with existing infrastructure and the ability to absorb it, rather than utilizing large-lot zoning, which tends to eat of large tracts of agricultural land.⁷ To that end, the Agricultural Plan offers the following recommendation:

Recommendation 3.3.6: Encourage development of sewer and water infrastructure within town centers rather than agricultural areas and encourage towns to promote hamlet development over highway-oriented suburban sprawl in zoning laws, so as to ensure development within and adjacent to agricultural zoning districts is fully compatible with farm activities.

As previously mentioned and described further in *Section III Goals, Policies and Recommendations*, the Comprehensive Plan includes numerous recommendations and projects designed to contain future dense



residential development near existing developed areas in the community and in areas having the ability to connect with municipal sewer and water facilities. Other areas of the community are proposed to be rezoned to reduce typical highway-oriented development. In addition, the allowable uses within Rural District sections of the community, which contain the breadth of the existing agricultural land, have been assessed to remove uses that may be incompatible with typical rural land uses including agriculture.

While the Town recognizes that agriculture as an economic factor is declining in importance within the community, the Plan does not dispute the importance of preserving agriculture and agricultural land for the benefit of the community as a whole. With that said and the recommendations offered, the Comprehensive Plan is not at odds with the intent and goals of the Steuben County Agricultural Expansion and Development Plan.

D. EXISTING ZONING

The Town of Erwin Zoning Ordinance sets forth numerous Zoning Districts, which comprise business, industrial, residential, and land conservation interests. As depicted in Figure III-3 below, the majority of land in the town is zoned Rural District (RD) which amounts to 15,858 acres or 65.4% of the total. The Low Density (R-12.5) Residential District and the Industrial District make up the next largest percentages at 6.9% (1,664 ac.) and 6.2% (1493 ac.), respectively. High Density (R-7.5) Residential makes up 2.4% or 578.9 acres of land whereas Medium Density (R-10) Residential makes up only 0.2% or 55.5 acres within the Town. The remaining Zoning Districts—Regional Service, Business Highway (BH), Business Highway 1 & 2 (B-H1 & B-H2), and Town Center—all combined, make up just over 2% of the total land in the Town. Refer to *Map II-3 Existing Zoning* for the location of each district.

**Figure II-3
Zoning Percentages**

Zoning	Acres	Percentage
REGIONAL SERVICE	39.46	0.2%
BUSINESS HIGHWAY 1	38.14	0.2%
BUSINESS HIGHWAY 2	66.80	0.3%
HIGHWAY BUSINESS	302.11	1.2%
INDUSTRIAL	1,493.21	6.2%
RESIDENTIAL 10000 SQ FT	55.49	0.2%
RESIDENTIAL 12500 SQ FT	1,664.06	6.9%
RESIDENTIAL 7200 SQ FT L	578.93	2.4%
TOWN CENTER	45.74	0.2%
STATE LAND	4,109.50	16.9%
RURAL DISTRICT	15,858.30	65.4%
Total	24,251.73	100.0%



MAP II-3

EXISTING ZONING

TOWN OF ERWIN, NY Comprehensive Plan

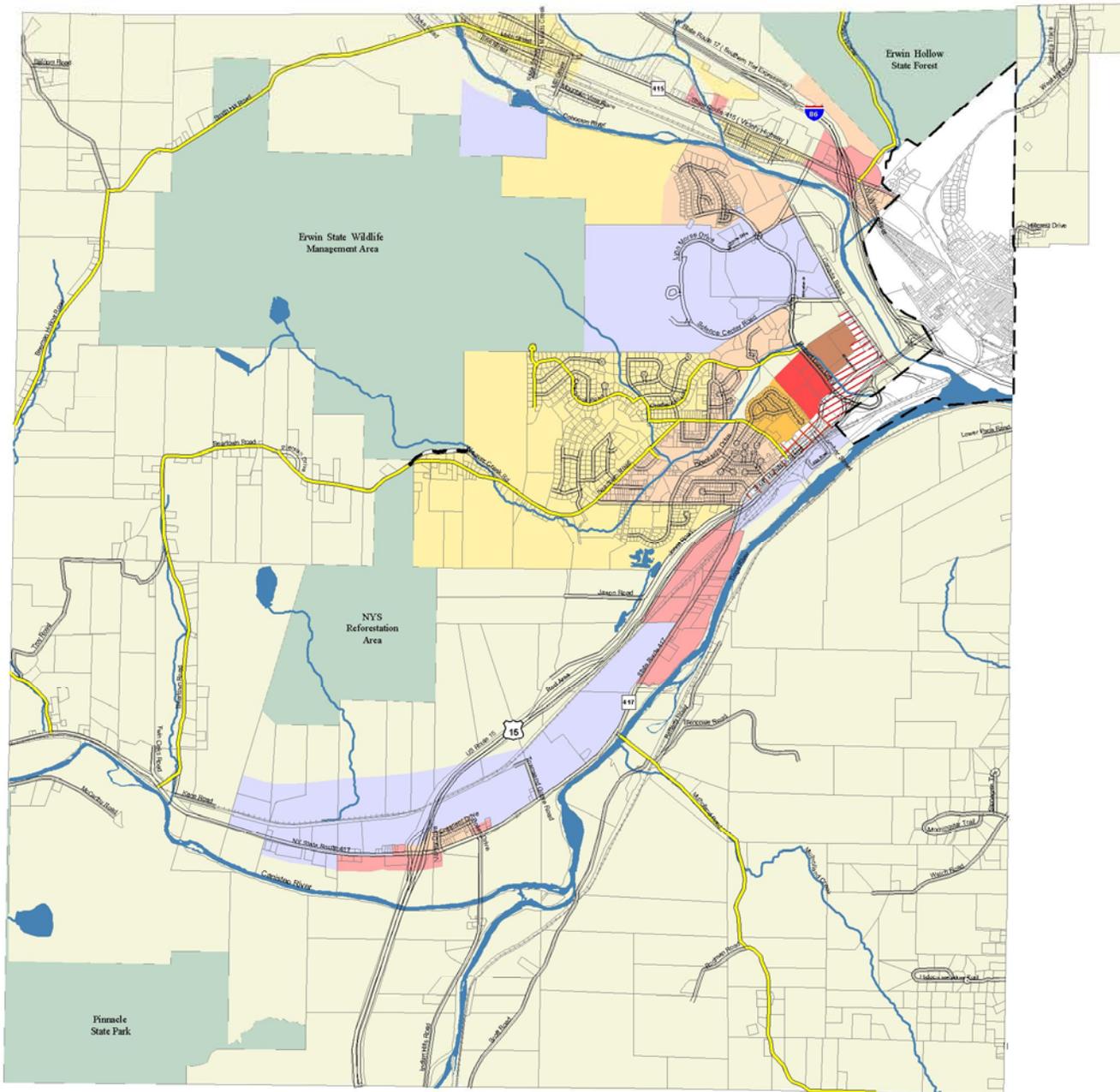
2010 Update

Map II - 3 Existing Zoning

Zoning

- Regional Service
- Highway Business
- Industrial
- Residential - 7,200 sq ft
- Residential - 10,000 sq ft
- Residential - 12,500 sq ft
- Town Center
- Business Highway 1
- Business Highway 2
- Rural District

- Parcel Boundaries
- State Land
- Collector Roads
- Non-Collector Roads
- Abandoned Road
- Railroad
- Streams, Creeks
- Rivers, Lakes
- Village of Painted Post Boundary



2000 0 2000 Feet

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The B-H, B-H 1 & 2, Regional Service, and Town Center Districts, albeit minimal in size, each serve a specific and important niche in the community. The CMP proposed the creation of these districts in an effort to confine commercial development in a central area, thus avoiding typical suburban type development. The Town Center District was established to serve as the civic, social, and commercial hub of the community through a mixture of retail establishments, commercial services, office development, and public spaces. The district is located immediately west of Robert Dann Drive and adjacent to residential single-family neighborhoods, natural features, and high-density residential development. Strong pedestrian linkages between the District and the residential areas is an important component of the District. The BH – 1 District, also referred to as the Commercial Services District, is intended to serve the needs of residents and non-residents alike by offering neighborhood-scale commercial uses, whereas the BH-2 District, the Office/Commercial District, is designed to host local and regional commercial and office development.

After an analysis of the current locations of the BH-1 and BH-2 Districts, it has been determined that they are located in logical areas, experiencing continued commercial growth. Other than a minor increase in commercially zoned land as discussed in more detail in Section III below, the Plan will not be recommending a radical shift in the existing commercial zones. Rather, the focus will be on the “Allowable Uses” within the commercial districts as well as all other districts within the Town. This refinement of the allowable uses is necessary to ensure that continued commercial, industrial, and residential development takes place in a compatible manner which protects the unique character of the Town as well as the sensitive resources throughout.

The original intent of the Rural District was to delineate those existing substantially undeveloped portions of the town that exhibit a rural character due to the lack of services and serious natural limitations to development. In addition, the designation was chosen to preserve a cohesive network of open space, stream corridors, wetlands, and other natural habitats and to conserve the remaining buildable land for less intensive, low density residential, agricultural, agri-business, and mixed uses in conformance with the natural and man-made limitations. This District is comprised mostly of agricultural classified lands and lands limited by slopes in excess of 15%.

The Low Density (R-12.5) Residential District includes those areas where one-unit detached dwellings are located on large lots (12,500 sq. feet or larger) with public sewer and water services currently or potentially provided, while minimizing strip frontage development. This district is generally confined to the southwestern portions of Gang Mills and the land classified as Vacant between EPIC Park and the Cohocton River.

The Medium Density (R-10) Residential District consists of areas suitable for the development of varied dwelling units, such as one- and two-unit detached houses, townhouses, and multi-unit dwellings, while maintaining the style and character of existing developments but at a medium density. This district is confined to the residential area immediately adjacent to and southwest of the Town Center District.



The High Density (R-7.2) Residential District is comprised of residential areas with a mixture of housing, such as one- and two-unit dwellings, multi-unit dwellings, and townhouses. This district will also allow for similar development in other areas at a higher density, while maintaining the style and character of the older residential areas. Lands within this district are located in Twin Valley, Gang Mills, and in two small areas north and south of Exit 43.

Build Out Analysis

A Geographic Information System (GIS) was used to analyze the development potential of the developable lands for the area south of Gang Mills identified as a possible future residential development area (the Jones Road Area). Refer to Map II-4 Build-Out Analysis for further reference. Using the GIS, lands classified as Vacant and/or Agricultural were identified, and acreage with jurisdictional wetlands in within floodplain areas were subtracted. Next, the remaining land was divided up into three categories based on slope: land with slopes between 0-15%, between 16-25%, and over 25%. Lands with slopes exceeding 25% were discarded due to the current zoning regulations, which prohibit development on slopes greater than 25%. Land containing slopes of less than 25% are considered “buildable” for this analysis.

The potential units for the remaining lands were then derived by dividing the total buildable acreage by the minimum lot size for each zoning district assessed. It is important to note that this methodology assumes that the buildable lands are contiguous, therefore maximizing the potential buildable units. For example, within the R-12.5 District (where the minimum lot size is 12,500 sq. ft.), three non-contiguous vacant buildable 10,000 sq. ft. lots, under strict zoning standards could not be built upon, however, three contiguous vacant buildable 10,000 sq. ft. lots within the R-12.5 District would allow for two developable 15,000 sq. ft. lots. In reality, the vacant buildable lands are scattered about, some are contiguous, and others are not. The overall result helps provide insight into the magnitude and potential for development/redevelopment.

Figure II-4 Build-Out Analysis

Slope Category	Buildable Acreage	Available Units (at 12,500 sf per unit)
Less Than 25%	917.70	3,198
Less Than 15%	642.50	2,239



As depicted in Figure II-4, the Jones Road area has a tremendous reserve for future medium density residential development. The total available units far exceed what is actually possible for this area as the analysis does not take into account setback and lot coverage requirements. Additional development limiting factors unique geologic formations, streams, drainage areas, and other development constraints will also decrease the actual amount of units allowable in this area. The purpose of the analysis is to demonstrate the availability of buildable acreage in this section of the Town.

Due to the fact that the R-7.2 and R-10 Districts in Gang Mills are for all practical purposes are close to build-out, under the current zoning, development pressures will begin to appear in other sections of the community. Although the recent economic downturn has potentially slowed the rate of residential growth in the Town, it is still the responsibility of the Comprehensive Plan to anticipate growth and plan for it accordingly.



MAP II-4

BUILD OUT ANALYSIS

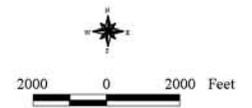
TOWN OF ERWIN, NY Comprehensive Plan 2010 Update

Map II - 4 Jones Road Buildout Analysis Location

-  Buildout Analysis Area *
-  0%-15% Slopes
-  15%-25% Slopes

* - This buildout analysis considers only agricultural and vacant parcels for potential development. Wetlands, state-owned land, and 100-year floodplains have also been removed.

-  State Land
-  Collector Roads
-  Non-Collector Roads
-  Abandoned Road
-  Streams, Creeks
-  Rivers, Lakes
-  Village of Painted Post Boundary
-  Parcel Boundaries



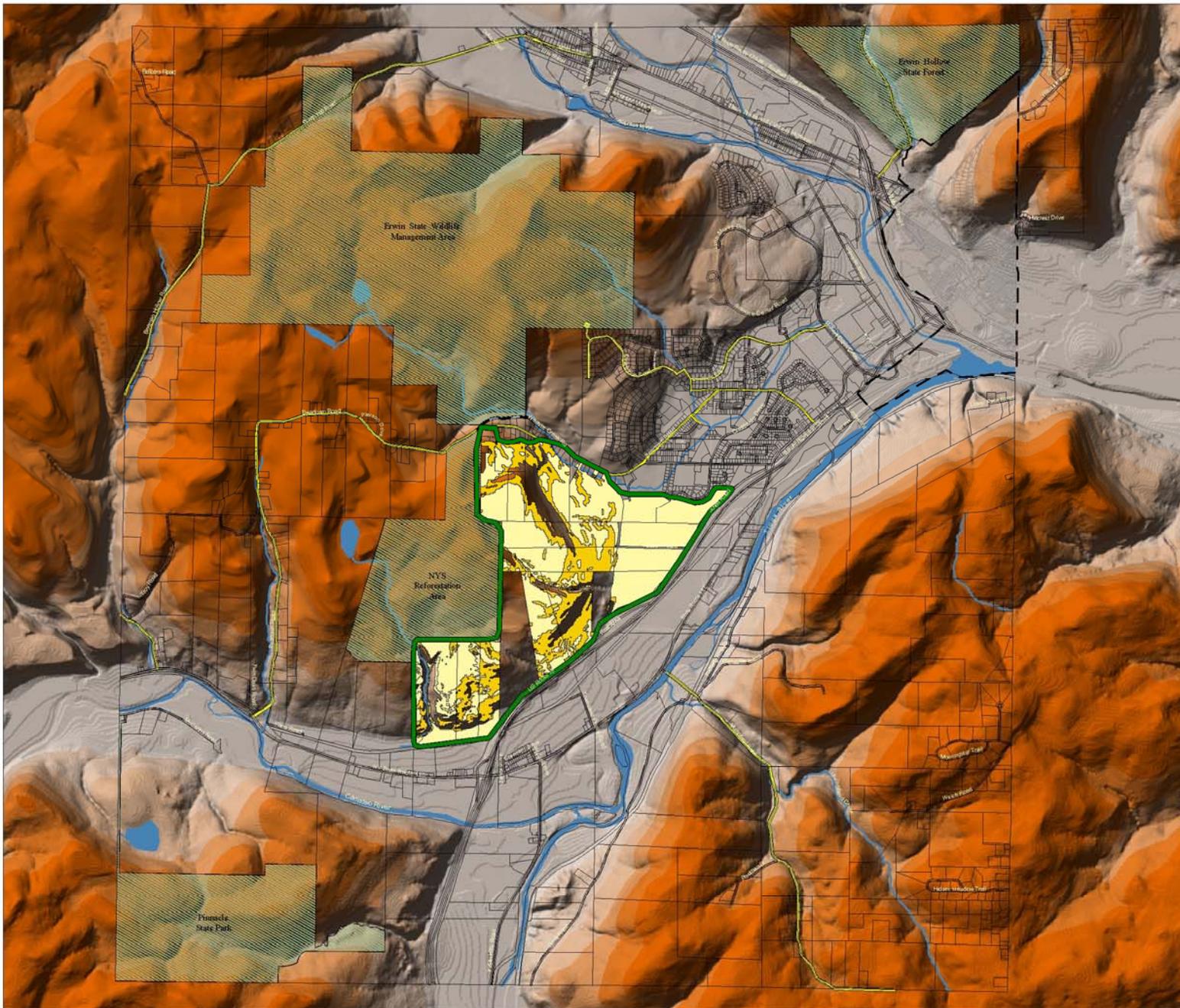
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E. ENVIRONMENTAL SETTING

Streams and Floodplains

There are three main rivers that run through the Town which are fed by many small tributaries in the surrounding highlands, as shown on *Map II-5 Environmental Features*. The Tioga River is the largest with an historic mean flow of 3520 ft³/sec (USGS) and is followed by the Cohocton and Canisteo Rivers. All three rivers and their smaller tributaries have experienced major flood events. As an example, the Tioga River experienced peak flows at close to 20,000 ft³/sec during the spring of 2001. While it may not have caused flooding, it does give an indication of how dramatically the flow can change in the rivers. The Federal Emergency Management Agency (FEMA) has established both the 100- and 500-year floodplains. The threat of a flood is very real as Erwin has experienced many in its recent history, including floods caused by Hurricanes (1972 and 1994), non-hurricane storm events (1975, 1991, and 1996), and snowmelt (1994).

Erwin has been proactive in attempting to reduce floods by constructing flood control dams and levees. Flood control dams have been built in the Canisteo and Tioga watersheds to reduce the severity of the flooding. Levees have been built around Gang Mill and Painted Post to offer protection from the flooding. The area of the Cohocton River between Gang Mills and Painted Post has been extensively altered to convey floodwaters more safely and efficiently. Although these improvements have prevented some flooding, they have not eliminated it entirely. In conjunction with the construction of dams and levees, the town has implemented regulations. These regulations encompass the immediate areas along the rivers that are most prone to flooding (the floodways), as well as other areas in the 100-year flood zone. Building is restricted in the floodways, and new and existing buildings are required to be raised one foot above the level of the 100-year flood zone in this zone. With the adoption of these regulations, flood insurance is available for any new or existing buildings following the code.

The vast majority of floodplains in Erwin lie along the three major rivers. Those areas are mostly zoned as Industrial, Commercial, and Rural District. Agriculture is the dominant land use as the floodplain areas contain some of the town's most fertile soils. Agricultural use is followed by Vacant land, Industrial, Public Services, and Commercial land use along banks of the Canisteo, Cohocton, and Tioga Rivers. The potential threat of flooding along the rivers points out the significance of controlling the amount of impervious surface that accompanies development. The importance of planning for open space and the use of alternative materials and methods to control the runoff from impervious surfaces will be instrumental in attempting to manage future flooding.

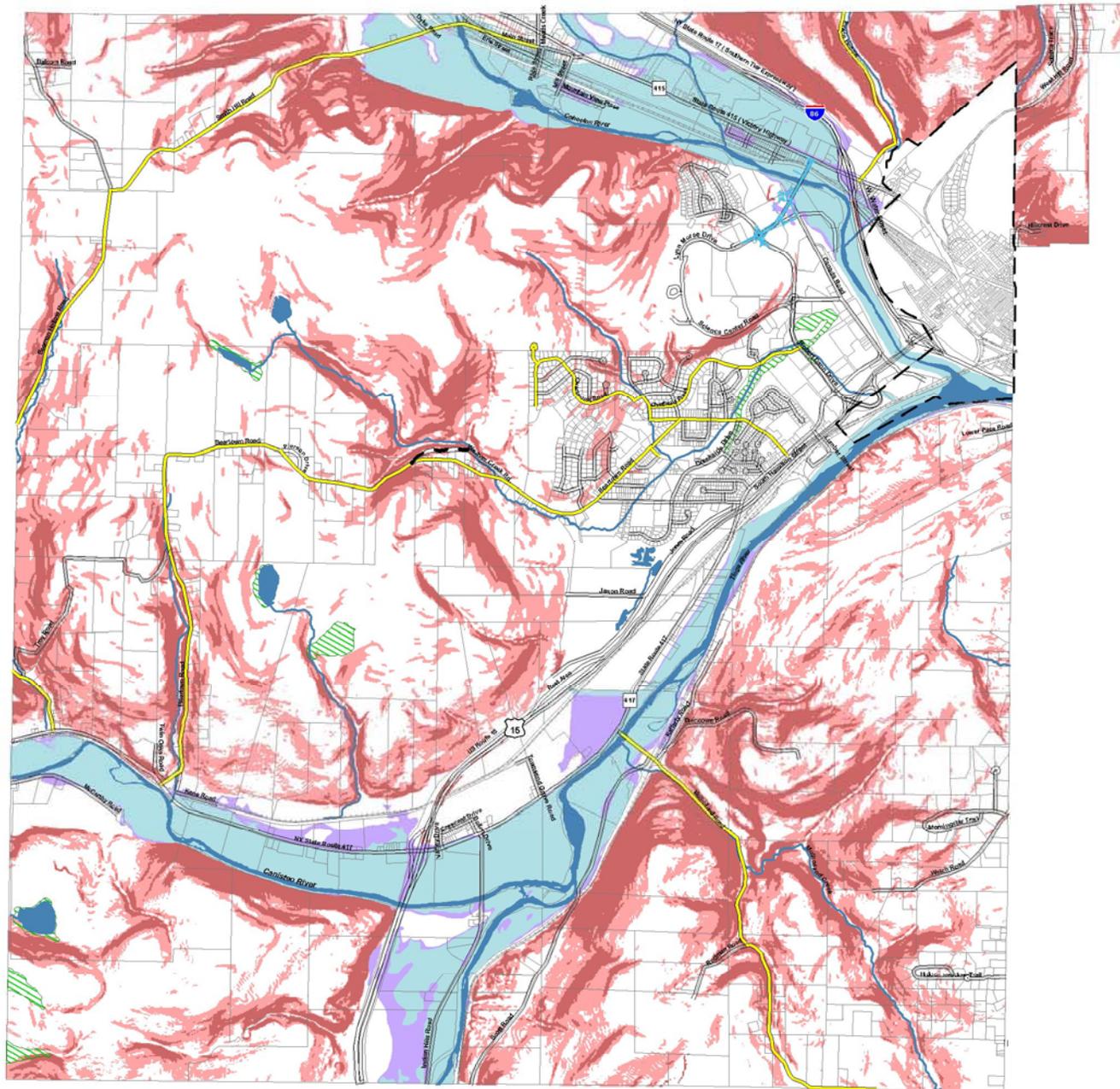


MAP II-5

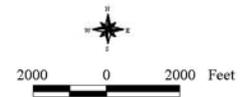
ENVIRONMENTAL FEATURES

TOWN OF ERWIN, NY
Comprehensive Plan
 2010 Update

Map II - 5
Environmental Features



- NYSDEC Wetlands
- FEMA Floodplains
 - 100 Year
 - 500 Year
- Steep Slopes**
 - 15-25%
 - 25%+
- Tax Parcel Boundaries
- Collector Roads
- Non-Collector Roads
- Abandoned Road
- Railroad
- Streams, Creeks
- Rivers, Lakes
- Village of Painted Post Boundary



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Soils Types

Soils of the valley walls and upland areas are primarily of the Mardin-Volusia-Lordstown Association. Generally, these soils are very firm, provide a strong bearing surface for building, have a slow permeability, and are affected by seasonal wetness. The Lordstown series soils are located on the steep slopes and hillsides and consist of well-drained soils formed from siltstone and sandstone. The Mardin series, consisting of moderately well-drained soils formed in loamy till, make up the soil for hilltops and shoulder slopes. The Volusia series, which make up remaining soil type, is formed in loamy till and is somewhat poorly drained.

The valley bottoms are made up of soils in the Alton, Howard, and Unadilla series. Large portions have been modified by the major streams to form alluvial soils since they were initially deposited by meltwaters from the glaciers. Both the outwash and the alluvial soils are deep, mostly well-drained, and generally fine- to medium-textured. All of the outwash soils are subject to significant flooding.

Wetlands

Wetlands are among the most productive ecosystems in the world. They act as a natural filter for water as it advances throughout the environment. Wetlands also help to contain excess water and aid in flood control. There are only 148 acres of Federal NYSDEC Jurisdictional wetlands covering less than 1% of the land in the Town of Erwin. As depicted on ***Map II-5 Environmental Features***, the majority of these wetlands are located in the southeastern section of the Town in Pinnacle State Park, with a large complex within and just west of the NYS Reforestation Area, another near the southern border of the Wildlife Management Area and the long complex in Gang Mills along Chatfield Place.



Due to the low numbers of wetlands and the fact that they are located out of predominantly developed and developable areas (with the exception of the Gang Mills Complex) they have not and will not pose any development constraints in the future. However, for those wetland complexes near existing and proposed development, certain approvals from the NYSDEC and/or the Army Corps of Engineers (ACOE) may be necessary. Furthermore, regardless of jurisdiction, impacts to wetlands should be first avoided, and if unavoidable, impacts should be mitigated to the maximum extent practicable.

Steep Slopes

As previously stated, the Town is characterized by its deep river valleys and picturesque hillsides. The majority of the steep slopes are located along the banks of the three major rivers (Cohocton, Canisteo, and Tioga) as well as along Beartown Road at the southern boundary of the Erwin State Wildlife Management Area. The Town has existing regulations that limit the amount of development on slopes in excess of 15%.

The Town has enacted strict development regulations pertaining to development on steep slopes in an effort to mitigate environmental and aesthetic impacts. Currently, the Town restricts all development on slopes greater than 25%, and severely limits development on slopes between 15 and 25%. In addition, the



Town recommends residential clustering on lands with slopes of less than 15% to avoid development in steeper areas.

The Town also requires that “unbuildable land” (land containing wetlands and having slopes over 25%) be subtracted from a development proposal when calculating maximum density. This reduces the amount of development in areas of the Town with sensitive resources and environmental constraints.

F. TRANSPORTATION AND INFRASTRUCTURE

Transportation

Erwin has excellent access to I-86 via two exits (44 and 43), as well as access to Routes 15, 417, and 415. Refer to *Map II-6 Transportation and Infrastructure* for further reference. Both Route 15 and Route 417 enter from the southwest and lead toward and through the center of Town. Route 417 brings you directly into Gang Mills, whereas Route 15 intersects with I-86 just north of the Cohocton River. Taking Route 15 south will bring you to Washington, D.C., as well as other points beyond. I-86 is part of the larger Southern Tier Expressway. It is also known as Route 17 and connects Erwin to Binghamton to the southeast and Jamestown in western New York. Beyond Binghamton, I-86 connects with the New York State Thruway providing access to New York City. The abundance of expressways provides Erwin with unprecedented connections with all main northeastern population centers. Plans have been adopted to improve the conditions of Robert Dann Drive and Routes 415 and 15.

As previously stated, NYSDOT and the FHWA are currently proposing extensive upgrades to the I-86/Route 15 interchange. The project, which is scheduled to begin in 2003, will include the reconstruction of the Route 15 juncture with I-86 including new roadway and ramp construction, intersection reconstruction, new bridges and bridge rehabilitation, and roadway rehabilitation.

In addition, a bridge is currently being constructed by the Town of Erwin over the Cohocton River connecting Route 415 with Robert Dann Drive which would provide a second access point into Gang Mills and the emerging Town Center and connect with the commercial center north of the Cohocton River.

Public Water Supply

The municipal water system serves an area known as the Morningside Heights Water System. This area is roughly bounded by the I-86/Route 15 Interchange, southeast to the Route 417 overpass on Route 15, west to the Painted Post Road and Gun Club Road spur off of Beartown Road, northeast to Aurene, and southeast along Canada Road back to the interchange. A water tank and well in the southern section of the Town provides public water to sections of the Erwin Industrial Development Park. For further reference, see *Map II-6 Transportation and Infrastructure* which depicts the Town’s water supply system.

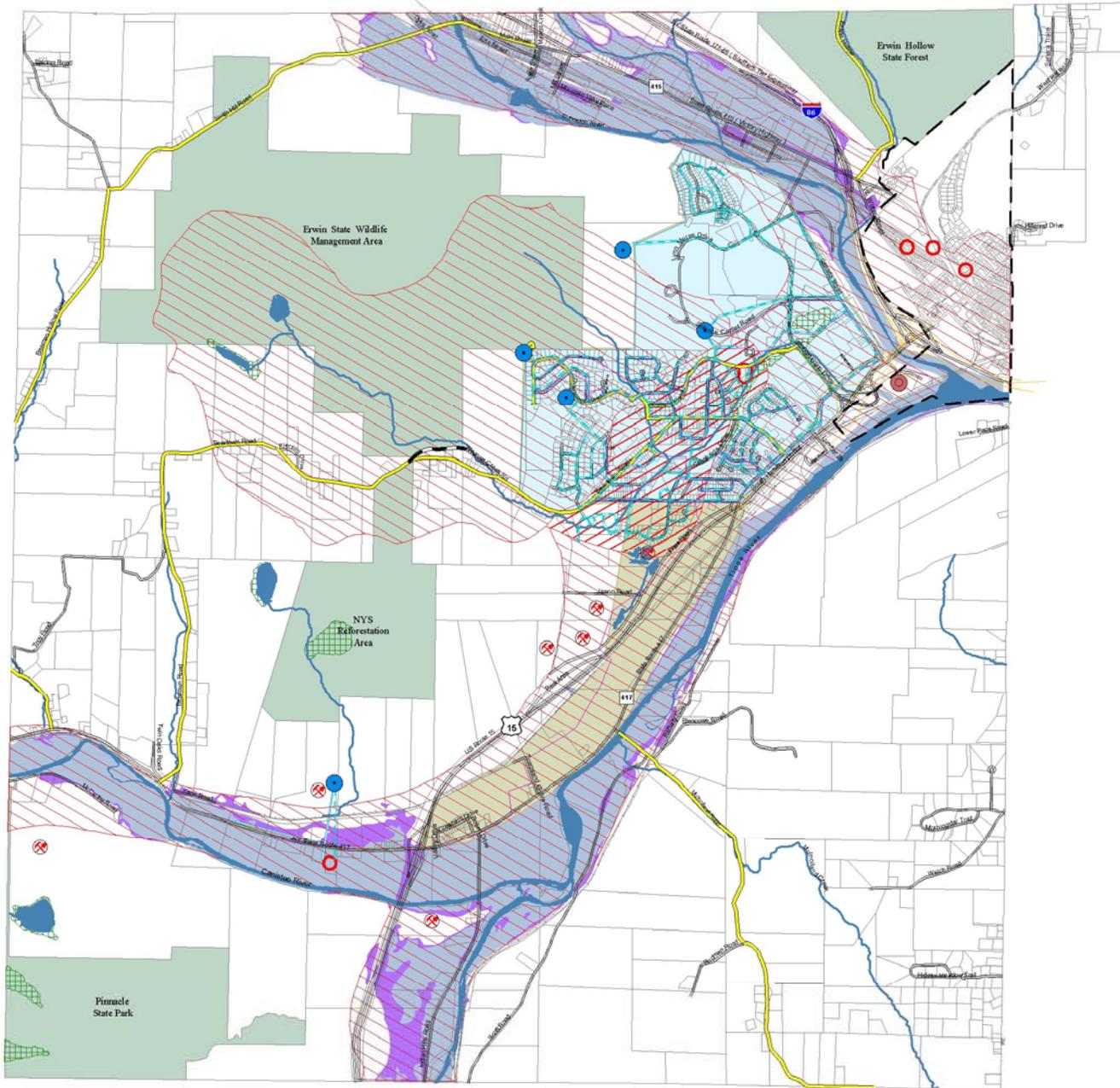


MAP II-6

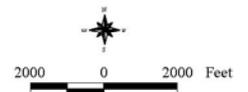
TRANSPORTATION AND INFRASTRUCTURE

TOWN OF ERWIN, NY Comprehensive Plan 2010 Update

Map II - 6 Transportation and Infrastructure



- NYSDOT Proposed Road Changes
- Sewage Treatment Plant
- Water Tower
- Aquifer Protection Overlay Districts (APOD)**
- 1
- 2
- 3
- Water Line
- Sewer Line
- Water District
- Sewer District
- 100 Year Flood Zone
- 500 Year Flood Zone
- NYSDEC Wetland
- State Land
- NYSDEC Permitted Sand and Gravel Pits
- Tax Parcel Boundaries
- Collector Roads
- Non-Collector Roads
- Abandoned Road
- Railroad
- Streams, Creeks
- Rivers, Lakes
- Village of Painted Post Boundary



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Erwin's public drinking water originates from four groundwater wells. Three wells are located in the Gang Mills area along Weaver Creek. The final well is located between Canisteo River and Route 417 and west of Route 15. All of the wells are operated by the Town. The wellheads are surrounded by the Wellhead Protection Areas or Aquifer Protection Overlay District (APOD) #1 to protect the immediate water source as previously discussed in ***Section II-F-Environmental Setting***.

The water from each well is pumped to storage tanks that utilize gravity to transport the water to the users. There are a total of five storage tanks with varying storage capacities that serve a range of elevations from the low-lying areas of Gang Mills along the valley floor to the hillsides up to Corning, Inc.'s Sullivan Park. Four of the water towers are located within the outlying areas of the water district that surround Gang Mills. The fifth water tower is situated just north of Route 417 and west of Route 15. The storage capacity for all of the towers in the Morningside Heights District is 2.75 million gallons and the one-day record for most gallons served is 1.1 million gallons per day (mgd) per 2001 data. As of 2001 data, the water district services 2,730 people through 1,195 connections. The remaining residents (~4000) use private wells.

The water supply system for the Erwin Industrial Park is comprised of one well pumping station having an approximate capacity of 250 gpm, a 750,000 gallon water storage tank, and a distribution system made up of primarily 10-inch diameter water mains. The water system was constructed in 1975 and currently services various industrial customers along Route 417 west of Route 15. In 2003, the Town plans on adding approximately 18,800 linear feet of pipe along Route 417 to connect the Gang Mills water system to the Industrial Park.

As previously stated, Gang Mills is close to build-out capacity, and areas for future residential development are being considered. The most logical area for new low to medium density residential development is in the area south of Gang Mills and Beartown Creek Road. Prior to the recent downturn in the national and local economy, a water study for this area was completed entitled "Concept Planning of Municipal Water System For the Beartown Creek Development Study Area" prepared by Hunt Engineering for the Town of Erwin Industrial Development Agency in December 2001.⁸ This report assessed lands north and south of Beartown Road, with the area south of Beartown Road. The purpose of the study was to provide a conceptual plan for proposed expansion of the Morningside Heights water system, which would be needed to service the Beartown Creek Development Study Area. The goal of the study was to provide a plan that would allow water system improvements to be made in the context of a comprehensive analysis. In February 2002, a second report titled "Update of Evaluation of Impacts to Water and Wastewater Systems from Anticipated Future Development" was prepared by Hunt Engineers, Architects & Surveyors, P.C. for the Town of Erwin Industrial Development Agency. This report assessed the current and future state of both the Town's water and wastewater systems, based on projected development. ***Sewage Disposal***

The Town of Erwin possesses an extensive wastewater treatment system, which includes the same area as the water district described above, along with the corridor of Routes 15 and 417 from Forest Drive to the southern intersection of Routes 15 and 417. The Town's wastewater treatment plant is located northwest of the confluence of the Tioga and Cohocton Rivers. The plant provides secondary treatment to the influent wastewater stream, discharging finished effluent to the Cohocton River. The plant has a permitted flow



capacity of 1.75 mgd. Sequence Batch Reactor tanks have a capacity of 2.2 mgd but other capacity upgrades to the treatment system are required to reach 2.2 mgd. Based on 2001 data, the peak monthly influent flow was 0.89 mgd.

As previously stated, Hunt's February 2002 report titled "Update of Evaluation of Impacts to Water and Wastewater Systems from Anticipated Future Development" assessed the current and future state of the Town's water and wastewater systems, based on projected development.

Mining and the Regulatory Framework

The NYS Mined Land Reclamation Law

A Permit is required from the New York State Department of Environmental Conservation (NYSDEC) for anyone who mines, or who proposes to mine, more than 1,000 tons or 750 cubic yards, whichever is less, within twelve successive calendar months.

The key statute concerning municipal jurisdiction over mining is New York Mined Land Reclamation Law (MLRL) Sec 23-2703.2, which states:

"For the purposes stated herein, this title [the MLRL] shall supercede all other state and local laws relating to the extractive mining industry, provided, however, that nothing in this title shall be construed to prevent any local government from:

- "a. enacting or enforcing local laws or ordinances of general applicability, except that such laws or ordinances shall not regulate mining and/or reclamation activities regulated by state statute, regulation, or permit; or
- "b. enacting or enforcing local zoning ordinances or laws which determine permissible uses in zoning districts. Where mining is designated a permissible use in a zoning district and allowed by special use permit, conditions placed on such special use permits shall be limited to the following:
 - (i) ingress and egress to public thoroughfares controlled by the local government;
 - (ii) routing of mineral transport vehicles on roads controlled by the local government;
 - (iii) requirements and conditions as specified in the permit issued by the department under this title concerning setback from property boundaries and public thoroughfare rights-of-way natural or manmade barriers to restrict access, if required, dust control and hours of operation, which such requirements and conditions are established pursuant to subdivision three of section 23-2711 of this title;



(iv) enforcement of reclamation requirements contained in mined land reclamation permits issued by the state; or

“c. enacting or enforcing local laws or ordinances regulating mining or the reclamation of mines not required to be permitted by the state.”

Town of Erwin Regulatory Authority

Aggregate extraction is currently allowed through Special Use Permits in the Rural and Industrial Districts.

On February 13, 2001, the Town adopted Local Law No. 1 of 2001 (“Local Law No. 1”), amending its zoning law to preclude the establishment of new mining projects within the Town. The law was the culmination of a nearly year-long process undertaken by the Town Board to determine how best to protect the Town's residents and resources. The law has been declared void by a local court based upon technical deficiencies in its adoption. That decision has been appealed by the Town and the case is pending.

Exemptions By NYS DOT

Local zoning must be complied with if the aggregate used for NYS DOT projects is coming from an existing private NYS DEC Permitted mine. However, if a new mining operation is required for a NYS DOT specific project, local zoning will not have to be complied with if NYS DOT mines from NYS DOT jurisdictional land (i.e., Road Right-of-Way). Therefore, even if new mines are zoned out of the Town entirely, NYS DOT contractors can still locate a site on NYS DOT Jurisdictional property in the Town to mine.

Current Status of Mining in Erwin

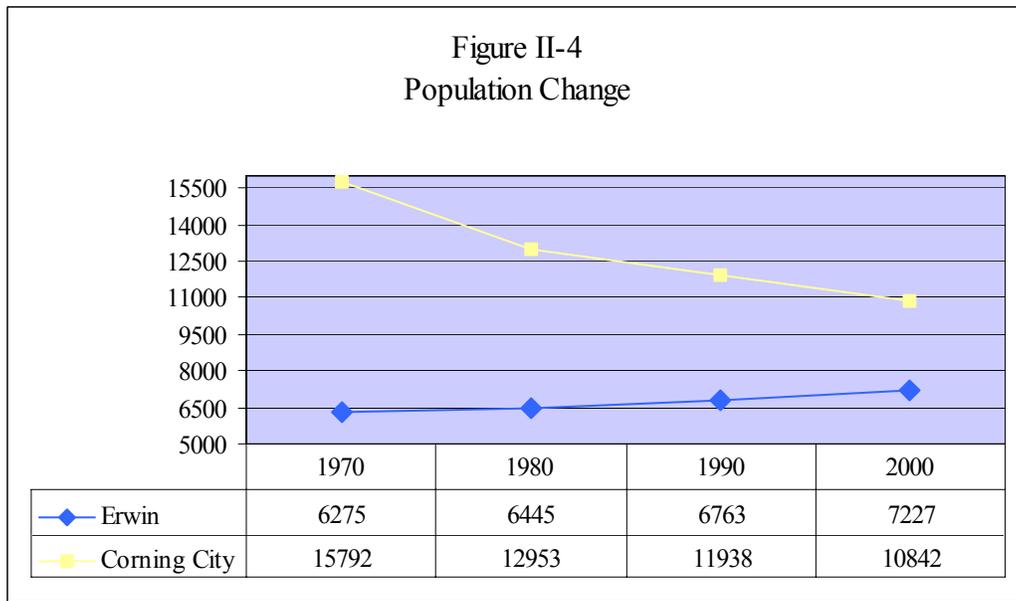
Currently, there are seven (7) NYS DEC permitted mines in the Town of Erwin as depicted on **Map II-6 Transportation and Infrastructure**. Some of these mines are visible from private property while others are not. Due to the NYS MLRL, the Town is unable to condition reclamation and/or the aesthetics of mines during operation. Due to the presence of four rivers throughout the Town, Erwin possesses a wealthy supply of sand and gravel aggregate. As the Town continues to build-out and provide a high quality setting for its residents, additional mining operations in clear view of existing and future developments may result in adverse impacts. In addition, as new mines are sited in areas suitable for future development, the current state regulations do not necessarily provide assurances of exit site conditions for constructive reuse such as residential, commercial or recreational uses. With that said, the Town is considering alternative methods to address potential visual impacts associated with mining, and the potential for constructive reuse of properties after mining operations have ceased. Refer to **Section III Goals, Policies and Recommendations** for further information on the Town's approach.



G. DEMOGRAPHIC TRENDS

Population

The numbers released for the 2000 Census by the U.S. Census Bureau indicate that Erwin experienced a major growth over the last decade. As depicted in Figure II-4 below, the population of Erwin in the last

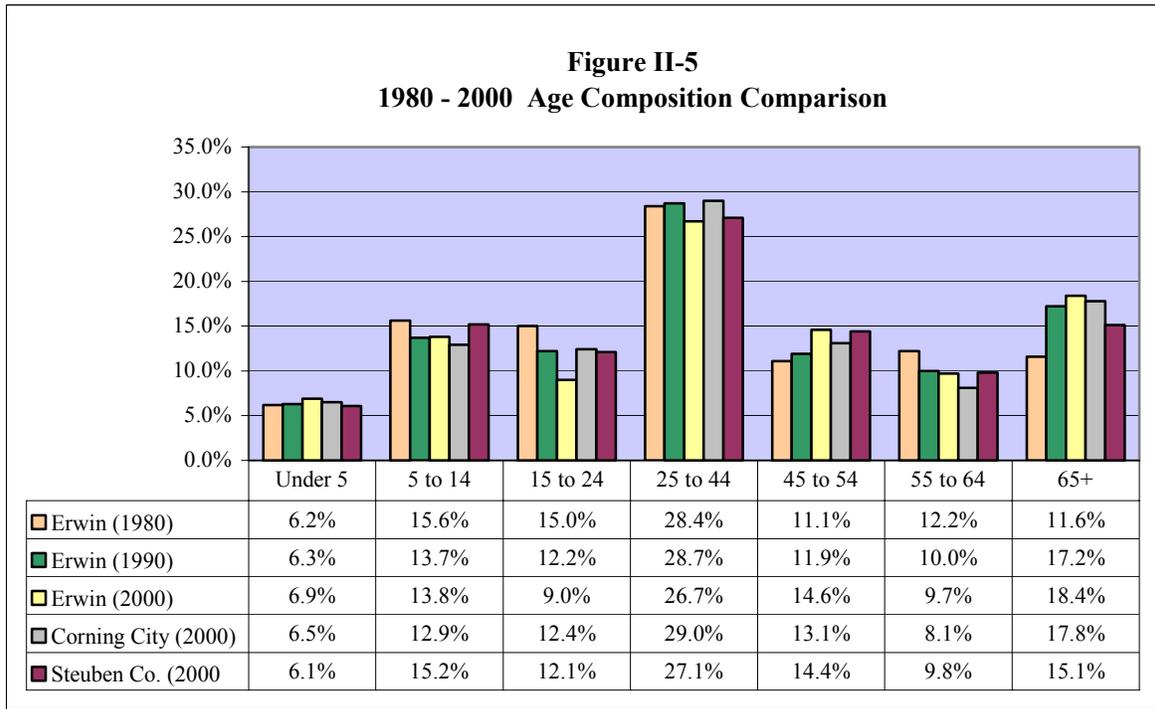


30 years grew from 6,275 in 1970 to 7,227 in the year 2000, a 15% increase. In addition, Erwin’s growth rate is also accelerating. Between 1970 and 1990 Erwin’s population grew at a rate of 3-4%, while the growth rate in the 1990s was 7%. Conversely, the population for Corning City fell roughly 9%, during the 1990s. Some of Erwin’s population increase can be attributed to the establishment of the EPIC Business Park, coupled with the migration of people from Corning City to the Gang Mills area and the more remote sections of town. Also, there may have been some immigration from Corning City as people have pushed farther out into the suburbs.

As shown in Figure II-5, between 1980 and 2000, Erwin’s population of residents between the ages of 25 and 44 decreased from 28.7 to 26.7. Prior to the 2000 Census, the number of Erwin residents between the ages of 25 and 44 were on the increase, signaling that more young adults are staying in Erwin and establishing themselves. This sudden decrease in that age range can be attributed in part to the growing population as the number of Erwin residents over the age of 45 continues to rise. According to the 2000 Census figures, the median age for Erwin residents is now 40.7.



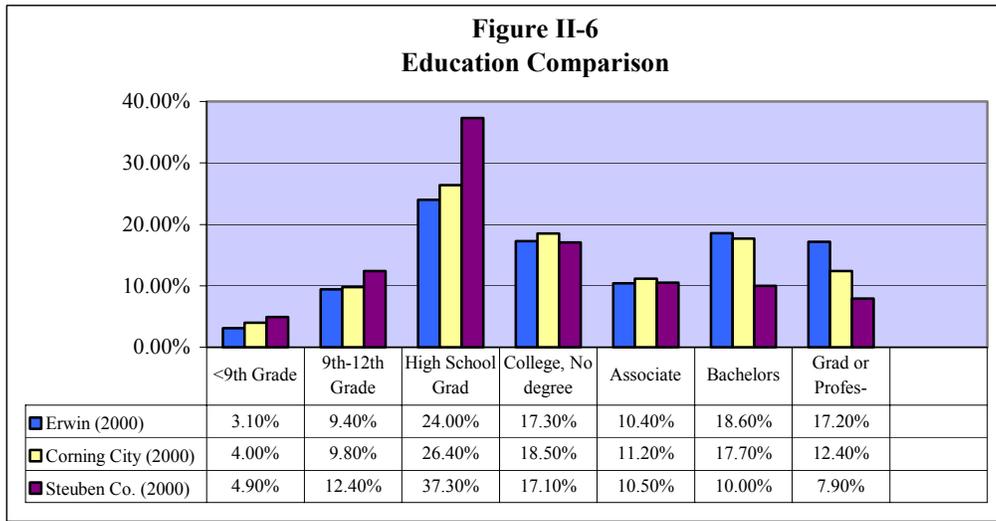
The more significant drop was seen in 15- to 24-year-olds, which may be partly attributed to the relocation of those who attended colleges and thus not counted at the time of the census. The 65 and over population grew from 11.6% in 1980 to 18.4% in 2000. This is a significant increase and indicates a population that is growing older. In support of that statement is the fact that the 45+ population percentages for Erwin are greater than the corresponding percentages in Steuben County.



Due to the increase in population over the last 10 years, which has mainly been attributed to the success of Corning, Inc., one can infer the shift in the population when assessing the data Figure II-5.

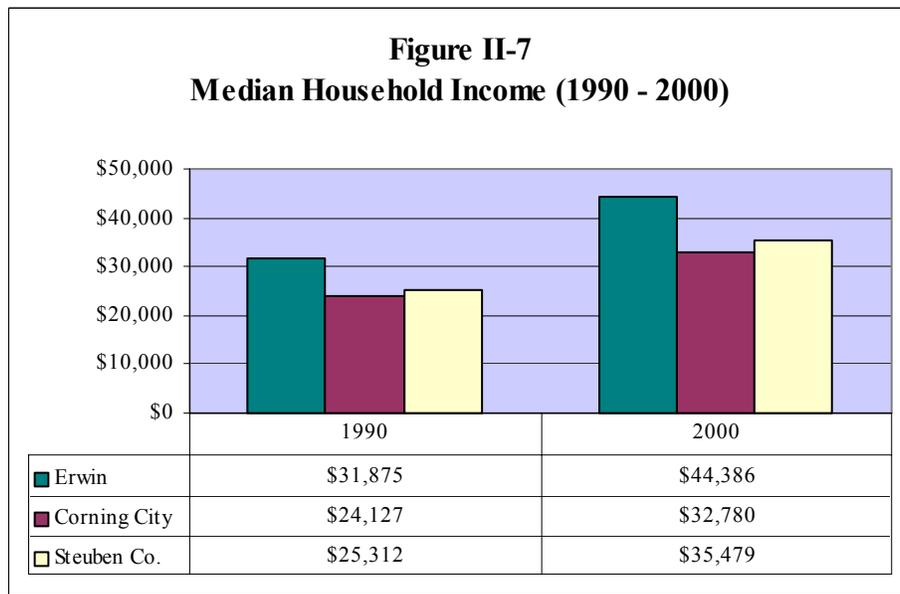
Education

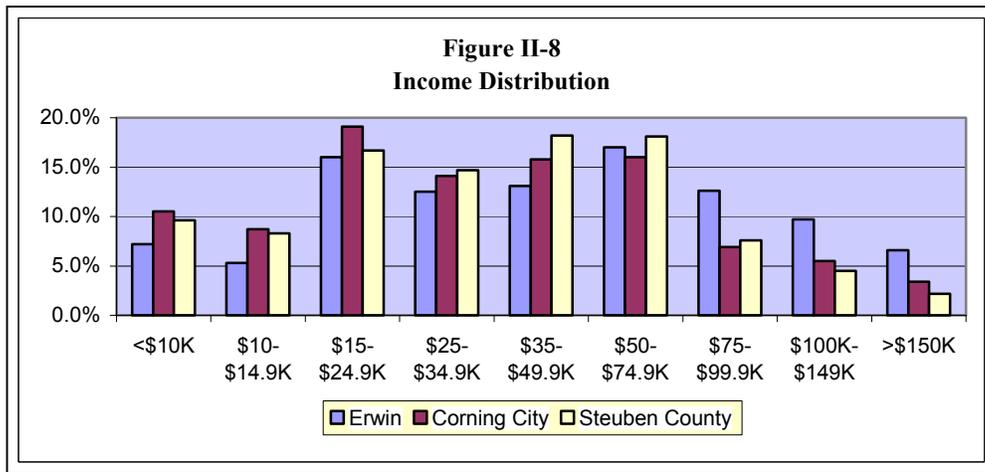
The percentages for those with a high school education or lower in the Town of Erwin are below the Corning City and Steuben County percentages. The most significant are the numbers of 9th grade and High School educations. Erwin had 9.4% and 24% people with 9th grade and High School educations, respectively. Those with some college experience in Erwin (17.3%) are much closer to the Corning City levels of 18.5% and greater than the countywide average of 17.1%. Overall, Erwin’s population is highly educated as those with Associate’s, Bachelor’s, or Graduate degrees represent a greater percentage than both Corning City and Steuben County. The figures are most significant when looking at the number of Graduate Degrees. Erwin has 17.2% of its population with Graduate Degrees, while Corning City and Steuben County have percentages of 12.4% and 7.9%, respectively. This is most likely a result of EPIC[®].



Income

Over the past decade, Erwin’s median household income has risen by \$12,511, to \$44,386 as seen on Figure II-7. Furthermore, it has continued to outpace the income levels seen in Corning and Steuben County.





When referring to Figure II-8 Income Distribution, it is apparent that Erwin lags behind the County, and in some cases behind Corning from less than \$10,000 up to \$74,900. However, due to the numerous professional, scientific, executive level jobs occupied by Erwin residents, Erwin greatly exceeds Corning and the County in the percentage of residents with incomes greater than \$75,000. The higher level of graduate degrees possessed by Erwin residents also begins to manifest itself in the higher income levels.

H. HOUSING

According to the 2000 Census, Erwin had 3,196 housing units with only a 6.9% vacancy rate. Corning and Steuben County had vacancy rates of 9.3% and 15.3% respectively. These figures represent a strong and well-developed housing market in Erwin.

Figure II-9 Housing Vacancy

Place	Total Housing Units	Vacant	% Vacant	Seasonal Migratory	% Seasonal Migratory
Erwin	3,196	219	6.9%	20	0.6%
City of Corning	5,509	513	9.3%	11	0.2%
Steuben County	46,132	7,061	15.3%	3,843	8.3%

With Erwin’s notable population increase over the last 20 years, the number of new housing units would be expected to increase as well. Since 1980, the number of new housing units according to the 2000 U.S. Census have increased from 2,459 to 3,196 an impressive 30% increase.

As depicted on Figure II-10, the majority of housing units in Erwin are owner occupied. In fact, Erwin possess the highest amount of owner occupied homes in the region when compared to the City of Corning and Steuben County, another indication of Erwin’s strong housing market.

**Figure II-10 Ownership**

Place	Occupied Housing Units	Owner Occupied	% Owner Occupied	Renter Occupied	% Renter Occupied
Erwin	3,196	2,095	70.4%	882	29.6%
City of Corning	4,996	2,615	52.3%	2,381	47.7%
Steuben County	39,071	28,590	73.2%	10,481	26.8%

I. Recreation and Open Space

Currently the Town of Erwin has 85 acres that are designated as Public Parks and Recreation Areas as depicted on *Map II-7 Recreational Land and Open Space*. Adding school facilities to that total increases the acreage by another 48 acres. In addition, public golf courses and playgrounds add 159 acres, while private game clubs add another 188 acres. These properties, aggregated together, form a total of 480 acres, which is only 1.9% of the total acreage in the Town of Erwin.

Not included in the above total are the Pinnacle State Park and other State-owned Lands, particularly the Erwin State Wildlife Management Area. These lands total 9,186 acres of recreation and open space. Not all of these can be developed for recreation, but potential does exist in the form of enhanced access to hiking, biking, and equestrian trails. In addition to the established areas and potential trails, there exist biking and walking trails along the riverfront and in the Gang Mills area. Bike Route 17, which runs through the northeast corner of Town along Route 17, is just a small part of a longer route that stretches across Western New York. Recreation in and along the many streams, rivers, and small lakes in the Town are also a wonderful asset to the area.

Perhaps Erwin's most important recreational resources are the four major rivers that snake through the Town: the Canisteo, the Tioga, the Cohocton and the Chemung. As depicted on Map II-6, the Canisteo River meets the Tioga River in Twin Valley, While the Cohocton flows through Coopers Plains and Long Acres before joining up with the Tioga and forming the Chemung River. Currently, there is only one recognized river access point in the Town located at Kinsella Park along the Cohocton River.

With the Convergence of these four rivers, Erwin is well suited to take advantage of the Chemung Basin River Trail. The Chemung Basin River Trail is a designated Chesapeake Bay Gateway, an entry point into the 64,000 square mile Chesapeake Bay Watershed. This river trail, which extends from the Town of Erwin to the Town of Athens, Pennsylvania, is a recreational waterway developed through local community partnership to provide public boating and fishing opportunities.

In an effort to fully realize the benefits of the Chemung Basin River Trail and the unique characteristics of each river that flows through Erwin, additional river access sites are needed throughout the Town.

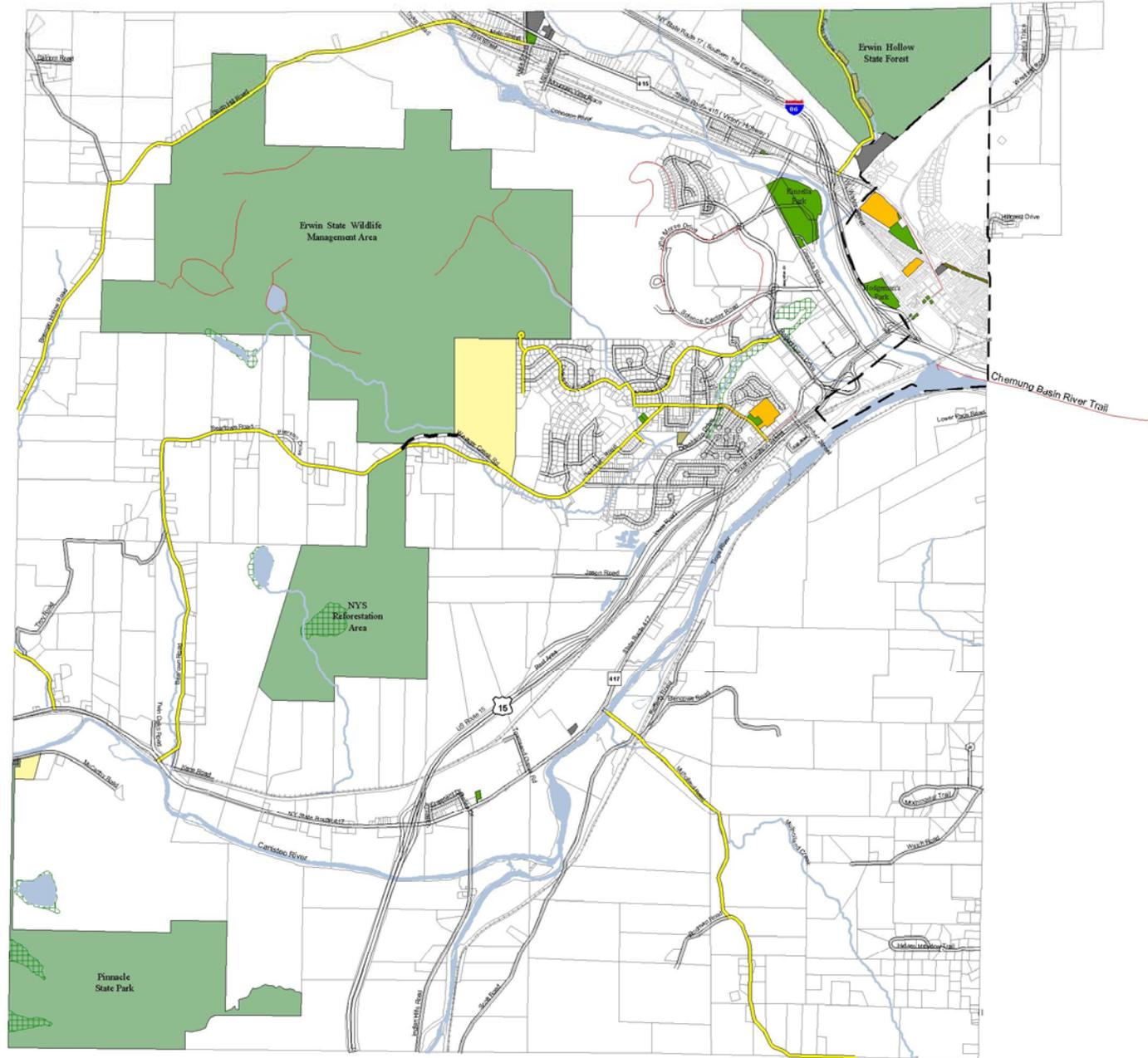


MAP II-7

RECREATIONAL LAND & OPEN SPACE

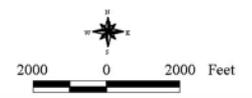
TOWN OF ERWIN, NY Comprehensive Plan 2010 Update

Map II - 7 Recreational Land and Open Space



- State Land
- Parks
- Schools
- Recreational Areas
- Private Hunting/Fishing Club
- Cemeteries

- Recreational Trails
 - Existing
- Collector Roads
- Non-Collector Roads
- Abandoned Road
- Railroad
- Streams, Creeks
- Rivers, Lakes
- Village of Painted Post Boundary
- Parcel Boundaries
- NYSDEC Wetland



November 2002

THE SARATOGA ASSOCIATES

LANDSCAPE ARCHITECTS, ARCHITECTS, ENGINEERS, AND PLANNERS, P.C.
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III. GOALS, POLICIES, AND RECOMMENDATIONS

A. INTRODUCTION

The Comprehensive Master Plan 2010 set forth numerous Goals and Policy Statements. The goals of a comprehensive plan reflect the special needs of the community and describe what needs to be accomplished as an outcome of the Plan, whereas the policies and recommendations provide a clear indication of how the community's needs are to be achieved.

During the Comprehensive Plan Update, the previous goals, policy statements, and related recommendations were assessed based on the Town's current situation. As necessary, the goals and associated policy statements have been refined, amended, or, in some cases, removed from the Plan altogether. New policies and recommendations have also been added based on the Town's current conditions and the results of the survey and public meeting.

B. A VISION FOR THE COMMUNITY PLAN

The essence of the Plan for Erwin is to maintain the Town's distinctive rural and community character in the face of increased development and demographic change. Through the work with the Comprehensive Plan Committee (CPC) and with input from the community, the Comprehensive Master Plan 2010 Basic Goals were assessed and revised as follows:

1. Encourage a healthy balance of high quality future use at compatible and sustainable densities;
2. Maintain Erwin's "High Quality of Life" for existing residents as well as for the purposes of attracting additional companies and people to the community.
3. Encourage a diverse economy through a diversity of employment in both commercial and industrial industries, and through the utilization of Empire Zones;
4. Protect and enhance the existing community character through Smart Growth techniques, the efficient use of land, the preservation of open spaces, and the creation of a network of greenways, parks, and recreational trails;
5. Continue to provide and seek to enhance the various community facilities and services that are needed to support current and future development in an efficient and effective manner; and
6. Maintain and enhance the Town's sensitive natural resources for the benefit of the Town as a whole.

The intent was to define broad goals that identified the major components of the distinctive character of Erwin. Based on these broad goals, the goals and recommendations from the Comprehensive Master Plan 2010, combined with the input from the community, the CPC then developed specific Goals, Policies, and Recommendations directed to specific topic areas (i.e., Rural Character, Open Space, and the Environment; Parks, Recreation, Civic, and Entertainment Resources; Neighborhoods and Housing; and



Community Services and Infrastructure). For each topic area and where appropriate, the recommendations have been classified as either Project or Regulatory Related recommendations.

The CPC also assessed differing geographic sections of the Town (e.g., the Victory Highway Corridor, NYS Route 417 Corridor, the Residential and Commercial Hub, the Emerging Residential Area, and finally the Rural District). Based on these assessments, the CPC developed Future Land Use Concepts for each area, upon which specific zoning amendments were developed.

The Policies and Recommendations set forth in the Plan are just that, *policies and recommendations*. The intent of offering these policies and recommendations is to provide the Town with an array of options to address the issues and concerns that were identified during the comprehensive planning process. Not every recommendation offered in this plan needs to be implemented, nor should the format of the Plan imply that any recommendation be considered more important than another. An implementation section has been provided at the end of the Plan to assist the Town in identifying which recommendations should be implemented and in which order.

C. GOALS, POLICIES, AND RECOMMENDATIONS

RURAL CHARACTER, OPEN SPACE, AND THE ENVIRONMENT

Existing Conditions

Erwin has a unique rural character that sets it apart from other southern tier communities. The vast areas of open space and the natural, undeveloped character of the Town combine to create a pleasant and enjoyable atmosphere. In addition, Erwin's sensitive water resources, natural habitats of forests, ponds, lakes, streams, wetlands, and wildlife, and its rolling mountainous landscape are all attributes most often mentioned as attractive qualities valued by local residents and visitors.

Due to the natural beauty and character of Erwin, many people are choosing to move here and many new homes have been and are being constructed. The majority of the new development has been consolidated in the Gang Mills area. However, development is continuing to push out into the more rural sections of the Town in areas that are currently zoned as Rural District.

The majority of the development in the Rural District sections of the Town has occurred haphazardly on large frontage lots, and in the absence of sewer and water infrastructure. As a result, the interior lands with development potential are becoming land-locked and precluded from future development. Furthermore, water quality may be becoming impacted due to increased run-off and on-site wastewater treatment systems that are not functioning properly. In addition, steep slopes severely limit development and in some cases leads to highly visible development. In addition, there has been no targeted approach to creating greenways, recreational trails, and wildlife corridors throughout the rural sections of the Town. This rural development, if left to its own devices with the current regulatory tools at the Town's disposal, may continue to eat up necessary open space, damage sensitive natural resources, and impact the Town's important rural character.



The challenge is to balance effective open space preservation, environmental protection, and the preservation of rural character, while still allowing for growth in a controlled manner. When these actions are in balance, the Town will be able to continue providing the high quality environment that exists today.

Community Survey and Public Meeting Summary

According to the community survey and the public meeting, Town residents expressed the desire to preserve open space and agricultural land, along with the hillsides and ridgelines of the Town. Residents also stated that growth should be directed to developed areas, trail connections between neighborhoods and destinations should be developed, cluster development should be encouraged, vegetation should be protected, and access to the local state land should be improved. Furthermore, residents expressed their desire for the Town to change the current zoning regulations to protect open space and scenic views, and utilize current property taxes combined with available local, state, and federal funding sources to protect/acquire open spaces.

Goal:

Maintain, protect and enhance a system of open spaces for recreational purposes, the preservation of wildlife, and sensitive natural resources, and for future compatible development at sustainable densities that are fully integrated with the rest of the Town by an efficient network of open space and trail connections.

Recommendations:

Projects

- ***Educate Town Residents About the Value of Natural Resources:*** Protecting the environment can be achieved in many ways. A relatively inexpensive, yet far-reaching technique is through a public education process. Public outreach and education programs can take a variety of forms and oftentimes communities can solicit grant funds to achieve this goal. To be effective, a public education program must reach all residents, from school groups to senior citizens. The topics could include water quality protection, erosion control, aesthetics, and proper timber harvesting methods, among others. The Town could consider teaming with other agencies and organizations such as the Department of Environmental Conservation, the Natural Resources Conservation Service, the Southern Tier Central Regional Planning and Development Board, the Steuben County Planning Department, the Steuben County Agricultural and Farmland Protection Board, and The Finger Lakes Land Trust, to name just a few. These agencies and organizations can offer technical and/or funding assistance to develop brochures and other materials which can be widely distributed.

- ***Work Closely With Organizations to Efficiently Protect Open Space:*** Erwin is fortunate to have several thousand acres of undeveloped land. However, while it is good to preserve large tracts of land to help preserve the character of the community, it is also beneficial to consider connections between the protected lands for recreation and/or wildlife migration.



It is in the best interests of the Town to continue to preserve open space. However, the Town could work more closely with The Finger Lakes Land Trust to more efficiently protect open space areas and begin to create unobstructed links between the protected areas and natural vegetation corridors along water courses. With these links and a heterogeneous distribution of the preserved lands throughout the community, open space in the Town will effectively benefit both the residents and the natural environment in Erwin.

- ***Open Space Protection Plan:*** The Town of Erwin could develop an open space protection plan which identifies key parcels in the Town that should be preserved as open space. The lands identified could exhibit sensitive environmental resources, contain unique landforms, or be part of a larger network of undeveloped parcels which, if linked together, could provide a wildlife corridor, an open space buffer, or a recreational trail system. The Plan could include three main components: a vision – where natural areas, recreational lands and greenbelts are physically integrated into the community; a working inventory of open spaces; and a plan of action that outlines a comprehensive land conservation program. In addition, the Town could consider whether an Open Space Index and a Conservation Board should be established.
- ***Lands of Conservation Interest Map:*** The Town could develop a map to identify all ecologically significant environmental areas, including: viable agricultural soils, mature forests, wetlands, floodplains, public water supply protection areas, and other sensitive natural resources. This map could be developed as a guide for the Open Space Protection Plan, and to assist the Planning Board, applicants, and the public in identifying conservation lands as part of the Conservation Subdivision Design regulation application review process discussed below.
- ***Research Recent Advancements in Alternative On-Site Wastewater Treatment Systems Technology:*** Alternative systems might be necessary to replace old and ineffective septic systems in sections of the Town that have environmental limitations such as steep slopes, poor soils, shallow depth to groundwater, or other limiting factors. There are numerous sources of information available on alternative treatment systems, especially on the Internet. A small informational package describing alternative systems could be developed by the Town to educate landowners and developers about the different options available for wastewater treatment.

Regulatory

- ***Conservation Subdivision Design:*** Although the Town currently has subdivision regulations, they are oriented toward the more traditional approach to development. Conservation subdivision design involves collaboration between the planning board and the applicant at the earliest stage of design, and offers the single most cost-effective way for municipalities to conserve their natural lands and other significant resources. The Village of Painted Post has recently adopted a conservation subdivision law.



Conservation Subdivision Design is a term coined by Randall Arendt, to describe a clustered subdivision that uses the open space resources present on the site as the starting point for design (in the same way that a golf-course community is designed).

The four-step conservation subdivision design process is quite simple. On the site plan map:

1. Identify conservation areas and sensitive resources (wetlands, open space, lakes, ponds, streams, stone walls, etc.) – potential development areas follow once the conservation areas and sensitive resources have been “greenlined.”
2. Locate house sites.
3. Align streets and trails.
4. Draw in the lot lines.

In addition to the environmental and viewshed benefits of allowing homes to be sited in a creative way, a network of conserved open lands can be created in the process (wildlife corridors and possibly, public hiking trails using stream corridors, etc.).

A conservation easement is the legal tool that ensures that conservation lands set aside as a result of this process remain undeveloped. Conservation lands may be owned by an individual landowner or several landowners in the new conservation subdivision, a homeowner’s association, the Town, or a land conservancy.

- ***Requiring Interior Access Roads & Coordinated Development Plans:*** Due to the continued development which is occurring along road frontages in the Rural District areas of the Town, landowners who create more than two lots from their original parcel could be required to build an interior access road in an effort to provide access to developable interior lands and minimize the amount of frontage development. In addition, the landowners could also be required to develop a coordinated development plan outlining their future development plans for the remaining undeveloped property. The Town could make these two requirements mandatory for any landowner seeking approval for subsequent subdivisions.
- ***Stream Corridor Protection:*** In an effort to protect the Town’s stream corridors, additional setback requirements and design standards along stream corridors could be implemented.
- ***Preservation of Hillsides and Ridgelines:*** To minimize the visual impact of hillside and ridgeline development, the Town could consider incorporating special site design criteria for development. Design standards could be prepared for hillside and ridgeline development that include demonstrations of techniques for minimizing the visual impact of the development. Specific techniques in the design standards could include a minimum acreage that could be cleared for any development (e.g., a maximum 25 ft. buffer from the proposed structure could be cleared for



development. Additional clearing would be allowed after construction and the preparation of a clearing plan).

The Town of Erwin currently regulates timber harvesting of 10 acres or more. However, to aid in minimizing the visual impact of hillside and ridgeline development associated with the construction of single family dwellings and associated development, the Plan recommends that new land use and development involving the cutting of vegetation under 10 acres should be addressed through the use of special design standards and incorporated into the Town's zoning ordinance.

- ***Consider Various Methods for Ensuring that Existing On-Site Wastewater Treatment Systems are Functioning Properly:*** Currently, each new septic system is approved and inspected at the onset of construction. This helps ensure that new systems are installed properly; however, there are numerous older systems which may never have been inspected. Many of these systems may no longer be treating the effluent properly, thus resulting in the degradation of nearby water resources. To aggressively address the issue of failing septic systems, the Town could implement a more thorough inspection program.

Specifically, the Town may require that when residential property changes hands or when the floor area of the principal structure is proposed to be increased, the septic system would have to be inspected and brought up to compliance with the current NYSDOH standards, if necessary.

Steuben County Water Quality Coordinating Committee is currently considering a revolving loan program that could provide a funding source to assist in bringing septic systems into compliance.



PARKS, RECREATION, CIVIC AND ENTERTAINMENT RESOURCES

Existing Conditions

The Town of Erwin possesses over 4,000 acres of State Land, approximately 85 acres of designated public parks and recreation areas, and more than 400 acres of school recreational facilities, public golf courses, playgrounds, and private game clubs. The three rivers that traverse the Town also present a unique and valuable recreational resource to the community. However, the thousands of acres of recreational land and miles of waterways are underutilized and should be promoted and enhanced. Direct pedestrian or trail connections to many of the community parks as well as the state lands do not exist, and many new residential developments are not providing sufficient recreational amenities. Furthermore, efficient public access to the rivers is isolated to the Cohocton River at Kinsella Park in Gang Mills. These tremendous recreational resources should undergo a thorough assessment and evaluation, and be enhanced to the greatest extent possible to ensure optimum enjoyment by residents and visitors alike.

Community Survey and Public Meeting Summary

Town residents expressed the need for quality of life connections, more town-wide trails, and civic amenities such as parks and meeting places; increased water access; more pedestrian and bicycle connections to, within and between social destinations, commercial areas, neighborhoods, and Painted Post; requiring open space and parks with new development; and the continued maintenance of the Town's parks, open spaces, and recreational resources.

Goal:

Erwin's parks, recreation, civic, and entertainment resources and amenities should be continually assessed, modified, and improved in order to ensure that the expectations, abilities, and interests of all residents as well as visitors, are met to the fullest extent practical.

Recommendations:

Continuous reference should be made to ***Map III-1 Existing and Proposed Recreational Resources***, which graphically represents some of the following recommendations.

Projects

- ***Prepare a Town-Wide Parks and Recreation Master Plan:*** The Town could consider developing a comprehensive Town-wide approach to managing the parks and recreation needs of the community. The parks and recreation master plan could: identify Town recreation goals, describe existing recreational resources, assess the Town's recreational needs, recommend improvement strategies, and highlight priority implementation items. The Plan could also be developed in conjunction with the Open Space Protection Map recommended above in ***Rural Character, Open Space, and the***

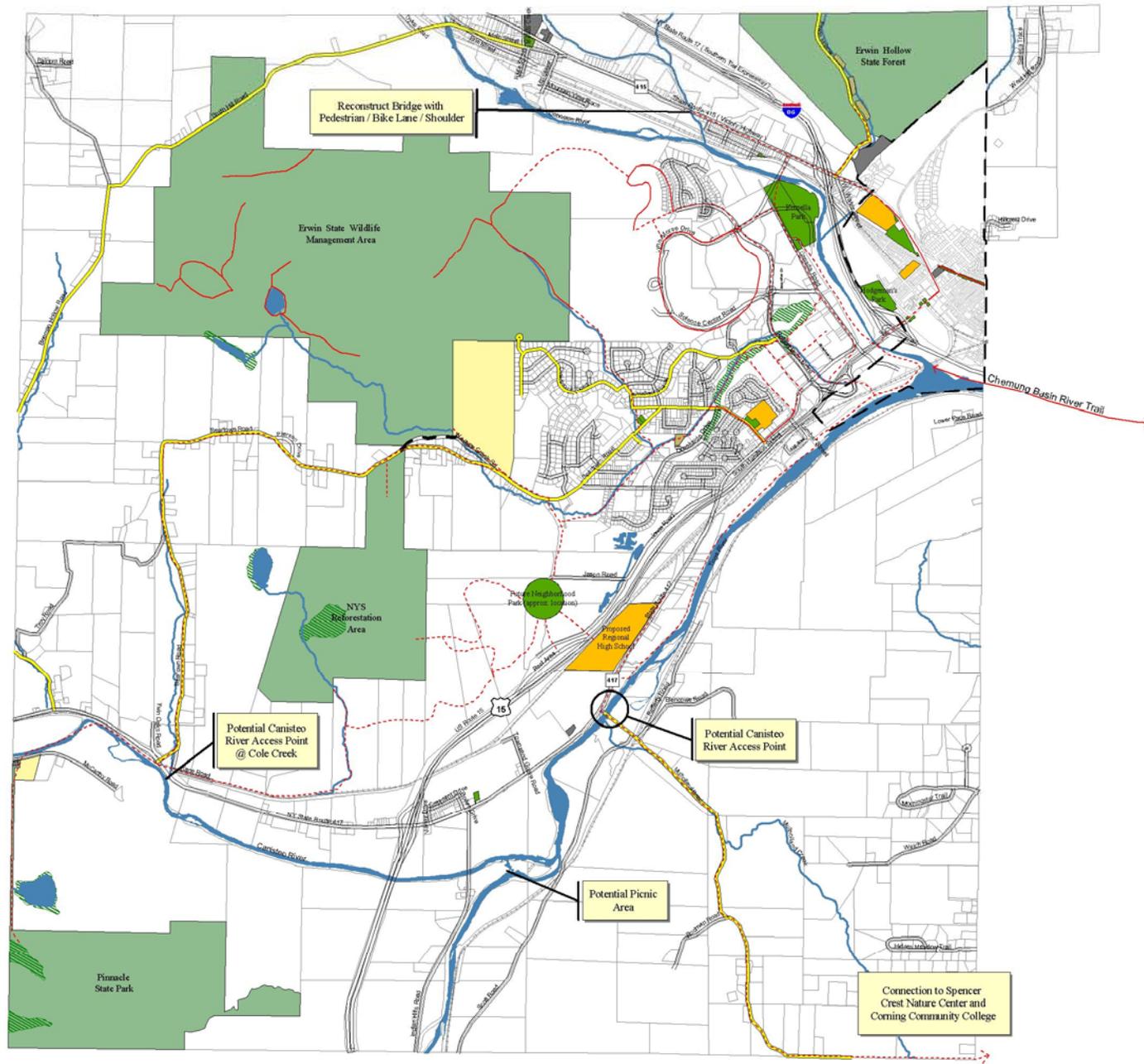


MAP III-1

**EXISTING AND PROPOSED RECREATIONAL
RESOURCES**

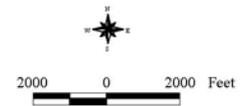
TOWN OF ERWIN, NY
Comprehensive Plan
 2010 Update

Map III - 1
Existing & Future
Recreational Resources



- State Land
- Parks
- Schools
- Recreational Areas
- Private Hunting/Fishing Club
- Cemeteries
- Recreational Trails
 - Existing
 - Proposed

- Collector Roads
- Non-Collector Roads
- Abandoned Road
- Railroad
- Streams, Creeks
- Rivers, Lakes
- Village of Painted Post Boundary
- Parcel Boundaries
- NYSDEC Wetland



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Environment. The master plan could include, but not be limited to the following: riverfront access, Hodgeman Park, Kinsella Park, access to state lands, the Town-wide Greenway system proposed below, and lands within the Town protected through conservation easements. It is recommended that the master plan be developed in collaboration with New York State, the Finger Lakes Land Trust, the Chemung Basin River Trail Partnership, Steuben County, and other relevant and interested organizations, agencies, and stakeholders. Furthermore, the Town could join forces with the Village of Painted Post in developing a region-wide parks and recreation master plan as Painted Post residents utilize Town recreational resources and vice-versa.

- ***Develop a Town-Wide Greenway System:*** More and more communities are realizing that community-wide trail networks are important assets, as they provide residents and visitors with recreational amenities as well as connections with recreational and commercial destinations within the community and the region. If given the choice, many people will choose to bike or walk if the connections are safe, comfortable, and enjoyable, and if the destinations are clearly linked by a network of trails. Combined, these trail networks can help create a vibrant and well-connected community.

The Town of Erwin is fortunate to have over 4,000 acres of state land with several miles of recreational trails. However, these trails are not easily accessible to the majority of the community, with no direct pedestrian connections. Therefore, the Town could consider studying the feasibility of developing a town-wide multi-use greenway system, which could afford residents and visitors the opportunity for recreation throughout the Town and would provide a feasible alternative to driving. The trail network could utilize private, Town-owned, and state lands. Private lands with conservation easements should also be considered.

To facilitate this proposal, a committee of Town residents could be established, with representatives from the NYSDEC, NYS Office of Parks, Recreation, and Historic Preservation, the Finger Lakes Land Trust, Steuben County, the Southern Tier Central Regional Planning and Development Board, the Town's Parks and Recreation Department, the Village of Painted Post, and other interested organizations, agencies, and stakeholders. The trail-network should be coordinated with and integrated into NYSDOT's proposed I-86/Route 15 Interchange improvements. Continued dialogue with NYSDOT is critical to ensure a feasible trail network.

The committee could be charged with researching the feasibility of developing the trail network, identifying potential funding sources, negotiating easements with landowners (with assistance from the Finger Lake Land Trust), and assisting in building and maintaining the trails. A summer program for youth, such as the AmeriCorps, could be established to help in the building and maintenance of the trail network.

While the development of the Town-wide trail system will be a long and complicated process, short-term trail projects could be implemented as funding sources permit. Potential trail alignments are presented on Map III-1. These initial recommendations include trails along the rivers, between Gang



Mills/Town Center and Painted Post, Victory Highway, the Beartown Road area, state lands, the proposed Regional High School, and areas east of the Tioga River including the Spencer Hill area, Corning Community College, and the Spencer Crest Nature Center in Corning. Appropriate pedestrian and bicycle infrastructure could facilitate these connections east of the Tioga River over the river. Specifically, the reconstruction of the Mulholland Road Bridge and the Meads Creek Bridge could incorporate designated bicycle lanes and sidewalks to allow safe passage for both bicyclists and pedestrians.

Connections to and from Painted Post will be facilitated by the reconstruction of the Cohocton Bridge during the proposed interchange improvements by NYSDOT. These bridge improvements will include a sidewalk and look-out areas which will allow safe pedestrian and bicycle passage between Gang Mills and Painted Post. The new bridge linking Victory Highway and Robert Dann Drive is being constructed with a wide sidewalk to allow pedestrian and bicycle connections.

Finally, the Town could work with the state to improve the trail systems within the state's landholdings throughout the Town. Furthermore, to assist the Town in developing a Town-wide greenway system, which will likely connect with the four state land holdings in the Town, the Plan recommends that the NYSDEC prepare and/or update Unit Management Plans for the Erwin Hollow State Forest, the Erwin State Wildlife Management Area, and the NYS Reforestation Area.

- ***Develop a Civic, Service, and Entertainment Hub:*** Approximately 25% of the survey respondents stated that they would like to see a health clinic and a senior center constructed. Likewise, 40% and 25% demonstrated a need for additional “first class” restaurants and a bowling alley, respectively. Similar interests were noted at the public meeting. In response to the residents’ desires for additional civic and entertainment amenities, the Town could consider establishing a “civic/entertainment hub.” Uses within the proposed hub could include, but not be limited to: the Town Hall, a library-resource center, a health clinic, a meeting center, a senior center, a movie theater, and restaurants, as well as other appropriate civic and entertainment uses. The hub should be located within walking distance of the majority of the neighborhoods and be easily accessible by automobile. With these factors in mind, it is recommended that the hub be located in the Town Center.

- ***Recreation Hub:*** According to the survey results, 40% of respondents favor a community/teen center, and an additional 53% would like to see more community events in the Town such as “concerts in the park.” Also, interest in a skate park and additional playing fields were noted in the survey results and at the public meeting. In response, the Town could consider a “Recreational Hub.” The hub uses could include, but not be limited to: a public park for community events, ball fields, a community/teen center, a skate park, and an indoor sports facility. A potential location for the hub might be the parcels located north of Jason Road. This area, which is contiguous to an existing sand and gravel operation, provides a unique opportunity for the Town to coordinate with the Sand & Gravel operator to develop a mitigation plan for constructive post-mining uses. The site could be reclaimed to a state where the property could be easily incorporated into the proposed Recreation Hub, with water features, trails, and open space for recreational activities. Furthermore, as the Town



continues to build-out to the south, this site become easily accessible from most developed areas of the community.

- ***Improve Riverfront Access:*** Approximately 68% of the survey respondents stated that the Town should develop riverfront access points. In response to these resident desires and the obvious need for improved riverfront access, the Town could consider developing additional riverfront access and recreation points as previously recommended in the Corridor Management Plan. Potential access points and riverfront recreation areas are depicted on Map III. The development of these points could be done in conjunction with the Town-wide parks and recreation master plan as proposed above. Furthermore, the river access projects could be done in collaboration with the Chemung Basin River Trail Partnership and the NYSDEC, as well as numerous other interested and relevant agencies, organizations, and stakeholder groups which could provide technical assistance and funding resources.

- ***Neighborhood Parks and Connections:*** Additional residential development should provide for open space and neighborhood parks. As the residential population continues to grow and more families settle in the Gang Mills area, the need for open space recreation becomes greater. The current residential pattern has not provided for the integration of public parks. It is therefore recommended that additional parks be constructed in and within walking distance of future, established, and growing residential areas in and around Gang Mills. In addition, each new subdivision could be required to connect with or provide the opportunity to connect with the proposed Town-wide greenway system.



HOUSING

Existing Conditions

The residential pattern in the Town has contributed to the community's unique setting. Development outside of the established residential areas of Coopers Plains, Long Acres, Gang Mills, and Erwin Junction is generally on large wooded lots, two (2) acres or more. While development within these established residential areas range from one (1) dwelling unit per 7,200 square feet (s.f.), to one unit per 12,500 s.f., this variation in lot sizes and development patterns offers a diversity of options for residents, including affordable housing choices. However, the cost of living in Erwin has been on the increase when compared to surrounding communities. In addition, the percentage of Erwin residents over the age of 54 has been rising and this trend is predicted to continue over the next 10 to 20 years. The challenge of the Plan is to create housing opportunities for all residents, regardless of income bracket, who reside or wish to reside in the community.

The Town has a good foundation of existing sidewalks and community connections. However, some of the new subdivisions have been developed without adequate sidewalks and/or connections to parks, adjoining neighborhoods, and commercial and civic areas.

Community Survey and Public Meeting Summary

While the majority of Town residents rated their neighborhoods as "Good" to "Excellent," just as many expressed the need for more safe and useful sidewalks and trails, and more parks within walking distance. A majority of residents also expressed the need for more senior and affordable housing choices. In addition, residents suggested the Town improve the visibility of police and fire protection services throughout their neighborhoods.

Goal:

Because affordability breeds diversity which then spurs economic/cultural vitality, the Town should seek to provide a variety of housing types to accommodate the varying needs of all Erwin residents including seniors and low to moderate income and starter families in an attractive and efficient manner. Existing and future neighborhoods should all possess safe and efficient networks of trails and sidewalks, easily accessible parks and open spaces, and should provide residents with a sense of safety and security.

Recommendations:

Projects

- ***Work With Local and Regional Housing Agencies to Address Housing Needs:*** The Town could work more closely with Steuben County, Tri-County Housing Council, and/or Community Progress Inc. to proactively address the housing needs of Erwin. Tri-County Housing is an organization in the Chemung, Schuyler, Steuben county area that assists low-income families in buying existing single-



family homes. Community Progress Inc. operates in Steuben County and assists in funding home-repairs to bring single family, owner-occupied homes up to housing quality standards. Together, Steuben County and the two housing agencies could provide the Town with the necessary assistance to effectively deal with providing equal housing opportunities for all Erwin residents.

- ***Provide Economic Assistance Information to Potential Home Buyers and Current Homeowners:*** Erwin has been growing rapidly over the last decade, so did housing prices. As a result, homeownership for people of modest incomes continues to be an issue. There is a wide range of local, state, and federal funding sources available to assist homebuyers, and a multitude of methods of applying for these funds.

Once purchasing a home, some people are unable to properly maintain their houses exterior as well as structural components due to a lack of resources. As a result, certain sections of neighborhoods in Erwin have begun to decline in appearance. To assist homeowners, there are also numerous funds available to eligible homeowners to assist in making necessary cosmetic and structural repairs.

To further the accessibility of economic assistance information to potential homeowners, the Town could work with the County and the above-mentioned housing agencies to develop a brochure outlining all of the local, state, and federal assistance programs available to potential home buyers. This information could be available at the Town Hall, distributed to local realtors, and placed on the Town of Erwin web site, with links to the different housing assistance program websites.

- ***Ensure Neighborhood Sustainability:*** As mentioned above, some older and established neighborhoods in Erwin are beginning to show signs of decay. While identifying funding sources for eligible homeowners to utilize to spruce up their properties is one method to prevent decay, the Town could consider undertaking a housing inventory to identify which neighborhoods and/or sections of neighborhoods are in need to cosmetic and/or structural improvements. The Town can then work with local and regional housing agencies to address the needs of identified and eligible homeowners.
- ***Infill Vacant/Underutilized Lands with Diversity of Affordable Housing:*** There are a number of vacant and underutilized parcels throughout the Town that could be targeted for infill residential development for low to moderate income groups of all talents. Incentives such as density bonuses *could* be provided to potential developers to ensure that future proposed residential development is affordable.
- ***Require the Construction of Pedestrian Connections and Parks in Each New Subdivision:*** Future residential developers could be required, through regulations, to construct sidewalks and/or trails within the new development and to connect with existing developments and the proposed Town-wide Greenway system. This will allow safe pedestrian access to and from parks and other neighborhoods, as well as recreation, commercial, civic, and cultural destinations throughout the Town. As previously proposed, the Town could also require, through regulations, a certain amount of park and open space lands for each new subdivision.



- ***Seek to Construct More Neighborhood Parks Throughout the Gang Mills Area:*** As part of the proposed Town-wide Parks and Recreation Master Plan, the Town could identify property in the Gang Mills area suitable for additional neighborhood parks.

- ***Enhance Pedestrian Connections:*** Sidewalks are crucial in creating a sense of community and in establishing the character of a small town such as Erwin. An efficient and safe pedestrian system will also encourage people to walk instead of driving to their destinations, also important in maintaining the character of a small community. The developed portions of Erwin are fortunate to have a good sidewalk system in place. However, additional sidewalks and pedestrian-friendly infrastructure are required in key areas. Therefore, the Town could consider conducting a thorough inventory of the existing sidewalk and pedestrian system throughout the Town and identify areas where improvements are necessary. This process could be wrapped into the development of the Town-wide Greenway system proposed above. In the immediate future, short-term solutions could be implemented such as sidewalk restorations, short extensions to connect existing sidewalk sections, re-stripping of crosswalks, and additional quick projects, which could improve the Town's pedestrian system.

The Town could also consider addressing a new approach to providing sidewalks or trails in new subdivisions. In the past, the Town and developers opted for wider roads in new subdivisions in an effort to provide additional room for pedestrians. This is in place of sidewalks which must be maintained either by the landowner or the Town. From a pedestrian standpoint, wider roads are actually more dangerous as they give drivers the false perception that it is safe to drive at higher speeds. A narrower road, with on-street parking and a vegetated buffer between the sidewalk and the driving lane will increase the safety of pedestrians.

The Town could use a tiered system where collector roads would be required to have sidewalks, dense neighborhoods would have either sidewalks or effective gravel based or paved trails; and rural developments would have unpaved trails.



COMMUNITY SERVICES AND INFRASTRUCTURE

Existing Conditions

The Town of Erwin offers a wide variety of services including parks and recreation, senior citizens' activities, and a museum of Indian artifacts. The Town's Highway Department maintains 55-plus miles of roadways, and provides additional services such as leaf pick-up, street sweeping, and a yard waste pick-up and drop off. The Town also provides both municipal sewer and water services to the Gang Mills area and to some of the industrial operations in the emerging industrial area in Erwin Junction. Numerous infrastructure studies have been completed for the purposes of assessing the feasibility of extending the town's water and wastewater services to Long Acres, Coopers Plains, and to the future residential subdivisions south of Beartown Road.

The Town has an efficient and effective zoning ordinance and associated supplementary regulations and guidelines in place with a Planning Board, a Zoning Board of Appeals, and a Code Enforcement Officer to carry out and enforce the rules, regulations, and guidelines set forth in the Ordinance. The Ordinance and the Official Town Zoning Map are continually assessed and updated to ensure the Town progresses in a sustainable, compatible, and efficient manner.

Community Survey and Public Meeting Summary

Several Town residents stated that the Town needs to improve their public relations and the distribution of public information to residents. In addition, a majority of residents who participated in the survey and public meeting requested that municipal water and sewer infrastructure be expanded to those sections of the Town not currently served. A similar majority also suggested that the Town improve the appearance of Town roads through the use of current property taxes combined with available local, state, and federal funding sources.

Goal:

Continue to provide the high quality municipal services to every resident in the community that protect the natural environment, regard residents' needs, and protect the health, safety, and general welfare of the community.

Projects

- ***Improve the Town Website:*** Because the Internet is fast becoming a primary means to disseminate a wide array of information, the Town would benefit by improving its existing website. The Town website should be graphically interesting, easy to read and follow, and serve as a portal into the community. Typical information that may be included on the site could include: meeting dates and agendas for the Town Board, Planning Board, Zoning Board of Appeals, and other similar boards or committees; important announcements; an events calendar; and key links to other web pages such as the Steuben County site, the Painted Post site, the Southern Tier Central Regional Planning Board,



and other local, state, and federal agencies and organizations. The website could also provide on-line access to the Town zoning ordinance and subdivision law as well as the Comprehensive Plan 2010 Update and other pertinent studies.

The Town website could also help promote economic and community development and tourism. In addition, the website can provide a link among the community and local and regional governments to increase the efficiency of intergovernmental projects.

- ***Expand the Availability of Municipal Water and Sewer Infrastructure:*** Extending sewer and water infrastructure to exiting neighborhoods with small lots sizes and other constraints will aid in preserving these neighborhoods and improving the quality of life as well as the public health. Therefore, the Town should continue to seek funding assistance to provide sewer and water services to Long Acres, Coopers Plains, and Erwin Junction, areas of existing residential and scattered commercial development on small lots that currently lack these services. Sewer and Water extensions to Twin Valley should also be considered. The extension of municipal sewer and water utilities will facilitate orderly and well-planned residential and commercial development in the growing sections of the Town. However, proper design standards and subdivision regulations will be critical in ensuring that future development is carried out in an efficient and compatible manner. In addition, as medium- to high-density residential development continues to expand south of Beartown Road, the Town should continually assess the feasibility of necessary upgrades that will be required to provide these new developments with sufficient municipal sewer and water services.
- ***Ensure Adequate Availability of Services and Activities for All Sectors of the Community.*** As the Town of Erwin continues to grow, continued assessment of the Town's ability to provide fire services, road maintenance services, recreational and entertainment services, and services and activities for seniors is necessary. The Town should also concentrate on providing additional recreation programs for the Town's youth and teen populations. A designated Town events center should also be considered for hosting farmer's markets, craft shows, Town celebrations, weekly concerts, and other community-oriented events and activities.
- ***Continue to Build a Working Relationship with the NYSDOT:*** With the proposed interchange project that will alter the Town's transportation pattern physically and aesthetically, the Town should continue to pursue a working relationship with the NYSDOT to ensure the proposed interchange project and future highway projects are designed to enhance the Town's overall transportation system, while at the same time preserving and enhancing the pedestrian connections and community image and character.
- ***Continually Enhance and Improve Streetscapes within the Community:*** The Town should consider streetscape and pedestrian connection improvements to both Town and State roads. Specific improvements are recommended along NYS Route 415 and South Hamilton Street. Such improvements will need to be coordinated with the NYSDOT, and could potentially be implemented



as part of the proposed interchange projects. The improvements may include: undergrounding of utility lines, additional sidewalks to existing and future commercial areas, a planting strip between curb edges and sidewalks planted with trees and attractive flowers, a continuous bicycle lane, pedestrian scaled (period style) lighting, and highly visible and clear crosswalks. In the Route 415 corridor, improvements to the pedestrian connections could include safer and more inviting connections between the hotel and restaurants on the west side of Exit 43 to the commercial uses east of the exit.

Regulatory

- ***Consider Methods to Improve the Aesthetics of Existing Mining Operations and the Probability for Constructive Re-Use of Reclaimed Land in the Town:*** The Town is concerned with the current state of mining operations in the Town from an aesthetic and potential re-use standpoint. Effectively managed mining operations and preserving the potential for constructive re-use of the property at the end of operation are major goals, which the Town of Erwin wishes to fulfill.

The current reclamation standards imposed by the NYSDEC adequately address environmental impacts and public health and safety issues. However, do not necessarily provide assurances of exit site conditions for constructive reuses such as residential, commercial or recreational uses. Furthermore, visual impacts on adjoining property during the life of mines are sometimes not adequately addressed. Mined areas can provide the unique opportunity to create attractions and amenities, such as water features for integration into residential or commercial developments as well as recreational areas. However, under the NYS Mined Land Reclamation Law (MLRL), the municipalities are severely limited in their ability to influence the extent of the reclamation plans imposed by DEC. In fact, DEC has the final say in the design of the reclamation plan and is only required to “consider” issues and concerns from the municipality regarding reclamation. As a result, the mined areas may detract from the visual and aesthetic character of the community during mining and well after the mining operations have ceased. In addition, the minimum standards for reclamation required by DEC may not always leave the property in a condition suitable for beneficial post-mining uses.

The MLRL does not preclude a municipality from “enacting or enforcing local laws or ordinances which determine permissible uses in zoning districts.” The law also provides the community the ability to require Special Use Permits for mining with conditions. The conditions that are allowed to be imposed on the applicant are limited to specific issues (i.e., ingress and egress; trucking routes and site entrance exit sites; dust and noise control; hours of operation; and setback requirements), and do not include reclamation or aesthetics. However, Special Use Permits give the Town the ability to regulate mining based on its potential impacts on the surrounding development. This may provide the Town with the latitude necessary to require applicants to address the aesthetic impacts and the condition of the land after reclamation on the basis of mitigating potential adverse impacts on the surrounding development in the district.



While the use of Special Use regulations may improve the aesthetics of proposed mining operations and the potential for constructive re-use of the property after the operation ceases, the current status of the MLRL limits the municipal authority of mining operations. Therefore, the Town could consider legally sustainable and complimentary approaches that will ensure where appropriate, property is successfully mined and the mining techniques allow for constructive reuse of the property. Consultation with legal counsel is highly recommended as the Town proceeds on this issue.

Goal on Mining:

The Town will consider all available/viable/relevant options to ensure that mining within the Town does not result in adverse aesthetic impacts *during* and *after* mining operations, and that constructive reuse of closed mines remain an option.

Recommendations:

- Specifically, as the Town is concerned with the appearance of mines during operations, methods to implement ongoing reclamation throughout the life of mines will be considered.
 - Furthermore, due to the fact that the Town is concerned with the appearance and re-use capabilities of closed mines, legally sustainable and complementary methods to ensure that closed mines are left in a state that is both aesthetically pleasing and suitable for constructive reuse for open space, recreation, residential, commercial or industrial uses will be considered.
 - If the Town finds it impractical to put in place techniques for ensuring that mine operations do not result in adverse aesthetic impacts, and that reclamation considers constructive post-mining uses, the Town may consider prohibiting all new mines in the Town of Erwin.
- ***Explore Methods to Improve the Effectiveness of the Town’s Zoning Ordinance and Supplemental Regulations:*** Although the Town’s current Zoning Ordinance and supplemental regulations have proven extremely valuable to the community, adjustments and specific amendments could be made to enhance the effectiveness of the regulations and ensure that the Town continues to grow in an efficient and compatible manner over the next five to ten years.
- ***Conduct a Thorough Review and Amendment of the Zoning Ordinance and Supplementary Regulations:*** Specific recommendations for amendments to the Town’s Ordinance are presented below in ***Section II-D Future Land Use Concepts and Proposed Zoning and Regulatory Amendments.***
 - ***Develop a Citizens’ Guide to The Town Of Erwin Land Use and Development Regulations:*** A companion to the Town’s Zoning Ordinance discussing in “laymen” terms the Town’s regulations and project review process could aid in avoiding unnecessary delays during project reviews, educating the public on the current regulations, and improve compliance.



- ***Continue to Utilize a Shared Community Planner:*** The Town is encouraged to continue using the professional planning skills of the Community Planner provided by Three Rivers Development, and currently staffed by the Southern Tier Central Regional Planning and Development Board. By sharing a planner, smaller communities can reap the benefits of a professional planner without having to allocate funds to pay for a full-time position.
- ***Educate Landowners:*** Perhaps the most effective method of increasing the effectiveness of regulations is through education. The Town could hold workshops to educate people about the Town's Regulations and proper development methods to protect the sensitive resources of the Town. The utilization of the Town website in educating Town residents about the land use regulations.
- ***Encourage Planning and Zoning Board Members to Attend Land Use Planning Seminars:*** In an effort to ensure that Town officials are kept up to date on the latest planning and zoning techniques and land use law, attendance to land use planning seminars could be encouraged.



D. FUTURE LAND USE CONCEPTS AND PROPOSED ZONING AND REGULATORY AMENDMENTS

After the analysis of the inventory, the community survey results, and the public meeting input, the CPC identified Future Land Use Concepts for specific geographic areas of the community. These areas are delineated on **Map III-2 Future Land Use Concepts**, and include the Victory Highway Corridor, Route 417 Corridor, the Residential and Commercial Hub, the Emerging Residential Area, and finally the Rural District. Based on detailed assessments of the existing conditions in these areas, the future trends, and the relative zoning regulations, specific zoning amendments were developed by the CPC. The areas of the proposed regulatory and zoning amendments are depicted on **Map III-3 Future Land Use and Zoning Map**, and continuous reference should be made to this map throughout the following discussions. This section also proposes numerous changes to the Allowable Use list for each district in the Town. These proposed changes are depicted in **Figure III-1 Proposed Allowable Uses**, located at the end of this section. The proposed site and architectural design standards are depicted in **Figure III-2 Existing and Proposed Site and Architectural Design Standards**, also located at the end of this section.



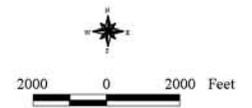
MAP III-2

EMERGING CONCEPTS MAP

TOWN OF ERWIN, NY Comprehensive Plan 2010 Update

Map III - 2 Future Land Use

-  Concept Areas
-  State Land
-  Parks
-  Schools
-  Recreational Areas
-  Private Hunting/Fishing Club
- Recreational Trails
 -  Existing
 -  Proposed
- Roads
 -  Collector Roads
 -  Non-Collector Roads
 -  Abandoned Road
 -  Streams, Creeks
 -  Rivers, Lakes
 -  Village of Painted Post Boundary
 -  Parcel Boundaries



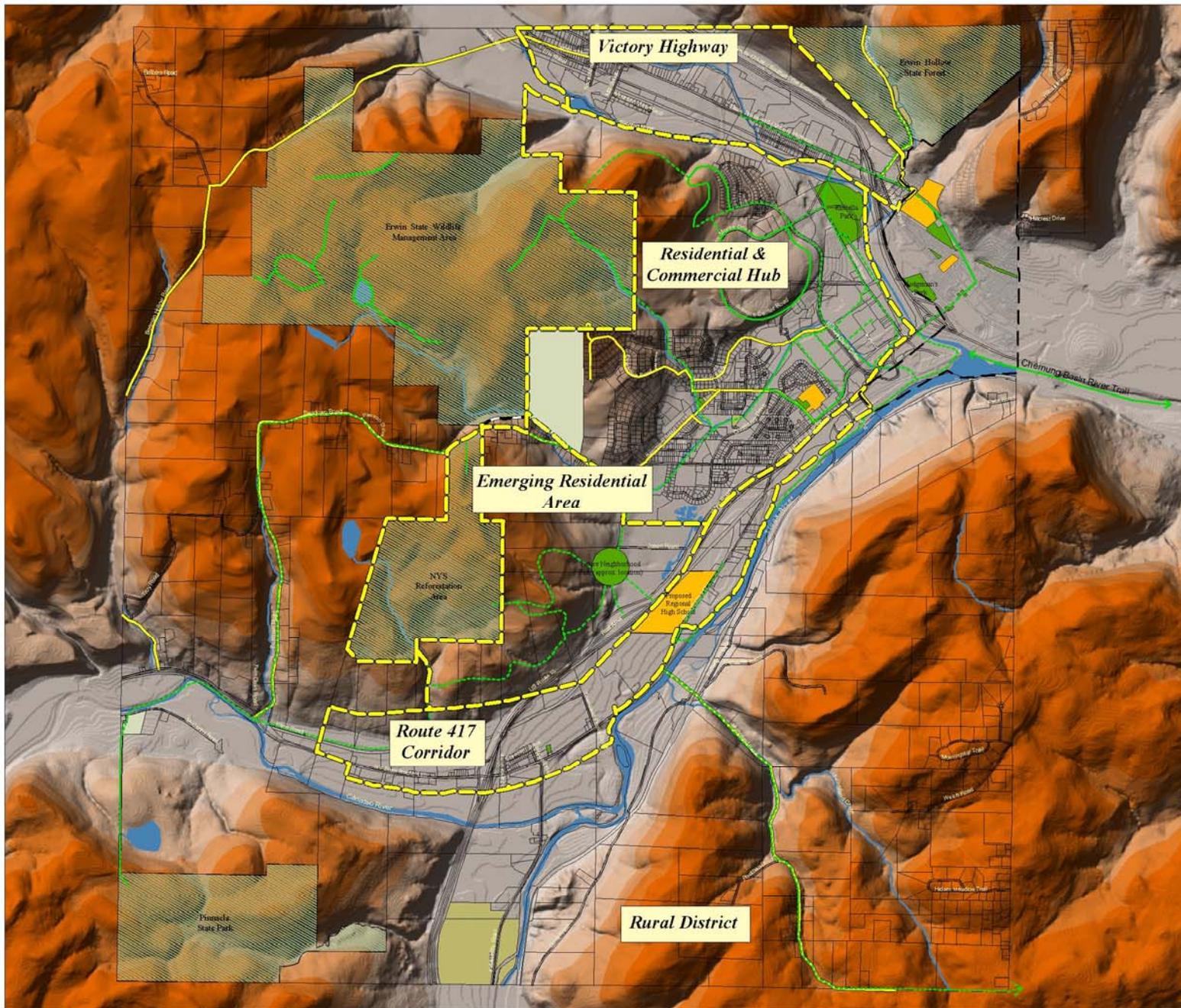
November 2002

THE SARATOGA ASSOCIATES

LANDSCAPE ARCHITECTS, ARCHITECTS, ENGINEERS, AND PLANNERS, P.C.
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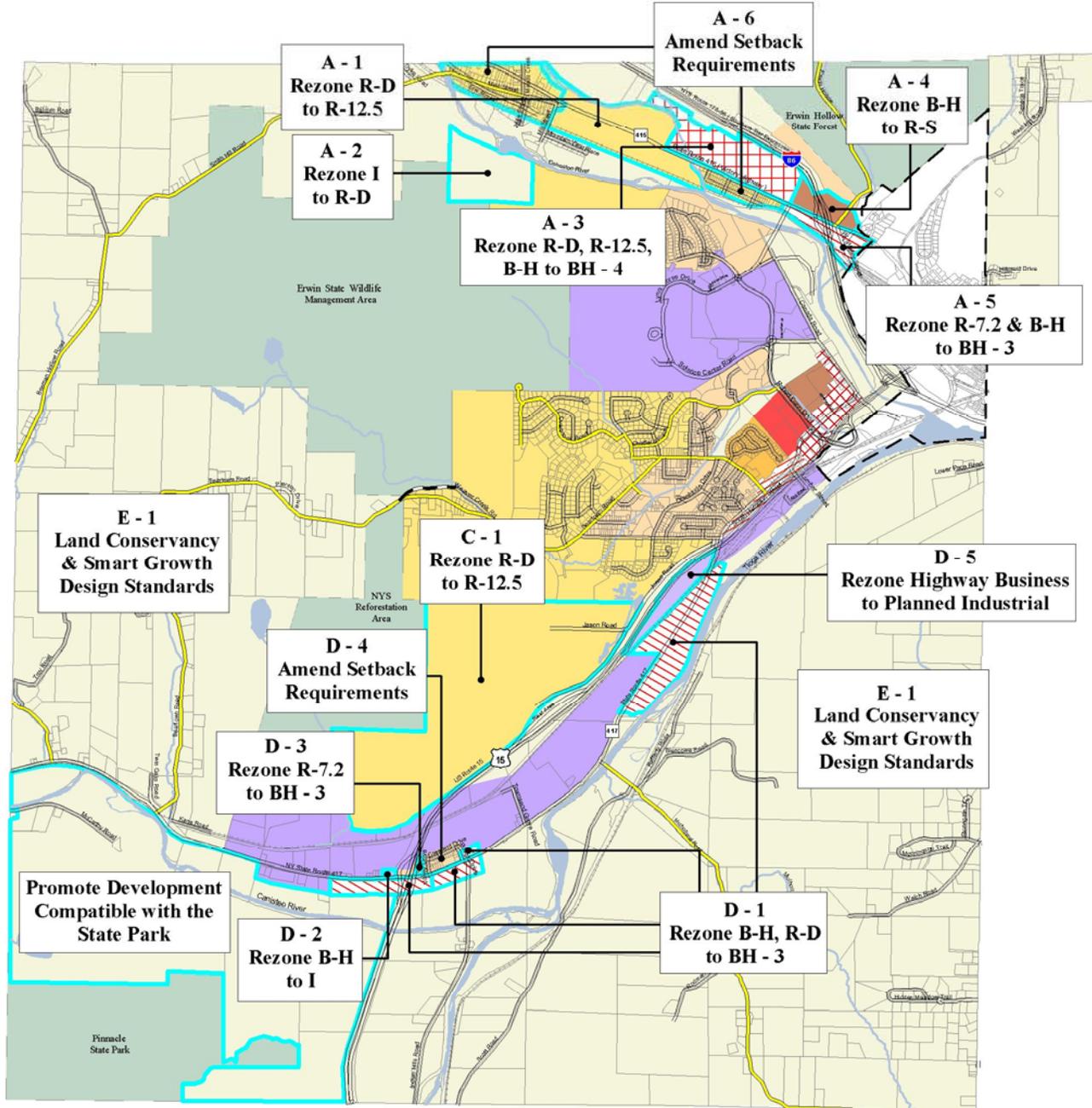


MAP III-3

FUTURE LAND USE AND ZONING MAP

TOWN OF ERWIN, NY Comprehensive Plan 2010 Update

Map III - 3 Future Land Use and Zoning



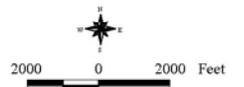
Rezoned Areas

Zoning

- Regional Service
- Planned Industrial
- Residential - 7,200 sq ft
- Residential - 10,000 sq ft
- Residential - 12,500 sq ft
- Town Center
- Business Highway 1
- Business Highway 2
- Business Highway 3 - Planned
- Neighborhood Services
- Business Highway 4 - Planned
- Multi-Use District
- Rural District

- Parcel Boundaries
- State Land
- Collector Roads
- Non-Collector Roads
- Abandoned Road
- Railroad
- Streams, Creeks
- Rivers, Lakes
- Village of Painted Post Boundary

Data completeness of roads coverage reflect the contents of Steuben County tax parcel data as of November, 2000. Some additions and changes have been made in an attempt to update the roads coverage using 1996 digital aerial photography. Collector roads are from official Collector Roads Map, Town of Erwin, 7/28/98. Existing zoning approved and updated as of March 2011.



November 2002

THE SARATOGA ASSOCIATES

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TSA # 00012.008



Future Land Use Concepts

Victory Highway Corridor

Current Conditions and Issues

- The corridor is currently zoned Rural District, Highway Business, and Residential-7.5 and 12.5. Both residential and commercial uses line the corridor between Painted Post and Coopers Plains, including restaurants, a hotel, a mini-mart, medium to large-scale retail plazas, and an auto repair shop and RV dealership. The majority of these commercial uses are clustered around the Route 415/Route 17 interchange, Exit 43. The majority of the residences are located in the Water Street, Long Acres, and Coopers Plains.
- This area contains the vacant Central Tractor Plaza and the recently vacated Ames Plaza. These two sites represent significant amounts of acreage and square footage devoted to big box retail development in the Town. Constructive reuse of these sites is consider a critical goal of the Town.
- There are approximately 93 acres of vacant land along the corridor. The majority of this land is located between the developed Route 415 frontage parcels and Route 17, and is located within the 100-year flood zone.
- Village of Painted Post sewer and water lines service a portion of the corridor. These lines currently end at the Sugar Creek mini-mart, with a planned extension to the Wesleyan Church. This extension, however, will max out the capacity of the sewer, which is a force-main line.
- The Victory Highway corridor will become a “Gateway” to EPIC, Gang Mills, and the South Hamilton Street corridor after the bridge over the Cohocton River is completed. Increased traffic will bring with it increased commercial development along the corridor. The Town is now in a unique position to be able to guide development into a cohesive and attractive commercial gateway.
- According to the survey respondents and meeting attendees, large- and medium-scale retail uses are desired for the corridor, along with additional restaurants and the extension of municipal sewer and water lines.



Future Land Use Concept

The Victory Highway area should continue to accommodate medium to high-density residential and commercial development. In addition, a mixed-use residential/commercial district and a planned multi-use district is recommended. This area should also continue to support the existing public and community services, agricultural uses, and home-based business.

Proposed Zoning and Regulatory Amendments:

The following proposed Zoning amendments are keyed to *Map III-3*.

A-1: The currently zoned Rural District (RD) south of Mead Creek and the section south of Victory Highway should both be re-zoned to **R-12.5** to allow for continued residential growth at acceptable and sustainable densities in the highway corridor. The section of **RD** north of Meads Creek should remain as such due to the implications of development adjacent to I-86 and the airport (which the Town of Erwin has recently purchased and intends on upgrading the facilities and runway).

A-2: The currently zoned Industrial parcel should be rezoned to **RD** based on its remote location in relation to other industrially zoned areas of the Town, the lack of efficient vehicular access to the site, the unlikely ability to extend municipal water and sewer services there, and the predominantly steep terrain and other environmental constraints which exist there.

A-3: The currently zoned RD, R-12.5, and B-H lands should be re-zoned **BH-4 “Planned Multi-Use District.”** Due to the fact that this section of the corridor has a unique and healthy mix of established commercial, residential, and public services uses, it would be beneficial to develop a new district to encompass this area to allow future development to occur in a compatible and efficient manner. This district could host uses ranging from the existing mobile/manufactured homes, the church, the agriculture nursery operations, and the numerous single family residences to potential compatible commercial and light industrial uses. Please refer to *Figure III-1 Proposed Allowable Uses* for a complete listing of the proposed allowable uses for this new zoning district. Specific Design Standards for this new district are also recommended. They include the coordination of driveways, screening and buffering from adjoining uses, sidewalk requirements, a 35 foot height, and a 30,000 gross square foot maximum. Additional site and architectural design standards have been proposed. Please refer to *Figure III-2 Existing and Proposed Site and Architectural Design Standards* for a complete listing of the proposed standards.

A-4: This currently zoned B-H District is recommended to be rezoned to **Regional Services (R-S)**. The current uses here include a hotel, restaurants, and two big box plazas. Both the Central Tractor Plaza and the Ames Department Store are currently abandoned. Constructive reuse of these two sites is crucial in sustaining this section of the Town. The purpose of R-S zones is to serve regional commercial development on large building footprints. Therefore, rezoning this area to R-S would facilitate the appropriate re-use of the existing buildings. However, methods should be considered to enhance the visual attractiveness and functionality of the area by requiring future uses to undertake



planting and landscaping projects, consolidate driveway entrances, and enhance the pedestrian system to and within the area. Furthermore, future uses should come into compliance with the current and proposed design standards for the area.

- As both the Ames and Central Tractor Plazas represent significant portions of acreage and square footage devoted to large-footprint retail in the Town, reuse of these sites prior to the construction of additional large-footprint retail should be strongly encouraged. To that end, the Town could consider *requiring* the reuse of these prior to approving new large-footprint retail elsewhere in the Town.

A-5: This area, currently zoned R-7.2 and B-H, is recommended to be rezoned to **BH-3 “Planned Neighborhood Services District.”** Existing uses include small-lot residential uses surrounded by established and emerging commercial and entertainment uses. The intent of this rezoning is to create a district that serves specific areas and needs of the community, and allows the existing and emerging commercial and entertainment uses to continue without potential conflicts with residential uses. Allowable uses in this district could include retail and services such as restaurants, entertainment, small-scale retail, day care, and other uses that support the surrounding areas. Refer to Figure III-1 for the complete listing of proposed allowable uses.

A-6: These well-established residential neighborhoods are currently zoned as R-12.5. The Plan is not recommending that the area be rezoned. However, due to continued requests for setback variances as a result of the predominantly small lots that exist throughout the area, the Plan is recommending an amendment to the setback requirements. The current Front, Side, and Back Yard setback requirements are 35, 20, and 50 feet, respectively. As the majority of these lots were created prior to the current zoning designation, many of the residential dwellings have been unnecessarily confined when attempting to add a porch, or in some cases, steps. Therefore, it is proposed that all residential dwellings that currently exist in the area identified as A-6 on Map III-3, be required to adhere to the following setback requirements: Front Yard - 30 feet, Side Yard - 10 feet, and Back Yard - 25 feet.

This proposed amendment does not negate the requirements of the Density Control Schedule for land within the R-12.5 District. A maximum of 15% of lots within the R-12.5 District are allowed to be utilized for development. When applying the revised setback requirements, the 15% maximum lot coverage will still apply and will supersede setback allowances.

This recommendation does not affect the setback requirements in any other R-12.5 zoned areas in the Town, only those identified as A-6 on Map III-3. Furthermore, these amendments are not recommended to apply to residential dwellings constructed after the passage of the zoning amendment. This proposed zoning amendment is recommended to alleviate the continuous and time-consuming requests for area variances by the current homeowners. Due to the predominantly dense nature of these areas, the proposed reduction in the setback requirements is not anticipated to cause adverse impacts.



Residential and Commercial Hub

Existing Conditions and Issues

- This area contains the most concentrated residential and commercial development in the Town and includes Gang Mills, Town Center, EPIC, and the Aurene subdivision. Sewer and water infrastructure exists in or near most of the land in this area. Residential zoning ranges from 7,200 s.f. to 12,500 s.f. lots. Commercial zoning includes the Regional Service, Business Highway 1 and 2, and the Town Center District. Industrial land occupied by EPIC is located within this area as well, along with a few parcels zoned Rural District.
- The proposed I-86/Route 15 interchange improvements will result in the realignment of South Hamilton Street and alterations to the traffic patterns on Robert Dann Drive.
- Past commercial development patterns along South Hamilton Street have resulted in “strip development,” with multiple driveways and minimal to no pedestrian amenities and connections.
- The Town of Erwin Corridor Management Plan (CMP), which included numerous recommendations for the enhancement of the South Hamilton Street corridor, was prepared and adopted in June 2000. The Town has begun implementing CMP recommendations, including the creation of the Town Center, Regional Service, and the Business Highway Districts. The recommendations have also resulted in better design requirements for Wal-Mart, including site landscaping, signage, and building color. Furthermore, the CMP proposed the coordination of curb-cuts, streetscape improvements, and the creation and enhancement of pedestrian connections along South Hamilton Street and Robert Dann Drive. The Town has also formed a Beautification Committee charged with developing the South Hamilton Street Beautification Plan. .
- The area is approaching “build-out” capacity for residential development.
- Survey respondents and public meeting attendees expressed their desire for attractive commercial development, enhanced pedestrian connections, more civic amenities (e.g., meeting places, library), and additional entertainment choices (e.g., restaurants, movie theater).



Future Land Use Concept

It is proposed that this area continue to accommodate the Town's dense commercial and residential development, as well as mixed uses, light industrial, and the high-technology operations at EPIC. Furthermore, this area should continue to provide and enhance the Town's civic, cultural, recreation, and entertainment uses and resources.

Proposed Zoning and Regulatory Amendments

None Currently Proposed



Emerging Residential Area

Existing Conditions and Issues

- This area, which is zoned Rural District, encompasses the rural parts between Beartown Road and Route 417 (western section) as well as the properties between Jones Road and the state forest (eastern section). These eastern and western sections are divided by a pronounced valley which extends south from the state land and contains an unnamed tributary.
- Rural District zoning requires a minimum of two-acre lots without sewer and water, and ½ acre lots with sewer and water connections. As a result of this zoning, large frontage lots have been developed along Beartown Road, which has resulted in access management problems. It also makes future development of interior lands increasingly difficult due to the growing “not in my backyard” (NIMBY) sentiment.
- As depicted on *Map II-5 Transportation and Infrastructure*, municipal water lines are available along Beartown Road as far west as the Whispering Pine/Oakwood Drive area. The Town plans to extend the water line south of Gang Mills to connect the Erwin Industrial Park in 2003. Sewer lines extend down the Route 417 corridor through the eastern portion of the district. However, no connections are available along Beartown Road, past Jones Road.
- Survey respondents and meeting attendees expressed the need to preserve open space, ridgelines, stream corridors and agricultural lands.

Future Land Use Concept

It is proposed that the areas east of the steep ravine, as identified as C-1 on Map III-3, be considered for future medium density residential development at sustainable and compatible densities with the appropriate zoning regulations and design standards to ensure new development does not impact the surrounding sensitive resources and evolves in an efficient, functional, sustainable, and compatible manner. The remaining land west of the ravine should remain at its current allowable density. However, certain site design requirements as discussed below should be considered to protect the large tracts of open space and developable land for future residential development at compatible densities.

Proposed Zoning and Regulatory Amendments

C-1: Due to the future need for medium density residential development, the Plan recommends rezoning the area identified as C-1 on *Map III-3*, from R-D to R-12.5. This rezoning is closely tied to the ability of extending the Town’s water and sewer services to this area. Without these services, new development will continue to be required to meet the minimum two-acre per unit density requirements of the R-D Zoning Districts. This area is the most logical area within the



Town to funnel medium density residential development as the Gang Mills area approaches build-out capacity. New residential subdivisions within these areas should be required to adhere to the proposed Conservation Subdivision Regulations discussed above in the ***Rural Character, Open Space, and the Environment*** section. Furthermore, new development should provide sufficient area for neighborhood parks, sidewalks/walkways, and recreational trails that connect with the proposed Town-wide Greenway system, as shown on ***Map III-2 Future Land Use***. These proposed regulations will assist in preserving open space, protecting the sensitive natural resources, improving the recreational opportunities of Town residents, and providing a high-quality, compatible, functional, and sustainable residential environment. New development on lots of two acres or more with no municipal services, could be required to consolidate access roads and prepare coordinated development plans to protect open space and guide growth in an efficient manner.



Route 417 Corridor

Existing Conditions and Issues

- This area can be divided into two distinct sections; an emerging industrial node which includes the Erwin Industrial Park and Corning, Inc. operations, with an adjoining supporting commercial area along Route 417. The second major area is the emerging commercial node in the northern section of the corridor. This northern section was recently re-zoned to Highway Business, and is located north and east of, and contiguous to the proposed regional high school. A car dealership is currently proposed to be located within this emerging commercial node as well.
- The Route 417 corridor contains parcels zoned Industrial, Residential, Highway Business, and Rural District.
- Corning, Inc. has recently purchased property in the southern portion of the corridor, north of Route 417 for industrial purposes. The Town recently re-zoned parcels now owned by and adjacent to Corning, Inc. from Residential to Industrial and Commercial to Industrial.
- The proposed I-86/Route 15 interchange improvements will include the construction of a full-diamond interchange at Forest Drive. This will allow for easier access to emerging business along Route 417 and the proposed regional high school.
- A significant portion of the corridor is located within the 100-year flood plain with a small portion within the Aquifer Protection Overlay District and Wellhead Protection Area. There are limited municipal sewer connections and no municipal water services, except to the Erwin Industrial Park.
- Survey respondents and meeting attendees would like to see additional commercial development including restaurants and small-scale retail uses. However, large commercial development is discouraged.

Future Land Use Concept

It is proposed that this area continue to provide large tracts of land devoted to the established and emerging industrial uses, continue to allow for the existing medium to high density residential development, and allow for creation and expansion of two neighborhood commercial nodes at the industrial/residential hub near the interchange, and the location of the proposed regional high school. New development should be required to hold to strict site design and architectural standards to ensure compatibility between the different uses and to protect the important highway corridor and gateway into the Gang Mills area.



Proposed Zoning and Regulatory Amendments

D-1: This area, currently zoned B-H and R-D is proposed to be rezoned to **BH-3 “Planned Neighborhood Services District”** to allow for continued and additional commercial uses that complement and support the surrounding residential and industrial uses and the regional traffic. *Refer to Figure III-1* for a listing of the proposed Allowable Uses, and *Figure III-2* for the proposed Design Standards. These Design Standards, including driveway consolidation and vegetative screening, are recommended to ensure compatibility between the different uses and to ensure future development progresses in a sustainable and efficient manner.

D-2: This area is proposed to be rezoned from B-H to **I** to facilitate continued industrial uses in the area. The Plan also proposed refining the Allowable Uses in Industrially zoned areas and certain Design Standards.

D-3: The Plan proposes to rezone this area from R-7.2 to **BH-3 “Planned Neighborhood Services District”** to allow for a more compatible use adjacent to the highway interchange.

D-4: Similar to the setback amendments recommended for the Coopers Plains area as discussed above, the residential neighborhood in Twin Valley experiences the same setback constraints. It is proposed that all residential dwellings that currently exist in the area identified as D-4 on Map III-3, be required to adhere to the following setback requirements: Front Yard - 30 feet, Side Yard - 10 feet, and Back Yard - 25 feet. This recommendation does not affect the setback requirements in any other R-12.5 zoned areas in the Town, only those identified as A-6 and D-4 on Map III-3. Furthermore, these amendments are not recommended to apply to residential dwellings constructed after the passage of the zoning amendment. This proposed zoning amendment is recommended to alleviate the continuous and time-consuming requests for area variances by the current homeowners. Due to the predominantly dense nature of these areas, the proposed reduction in the setback requirements is not anticipated to cause adverse impacts.

This proposed amendment does not negate the requirements of the Density Control Schedule for land within the R-12.5 District. A maximum of 15% of lots within the R-12.5 District are allowed to be utilized for development. When applying the revised setback requirements, the 15% maximum lot coverage will still apply and will supersede setback allowances.



Rural District

Existing Conditions and Issues

- This identified area encompasses the remaining sections of the Town as shown on the Future Land Use Map. The land is zoned as Rural District and comprises residential and agricultural uses and open-space land with some scattered commercial uses.
- The majority of the development has occurred on large lots, and has been severely limited by steep slopes, access, and the absence of sewer and water.
- Survey respondents and meeting attendees expressed desire to preserve open space, agricultural fields, hillsides, and ridgelines for environmental, aesthetic, and quality of life reasons.

Future Land Use Concept

Due to the rural character, lack of services, sensitive natural resources, and other constraints that limit development, it is recommended that the stream corridors, wetlands, and other sensitive natural habitats and resources be preserved and enhanced; the open spaces be preserved in a cohesive network to allow for wildlife migration and recreation trails; and the remaining buildable land be preserved for residential, mixed use, and other compatible types of development at sustainable densities with incorporated greenspaces and recreational amenities, through efficient planning practices and coordinated development strategies.

Proposed Zoning and Regulatory Amendments

E-1: It is recommended that Conservation Subdivision Design Regulations be implemented for the Rural District areas in an effort to protect open spaces and the sensitive natural resources, and to guide future development in a compatible and sustainable direction. Furthermore, it is recommended that future subdivisions utilize shared access roads and require coordinated development plans. The Plan also recommends changes to the Allowable Uses in the Rural District in an effort to narrow the potential incompatible uses that are currently allowed in the Rural Districts. These recommended changes are depicted in Figure III-1.

Key: X=Special Use Permit
 S=Site Plan Approval
 P=Permitted Outright

**Figure III-1
 PROPOSED ALLOWABLE USES**

	DISTRICT										
	RD	R-12.5	R-10	R-7.2	B-H1	B-H2	B-H3	B-H4	TC	R-S	I
RESIDENTIAL USES											
Manufactured/Mobile home park	X	X	X	X				X			
Manufacture/Mobile home on permanent foundation, 20' minimum width	P	P	P	P							
Planned Residential District	S	S	S	S							
Residential Cluster Development	X	S	S	S							
HOUSING											
NON-TRANSIENT											
Dwelling, one-unit, detached	P	P	P	P							
Dwelling, one-unit, attached	P	P	P	P							
Dwelling, two-unit	X	P	P	P							
Dwelling, multi-unit	X	S	S	S							
Group home	X	S	S	S							
Rooming house	X	S	S	S							
Shared housing	P	P	P	P							
Upper level apartments in new buildings					X	X			X		
HOUSING – TRANSIENT											
Bed & Breakfast	S	S			X		X				
Hotel					S	S	S			S	
Motel					S	S	S			S	
GENERAL USES											
Agricultural Crops	P	P	P	P				P			P
Agriculture, building	P										P
Agriculture, livestock not in an agricultural district	P										P
Agriculture, livestock in an agricultural district	P	P	P	P							P

	DISTRICT											
	RD	R-12.5	R-10	R-7.2	B-H1	B-H2	B-H3	B-H4	TC	R-S	I	
Manufacture, fabrication, processing, assembly, and other handling of material and excluding prohibited uses listed in §130-11												S
Excavation	X	X										X
Research laboratory						X			X	X		S
Storage facility – indoor	X ⁶				S		S	S				S
Storage facility – outdoor	X ⁶											S
Trucking Terminal												S
Warehouse												S
Wholesale business or service not otherwise specifically mentioned herein												S
Veterinarian office, animal hospital	X				X	X	X	X				X

^{1a} To be located in EPIC as an Overlay District

¹ Under 5,000 S.F. "Neighborhood Scale"

² Strict Design Standards (architecture, separation distances, light, noise, etc.) must be complied with

³ Both principal and secondary uses must be Allowable Uses within the District

⁴ Cottage Industries with compatible types of products "Cottage Scale Retail" Below 5,000 S.F. (*examples of Cottage Industries*)

⁵ Under strict design standards and less than 10,000 S.F.

⁶ Strict design standards and square footage limitations to be employed

⁷ Must be incorporated into an office building and be no greater than 3,000 S.F. and shall not exceed 5% of the entire floor space of the office building for which it is associated with, and cannot contain a drive-thru

⁸ Under 2,000 S.F. and cannot contain a drive-thru

**FIGURE III-2
EXISTING AND PROPOSED SITE AND ARCHITECTURAL DESIGN STANDARDS**

Key: Proposed Standards are in italics

1. Site Organization

	Town Center	BH-1 S. Hamilton Street Community Service	BH-2 Office/Commercial	<i>BH-3 Planned Neighborhood Services District</i>	<i>BH-4 Planned Multi-Use District</i>	Regional Service	<i>Planned Industrial Use District</i>
a. Building Setback	0' from property line	0' from right-of-way/property line	0' from right-of-way/property line	<i>Min. 30' from right-of-way/property line to allow for driveway</i>	<i>Min. 30' from right-of-way/property line</i>	Min. 50' from right-of-way/property line	<ul style="list-style-type: none"> ➤ <i>Min. 50' from right-of-way/property line</i> ➤ <i>Potential for less than 50' on internal roads</i>
b. Off-Street Parking	<ul style="list-style-type: none"> ➤ Located behind or side of building ➤ Screened from view ➤ Shared Access Points 	Same as Town Center	Same as Town Center	<i>Same as Town Center</i>	<i>Same as Town Center</i>	<ul style="list-style-type: none"> ➤ Front of building ➤ Required landscaping ➤ Shared access points 	<i>Same as Town Center</i>
c. On-Street Parking	Allowed	Not Allowed	Not Allowed	<i>Allowed</i>	<i>Not Allowed</i>	Not Allowed	<i>Not Allowed</i>

2. Site Design

	Town Center	BH-1 S. Hamilton Street Community Service	BH-2 Office/ Commercial	<i>BH-3 Planned Neighborhood Services District</i>	<i>BH-4 Planned Multi-Use District</i>	Regional Service	<i>Planned Industrial Use District</i>
a. Screening and Buffers	Required	Required	Required	<i>Required</i>	<i>Required</i>	Required	<i>Required</i>
b. Signage	<ul style="list-style-type: none"> ➤ No pole mounted signs ➤ Freestanding monument and wall signs only ➤ Number and size restrictions 	Same as Town Center	Same as Town Center	<i>Same as Town Center</i>	<i>Same as Town Center</i>	Differing Size Requirements	<i>Similar to Regional Service District</i>
c. Site Lighting	<ul style="list-style-type: none"> ➤ Pedestrian scale lighting ➤ <i>Regulate, height, fc and reduce glare</i> 	Same as Town Center	Same as Town Center	<i>Same as Town Center</i>	<i>Same as Town Center</i>	<ul style="list-style-type: none"> ➤ Area and pedestrian scale lighting ➤ <i>Regulate, height, fc and reduce glare</i> 	<ul style="list-style-type: none"> ➤ <i>Area and pedestrian scale lighting</i> ➤ <i>Regulate, height, fc and reduce glare</i>



Town of Erwin Comprehensive Plan 2010 Update
Existing and Proposed Commercial and Industrial Design Standards

3. Public Spaces

	Town Center	BH-1 S. Hamilton Street Community Service	BH-2 Office/ Commercial	BH-3 Planned Neighborhood Services District	BH-4 Planned Multi-Use District	Regional Commercial	Planned Industrial Use District
a. Sidewalks	<ul style="list-style-type: none"> ➤ Required along public street ➤ Size, material and landscape buffer requirements 	<ul style="list-style-type: none"> ➤ Required along public street ➤ Differing size and landscape buffer requirements 	<ul style="list-style-type: none"> ➤ Required along public street ➤ Differing size and landscape buffer requirements 	<ul style="list-style-type: none"> ➤ <i>Required along public street</i> ➤ <i>Differing size and landscape buffer requirements</i> 	<ul style="list-style-type: none"> ➤ <i>Required along public street</i> ➤ <i>Differing size and landscape buffer requirements</i> ➤ <i>Required internal system (if applicable)</i> 	<ul style="list-style-type: none"> ➤ Required along public street ➤ Differing size and landscape buffer requirements ➤ Required internal system 	<ul style="list-style-type: none"> ➤ <i>Required along public street</i> ➤ <i>Differing size and landscape buffer requirement</i> ➤ <i>Required internal system</i>
b. Sidewalk Retail	Allowed	Not Allowed	Not Allowed	<i>Not Allowed</i>	<i>Not Allowed</i>	Allowed	<i>N/A</i>
c. Bike/Hike Trails	<ul style="list-style-type: none"> ➤ Required between Residential and Commercial Areas ➤ Width, material and lighting requirements 	Same as Town Center	Same as Town Center	<i>Same as Town Center</i>	<i>Same as Town Center</i>	Same as Town Center	<i>Required to link with existing adjacent trails</i>

4. Architectural Design

	Town Center	BH-1 S. Hamilton Street Community Service	BH-2 Office/ Commercial	BH-3 Planned Neighborhood Services District	BH-4 Planned Multi-Use District	Regional Commercial	Planned Industrial Use District
a. Proportion	<ul style="list-style-type: none"> ➤ 2-3 story Height max ➤ Limit 30,000 GSF max, ➤ 65,000 GSF allowed for grocery 	<ul style="list-style-type: none"> ➤ 2-3 story Height max ➤ Limit 30,000 GSF max 	<ul style="list-style-type: none"> ➤ 2-5 story Height max ➤ 100,000 GSF max 	<ul style="list-style-type: none"> ➤ <i>2 story Height Max</i> ➤ <i>35' max Height</i> ➤ <i>30,000 GSF max</i> 	<ul style="list-style-type: none"> ➤ <i>2 story Height Max</i> ➤ <i>35' max Height</i> ➤ <i>30,000 GSF max</i> 	<ul style="list-style-type: none"> ➤ 1-2 story Height max ➤ 150,000 GSF max 	<ul style="list-style-type: none"> ➤ <i>2 story Height Max</i> ➤ <i>35' Max Height</i> ➤ <i>Max GSF to vary with type of use (Lab, light industry, manufacturing, etc..)</i>
b. Roof	Regulated	Regulated	Regulated	<i>Regulated</i>	<i>Regulated</i>	Regulated	<i>Regulated</i>
c. Fenestration	Regulated	Regulated	Regulated	<i>Regulated</i>	<i>Regulated</i>	Regulated	<i>Regulated</i>
d. Awnings and Canopies	Allowed	Allowed	Allowed	<i>Allowed</i>	<i>Allowed</i>	Allowed	<i>Allowed</i>
e. Specialty Equipment	Screening Required	Screening Required	Screening Required	<i>Screening Required</i>	<i>Screening Required</i>	Screening Required	<i>Screening Required</i>
f. Materials	Regulated	Regulated	Regulated	<i>Regulated</i>	<i>Regulated</i>	Regulated	<i>Regulated</i>
g. Color	Regulated	Regulated	Regulated	<i>Regulated</i>	<i>Regulated</i>	Regulated	<i>Regulated</i>



IV. COORDINATED IMPLEMENTATION

Section III “Goals, Policies, and Recommendations” lists a series of suggestions. It is important to recognize that some of these recommended actions should be implemented immediately, while others can be accomplished over a 10-year period. Although the Town may prefer to implement all of the recommendations immediately, an incremental approach is likely to be more efficient and realistic based on the availability of funding resources, staff, and volunteers.

As the Town contemplates an implementation strategy, a certain logic should be followed to allow the Town to implement the numerous recommendations set forth in *Section III Goals, Policies and Recommendations* and . These include:

- ◆ formulating and implementing those **regulations** necessary to shape the development and preserve the rural character of the Town as a whole;
- ◆ selecting and completing **projects** which catalyze development; and
- ◆ creating **programs** which sustain the recommendations into the future.

Another issue for consideration when outlining an implementation strategy is the capability to assemble the funds required to complete certain recommendations. *Sub-section E “Resources”* of this chapter lists potential resources for the Town and other organizations to implement the Plan recommendations.

A. “BLUE PRINT FOR ACTION”

Comprehensive Plan Oversight Committee

To help guide this effort, an implementation committee made up of appointments from each of the task forces (see below) should be created. In addition to appointments from the task forces, other key members should include selected town staff, the Town Supervisor, Town Manager, Code Enforcement Officer, Planners and the Chairs of the Planning Board and Zoning Board. The primary purpose of the committee should be to clarify and implement a “Blueprint for Action” that will outline activities on a yearly basis. The list should prioritize the recommendations by category (i.e., Rural Character, Open Space and the Environment, Neighborhoods and Housing. Additionally, to make the most efficient use of the Town's resources, the committee could identify public/private partnerships that can be formed to carry out certain recommendations. For example, a public/private partnership could be established to implement the proposed Town-wide Greenway network.

Task Forces

Erwin is fortunate in that it has a strong history of successful committees to study and implement solutions to various issues. The Plan recognizes these past successes by recommending that the Town Board create a series of task forces by groups of categories. For example, a task force may be formed to focus on the



Neighborhood and Housing recommendations. The purpose of each task force would be to refine the ideas and recommendations set forth in the Plan and make recommendations to the Comprehensive Plan Oversight Committee as to the priorities they feel need to be addressed. The first task of the Comprehensive Plan Oversight Committee and the task forces should be to prioritize the Plan's recommendations using the Management Phasing Schedule provided in *Sub-Section D*.

Having a yearly list of action items builds accountability. Citizens, business owners, and community organizations can clearly see how the Town of Erwin intends to carry out the Plan. Initial successes will ensure that this plan continues to be a focus for successful action in the future. At the end of each year, an annual report can be prepared that will record progress during the calendar year, describe the status of current projects, and identify projects needing additional action.

Over time, conditions in the Town and region will change and new opportunities for action to achieve the goals of the Plan will arise. For this reason, a broader view of the Plan and its implementation should occur every five years (or sooner if changing circumstances warrant). A "report card" can be generated that provides a checklist of achievements, a list of recommendations yet to be undertaken, and a summary review of accomplishments. This review provides the flexibility to ensure that the Plan continues to reflect the most effective and appropriate means to help the Town of Erwin maintain its distinctive character in the face of change.

B. REGULATORY ACTIONS FOR PLAN ADOPTION

The following steps are necessary for the complete implementation of the Comprehensive Plan:

1. Town Board adoption of the Comprehensive Plan as a policy statement.
2. Revision and adoption of the Zoning Ordinance and Map.
 - a. Utilize the recommendations offered in this Plan to develop amend the Zoning Ordinance and Zoning map accordingly.
3. Capital Budget - addition of catalytic projects list in a five-year schedule.
 - a. Prioritize projects and programs.
 - b. Determine annual budget allocation/commitment.
4. Create Task Forces for project implementation.



C. LIST OF RECOMMENDED ZONING AND REGULATORY AMENDMENTS

- *Zoning Map Amendments:* Consider amending the Town of Erwin Zoning Map based on the specific map amendments detailed in **Section III-D** above, and depicted on **Map III-3 Future Land Use and Zoning Map**.
- *Allowable Use Amendments:* Consider amending the Allowable Use Table in the Town's Zoning Ordinance based on Figure III-1 above.
- *Site and Architectural Design Standards:* Consider implementing the site and architectural design standards as depicted in Figure III-2 above.
- *Conservation Subdivision Regulations:* Conservation subdivision design allows for flexibility in designing subdivisions with the preservation of open space, natural resources and other resources important to the community.
- *Interior Access Roads and Coordinated Development Plans:* Adopt regulations requiring interior access roads and coordinated development plans for new subdivisions in the Town that reach a set threshold of lot numbers (i.e., 2).
- *Stream Corridor Protection:* Evaluate and revise current water setback requirements to ensure the maximum amount of protection for the Town's water resources.
- *Preservation of Hillsides and Ridgelines:* Develop and implement regulations necessary to protect the visual quality of the Town's hillsides and ridgelines.
- *On-Site Wastewater Treatment Systems:* Consider implementing a thorough septic system inspection program to assist in identifying failing or improperly functioning septic systems. The Town could require septic system inspections when residential property changes hands or when the floor area of a principal structure is proposed to be increased.
- *Mining:* The Town will consider all available/viable/relevant options to ensure that mining within the Town does not result in adverse aesthetic impacts **during** and **after** mining operations and that constructive reuse of closed mines remains an option.
- *Reuse of Ames and Central Tractor Plazas:* Require the reuse of the Ames and Central Tractor Plazas for large-footprint retail prior to approving additional large-footprint retail elsewhere in the Town.



D. MANAGEMENT PHASING SUMMARY

The following Table outlines each Plan Recommendation. The Comprehensive Plan Oversight Committee and Task Forces should use this table to prioritize each Recommendation and stipulate whether they will be implemented as a Public, Private or a Public-Private Initiatives.

Figure IV-1
Management Phasing Summary

<i>Topic Area</i>	<i>Action Step</i>	<i>Phase I 1-5 Years</i>	<i>Phase II 5-10 Years</i>	<i>Phase III 10-20 years</i>
Zoning and Regulatory Amendments				
	Consider amending the Town of Erwin Zoning Map based on the specific map amendments detailed in <i>Section III-D</i> and depicted on <i>Map III-3 Future Land Use and Zoning Map</i>			
	Consider implementing the Recommended Zoning Regulations as listed in <i>Section IV-D List of Recommended Zoning and Regulatory Amendments</i>			
	Consider amending the Allowable Use Table in the Town's Zoning Ordinance based on the Recommendations in Figure III-1			
	Consider implementing the site and architectural design standards as depicted in Figure III-2			
	Develop a Citizens' Guide to the Town of Erwin Land Use and Development Regulations			
	Encourage Planning and Zoning Board Members to Attend Land Use Planning Seminars			

Figure IV-1
Management Phasing Summary

<i>Topic Area</i>	<i>Action Step</i>	<i>Phase I 1-5 Years</i>	<i>Phase II 5-10 Years</i>	<i>Phase III 10-20 years</i>
Zoning and Regulatory Amendments				
Rural Character Open Space & the Environment				
	Educate Town Residents about the Value of Natural Resources			
	Work Closely with Organizations to Efficiently Protect Open Space			
	Prepare an Open Space Protection Plan			
	Prepare a Lands of Conservation Interest map			
	Research Advancements in Alternative Wastewater Treatment System Technology			
Parks, Recreation, Civic & Entertainment Resources				
	Prepare a Town-Wide Parks and Recreation Master Plan			
	Develop a Town-Wide Greenway System			
	Develop a Civic, Service and Entertainment Hub			
	Develop a Recreation Hub			
	Improve Riverfront Access			
	Consider Constructing Additional Parks in the Gang Mills Area (Consider During Development of Town-Wide Parks Master Plan)			

GOALS, POLICIES AND RECOMMENDATIONS

□

Figure IV-1
Management Phasing Summary

<i>Topic Area</i>	<i>Action Step</i>	<i>Phase I 1-5 Years</i>	<i>Phase II 5-10 Years</i>	<i>Phase III 10-20 years</i>
Zoning and Regulatory Amendments				
Housing	Work With Local and Regional Housing Agencies to Address Housing Needs			
	Provide Economic Assistance Information to Home Buyers & Current Homeowners			
	Ensure Neighborhood Sustainability			
	Infill Vacant Lands with Diversity of Affordable Housing			
	Enhance Pedestrian Connections			
Community Services and Infrastructure				
	Improve Town Website			
	Expand the Availability of Municipal Water and Sewer Infrastructure			
	Evaluate Methods for Ensuring Adequate Availability of Services and Activities for All Sectors of the Community (i.e., fire, road maintenance, recreation and entertainment, senior, and youth services)			
	Continue to Build a Working Relationship with the MIDST			
	Continually Enhance and Improve Streetscapes within the Community			

⊗ Public Initiative ✨ Private Initiative ★ Public-Private Partnership

GOALS, POLICIES AND RECOMMENDATIONS

□



E. RESOURCES

Although it is true that the recommendations set forth will benefit the Town's fiscal health as well as the quality of life, some may require additional funding to see them to fruition. In recent years, the Town and other agencies have sought and received assistance from federal and state governments to further various initiatives. The following table provides a general outline for federal and state funding sources that the Town and other agencies can utilize in the future.



	FUNDING AGENCY	PROGRAM	ASSISTANCE TYPE	PURPOSE
Federal	<i>Dept. of Commerce, Economic Development Agency</i>	EDA grants for Public Works and Infrastructure Development	Up to 80% of a project in severely distressed areas.	Project grants to promote long-term economic development and assist in the construction of public works and development facilities.
	<i>Dept. of Labor, Employment and Training Administration</i>	Employment Services and Job Training Pilot and Demonstration Programs	Project Grants.	Promote and foster new or improved links between the network of state, federal, and local employment training and human resource agencies and components of the private sector.
	<i>Dept. of Agriculture</i>	Guaranteed Community Facility Loans	Loan guarantees to help build community facilities.	Health care, public safety, telecommunications, and public services.
		Water and Waste Disposal Direct and Guaranteed Loans	Direct loans to communities.	Develop water and wastewater systems including solid waste disposal and storm drainage in rural areas with less than 10,000 population.
		Business & Industry (B&I) Loan Guarantees	Guarantees up to 80% of a loan made by a commercial lender. May be used for working capital, machinery and equipment, buildings and real estate, and defined types of debt financing.	Create and maintain employment and improve the economic climate in rural areas. Rural areas include all areas other than cities of more than 50,000 pop. and their immediately adjacent urban or urbanizing areas.
			Maximum aggregate amount to any one borrower: \$25 million.	



	FUNDING AGENCY	PROGRAM	ASSISTANCE TYPE	PURPOSE
	<i>Dept of Agriculture (cont).</i>	Rural Venture Capital Demonstration Program		Designates up to 10 community development venture capital organizations to demonstrate the usefulness of guarantees to attract business enterprises into rural areas.
		Rural Economic Development Loans and Grants	Zero-interest loans made primarily to finance start-up ventures and business expansion. Grants are made to telephone and electric utility companies to establish revolving loan programs.	Restricted to rural electric cooperatives and rural telephone companies that are borrowers of the Rural Utility Service. Finances economic development and job creation projects in rural areas based on sound economic plans. Loans at zero-interest are
	Small Business Administration	7(A) Loan Guaranty Program	The maximum amount the SBA can guaranty is generally \$750,000. Guaranty can be up to 80% of loans of \$100,000 or less, and up to 75% of loans above \$100,000 (up to a maximum guaranty amount of \$750,000).	Loans can be used for most business purposes including, but not limited to, purchase of real estate; construction; renovation or leasehold improvements; acquisition of furniture, fixtures, machinery, and equipment; purchase of inventory; and working capital.
		LowDoc Loan Program	Loan. Max amount: \$100,000.	Loans can be used for most business purposes including, but not limited to, purchase of real estate; construction; renovation or leasehold improvements; acquisition of furniture, fixtures, machinery, and equipment; purchase of inventory; and working capital.



FUNDING AGENCY	PROGRAM	ASSISTANCE TYPE	PURPOSE
<i>Small Business Administration (cont.)</i>	Certified Development Company (504) Loan Program	Senior lien from a private sector lender: 50%, junior lien: 40%. Contribution of at least 10% equity. Must create or retain one job for every \$35,000.	Provides growing businesses with long-term, fixed-rate financing for major fixed assets, such as land and buildings.
	Short-Term Loans and Revolving Lines of Credit CAPLines Loan Program	Can be for any dollar amount (except for the Small Assets-Based Line). The interest rate can be up to 2.5% over prime.	Umbrella program, which helps businesses meet their short-term and cyclical working capital needs. There are five programs: Seasonal Line; Contract Line; Builders Line; Standard Assets-Based Line; Small Assets-Based Line.
	International Trade Loans	Can guaranty as much as \$1,250,000 in combined working capital and facilities-and-equipment loans. Applicant must establish that the loan will significantly expand or develop an export market.	For business engaged in, or preparing to engage in, international trade, or are adversely affected by competition from imports.
	Export Working Capital Program	Loan requests of \$833,333 or less processed by the SBA, requests over \$833,333 processed by Ex-Im Bank.	Designed to provide short-term working capital to exporters. Combined effort involving SBA and Ex-Im Bank.



FUNDING AGENCY	PROGRAM	ASSISTANCE TYPE	PURPOSE
<i>Small Business Administration (cont.)</i>	Pollution Control Loan Program	Guaranty up to \$1,000,000.	Intended to provide loan guaranties to eligible small business for the financing of the planning, design, or installation of a pollution control facility.
State <i>Empire State Development Corp.</i>	Infrastructure Development Financing	Loans and loan guaranties: >\$10,000 and < \$ 500,000. Loans between 40% and 50% of the total ESDC assistance and the balance shall be in the form of a grant.	For the development of basic infrastructure site improvements and related soft costs.
	Regional and Economic Industry Planning Studies and Economic Development	Grants not to exceed \$50,000 with a 10% match.	For preparation of strategic plans, analysis of business sectors, marketing and promoting regional business clusters, feasibility studies, planning for new enterprise development, and identification of new business opportunities.
	Small Cities Community Development Block Grants (CDBG)	Community-by-Community basis.	Economic and Community development for low/moderate income benefit. Program includes: infrastructure development, technical assistance/training, and revolving loan funds.
<i>Office of Parks, Recreation, and Historic Preservation</i>	Clean Water/Clean Air Environmental Bond Act	Funds and grants	Breakdown: open space, parks, historic preservation, and land acquisition.



	FUNDING AGENCY	PROGRAM	ASSISTANCE TYPE	PURPOSE
	<i>Department of Transportation</i>	TEA-21	Reimbursable program up to 80% of the eligible project costs.	Provides funding for non-traditional projects that add value to the surrounding transportation system, including the creation of trail networks.
	<i>Department of Environmental Conservation</i>	Clean Water/Clean Air Environmental Bond Act	Funds and grants.	Breakdown: municipal water supply systems, water quality improvement, open space, parks, municipally run small business env. compliance to enhance water quality, solid waste, municipal site restoration, and clean air projects.
	<i>Department of Environmental Conservation - Environmental Facilities Corporation</i>	Clean Water/Clean Air Environmental Bond Act	Funds and grants.	Leaking and underground storage tanks, storm water management facilities, sediment and erosion control, restoration of water bodies, and land acquisition for drinking water source protection.
	<i>Preservation League of NYS and NYS Council on the Arts</i>	Historic Reports and Surveys	Grants for between \$1,000 and \$10,000.	Historic Structure Reports, Historic Landscape Reports, and Cultural Resource Survey.
	<i>NYS Council on the Arts</i>	Non-profit arts and cultural organizations	Grants for between \$1,000 and \$10,000.	Architecture, planning and design, arts in education, capital projects, dance, electronic media and film, folk arts, individual artists, literature, music, museum, presenting, theater, and visual arts.
	<i>NYS Planning Federation</i>	Land use planning	Grants for between \$1,000 and \$10,000.	Planning studies for municipalities.



	FUNDING AGENCY	PROGRAM	ASSISTANCE TYPE	PURPOSE
	<i>Land Trust Alliance of NY</i>	Land conservation	Grants for between \$1,000 and \$10,000.	Land conservation grants.
				Water Quality Management, Land Use Management, and Community and Lake Education.
				Scientific Research, land protection, public education, and remedial action projects



REFERENCES

¹ Steuben County Agricultural and Farmland Protection Board. “Steuben County’s Agricultural Expansion and Development Plan” 2001

² id at 2-5

³ id. at 2-1

⁴ id at 2-7

⁵ id at 2-7

⁶ id at 2-7

⁷ id at 2-5

⁸ Hunt Engineers, Architects & Land Surveyors, P.C. “Conceptual Planning of Municipal Water System For Beartown Creek Development Study Area” December 2001