



Appendices

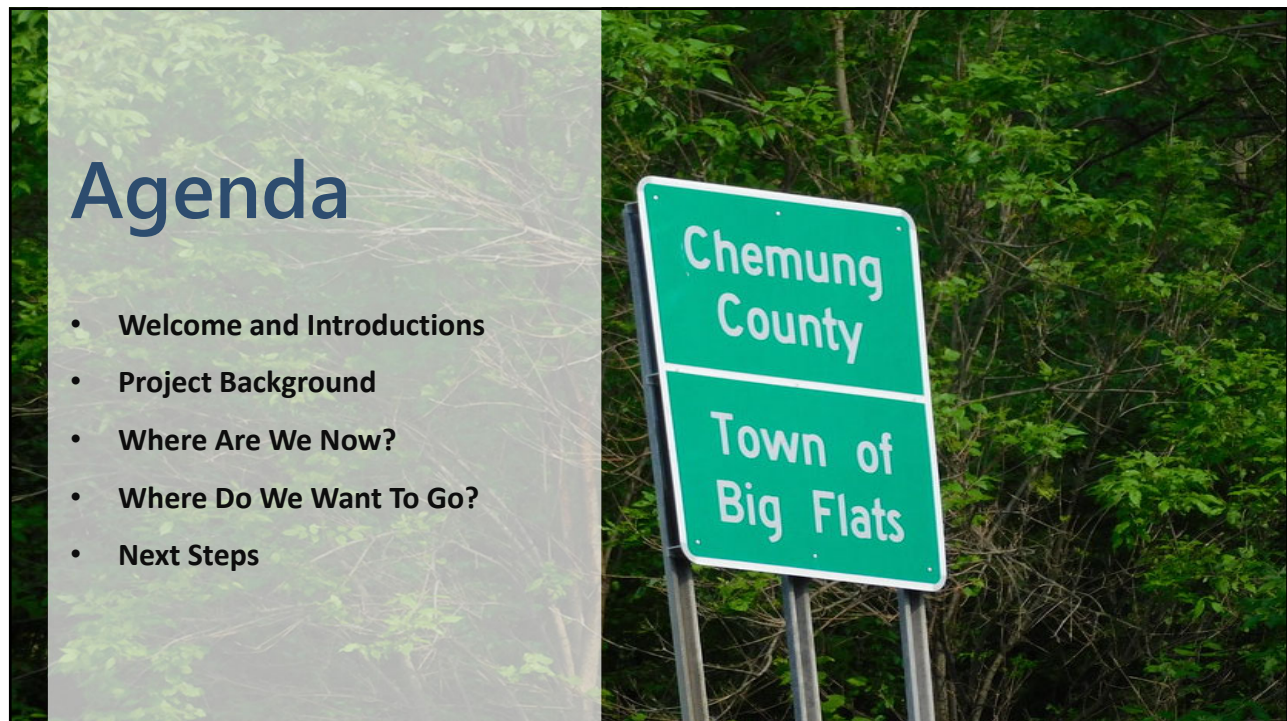


Appendix A

Public Meeting Presentations



1



2

Introducing the Project Team

Steering Committee Members

STEG/IDA – Joe Roman
 Chemung County – Nicolette Wagoner
 Legislator – Christina Sonsire
 Attorney – Tom Reilly
 Town Board – Ed Fairbrother, Bob Adams
 Commercial – Brian Liddy (Simmons Rockwell)
 Residents – Liz Corveleyn, Frank Potter
 Planning Board – Scott Etsy
 Planning and Code – Tom Whispel



BERGMANN
ARCHITECTS ENGINEERS PLANNERS



3

Project Background & Process

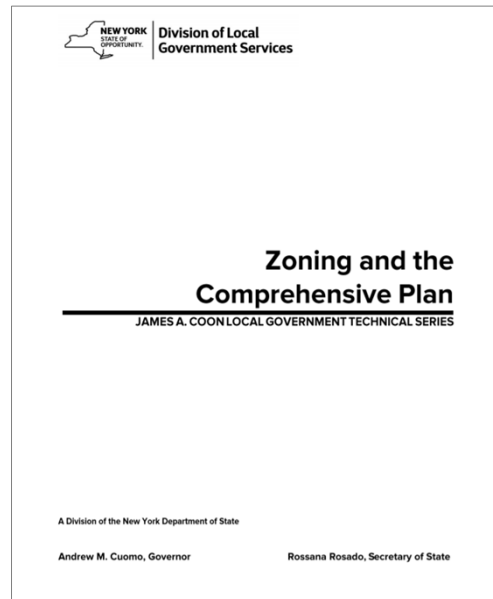


4

What is a Comprehensive Plan & Why Update?

A document that...

- Identifies a **shared vision** for your community
- Provides **direction** and guidance for land use and associated policies
- Defines a set of **goals** and **policies** to direct and accommodate future growth
- Legal basis for **zoning** code amendments



5

Benefits of an Updated Comprehensive Plan

- Defining the community's vision for growth and preservation
- Builds ownership and support for implementation activities
- Improve opportunities for funding



6

Recent and On-Going Planning and Development Activity



- Regional Airport Improvement Project
- Rails to Trails Extension Project
- Drainage Study Master Plan
- Arnot Mall Redevelopment
- CR 64 Car Dealership Developments
- PUD Developments – Shalerock and J.O.S.H. Real Estate
- Airport Business Park

7

Past Plans



1998

Town of Big Flats
Comprehensive
Plan



2004

Town of Big Flats
Hazard
Mitigation Plan



2006

Town of Big Flats
Comprehensive
Plan



2008

Chemung River Trail
Assessment and
Management Plan

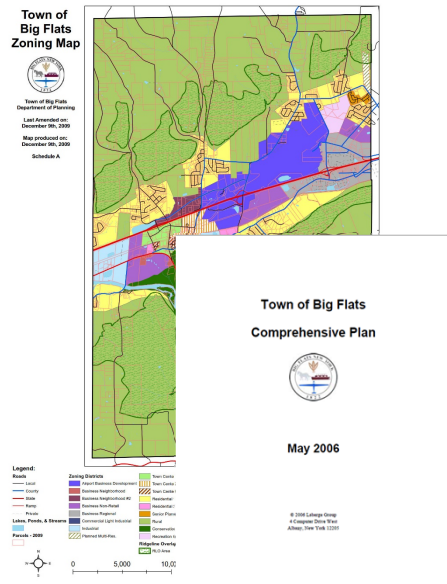


2015

I-86 Innovation
Corridor –
Strategic Action
Plan

8

2006 Comprehensive Plan: Land Use



Overarching principles to guide future land use development in the Town:

- Preserve rural character
- Promote high quality design
- Focused development around airport node
- Various zoning-related strategies
- Target strategies for big box development

9

How Do We Get There?

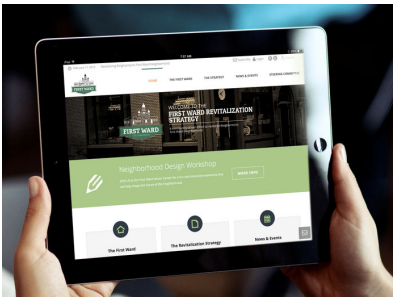
- Existing Conditions
- Evaluate Trends
- Vision, Goals, and Objectives
- Future Land Use Plan and Strategies
- Identify Policies, Programs, and Initiatives



Community Engagement

10

Your Voice Matters!

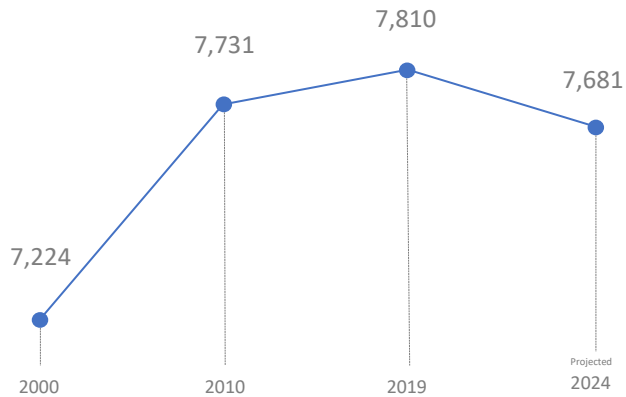


11



12

A Declining Population

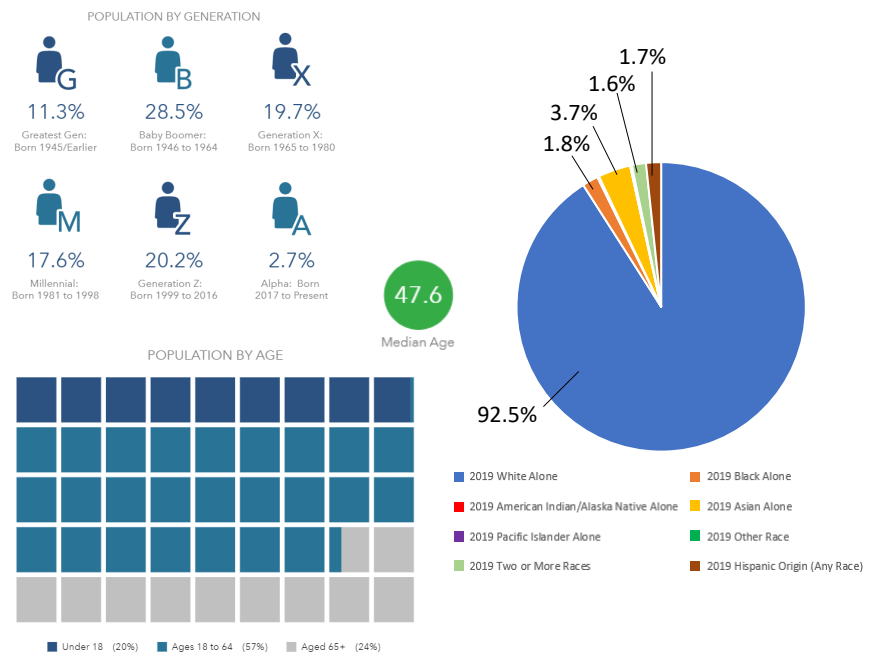


Population Over the Age of 65

2010	18.2%
2019	23.5%
2024	26.4%

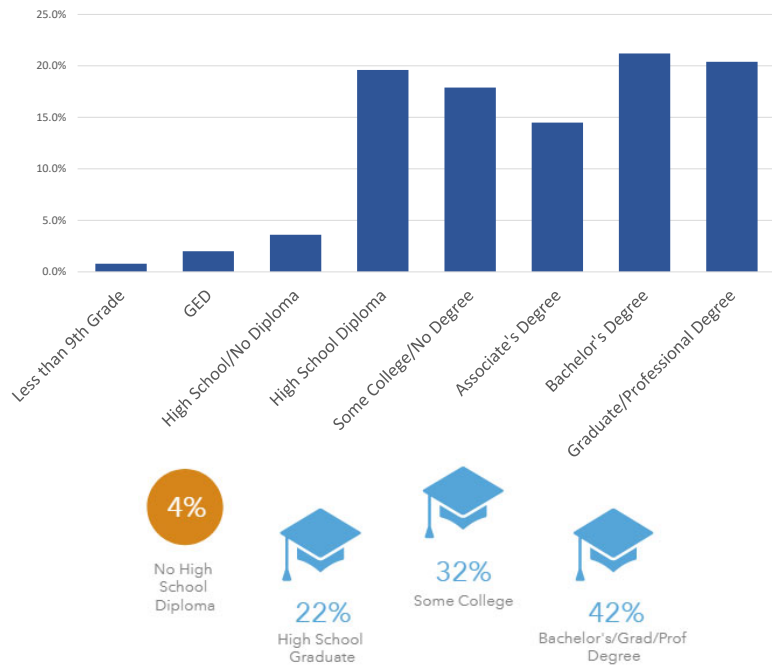
13

Population Snapshot



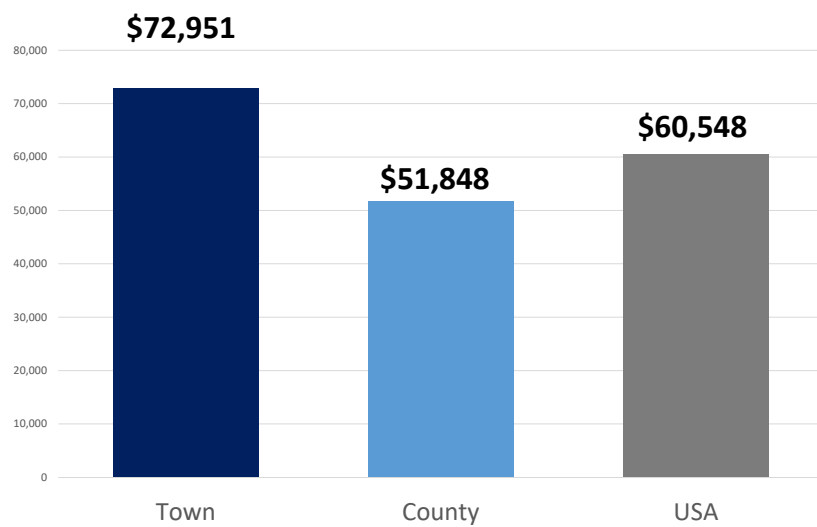
14

An Educated Community



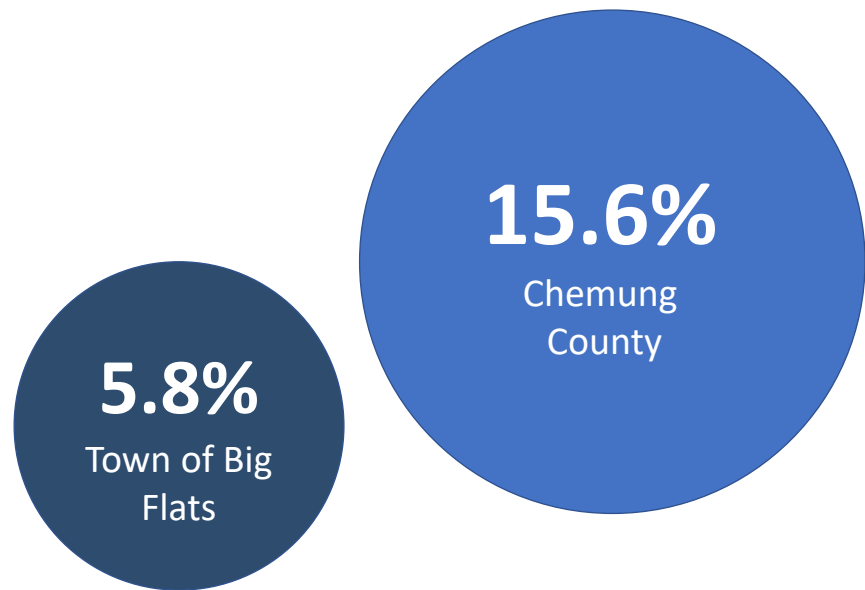
15

High Median Income



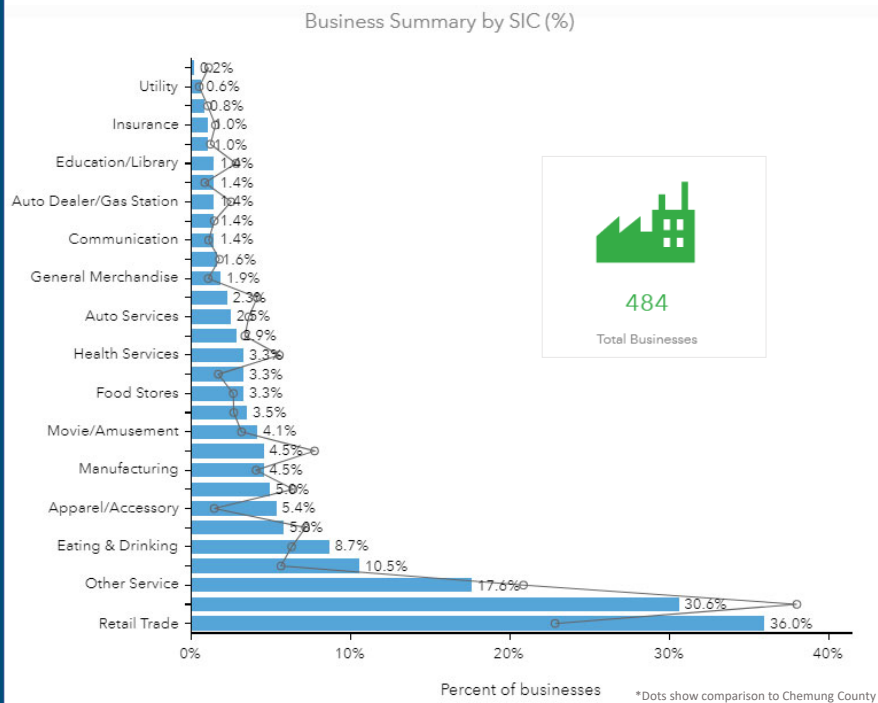
16

Lower Poverty Rates than County



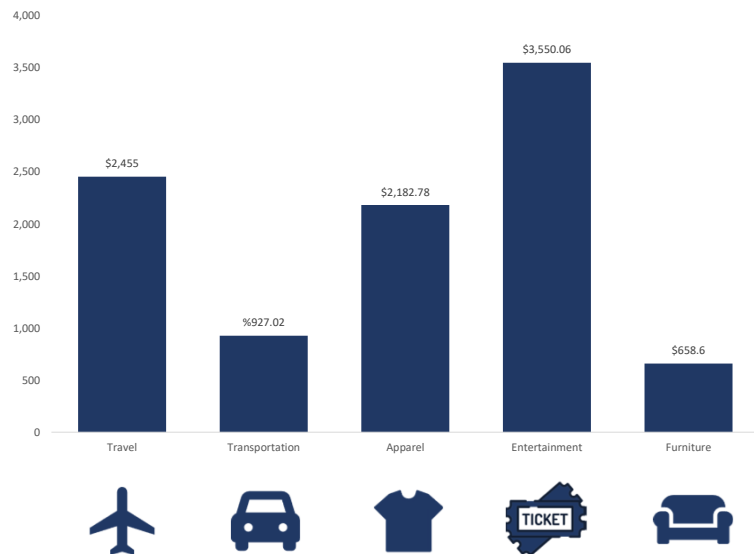
17

Business Snapshot



18

What Do You Spend Your Money On?



19

Housing Snapshot

3,403 housing units



\$160,000

Median Home Value



\$12,102

Average Spent on Mortgage & Basics



\$916

Median Contract Rent

20

Housing

Owner Occupied

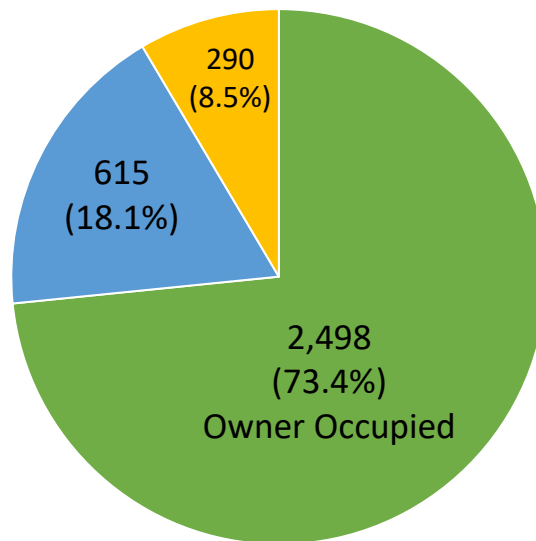
73%

Renter Occupied

18%

Vacant

9%



21

Lower
Unemployment
Rates than
County

0.8 %

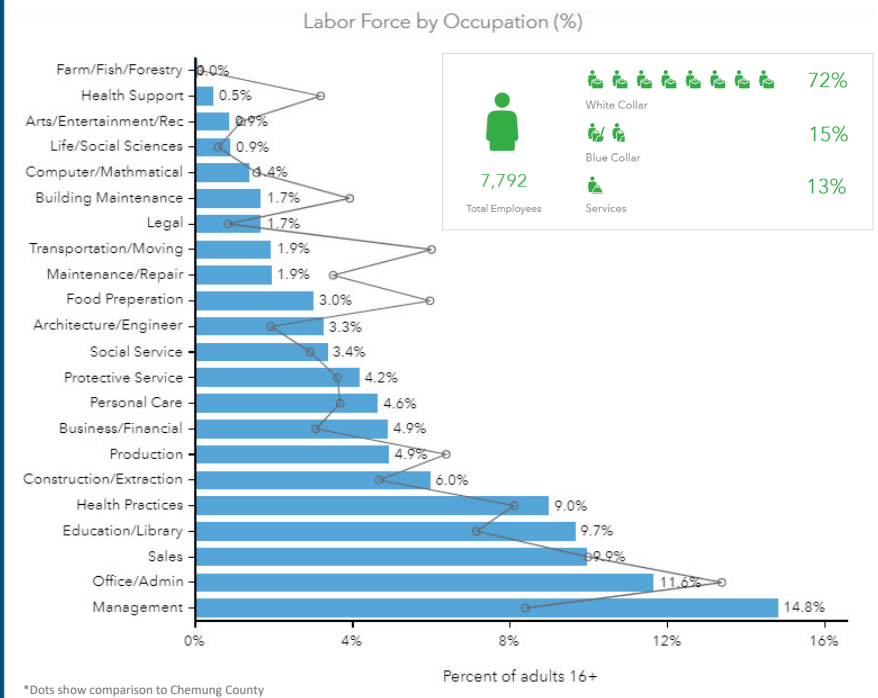
Town of
Big Flats

2.3 %

Chemung
County

22

Employment Snapshot



23

How Do You Get to Work?

0.9%

Took Public Transportation



4.2%

Carpooled



1.4%

Walked to Work

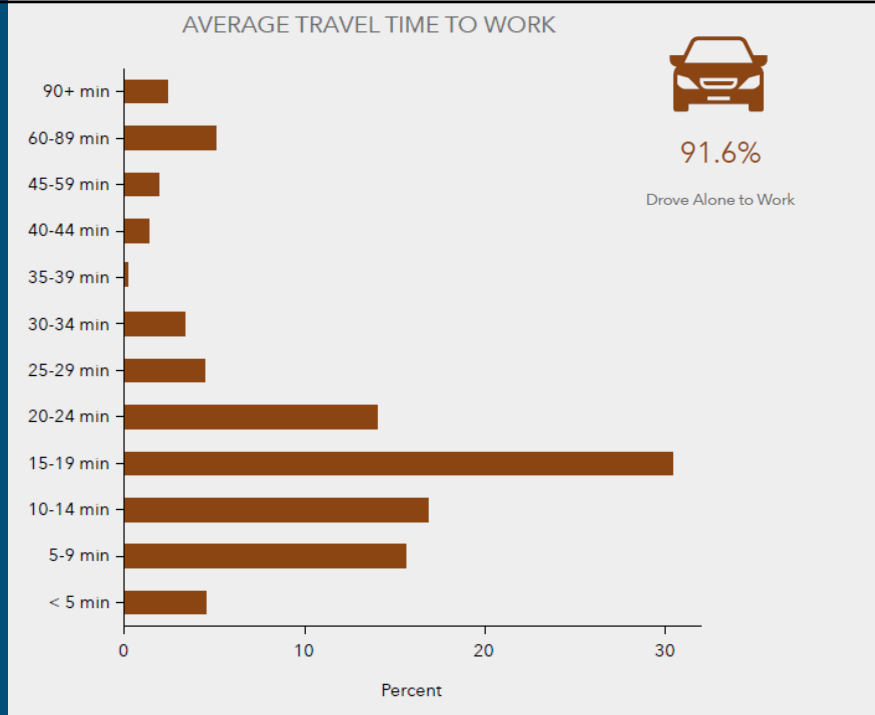


0.0%

Bike to Work

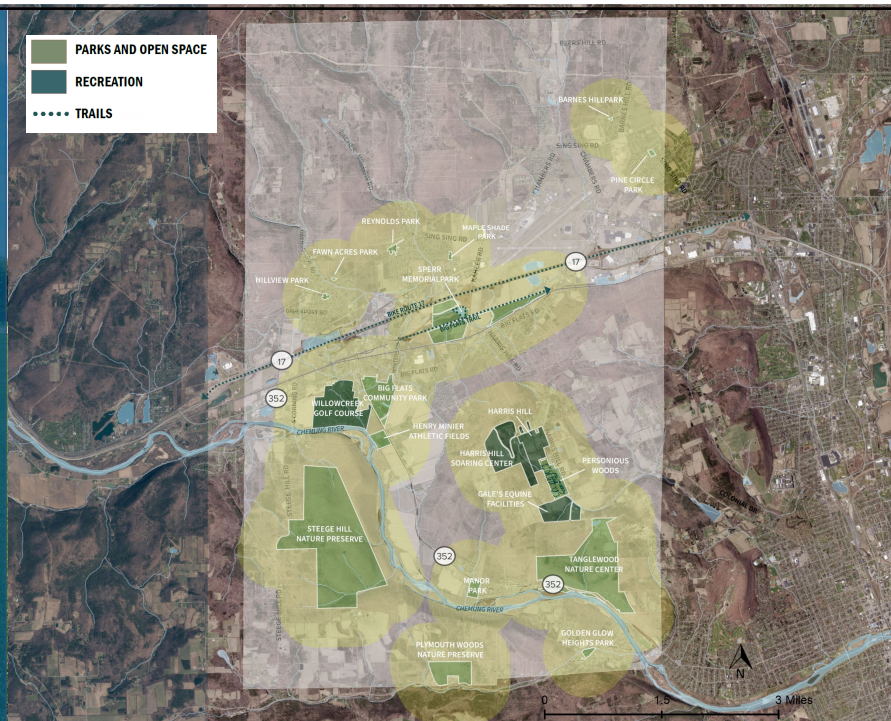
24

How Long Do You Travel to Work?



25

Can You Walk to a Park, Open Space or Recreational Area?



26



Summary

- Declining population
- Aging population
- Prosperous community
- Limited diversity in population
- High traffic volumes on through routes
- Opportunity to strengthen trail network
- 367+ acres of parkland, but gaps in access
- Focused development potential

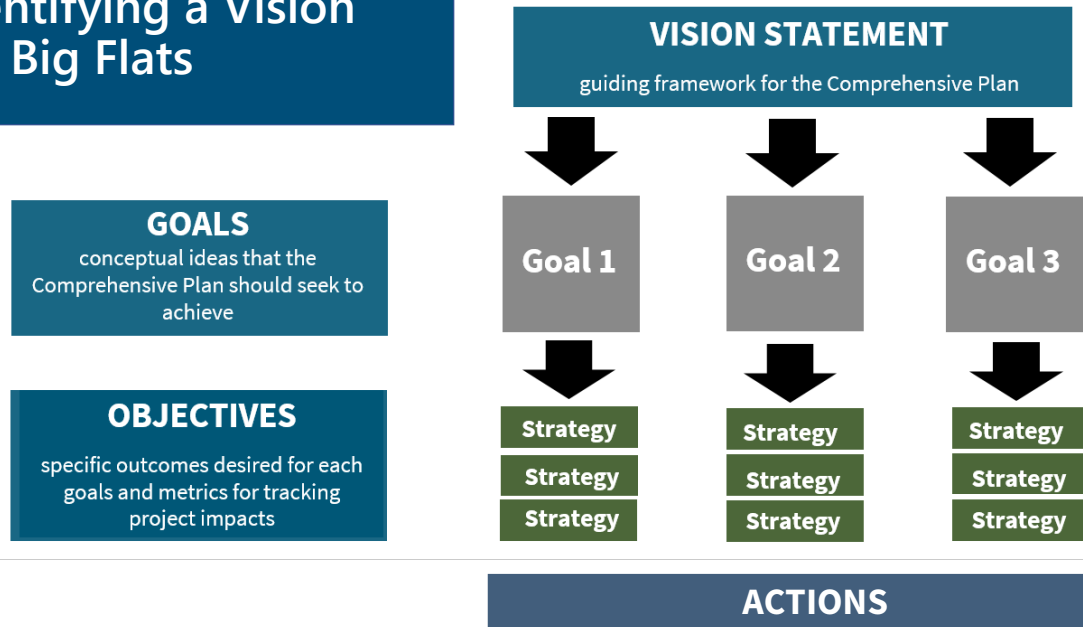
27



Where Do We Want To Go?

28

Identifying a Vision for Big Flats



29

Framework for Identifying a Vision for Big Flats

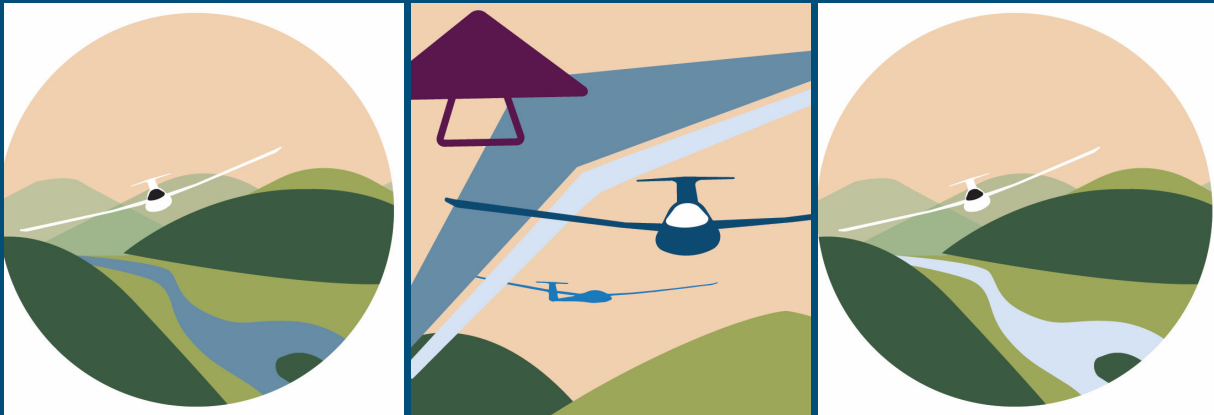


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Emerging Themes...

- Central “hub”
- Elmira/Corning Regional Airport
- I-86 Corridor
- Quality of Life
- Outdoor Recreation
- ✓ Transparent, fair, and inclusive development processes
- ✓ Provide centralized, easily accessible information

31



Community Identity

Branding Ideas

32

Sharing Your Vision



33

Visioning in a Word

Using the Post-it notes, please answer
the following questions:



34



In a word, how would you describe Big Flats to someone who has never been here?

35



What aspects of Big Flats are most important to preserve?

36



What is the area where you see the greatest need for improvement?

37



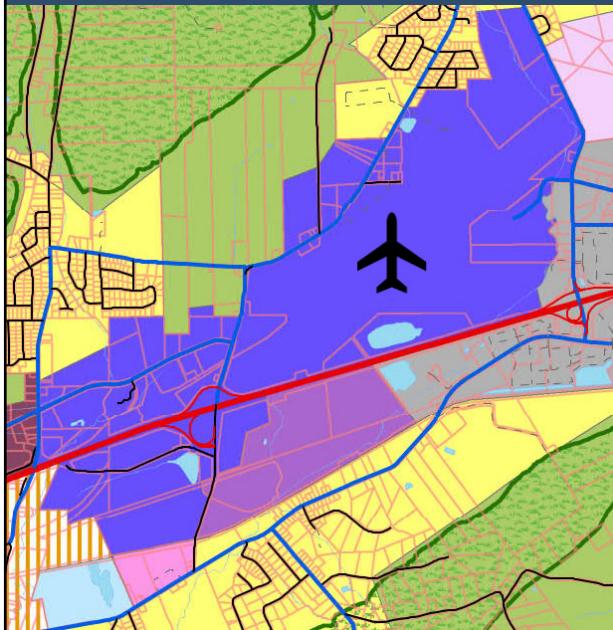
How would you like to be able to describe Big Flats in 10 years?

38



39

Draft Future Land Use Plan and Zoning Updates



1. Existing Conditions Analysis
2. Public Land Use Workshop

40



41



Town of Big Flats **COMPREHENSIVE PLAN UPDATE**

Public Meeting #2
September 17, 2020 @ 6:30 PM

MEETING SUMMARY

Welcome

Jayme Thomann, Robert Switala, and Danielle Feygin welcomed attendees and covered the following:

- Comprehensive Plan Update Process Recap
- What we've heard from past public meetings
- Focus on town vision, future development, and open spaces
- Overview and description of all interactive public engagement boards
- Directions on how to use colored stickers on interactive boards

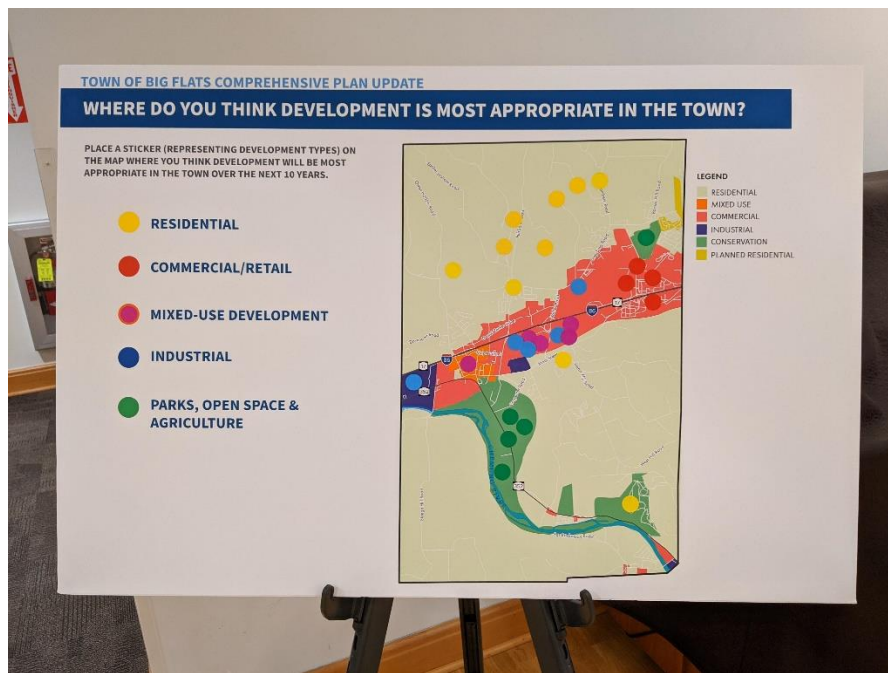
Workshop

After the introduction, the Attendees were asked to share their opinion on various development types in specified character areas. Using a sticker, each attendee shared where they thought residential, commercial/retail, mixed-use, industrial, or open space development was most appropriate in the Town of Big Flats. Attendees also shared the additional types of housing, recreational improvements, and kinds of businesses they envisioned for the Town. A survey was also made available to provide a virtual opportunity for the public to participate, as attendance was expected to be low due to COVID-19. Combined results of the interactive boards and online survey are below.



Question 1: Developments Types in Character Areas over the next 10 years

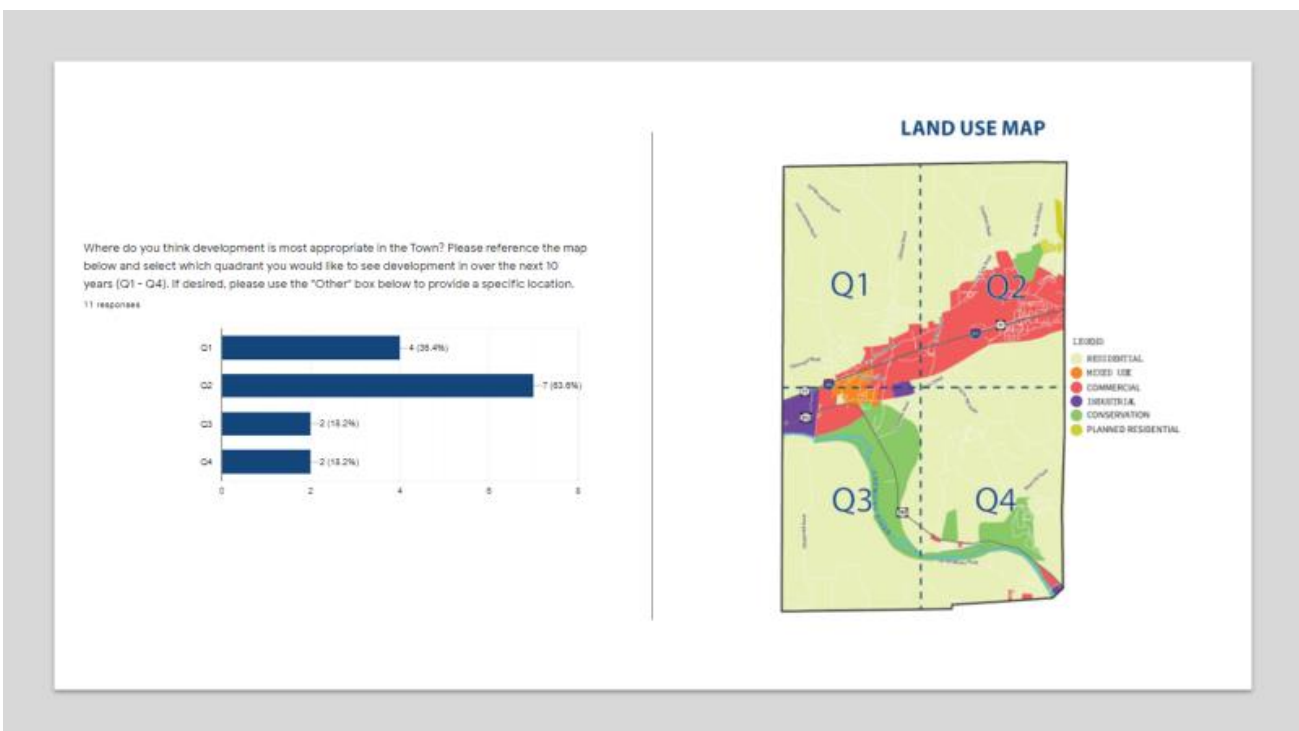
Interactive Board:



Results:

Participants noted that they felt that light industrial/manufacturing was most needed in the town, specifically, in areas within the Town of Big Flats that are currently being utilized for industrial, mixed-use, and commercial/retail purposes.

Online Survey:





Results:

Online survey participants were asked a slightly different question to suit the functionality of the online survey platform. Respondents noted that they would like to see more development occur in Quadrant 2, which is primarily a residential and commercial area. The Elmira Corning Regional Airport is also located within this quadrant.

Question 2: Types of Businesses Over the Next 10 Years:

Interactive Board:



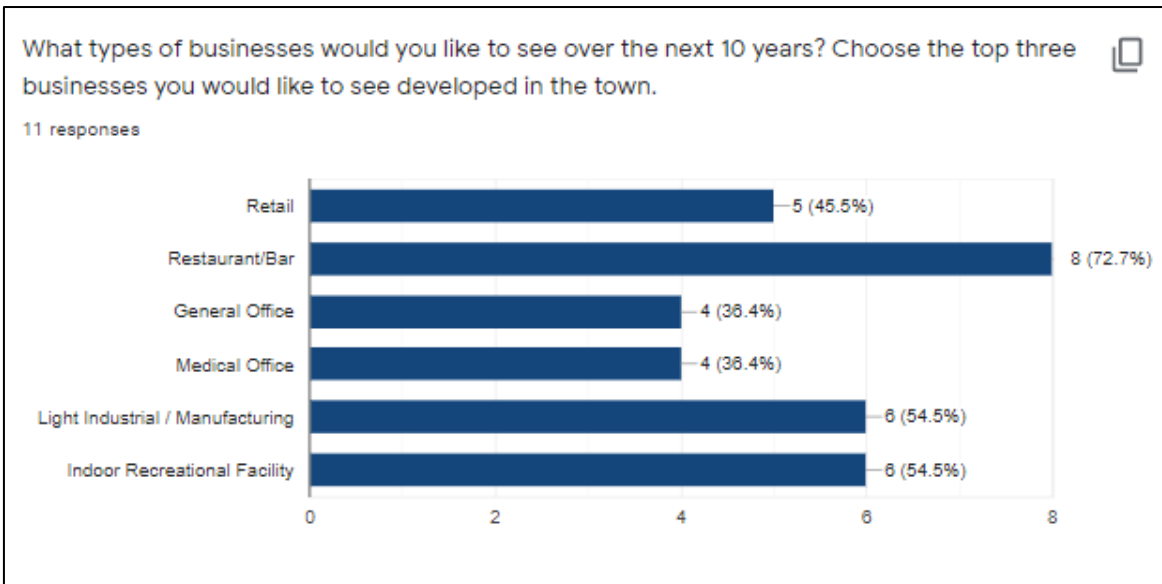
Results:

Those who attended the public meeting overwhelmingly marked that they would like to see more light industrial/manufacturing developments within the town over the next 10 years.



Town of Big Flats – Comprehensive Plan Update

Online Survey:



Results:

Survey respondents marked that they would like to see an increase in the number of restaurants and bars throughout the Town.

Question 3: Types of Housing Over the Next 10 Years

Interactive Board:



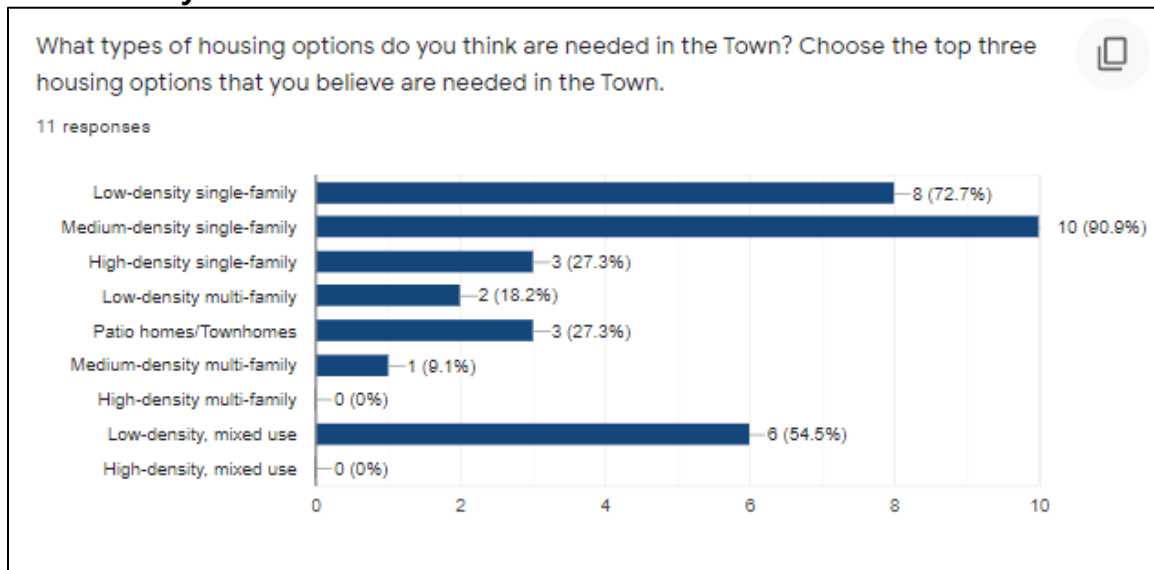
NATIONAL FIRM. STRONG LOCAL CONNECTIONS.



Results:

Public Workshop participants indicated that they would like to see an increase in low-density single-family, medium-density single-family, low-density multi-family, and patio/townhomes developments over the next 10 years. Respondents also indicated that they feel existing housing options attract a diverse resident population, and that they do not think that residential development along the Chemung River is appropriate.

Online Survey:



Results:

Survey results showed a desire for more both low-density single-family homes and medium-density single-family homes to be built over the next 10 years. Residents had a split opinion on whether or not existing housing types attract a diverse resident population. Residents also felt that residential development along the Chemung River was appropriate.

Question 3: Types of Recreational Improvements Over the Next 10 Years

Interactive Board:

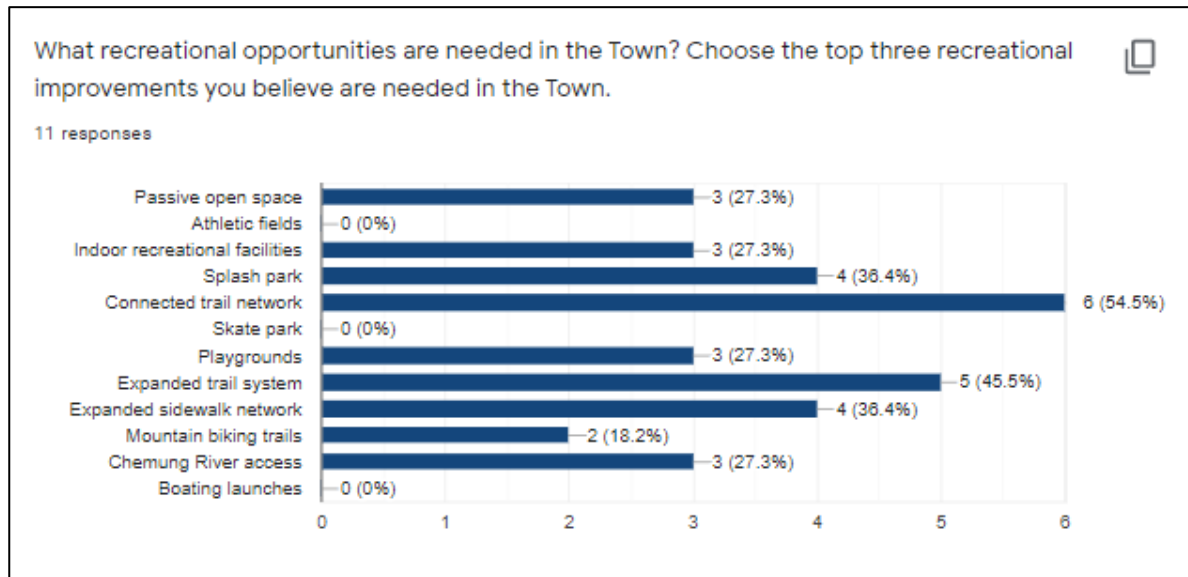


Results:

Sticker placement indicated mixed results, where a number of public meeting participants felt that recreational improvements should be made in various ways within the town. Specifically, participants indicated that passive open space, athletic fields, indoor recreational facilities, splash parks, playgrounds, expanded trail systems, expanded sidewalk networks, boating launches, Chemung River access and connected trail improvements should be considered.



Interactive Board:



Results:

The online survey also showed ample variety, where survey respondents indicated that they would like to see an assortment of recreational opportunities be made available, where connected trail network and expanded trail network received the greatest number of votes.

Next Steps

- **Steering Committee Meeting #5**
- **Draft and Comprehensive Plan and Zoning Update**
- **Town Board Meeting**
- **Public Workshop**



Appendix B

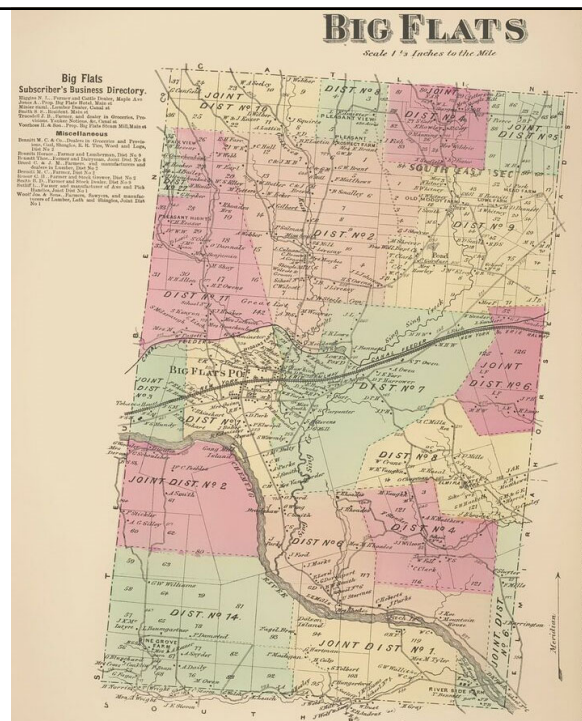
Steering Committee Meeting Presentations



1

D j h q g d

- Welcome & Introductions
- What is a Comprehensive Plan?
- Project Background
- Scope of Work / Schedule
- Setting the Framework:
Interactive Exercise
- Next Steps



2



What is a Comprehensive Plan?

3

What is a Comprehensive Plan & Why Update?

A document that...

- Identifies a **shared vision** for your community
- Provides **direction** and guidance for land use and associated policies
- Defines a set of **goals** and **policies** to direct and accommodate future growth
- Legal basis for **zoning** code amendments



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Benefits of an Updated Comprehensive Plan

- Defining the community's vision for growth and preservation
- Builds ownership and support for implementation activities
- Improve opportunities for funding



5



6

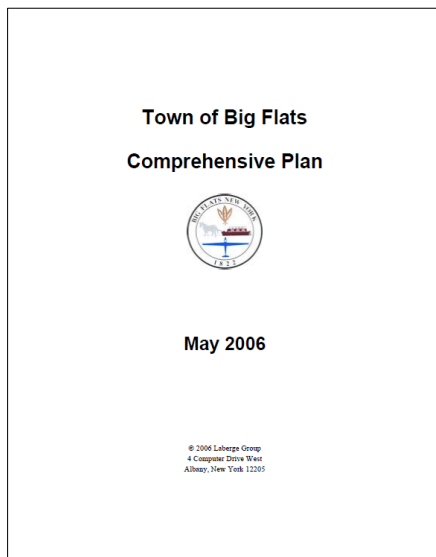
Recent and On-Going Planning and Development Activity



- Regional Airport Improvement Project
- Rails to Trails Extension Project
- Drainage Study Master Plan
- Arnot Mall Redevelopment
- CR 64 Car Dealership Developments
- PUD Developments – Shalerock and J.O.S.H. Real Estate
- Airport Business Park

7

2006 Comprehensive Plan



- 2006 Plan lacks a defining vision statement for the community
- Goals and strategies developed for seven key target categories

8

2006 Comprehensive Plan: Land Use



- Preserve rural character
- Promote high quality design
- Focused development around airport node
- Various zoning-related strategies
- Target strategies for big box development

9



10

Scope Overview

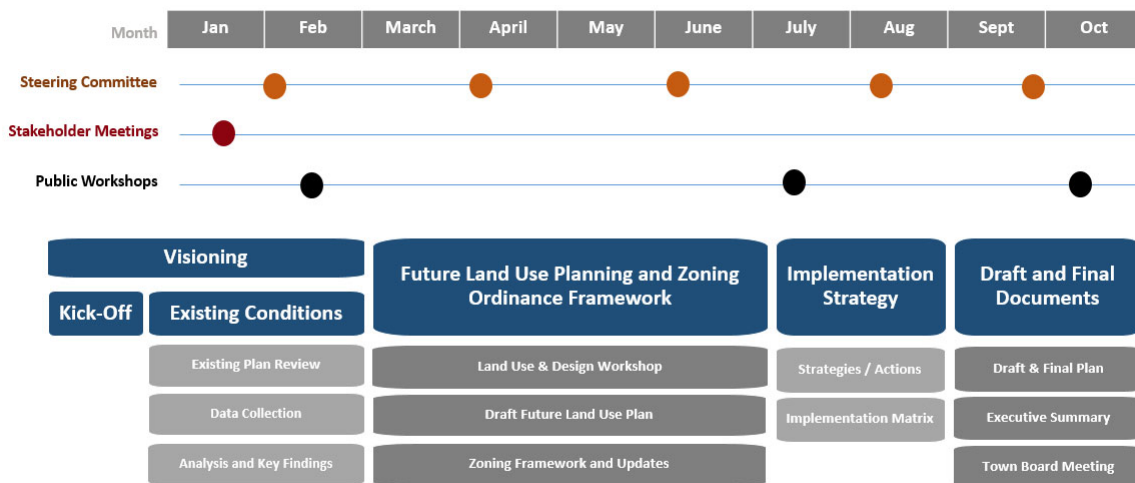
- Update Existing Conditions / Evaluate Trends
- Vision, Goals + Objectives
- Future Land Use Plan, Zoning Updates and Strategies
- Implementation Strategy

Community Engagement



11

Schedule



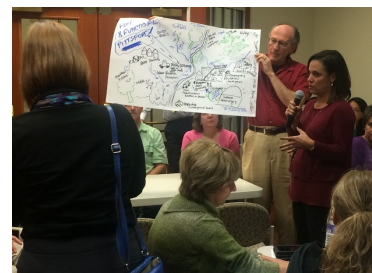
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13

Steering Committee: Guiding the Process

- Attend meetings throughout the process (approx. every 8 weeks)
- Help set direction and objectives
- Review deliverables and provide feedback
- Assist with community outreach



14

Stakeholder Engagement: Informing the Process

- Residents
- Property owners
- Business Owners
- Developers
- Bicyclists
- School District
- Boards/Commissions



15

Public Engagement: Inclusive Process

- Visioning Workshop
- Land Use Workshop
- Public Hearing



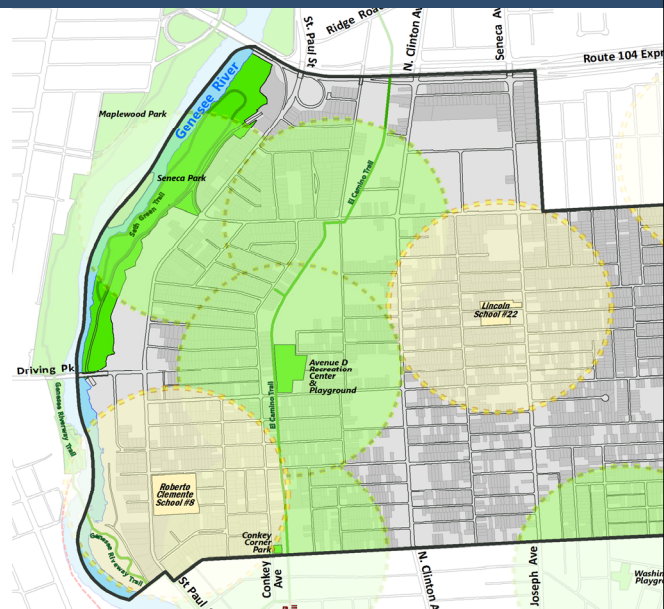
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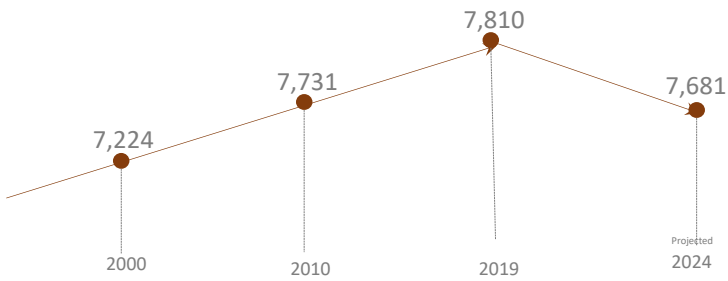
Existing Conditions Analysis

- Land Use & Zoning
- Transportation/Mobility
- Housing
- Demographics
- Economic Development
- Recreation, Parks and Open Space
- Utilities and Infrastructure
- Historic and Cultural Resources
- Sustainability
- Community Character



18

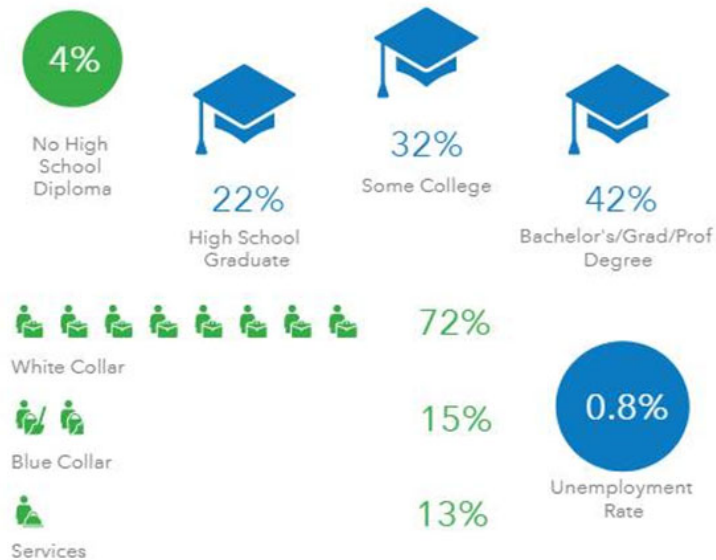
A Fairly Stable Population



Approximately A Quarter of the Population is Over the Age of 65

19

Education and Employment



20

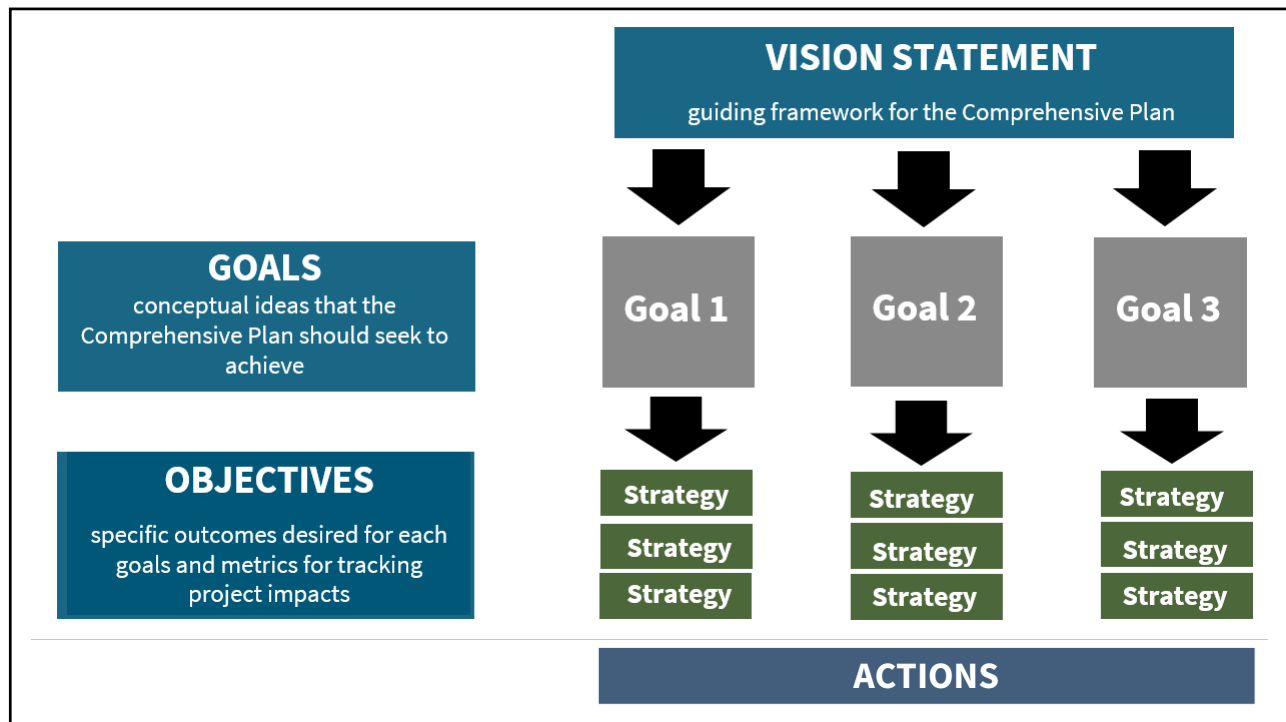
Housing Snapshot

Housing Units by Occupancy Status and Tenure	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	3,267	100.0%	3,403	100.0%	3,415	100.0%
Occupied	3,083	94.4%	3,113	91.5%	3,061	89.6%
Owner	2,555	78.2%	2,498	73.4%	2,444	71.6%
Renter	528	16.2%	615	18.1%	617	18.1%
Vacant	184	5.6%	290	8.5%	354	10.4%

21



22



23



24

Future Land Use Planning Considerations

- What is the vision for the long-term development of the Town?
- How would you like areas that have the greatest chance to change, to develop (or not) **over the next 10 years**?
- What land use / “character” best describes your vision?

You define the where, we’ll identify the tools to help you get there.

25

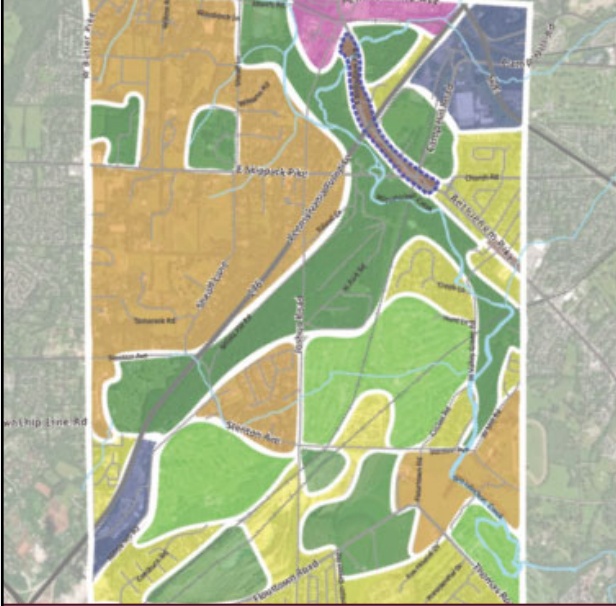
Future Land Use Planning Considerations

- Mixed Use
- Commercial development
- Gateway considerations and features
- Open space protection
- Industrial development
- Connections and linkages
- Transitional areas
- Residential densities



26

Future Land Use Plan



The future land use plan
will guide proposed
zoning changes

27



28

Implementation Strategy

What, When, Who, How

GOAL 1 | COMMUNITY CHARACTER

57

	RECOMMENDATION	ACTION ITEM	TIME	STAKEHOLDERS	FUNDING
HIGH PRIORITY	Community Gardens	Redevelop vacant or underutilized properties as community gardens, and implement educational programming to support their use.	less than 1 year	LCDC	GIGP, LCDC, Oliver Street Merchants Association, City of North Tonawanda, churches, Imagine Community Gardens
	Grassroots Beautification	Partner with NT Project Pride to encourage volunteer beautification services along the corridor, and encourage residents to tend to the planters and street trees along Oliver Street.	less than 1 year	Oliver Street Merchants Association, Project Pride of North Tonawanda	GIGP, LCDC, Oliver Street Merchants Association, City of North Tonawanda, all residents and property owners
	Beautification Program	Create an Oliver Street Corridor Beautification Program to establish a dedicated taskforce for implementing improvements such as planting street trees and landscaping, updating business signage, and coordinating public art displays.	less than 1 year	LCDC, Oliver Street Merchants Association	LCDC, Hill Foundation, GIGP, other local foundations
LOW PRIORITY	Streetscape Enhancements	Install pedestrian-scale lighting, colorful crosswalks, bike lanes, and street trees. Repave road surfaces and repair damaged curbs along Oliver Street and other major cross-streets throughout the study area.	1 to 2 years	City of North Tonawanda, City Engineering Department, LCDC	LCDC, GIGP, STBG, New York Main Street Program, City of North Tonawanda, TAP CHIPS Funding

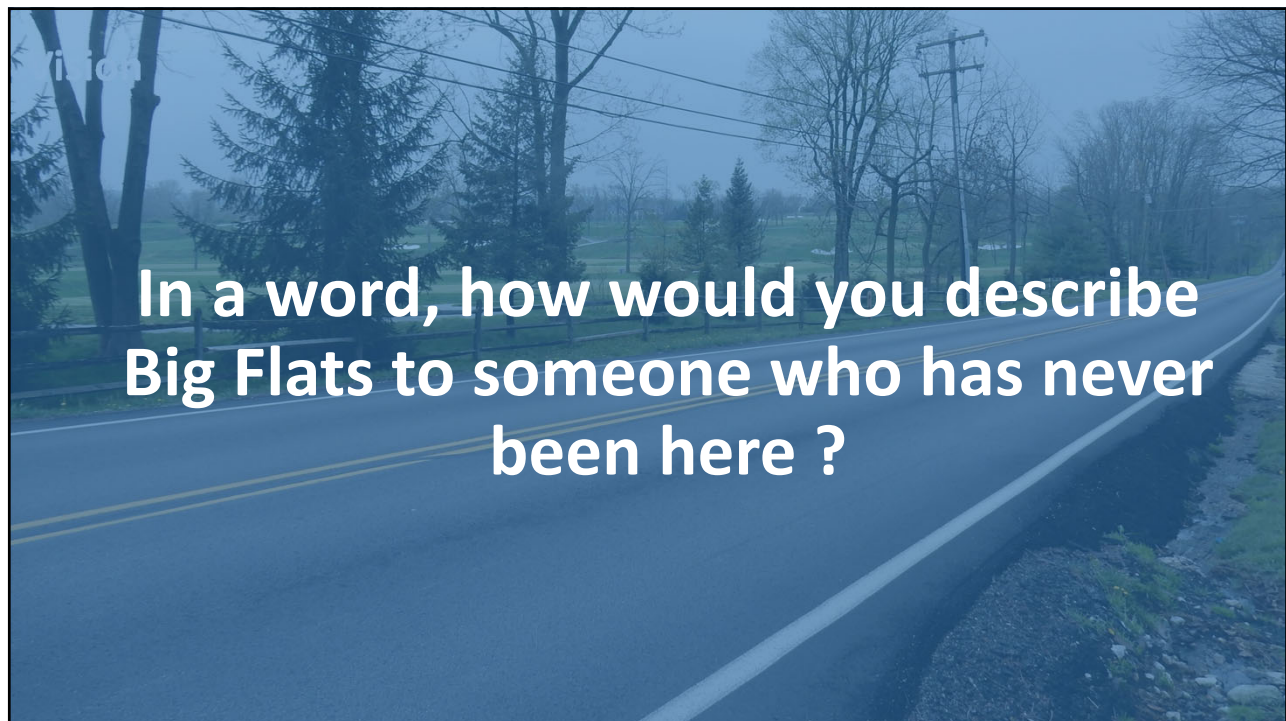
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34



35



36

Tentative Future Meeting Topics

SC Meeting #1	Kick-off & Visioning
SC Meeting #2	Existing Conditions Updates
	Stakeholder Interviews
	Public Visioning Workshop
SC Meeting #3	Land Use Workshop
	Public Land Use Workshop
SC Meeting #4	Future Land Use Plan and Zoning Updates
SC Meeting #5	FLUP, Zoning, and Implementation Strategy
SC Meeting #6	Full Draft Plan
	Public Hearing

37

Next Steps



January 2020

- Existing Conditions Analysis
- Stakeholder Meetings

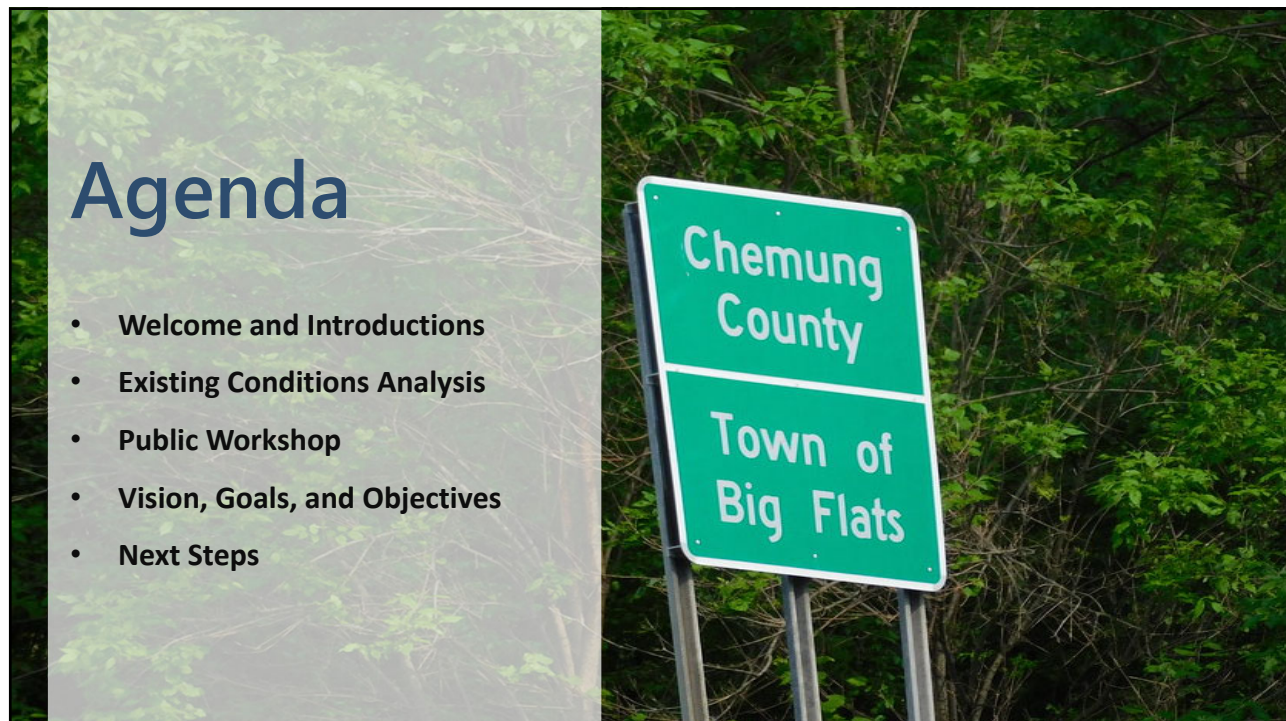
February 2020

- Existing Conditions Analysis
- Stakeholder Meetings
- Committee Meeting #2
- Public Visioning Workshop

38

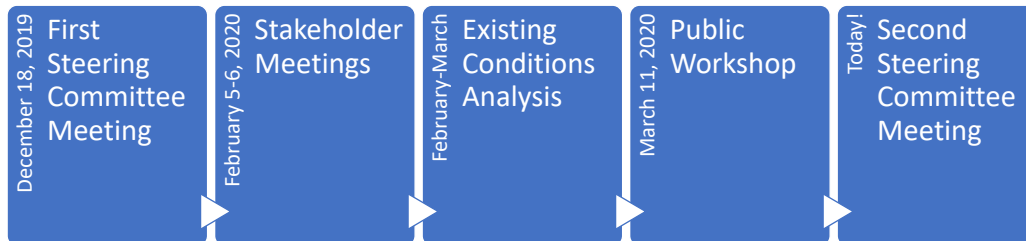


1



2

What has been accomplished?

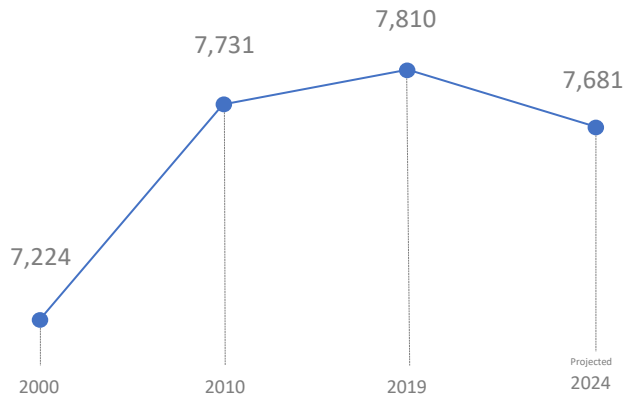


3



4

A Declining Population

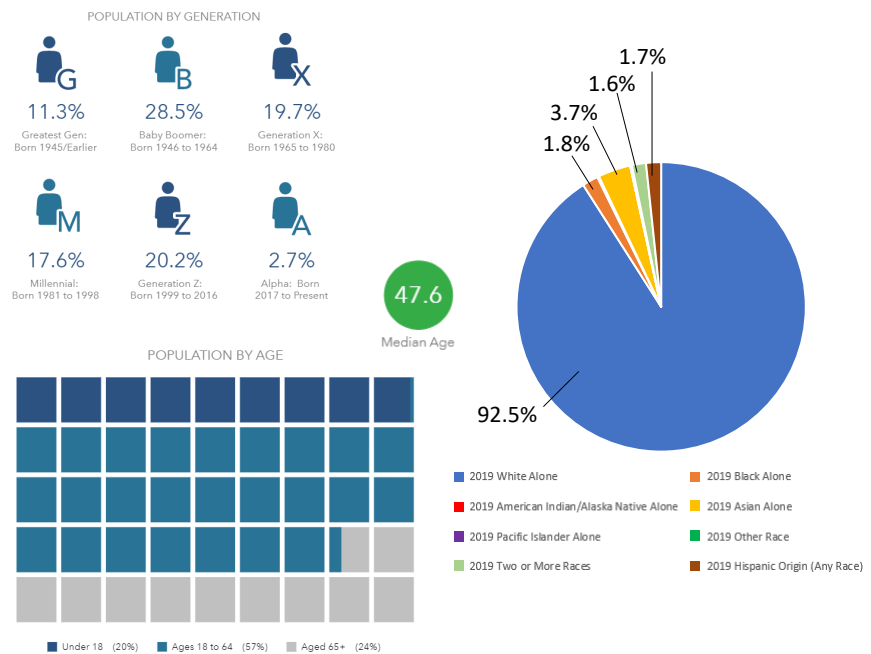


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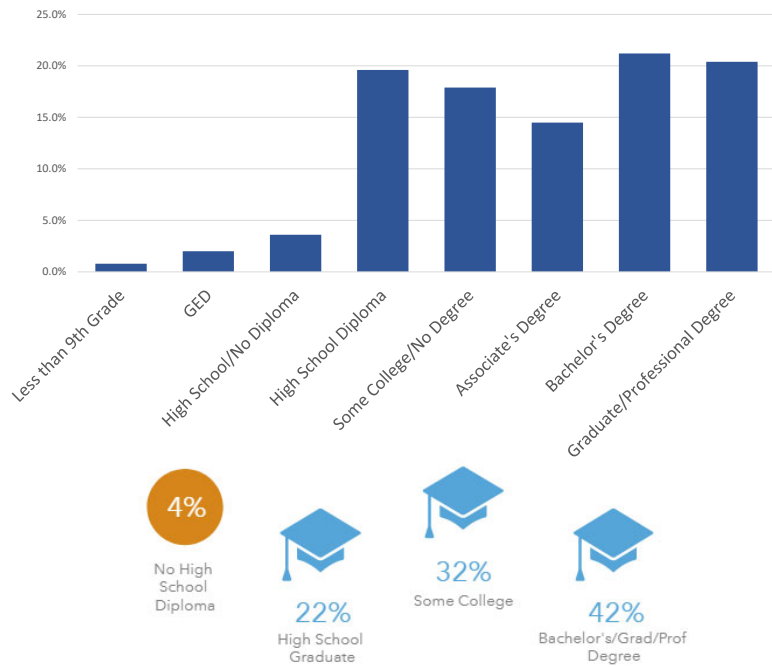
5

Population Snapshot



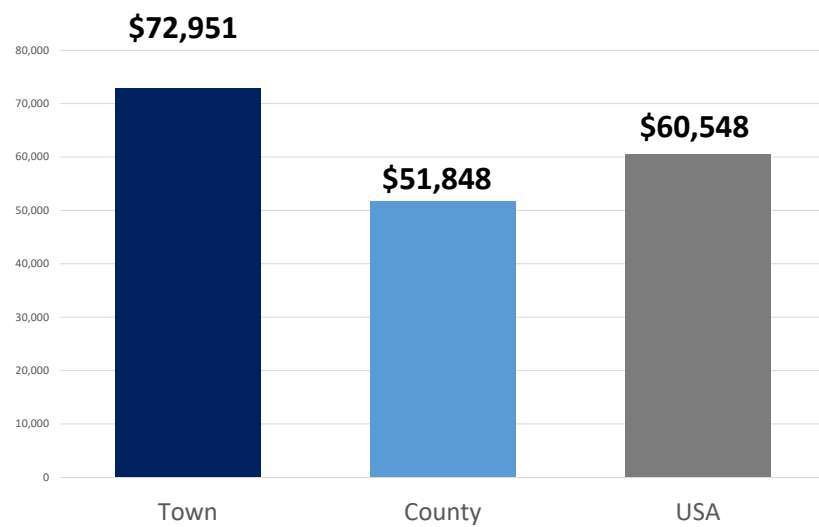
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An Educated Community



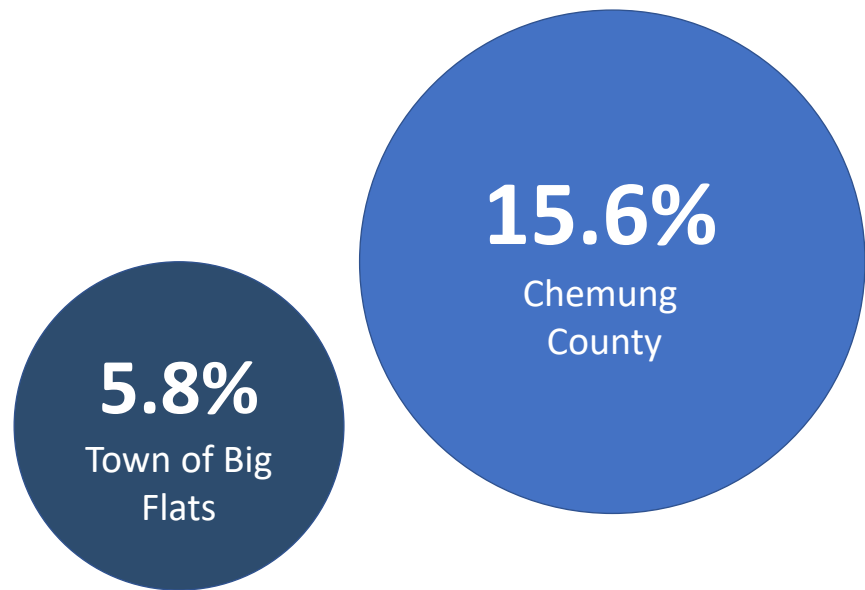
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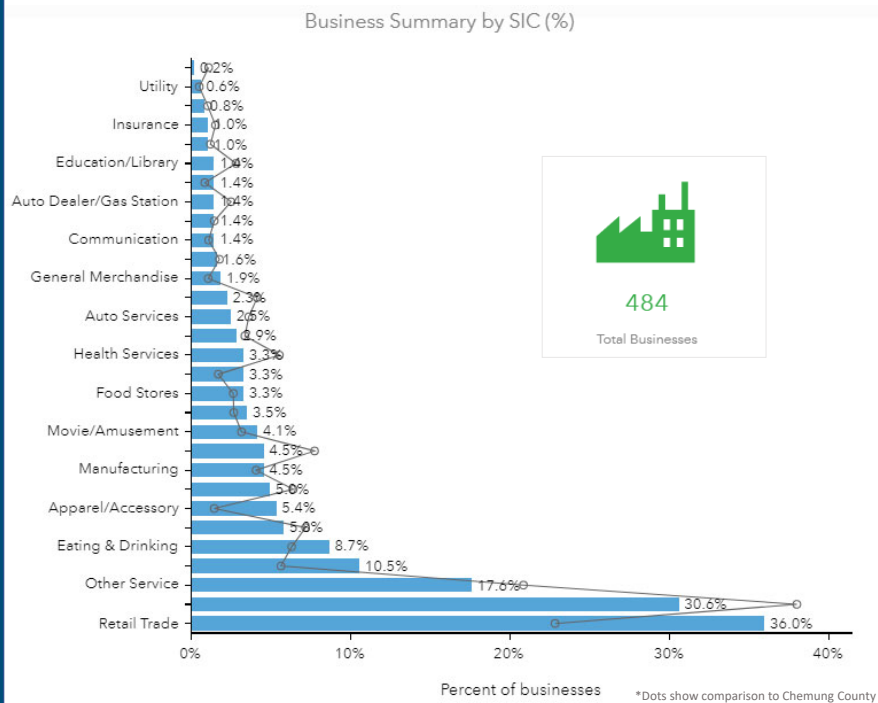
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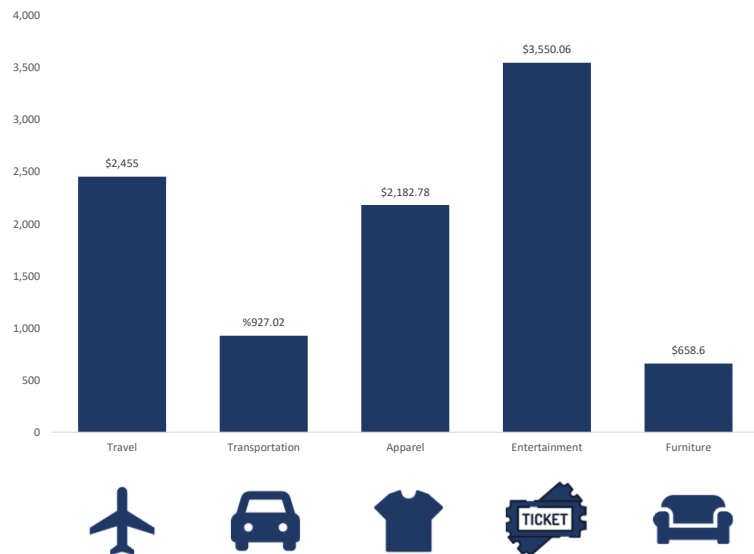
9

Business Snapshot



10

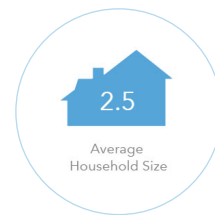
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Housing

Owner Occupied

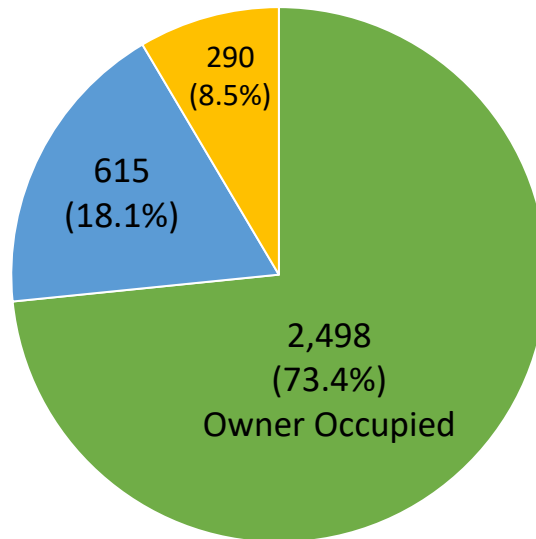
73%

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Vacant

9%



13

Lower
Unemployment
Rates than
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0.8 %

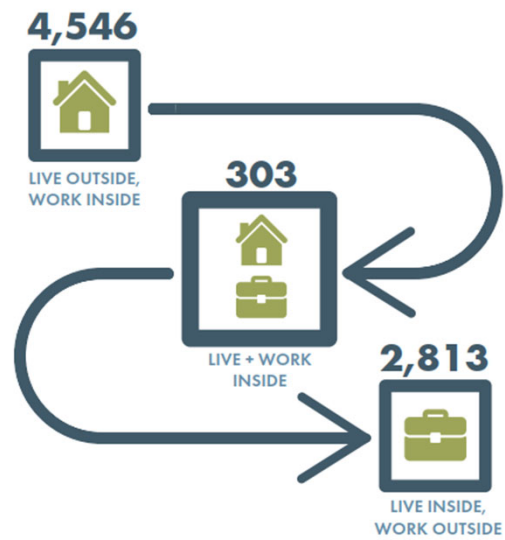
Town of
Big Flats

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Chemung
County

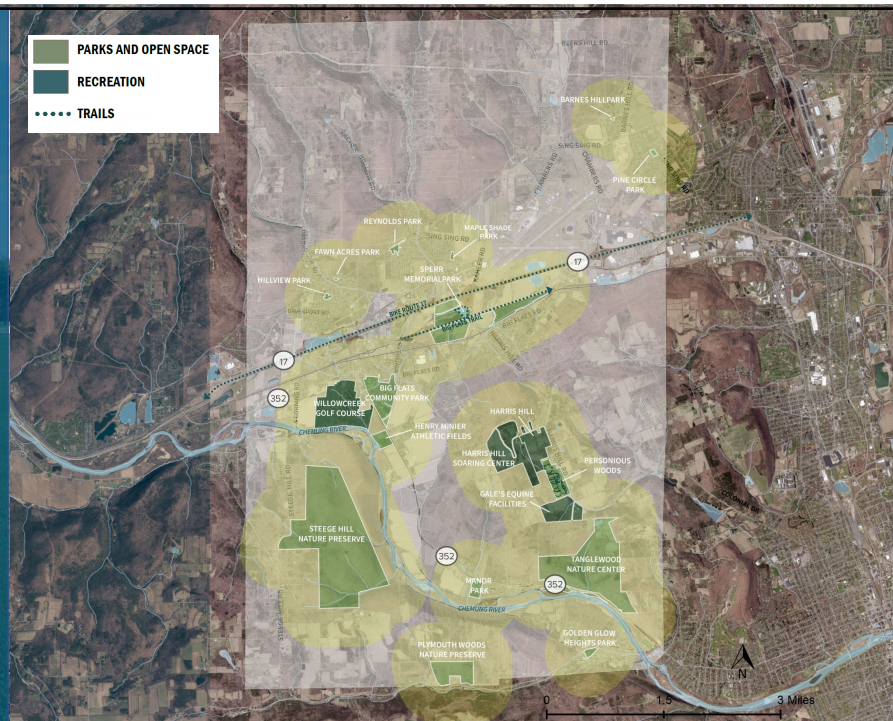
14

Commuting Patterns



15

Can You Walk to a Park, Open Space or Recreational Area?



16



Summary

- Declining population
- Aging population
- Prosperous community
- Limited diversity in population
- High traffic volumes on through routes
- Opportunity to strengthen trail network
- 367+ acres of parkland, but gaps in access
- Focused development potential

17

Sharing Your Vision:

Public Workshop
March 11, 2020

What did we hear?



SHARE YOUR IDEAS ABOUT THE
TOWN OF BIG FLATS

PUBLIC MEETING #1

MARCH 11TH

BIG FLATS TOWN HALL
476 MAPLE STREET
BIG FLATS, NY 14814

JOIN US FOR A PUBLIC WORKSHOP IN SUPPORT
OF THE BIG FLATS COMPREHENSIVE PLAN
UPDATE & SHARE YOUR IDEAS ABOUT:

- VISION
- QUALITY OF LIFE
- COMMUNITY CHARACTER
- FUTURE DEVELOPMENT

6:30_{PM}

18



19

In a word, how would you describe Big Flats to someone who has never been here?

friendly
central
rural
community
peaceful
hometown
sandwiched
safe
diverse
touristy
caring
beautiful
village
flat
hub

flat
diversified
progressive
flourishing
pretty
beautiful
rural

20

What aspects of Big Flats are most important to preserve?

hamlet
community
village-feel
rural
museum
hills
rural-hometown
economy
small-town-feel
open space
safety
friendliness

industry
community
infrastructure
center
family-friendly
housing
greenspace
riverfront
business
airport
retail
transportation
hamlet

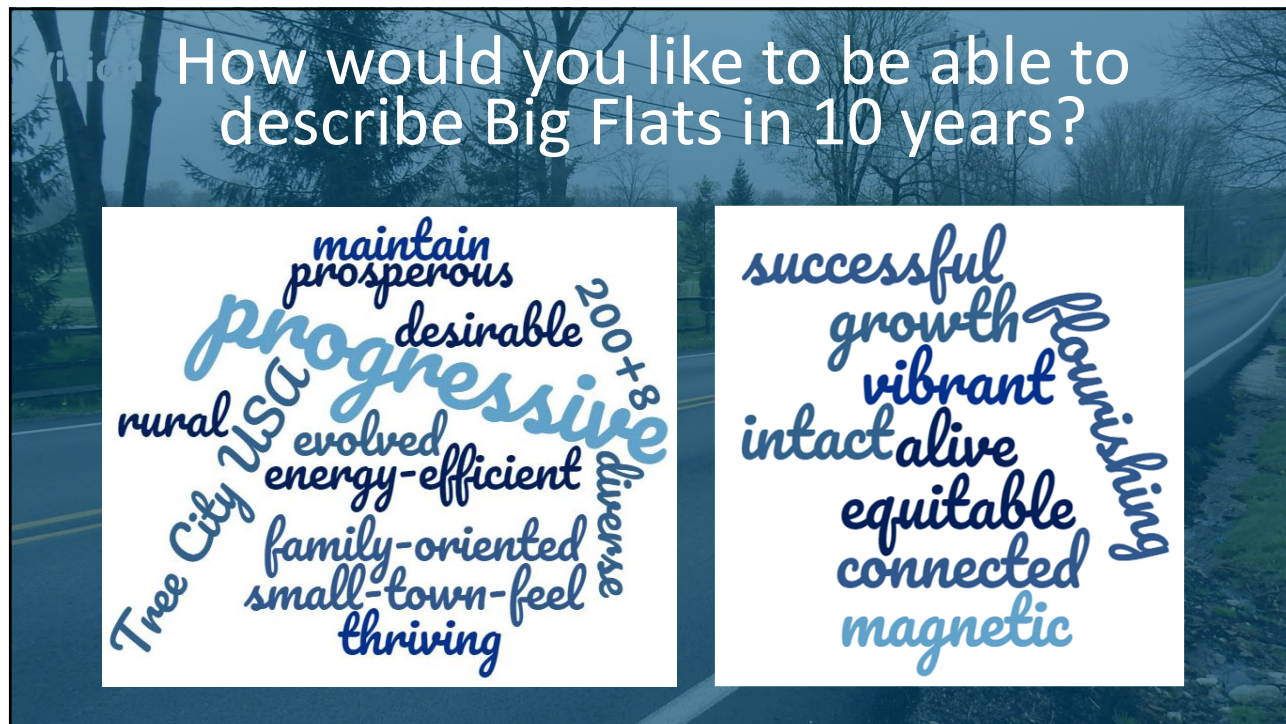
21

What is the area where you see the greatest need for improvement?

drainage
vacant homes
walking
housing
jobs
Chemung River
senior homes
recreation
economy
parks
mall
walkability
library
hamlet

plazas
mall
walkability
business-friendly
transportation
sidewalks
retail
zoning

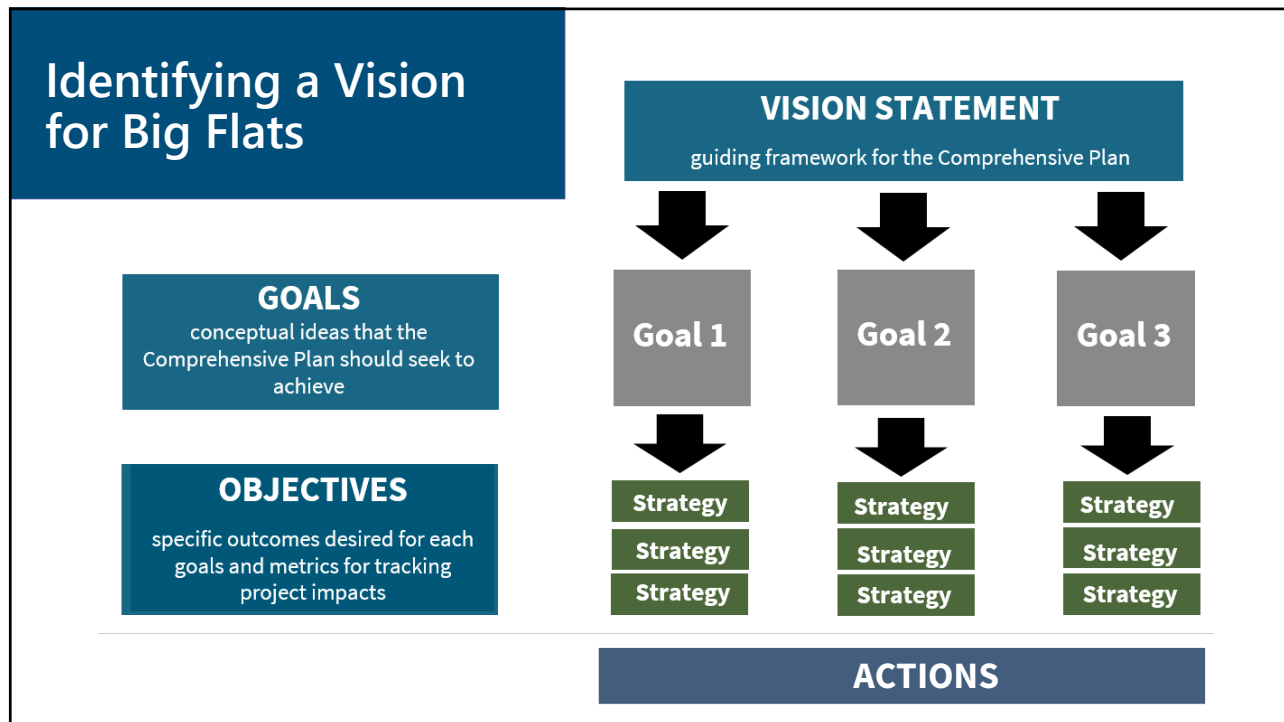
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23



24



25

Emerging Themes...

- Central “hub”
- Elmira/Corning Regional Airport
- I-86 Corridor
- Quality of Life
- Outdoor Recreation
- ✓ Transparent, fair, and inclusive development processes
- ✓ Provide centralized, easily accessible information

26



27



28



Let's evaluate!

- Is the language positive and in present tense?
- Does the Vision provide a feeling for uniqueness?
- Is the Vision inclusive of the population?
- Does the Vision depict the highest standards of excellence and achievement?
- Does the Vision focus on people and quality of life?
- Does the Vision addresses a time period 15 to 20 years in the future?
- Is the language easily understood by all?

29





Goals

- 1. Land Use and Zoning**
- 2. Business and Economic Development**
- 3. Quality of Life**
- 4. Regional Visioning**
- 5. Authentic Participation**

30

Land Use and Zoning



31

Land Use and Zoning



32



Land Use and Zoning



33



Business and Economic Development



34



Business and Economic Development



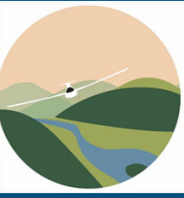
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Business and Economic Development



36



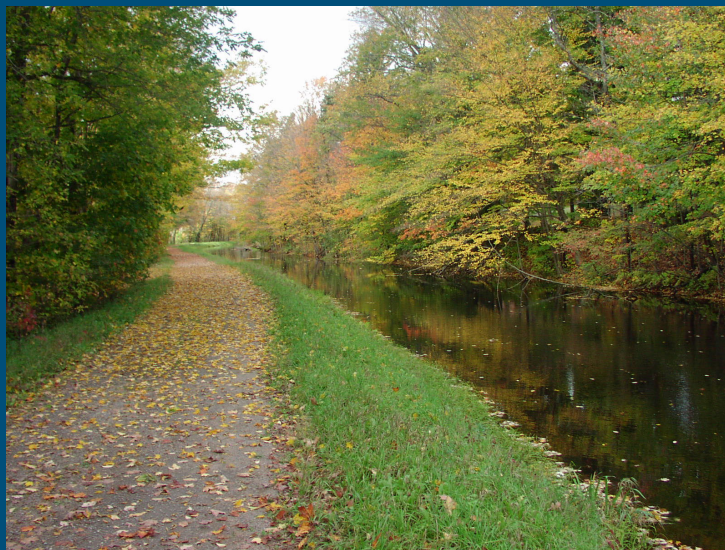
Quality of Life



37



Quality of Life



38



Quality of Life



39



Quality of Life



40



Quality of Life



FIGURE 4-3. ALPHABETICAL LIST OF QUALITY-OF-LIFE ATTRACTION FACTORS

- Affordable car insurance
- Affordable medical care
- Clean air
- Clean water
- Close to big airport
- Close to colleges/universities
- Close to relatives
- Close to skiing area
- Diversity of local firms
- Far from nuclear reactors
- Good public transportation
- Good schools
- High civic involvement
- High marks from ecologists
- Housing appreciation
- Inexpensive living
- Lack of hazardous wastes
- Local symphony orchestra
- Low crime rate
- Low housing prices
- Low income taxes
- Low property taxes
- Low risk of natural disasters
- Low risk of tax increase
- Low sales tax
- Low unemployment
- Many hospitals
- Museums nearby
- Near a big city
- Near amusement parks
- Near lakes or ocean
- Near national forests and parks
- Near places of worship
- New business potential
- Plentiful doctors
- Proximity to major league sports
- Proximity to minor league sports
- Recent job growth
- Short commutes
- Strong state government
- Sunny weather
- Zoos or aquariums

Source: Smith and Nance-Nash 1993, cited in Segedy 1997.

41



Regional Visioning

- Coordinate regional infrastructure priorities and funding
- Share fiscal resources and responsibilities to implement plans
- Partner with leaders from adjacent jurisdictions to define regional needs and priorities



42

Regional Visioning

43

Authentic Participation

- Information available in multiple, easily accessible formats
- Communications channels include traditional media, social media, and Internet-based platforms
- Continue to engage the public after the comprehensive plan is adopted

44



45

How Do We Get There?

- Existing Conditions
- Evaluate Trends
- Vision, Goals, and Objectives
- Future Land Use Plan and Strategies
- Identify Policies, Programs, and Initiatives



Community Engagement

46

Schedule Moving Forward



47



48

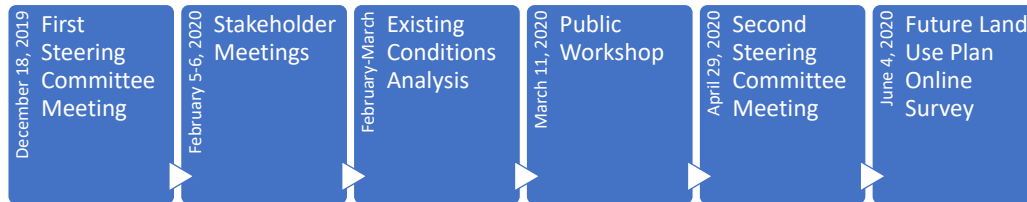


1



2

Last time we met...



3

Existing Conditions Summary

- Declining population
- Aging population
- Prosperous community
- Limited diversity in population
- High traffic volumes on through routes
- Opportunity to strengthen trail network
- 367+ acres of parkland, but gaps in access
- Focused development potential

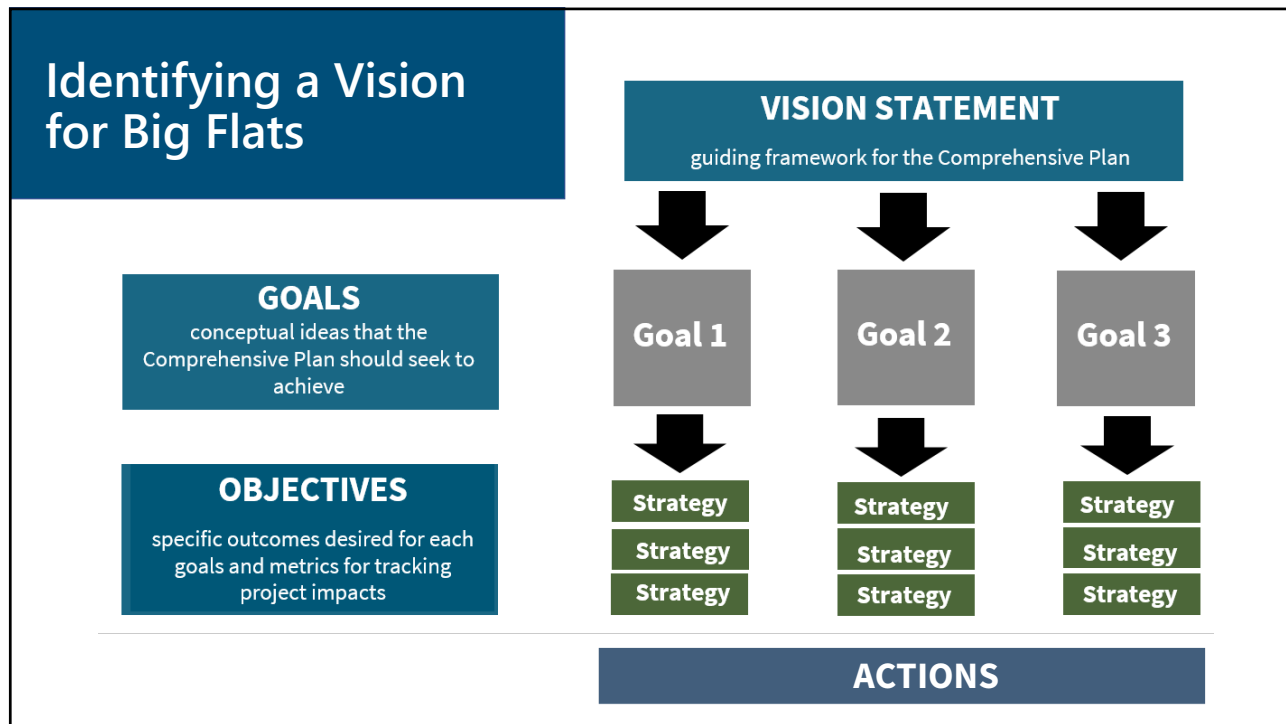
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8

Goal - Land Use and Zoning

Policy #1 – Smart Growth Principles: Remove barriers to Smart Growth development in the current Zoning Code.

Policy #2 – Designation of Growth Areas: Rezone designated growth areas (e.g., along Interstate 86, around the Elmira-Corning Regional Airport) to allow denser development.

Policy #3 – Protect Natural Sensitive Lands: Develop tools and techniques to conserve open space.

9

Goal – Business and Economic Development

Policy #1 – Retain Existing Businesses: Build on what already exists to create a strong foundation on which to attract new businesses, residents, and employment.

Policy #2 – Economic Growth: Provide the local capacity for economic growth.

Policy #3 – Community-Based Economic Development: Promote, support, and invest in businesses that serve local needs and are compatible with the vision, character, and cultural values of the community.

Policy #4 – Efficient Public Infrastructure Systems and Operations: Ensure that structures and networks are appropriately sized to adequately serve existing and future development to keep infrastructure capacity in line with demand.

10

Goal – Quality of Life

Policy #1 – Improve Health and Promote Active Living through Recreational Amenities: Support and increase public access to recreational and open space opportunities.

Policy #2 – Establish a Distinctive Brand: Create a well-publicized initiative that clearly communicates consensus-building, shared values, and sustainable development goals of the Town of Big Flats.

Policy #3 – Provide Transportation Choices: Improve transit, biking, and pedestrian facilities, particularly in neighborhoods and other locations identified for infill development.

11

Goal – Regional Visioning

Policy #1 – Promote Cooperation and Sharing of Resources: Explore opportunities for regional cooperation to allow for improved efficiency and cost savings in local government operations.

Policy #2 – Connect Local Activity Centers with Regional Destinations: Enhance connections so that residents can move throughout the region to access employment opportunities, services, and recreational amenities.



12

Goal – Authentic Participation

Policy #1 – Provide Ongoing and Understandable Information for All: Inform and educate all citizens about development and decision-making processes.

Policy #2 – Use a Variety of Communications Channels to Inform and Involve: Disseminate planning and development information on a consistent basis.

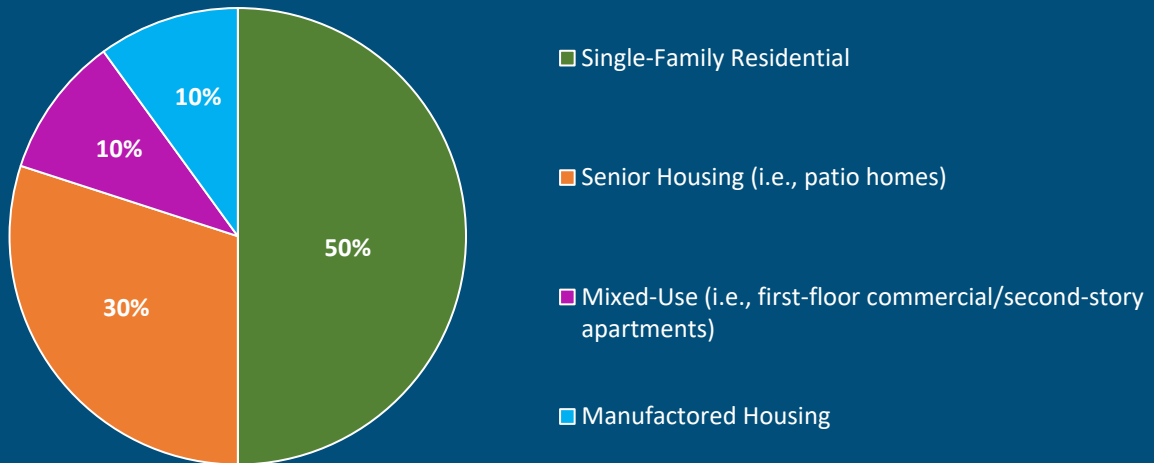
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Future Land Use Plan *Online Survey Results*

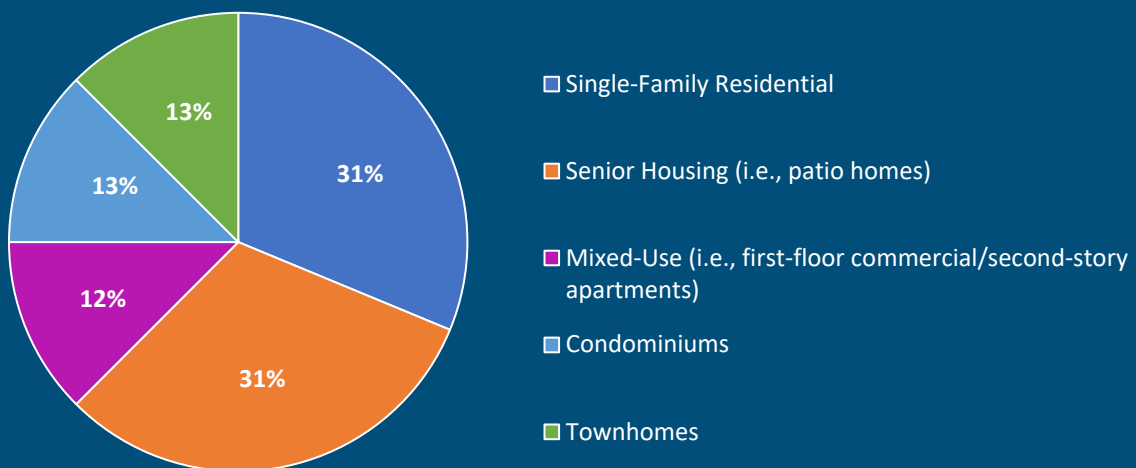
14

Housing Types Identified as Most Needed in the **Rural (RU)** Zoning District



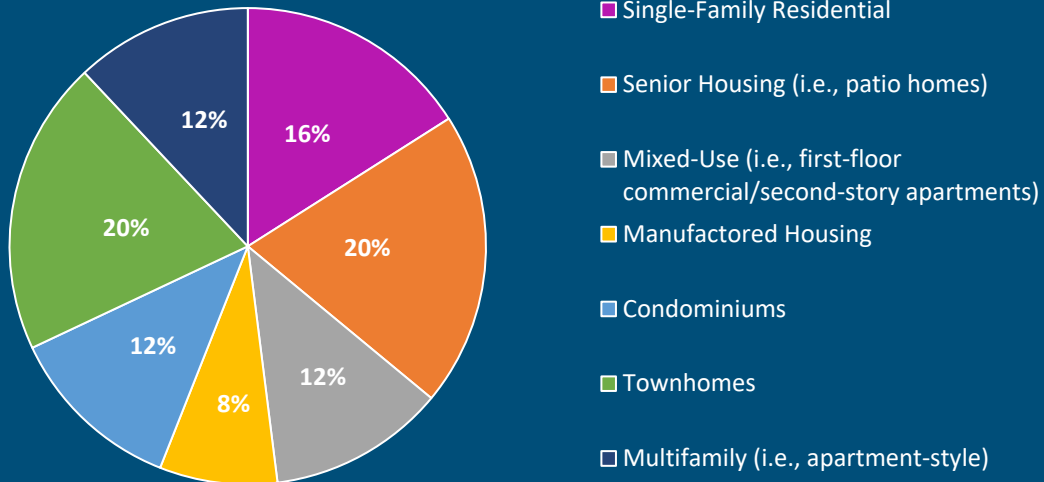
15

Housing Types Identified as Most Needed in the **Residential (R1)** Zoning District



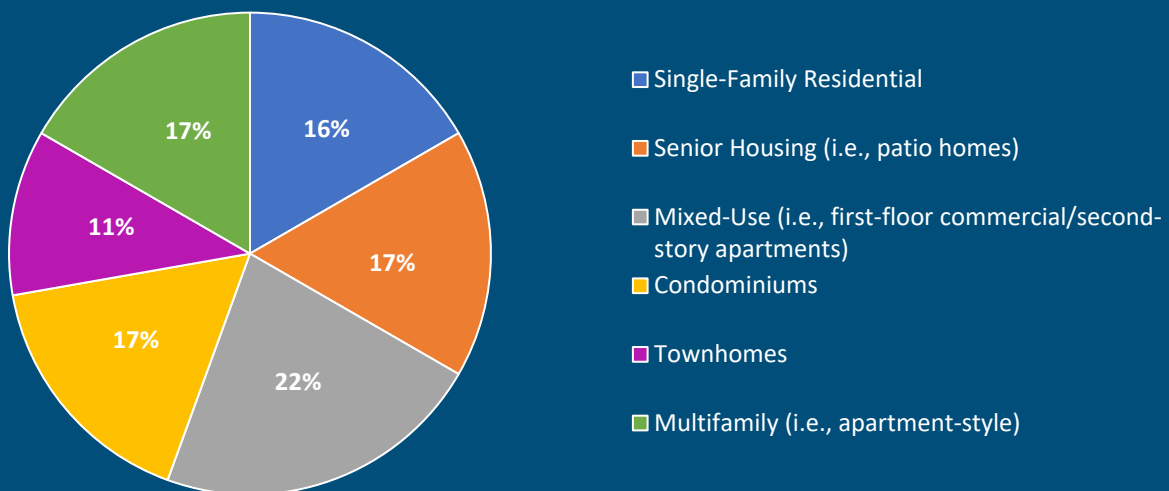
16

Housing Types Identified as Most Needed in the **Residential (R2)** Zoning District



17

Housing Types Identified as Most Needed in the **Town Center Residential (TCR)** Zoning District



18

We Asked: How should local zoning encourage business development in the Business Regional zoning district?

We Heard:

- Reduce parking requirements and review lot size requirements
- Loosen/modify restrictions on sign code by using currently approved variances as a guide
- Improve access management for connectivity between parking lots/walkability
- Improve zoning based on what businesses are most desired within the town
- Consider multiuse within the mall area
- Utilize Form Based Code

19

We Asked: How should local zoning encourage business development in the Town Center zoning district ?

We Heard:

- Make residential zones open to businesses
- Change site requirements—encourage buildings closer to the road
- Mix up building uses
- Encourage upper-story living
- Create sidewalks that connect to areas of business
- Review signage
- Utilize Form Based Code

20

We Asked: How should local zoning encourage business development in the Business Neighborhood zoning district?

We Heard:

- Allow more uses or reduce parking minimums
- Ensure that there are sidewalks that connect to the area to allow for walkability between businesses
- Utilize Form Based Code

21

We Asked: How should new development should look in the Airport Business Development zoning district?

We Heard:

- Add new uses for architecture that allows for it to be varied and creative
- Allow additional uses
- Improve both architectural design and create designated green space for convenience of occupants
- Utilize Form Based Code

22

Additional Feedback:

- Change zoning near the airport to allow businesses
- Improve interest within the Route 64 commercial area by preventing zoning from being too binding
- Assess zoning by reviewing inconsistent approvals over the past 5 years—analyze trends and unmet needs. Review use tables and lot requirements.
- Use other towns as a benchmark
- Housing trumps other development types

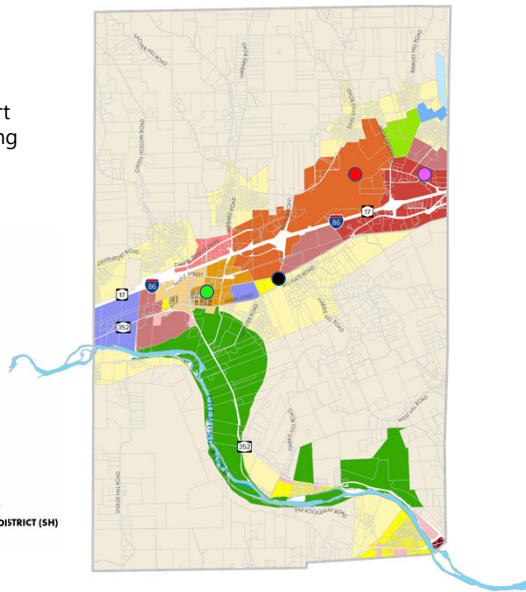
23

Map Activity Results

We Asked: Identify a specific area in the Town that warrants consideration as part of our future land use planning and zoning update process

LEGEND

- RESIDENTIAL 1 DISTRICT (R1)
- RESIDENTIAL 2 DISTRICT (R2)
- RURAL DISTRICT (RU)
- TOWN CENTER (TC)
- TOWN CENTER 2 (TC-2)
- TOWN CENTER RESIDENTIAL (TCR)
- BUSINESS NEIGHBORHOOD (BN)
- BUSINESS NEIGHBORHOOD 2 (BN2)
- BUSINESS NON-RETAIL (BNR)
- BUSINESS REGIONAL (BR)
- COMMERCIAL LIGHT INDUSTRIAL (CL)
- INDUSTRIAL (I)
- CONSERVATION (C)
- RECREATION CONSERVATION DISTRICT (RCD)
- PLANNED MULTI-RESIDENTIAL DEVELOPMENT (PMRD)
- SENIOR HOUSING PLANNED MULTIPLE RESIDENTIAL DISTRICT (SH)
- AIRPORT BUSINESS DEVELOPMENT (ABD)



We Heard:

- Add businesses that surround the airport, for example, storage facilities
- Build on the mixed-use nature of the hamlet center to create a public gathering space that would attract new development
- Use of zoning in combination with using other towns as a benchmark and using the comprehensive plan will help to bring attention, thought and creativity to the Business Regional zoning district
- Develop ACP South and complete an at grade crossing to 64 for Kahler Road

24



25

Meeting Objectives

- Ensure clear understanding of intent and purpose of a Future Land Use Plan
- Agree on Future Land Use Plan “Character Areas”
 - Names of Character Areas
 - Intent of Designations
 - Locations
- Confirm format and content for Public Workshop #2



26

Land Use versus Zoning

A future land use plan is intended to:

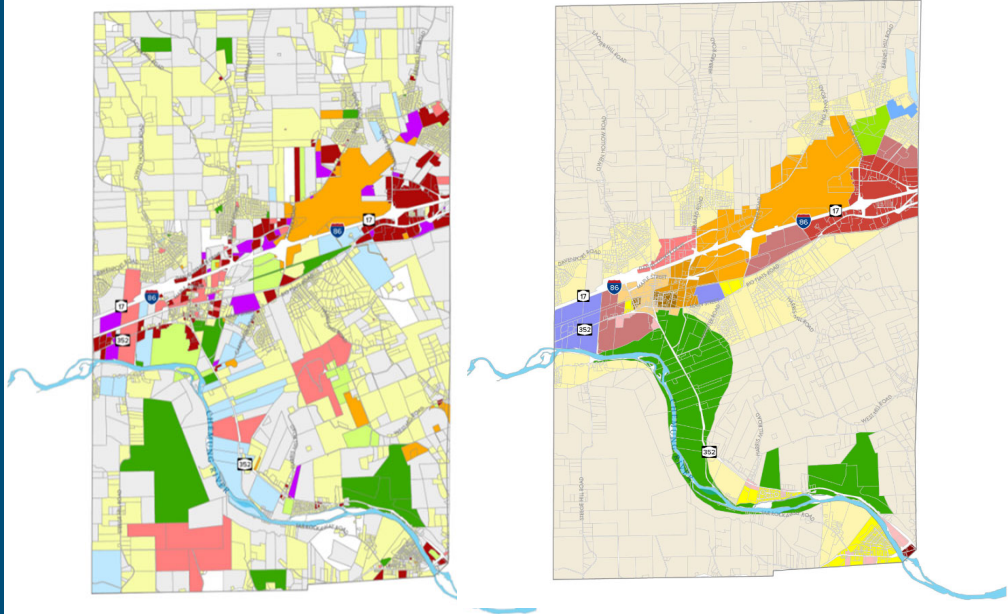
- Provide a visual and narrative representation of the community's desired land use pattern
- Identify where specific development patterns and types are most appropriate
- Convey an overall vision for the future
- Edges are intentionally "weakly" defined

A future land use plan is NOT intended to:

- Mimic existing land uses
- Be regulatory - it is the basis for updating zoning, but it does not actually control land and property use in the Township
- Define specific properties, zoning classifications, permitted uses, and requirements. This is a function of the zoning code update.

27

Example: Land use vs Zoning



28

Future Land Use Planning Considerations

- What is the vision for the long-term development of the Town?
- How would you like areas that have the greatest chance to change, to develop (or not) **over the next 10 years**?
- What land use classification / “character area” best describes your vision?

You define the where, we’ll identify the tools to help you get there.

29

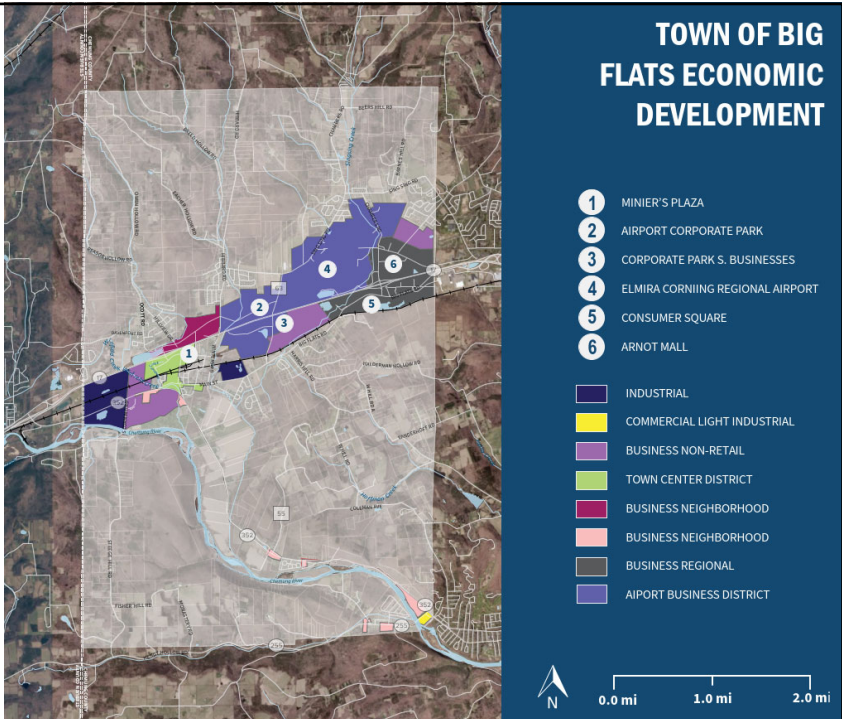
What we’ve heard

- Central “hub”
- Elmira/Corning Regional Airport
- I-86 Corridor
- Quality of Life
- Outdoor Recreation



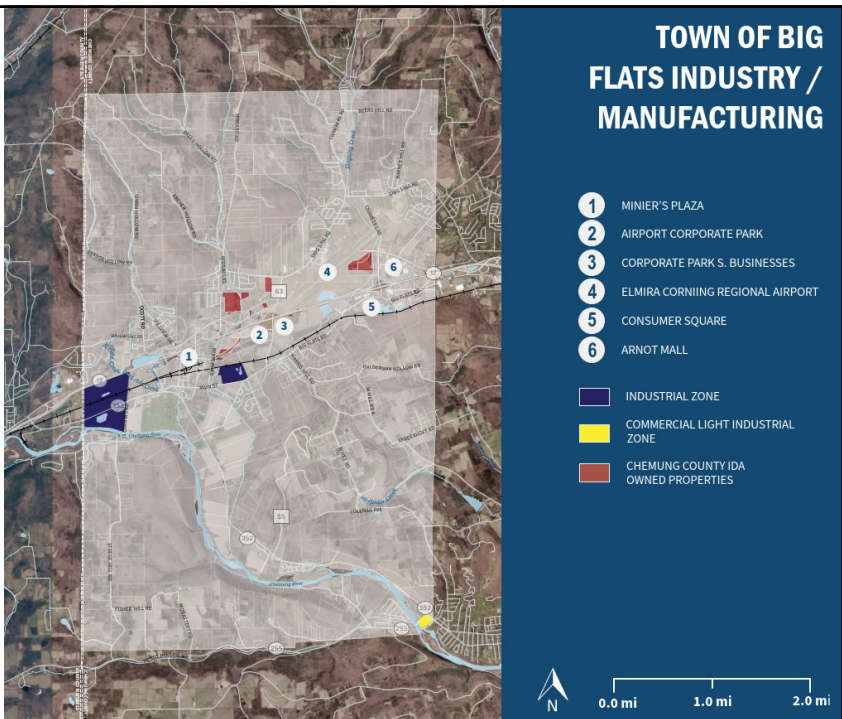
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Intensity and Dimensions



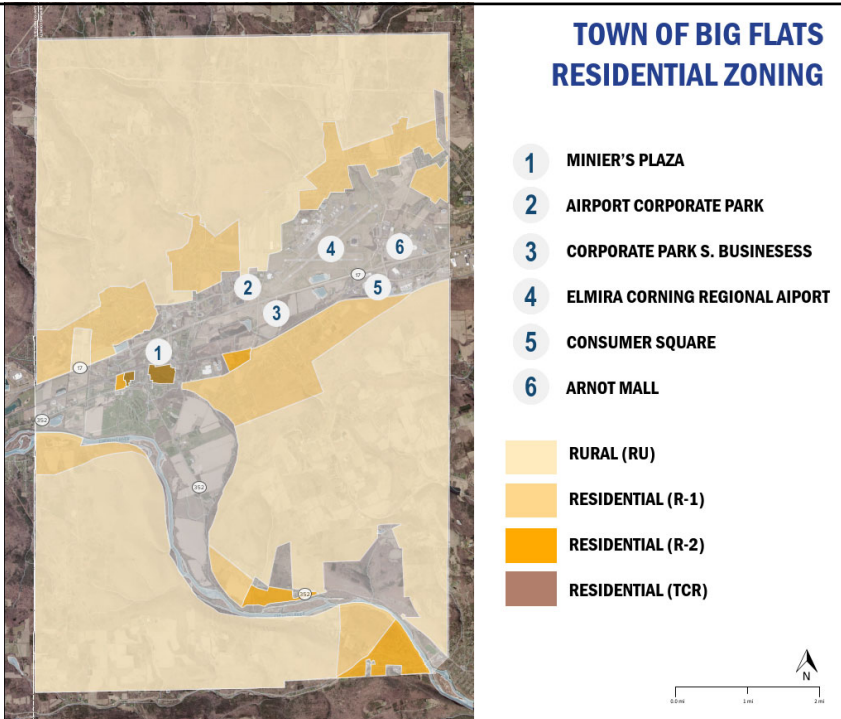
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Intensity and Dimensions



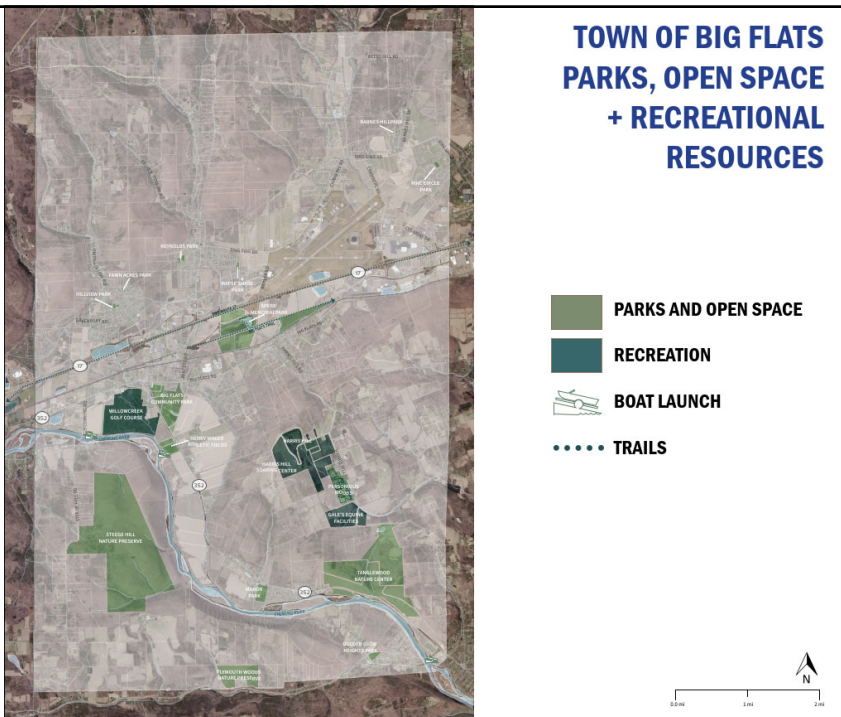
32

Different “uses”



33

“Design with
nature”





34



35

Suggested Meeting Formats

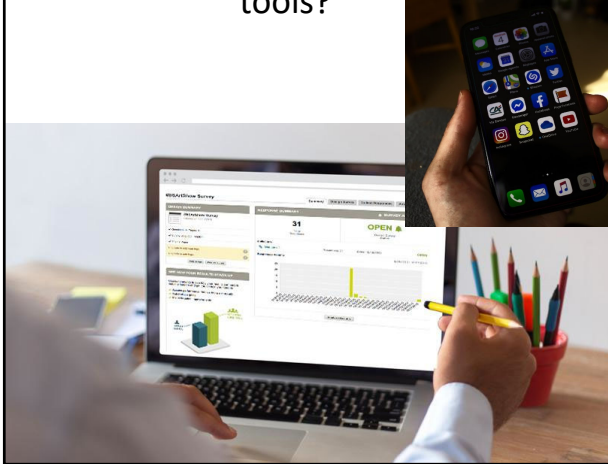
- Town park, or similar public place with built-in attendance – Farmers' market?
- Socially-distant stations with Policy Areas and Development Types
- Participants use stickers to mark their preferences

36

Suggested Meeting Formats

Or, a virtual event via
online public engagement
tools?



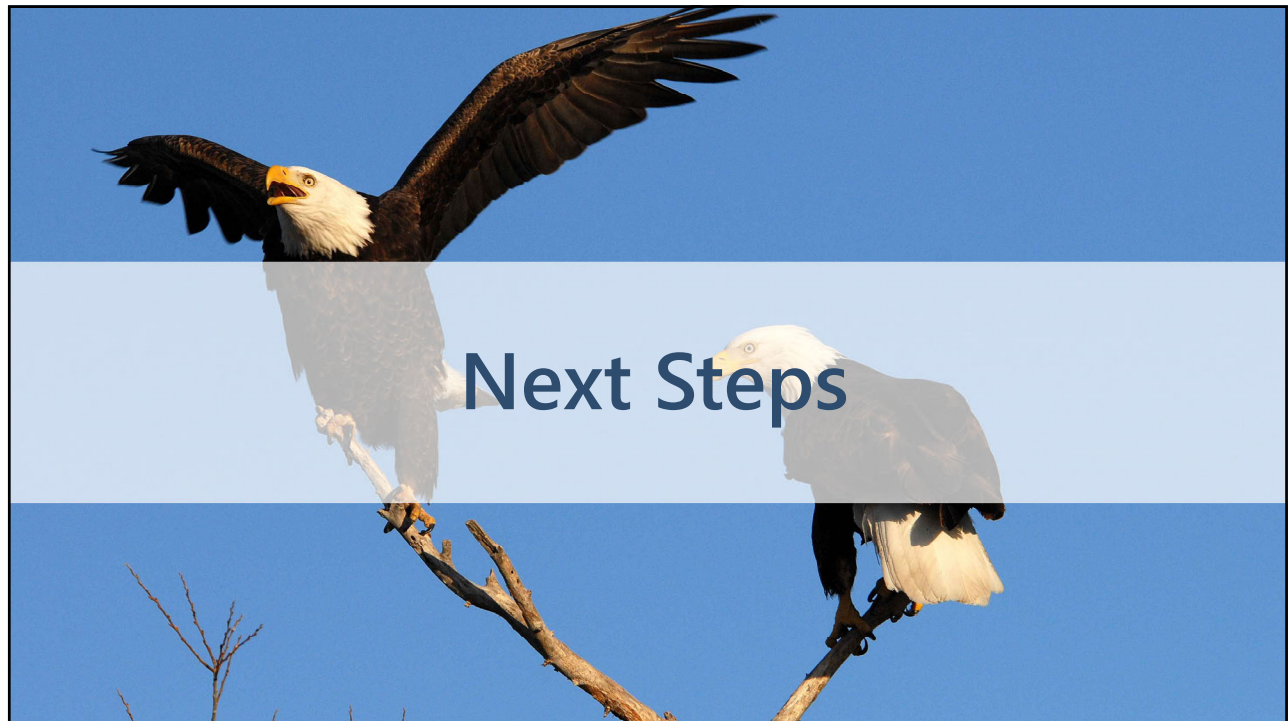
Town of Big Flats Future Land Use Plan Survey



Please answer the following questions to help us identify land use character areas and recommendations for zoning updates. Your participation will ensure that the Zoning Code is consistent with the Future Land Use Plan. Thank you!

Name: *

37



38

How Do We Get There?

- Existing Conditions
- Evaluate Trends
- Vision, Goals, and Objectives
- Future Land Use Plan and Strategies
- Identify Policies, Programs, and Initiatives



Community Engagement

39

Schedule Moving Forward



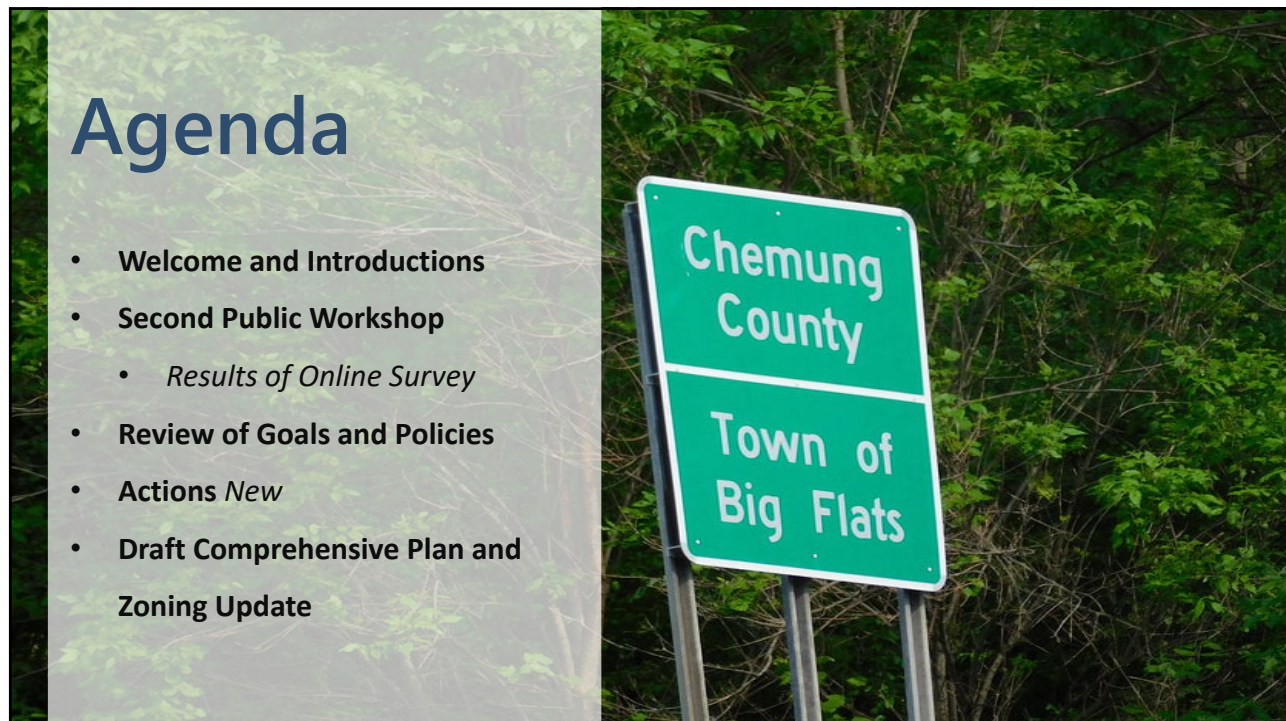
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41



1



2

Last time we met...



3

Review of Goals

1. Land Use and Zoning
2. Business and Economic Development
3. Quality of Life
4. Regional Visioning
5. Authentic Participation

4

Review of Policies

1. Land Use and Zoning

Ensure a balanced mix of land uses that promotes well-managed growth, sustainable living, protects natural resources, and affords high quality of life.

2. Business and Economic Development

Ensure that the community is resilient in its economic health and initiates sustainable development and redevelopment strategies that foster local business growth and builds confidence on local assets.

3. Quality of Life

Ensure the protection of environmentally sensitive areas and that public health needs are addressed through physical activity, access to recreation, and safe neighborhoods.

4. Regional Visioning

Ensure that all local assets connect with and support the plans of adjacent jurisdictions and the surrounding region.

5. Authentic Participation

Ensure that the planning process actively involves all segments of the community in analyzing issues, generating visions, developing plans, and monitoring outcomes.

5

Second Public Workshop: September 17



6

Workshop Objectives

- Ensure clear understanding of intent and purpose of a Future Land Use Plan
- Agree on Future Land Use Plan “Character Areas”
 - Names of Character Areas
 - Intent of Designations
 - Locations
- Online Public Survey

**SHARE YOUR IDEAS ABOUT THE
TOWN OF BIG FLATS**

PUBLIC MEETING #2

**SEPTEMBER 17TH
6:30PM**

BIG FLATS COMMUNITY CENTER
476 MAPLE STREET
BIG FLATS, NY 14814

JOIN US FOR A PUBLIC WORKSHOP IN SUPPORT OF
THE BIG FLATS COMPREHENSIVE PLAN UPDATE &
SHARE YOUR IDEAS ABOUT:

- VISION
- FUTURE DEVELOPMENT
- OPEN SPACES

ALL IN-PERSON WORKSHOP PARTICIPANTS WILL BE REQUIRED TO WEAR A FACE COVERING AND PRACTICE SOCIAL DISTANCING. VIRTUAL OPPORTUNITY TO PARTICIPATE WILL ALSO BE MADE AVAILABLE.

7

WHAT IS A COMPREHENSIVE PLAN?

A COMPREHENSIVE PLAN IS A DOCUMENT THAT...

- + Identifies a shared vision for the community
- + Provides direction and guidance for land use
- + Defines a set of goals and policies to direct and accommodate future growth
- + Provides the legal basis for zoning amendments

WHY CREATE A COMPREHENSIVE PLAN?

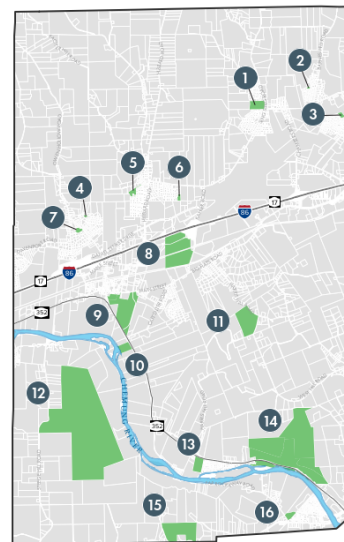
- Define the community's vision for growth and preservation
- Engage and build relationships with the community and stakeholders
- Improve opportunities for future improvement project funding

TOWN OF BIG FLATS PLANNING HISTORY

Town of Big Flats Comprehensive Plan (2006) incorporates feedback from elected and appointed leaders, business owners and residents in order to address concerns and build a consensus for the Town's vision. Implementation strategies surrounding the following focus topics are outlined in the 2006 plan:

- land use/zoning;
- transportation/infrastructure;
- environment/recreation/natural resources;
- housing/community, economic development/airport; and
- Town Center

TOWN OF BIG FLATS - PARKS



- LEGEND**
- 1 WHITNEY PARK
 - 2 REYNOLDS PARK
 - 3 BIG FLATS COMMUNITY PARK
 - 4 MAPLE SHADE PARK
 - 5 HENRY MINER ATHLETIC CENTER
 - 6 TANGLEWOOD NATURE CENTER
 - 7 PINE CIRCLE PARK
 - 8 HILLVIEW PARK
 - 9 HARRIS HILL PARK
 - 10 PLYMOUTH WOODS NATURE PRESERVE
 - 11 FAWN ACRES PARK
 - 12 STEEGE HILL NATURE PRESERVE
 - 13 GOLDEN GLOW HEIGHTS PARK
 - 14 MANOR PARK
 - 15 TANGLEWOOD NATURE CENTER
 - 16 PLYMOUTH WOODS NATURE PRESERVE

8

TOWN OF BIG FLATS COMPREHENSIVE PLAN UPDATE

WHAT ARE CHARACTER AREAS?

CHARACTER AREAS ARE USED TO...

Develop The Future Land Use Plan by identifying where specific development patterns and types are most appropriate to convey an overall vision for the future of the Town over the next ten years.

WHAT IS A FUTURE LAND USE PLAN?

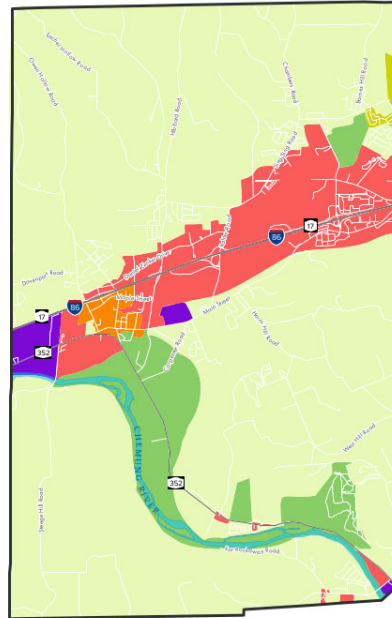
A FUTURE LAND USE PLAN...

Is **NOT** regulatory - it is the basis for updating zoning, but it does not actually control land and property use in the Town.

Does **NOT** define specific properties, zoning classifications, permitted uses, and requirements. This is a function of a zoning ordinance.

LEGEND

- RESIDENTIAL
- MIXED USE
- COMMERCIAL
- INDUSTRIAL
- CONSERVATION
- PLANNED RESIDENTIAL

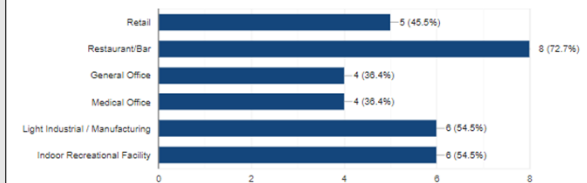


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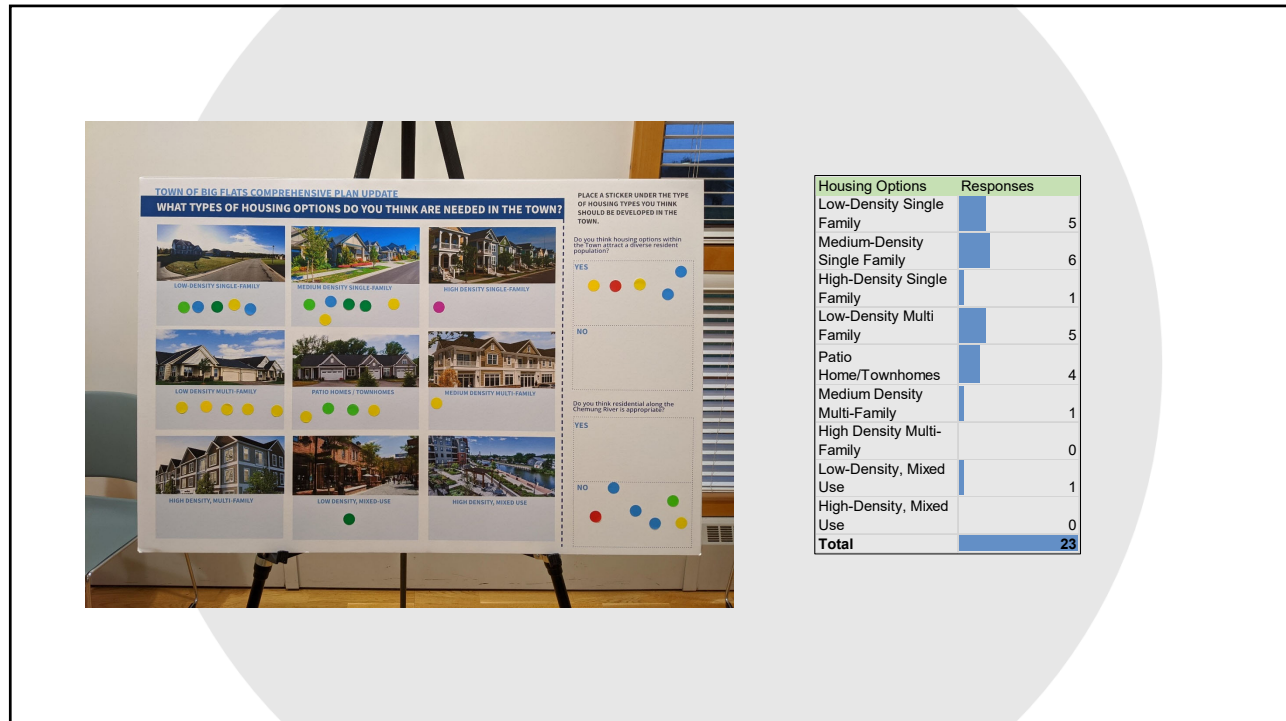
What types of businesses would you like to see over the next 10 years? Choose the top three businesses you would like to see developed in the town.

11 responses

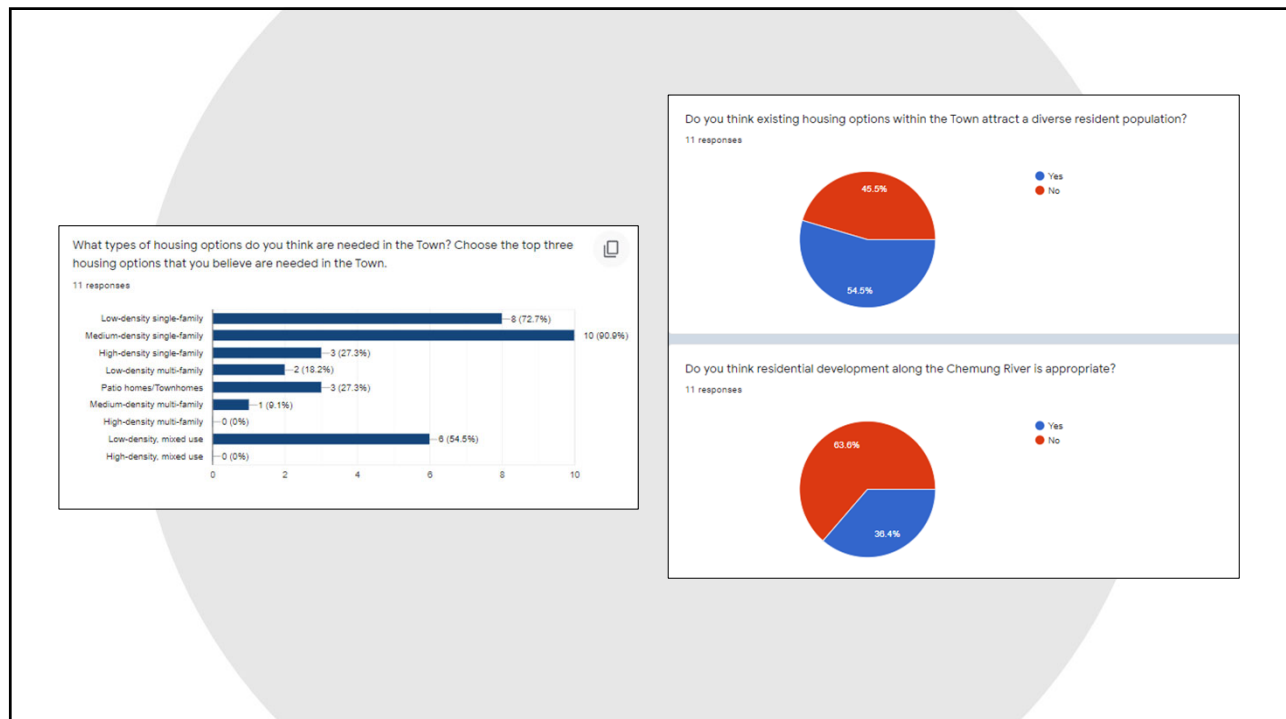


Business Type	Responses
Retail	0
Restaurant/Bar	4
General Office	5
Medical Office	3
Light Industrial/Manufacturing	13
Indoor Recreational Facilities	5
Total	30

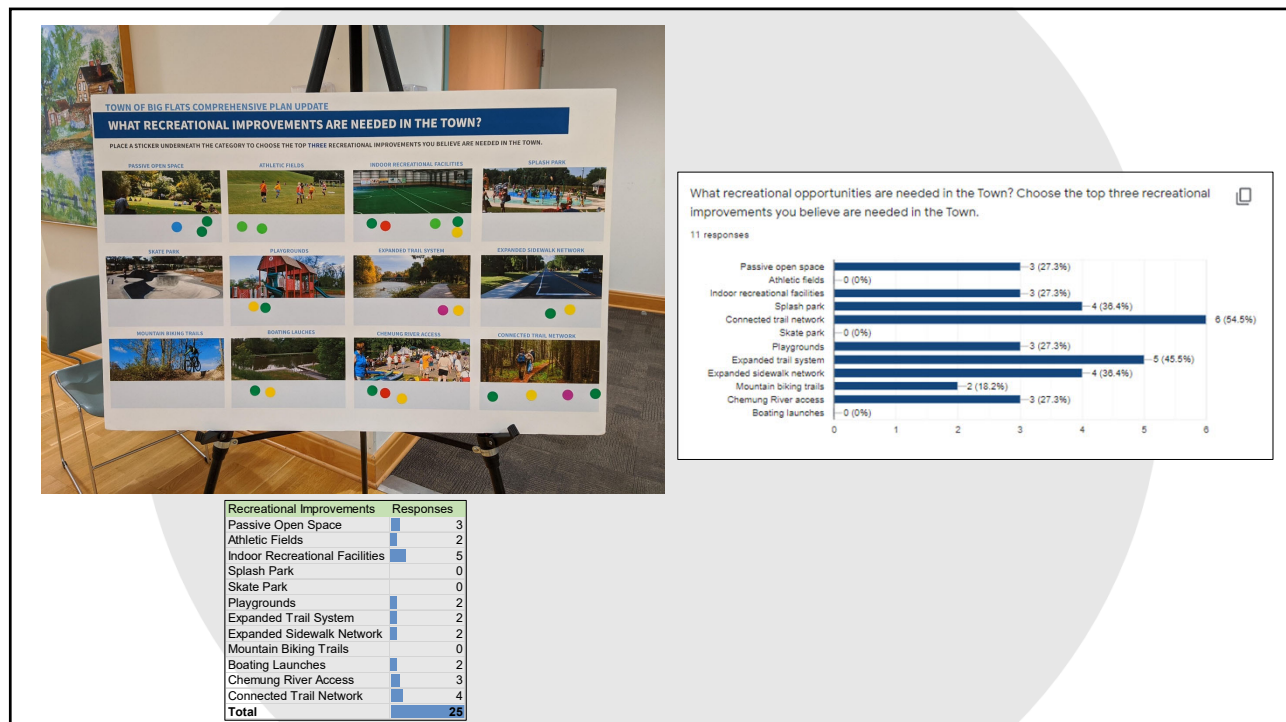
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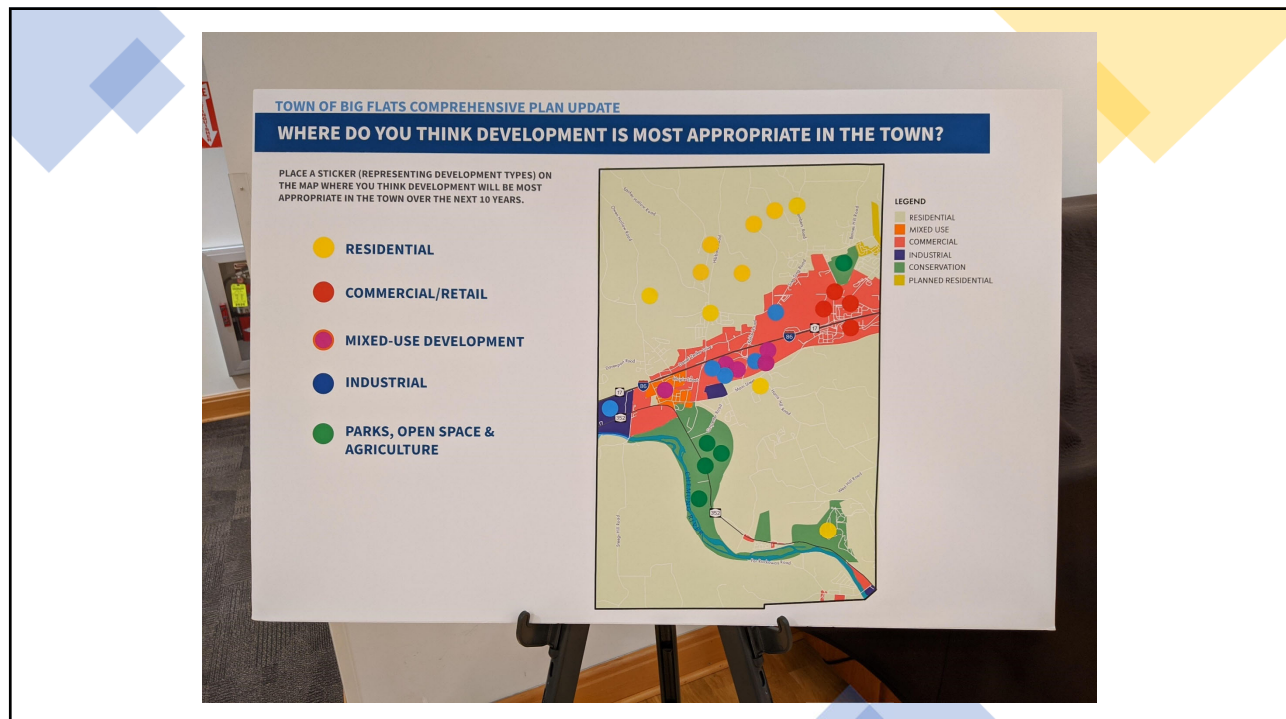
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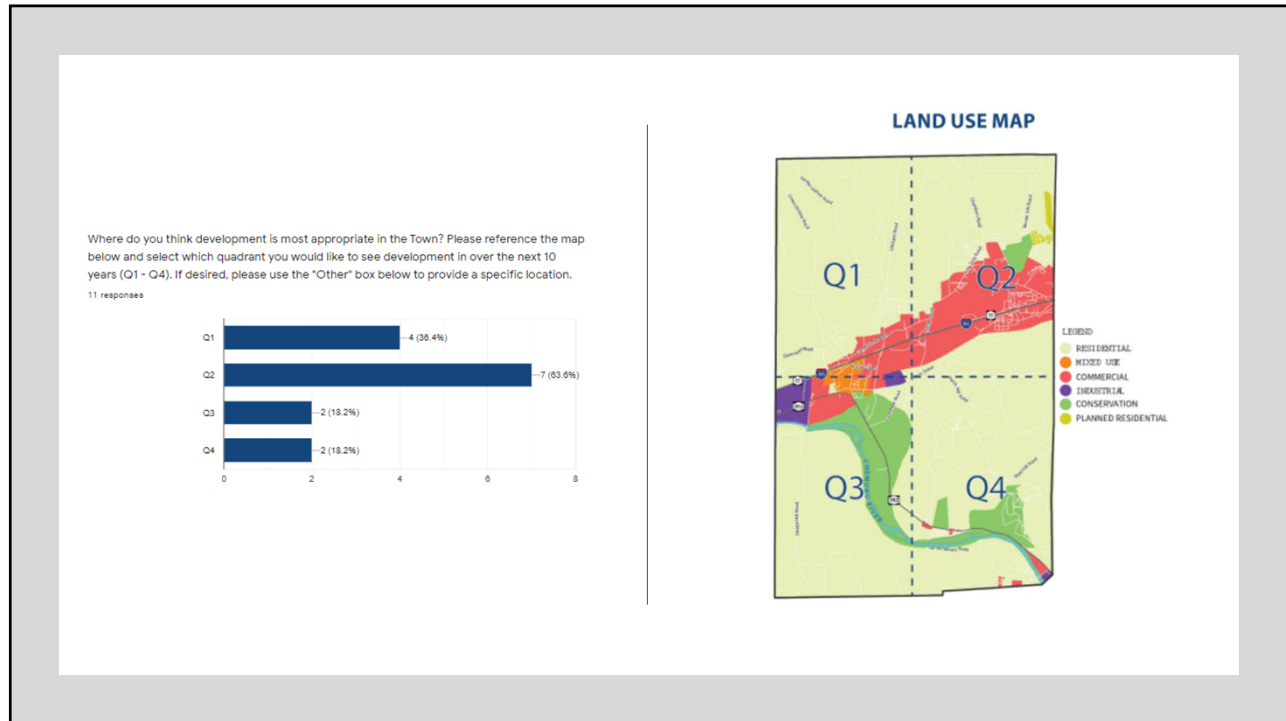
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16

Identifying a Vision for Big Flats

COMPONENTS OF THE POLICY FRAMEWORK

Vision

The basis for the policy framework and lays the groundwork for the future of the Town of Big Flats.



Goals

The Town's desired future direction that form the organizational framework and basis for policies.



Policies

Larger themes that guide decision-making to carry out the goals.



Actions

Specific recommendations to be undertaken by the Town and its partners to achieve the overarching goals of the Big Flats community.



17

Goal - Land Use and Zoning

Policy #1 – Smart Growth Principles: Remove barriers to Smart Growth development in the current Zoning Code.

- Make zoning and other land development regulations simple to use and easy to read to support the development of innovative, pedestrian-oriented, mixed-use projects.
- Coordinate regional transportation investments such as Interstate 86 and the Elmira-Corning Regional Airport with core commercial and manufacturing clusters.
- Focus opportunities for freight facility development to support economic growth and any new commercial and mixed-use development in the areas around the Elmira-Corning Regional Airport.
- Leverage being a Registered Climate Smart Community and implement climate-smart land use.
- Implement action items associated with the Drainage Master Plan.

18

Goal - Land Use and Zoning

Policy #2 – Designation of Growth Areas: Direct growth to areas in the Town (e.g., along Interstate 86, around the Elmira-Corning Regional Airport) to allow denser development and other sustainable development goals.

- Focus commercial and industrial development to appropriate locations with good connections to existing development. For example, continue to direct development along the I-86 Corridor to create a stronger district.
- Coordinate regional transportation investments such as Interstate 86 and the Elmira-Corning Regional Airport with core commercial and manufacturing clusters.
- Cluster freight facilities to support economic growth and any new commercial and mixed-use development in the areas around the Elmira-Corning Regional Airport.
- Develop area planning for infill locations to establish place-specific goals, identify existing challenges, create policies to guide future development, and develop implementation strategies.
- Allow commercial development in outlying areas by special use permit only after requiring the developer to demonstrate the need for that service in that area. Adopt site and building design standards to ensure that any commercial development is in keeping with rural character.

19

Goal - Land Use and Zoning

Policy #3 – Protect Natural Sensitive Lands: Develop tools and techniques to conserve open space.

- Require riparian and wetland buffer areas through zoning.
- Prohibit development in all floodplains unless it is a use that can be flooded without threatening property or human life.
- Evaluate development proposals near rivers for upstream and downstream impacts.
- Prohibit development on previously undeveloped land where the elevation is lower than the elevation of the 100-year flood as defined by FEMA.
- Prohibit development on previously undeveloped land within a setback to any endangered or protected fish and wildlife habitat or wetland conservation area.
- Designate and protect critical natural lands outside of the municipal development area, identifying areas that have a strong rural legacy.
- Explore the use of open space or recreation impact fees to preserve open space.
- Encourage green infrastructure strategies to collect and treat stormwater runoff, such as rain gardens, vegetated swales, and permeable pavements, through incentives in new developments or redevelopments.
- Designate growth areas and preservation areas defined by a municipal services area.

20

Goal – Business and Economic Development

Policy #1 – Retain Existing Businesses: Build on what already exists to create a strong foundation on which to attract new businesses, residents, and employment.

- Work with local property and business owners to build support for a special assessment district or improvements in the area.
- Create a unified community events calendar to inform local businesses and potential customers.
- Designate an economic development person with dedicated staff time to implement programs and build relationships in the community, including operating programs, pursuing funding, and tracking results so the Town can modify its activities and investments as business needs change.
- Help nearby institutions that have a vested interest in community development by purchasing goods and services locally to support local businesses and workers.
- Partner with local businesses and community colleges or workforce training programs to create a tailored curriculum that prepares students for jobs in high-priority industries.

21

Goal – Business and Economic Development

Policy #2 – Economic Growth: Provide the local capacity for economic growth.

- Reinforce public investments to support investment by individual homeowners, business owners, commercial property owners, and/or banks and other financial institutions in places where there is existing private-sector activity.
- Continue to focus big box retailing along Interstate 86 and encourage small business development in town center zoning districts and neighborhood business districts.
- Create a special expedited or prioritized review procedure to process development proposals in designated town centers.
- Implement a marketing campaign to encourage and draw businesses into the Town of Big Flats.

22

Goal – Business and Economic Development

Policy #3 – Community-Based Economic Development: Promote, support, and invest in businesses that serve local needs and are compatible with the vision, character, and cultural values of the community.

- Develop a recreation economy. Encourage recreation business ventures, such as a local paddling outfitter.
- Use zoning, expedited review, and other incentives to encourage private recreational facilities to locate in the Town of Big Flats.
- Conduct a cost-benefit analysis for an indoor recreation facility that can host regional competitions.
- Increase tourism through better marketing of what already exists, such as the Chemung River corridor. New developments will benefit existing residents by creating new job opportunities and adding to the area's already high quality of life.

23

Goal – Business and Economic Development

Policy #4 – Efficient Public Infrastructure Systems and Operations: Ensure that structures and networks are appropriately sized to adequately serve existing and future development to keep infrastructure capacity in line with demand.

- Develop a capital improvements program that aligns with the comprehensive plan that supports new development.
- Perform a study of public water and sewer services with an integrated regional approach to attract industry for residential and commercial development.

24

Goal – Quality of Life

Policy #1 – Improve Health and Promote Active Living through Recreational Amenities: Support and increase public access to recreational and open space opportunities.

- Explore shared-use agreements to expand public access to recreational facilities at schools, churches, and other locations.
- Require new residential developments when practical to include public open space or provide access to adjacent open space.
- Make recreational equipment such as bikes, snowshoes, and cross-country skis available through a community center, school, library, or commercial partner for residents to rent or borrow.
- Encourage or incentivize landowners to provide recreational trails and access to or through private lands.
- Activate underutilized preserves and conservation areas, such as the Steege Hill Nature Preserve.
- Implement applicable strategies from the Chemung River Trail Assessment & Comprehensive Master Plan.
- Leverage participation in the Community Ratings System to refocus old emotions about the Chemung River and its history of flooding towards the river as a recreational asset.

25

Goal – Quality of Life

Policy #2 – Establish a Distinctive Brand: Create a well-publicized initiative that clearly communicates consensus-building, shared values, and sustainable development goals of the Town of Big Flats.

- Establish a Town of Big Flats brand and identity, with consistent fonts, colors and logo.
- Develop and distribute pamphlets and brochures/guides that share information about the Town to residents and visitors.
- Design and install educational and interpretive signage at Town sites and facilities.

26

Goal – Quality of Life

Policy # 3 – Provide Transportation Choices: Improve transit, biking, and pedestrian facilities, particularly in neighborhoods and other locations identified for infill development.

- Update zoning where appropriate to require new developments to include pedestrian- and bicyclist-friendly features, including sidewalks, maximum setbacks from the street, reduced parking, and bicycle parking.
- Emphasize increased connectivity when expanding the street network by limiting cul-de-sacs and dead ends, which are disconnected.
- Adopt traffic calming and context-sensitive street design guidelines around schools, in residential neighborhoods, and in other key activity centers.
- Require or encourage connections between new developments and adjacent neighborhoods.
- Use zoning, expedited review, and other incentives to encourage health care providers, housing for older adults, assisted living facilities, and rehab centers to locate in key activity centers with transit and pedestrian facilities.

27

Goal – Regional Visioning

Policy #1 – Promote Cooperation and Sharing of Resources: Explore opportunities for regional cooperation to allow for improved efficiency and cost savings in local government operations.

- Coordinate with nearby towns and villages to share resources, exchange ideas, and forge partnerships to build and access planning capacity.
- Participate in regional coordinated planning and policy guidance documents.
- Support the Southern Tier Regional Consortium.
- Enhance partnership between the Chemung County Chamber of Commerce and Finger Lakes Wine Country.

28

Goal – Regional Visioning

Policy #2 – Connect Local Activity Centers with Regional Destinations: Enhance connections so that residents can move throughout the region to access employment opportunities, services, and recreational amenities.

- Connect local leaders with Southern Tier higher education institutions on economic development efforts.
- Leverage the Consortium, regional planning boards, and the Regional Economic Development Council to identify opportunities for collaboration on community development projects, such as road and infrastructure projects.
- Coordinate local efforts to invest in people and skills by incorporating skills development of workers as a priority at all levels of regional economic development planning.
- Participate with regional ad hoc working groups to enhance availability of entrepreneurial advisory, educational, collaboration and business planning opportunities.

29

Goal – Authentic Participation

Policy #1 – Provide Ongoing and Understandable Information for All: Inform and educate all citizens about development and decision-making processes.

- Utilize a pre-application meeting to assist parties interested in developing and improving residential and commercial properties in the Town of Big Flats. Bring developers and the development community into the visioning process.
- Enact clear design guidelines so that streets, buildings, and public spaces work together to create a sense of place.
- Make easy-to-understand zoning handouts available online and at Town hall. Providing a simple explanation of what is allowed and contact information for further questions can ease the burden of seeking permit approvals.

30

Goal – Authentic Participation

Policy #2 – Use a Variety of Communications Channels to Inform and Involve:
Disseminate planning and development information on a consistent basis.

- Hold regular community meetings, in locations and at times that allow people on different schedules and in different parts of the community to attend, to encourage public participation in developing plans and other land use regulations.
- Distribute a weekly bulletin of community meetings via email, local paper, direct-mailers, or others forms of communication accessible to everyone.
- Develop websites, social media tools, or public access television stations to provide broadcasts or recordings of community meetings for those unable to attend in person.
- Use social media platforms to connect audiences of all demographics, and to inform and engage the public on events as they are happening.
- Maintain a website to increase the availability of information, such as changes to a specific site design or posting common questions and information about the Uniform Code. In this way, the public can remain informed and engaged in site design and development review and other planning processes.

31

Next Steps

- ✓ Steering Committee Meeting #5
- ✓ Draft and Final Comprehensive Plan and Zoning Update
- ✓ Town Board Meeting



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Schedule Moving Forward



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1



2

Last time we met...



3

Emerging Themes...

- Central “hub”
- Elmira/Corning Regional Airport
- I-86 Corridor
- Quality of Life
- Outdoor Recreation
- ✓ Transparent, fair, and inclusive development processes
- ✓ Provide centralized, easily accessible information

4

Existing Conditions Summary

- Declining population
- Aging population
- Prosperous community
- Limited diversity in population
- High traffic volumes on through routes
- Opportunity to strengthen trail network
- 367+ acres of parkland, but gaps in access
- Focused development potential

5

Two Public Workshops: March 11 and September 17, 2020



6

Workshop Objectives

- In a word, how would you describe Big Flats to someone who has never been here?
- What aspects of Big Flats are most important to preserve?
- What is the area where you see the greatest need for improvement?
- How would you like to be able to describe Big Flats in 10 years?

SHARE YOUR IDEAS ABOUT THE TOWN OF BIG FLATS

PUBLIC MEETING #1

MARCH 11TH

BIG FLATS TOWN HALL
476 MAPLE STREET
BIG FLATS, NY 14814

JOIN US FOR A PUBLIC WORKSHOP IN SUPPORT OF THE BIG FLATS COMPREHENSIVE PLAN UPDATE & SHARE YOUR IDEAS ABOUT:

- VISION
- QUALITY OF LIFE
- COMMUNITY CHARACTER
- FUTURE DEVELOPMENT

6:30 PM

7

Vision Statement

The Town of Big Flats will maintain its high quality of life and small-town amenities while encouraging sustainable residential, commercial, industrial and recreational growth. It will prioritize regional connectivity, economic development, tourism and a healthy range of housing and employment choices.

8

Workshop Objectives

- Ensure clear understanding of intent and purpose of a Future Land Use Plan
- Agree on Future Land Use Plan "Character Areas"
 - Names of Character Areas
 - Intent of Designations
 - Locations
- Online Public Survey



SHARE YOUR IDEAS ABOUT THE TOWN OF BIG FLATS

PUBLIC MEETING #2

SEPTEMBER 17TH
6:30PM

BIG FLATS COMMUNITY CENTER
476 MAPLE STREET
BIG FLATS, NY 14814

JOIN US FOR A PUBLIC WORKSHOP IN SUPPORT OF
THE BIG FLATS COMPREHENSIVE PLAN UPDATE &
SHARE YOUR IDEAS ABOUT:

- VISION
- FUTURE DEVELOPMENT
- OPEN SPACES

ALL IN-PERSON WORKSHOP PARTICIPANTS WILL BE REQUIRED TO WEAR A FACE COVERING AND PRACTICE SOCIAL DISTANCING. VIRTUAL OPPORTUNITY TO PARTICIPATE WILL ALSO BE MADE AVAILABLE.

9

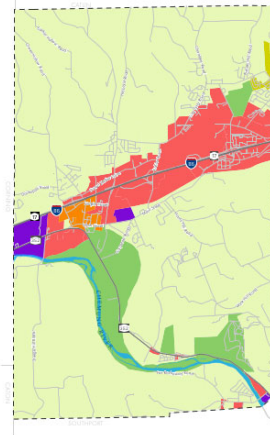
Future Land Use Plan

- Industrial/manufacturing is most desired, specifically in areas within the Town that are currently being utilized for industrial, mixed-use, and commercial/retail purposes
- Interest to increase restaurants and bars
- Low-density single-family and medium-density single-family homes
- Connected and expanded trail network

FUTURE LAND USE PLAN

2030 LAND USE PLAN FOR THE TOWN OF BIG FLATS

The 2030 Future Land Use Plan for the Town of Big Flats was created and modified with input from the Steering Committee as well as citizens at public meetings. The plan includes an increased focus on light industrial development, expansion of the pedestrian network, targeted residential growth, and defined mixed-use nodes and corridors.



Character Areas

The Future Land Use Plan identifies where specific development patterns and types are most appropriate, these are called Character Areas. These character areas are used to convey an overall vision for the future of the Town over the next ten years. The Character Areas for the Town of Big Flats Future Land Use Plan include: Residential, Planned Residential, Commercial, Industrial, Mixed Use, and Conservation.

LEGEND

- RESIDENTIAL
- MIXED USE
- COMMERCIAL
- INDUSTRIAL
- CONSERVATION
- PLANNED RESIDENTIAL

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10



Goals, Policies, and Actions

11

Review of Goals

1. Land Use and Zoning
2. Business and Economic Development
3. Quality of Life
4. Regional Visioning
5. Authentic Participation

12

Review of Policies

1. Land Use and Zoning

Ensure a balanced mix of land uses that promotes well-managed growth, sustainable living, protects natural resources, and affords a high quality of life..

2. Business and Economic Development

Ensure that the community is economically resilient and initiates sustainable development and redevelopment strategies that foster local business growth and builds confidence in local assets..

3. Quality of Life

Ensure the protection of environmentally sensitive areas and that public health needs are addressed through walkability, access to open space, and healthy neighborhoods.

4. Regional Visioning

Ensure that all local assets connect with and support the plans of adjacent jurisdictions and the surrounding region.

5. Authentic Participation

Ensure that the planning process actively involves all segments of the community in analyzing issues, generating visions, developing plans, and monitoring outcomes.

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Identifying a Vision for Big Flats



- **Land Use -**
Ensure a balanced mix of land uses that promotes well-managed growth, sustainable living, protects natural resources, and affords a high quality of life.



- **Business and Economic Development -**
Ensure that the community is economically resilient and initiates sustainable development and redevelopment strategies that foster local business growth and builds confidence in local assets.



- **Quality of Life -**
Ensure the protection of environmentally sensitive areas and that public health needs are addressed through walkability, access to open space, and healthy neighborhoods.



- **Regional Visioning -**
Ensure that all local assets connect with and support the plans of adjacent jurisdictions and the surrounding region.



- **Authentic Participation -**
Ensure that the planning process actively involves all segments of the community in analyzing issues, generating visions, developing plans, and monitoring outcomes.

COMPONENTS OF THE POLICY FRAMEWORK

Vision

The basis for the policy framework and lays the groundwork for the future of the Town of Big Flats.



Goals

The Town's desired future direction that form the organizational framework and basis for policies.



Policies

Larger themes that guide decision-making to carry out the goals.



Actions

Specific recommendations to be undertaken by the Town and its partners to achieve the overarching goals of the Big Flats community.



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Goal - Land Use and Zoning

Policy #1 – Smart Growth Principles

Policy #2 – Designation of Growth Areas

Policy #3 – Protect Natural Sensitive Lands

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Goal – Business and Economic Development

Policy #1 – Retain Existing Businesses

Policy #2 – Economic Growth

Policy #3 – Community-Based Economic Development

Policy #4 – Efficient Public Infrastructure Systems and Operations

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Goal – Quality of Life

Policy #1 – Improve Health and Promote Active Living through Recreational Amenities

Policy #2 – Establish a Distinctive Brand

Policy #3 – Provide Transportation Choices



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Goal – Regional Visioning

Policy #1 – Promote Cooperation and Sharing of Resources

Policy #2 – Connect Local Assets with Regional Destinations



18

Goal – Authentic Participation

Policy #1 – Provide Ongoing and Understandable Information for All

Policy #2 – Use a Variety of Communications Channels to Inform and Involve.

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Edits and Comments

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Next Steps

- ✓ Planning Board review on December 1st
- ✓ Adoption at Town Board meeting on December 16th



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Schedule Moving Forward



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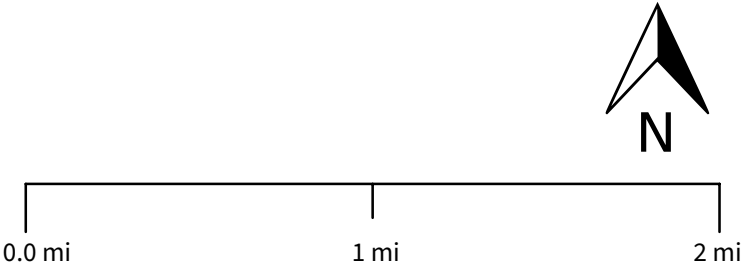
Appendix C

Stakeholder Meeting Maps

TOWN OF BIG FLATS PARKS, OPEN SPACE + RECREATIONAL RESOURCES

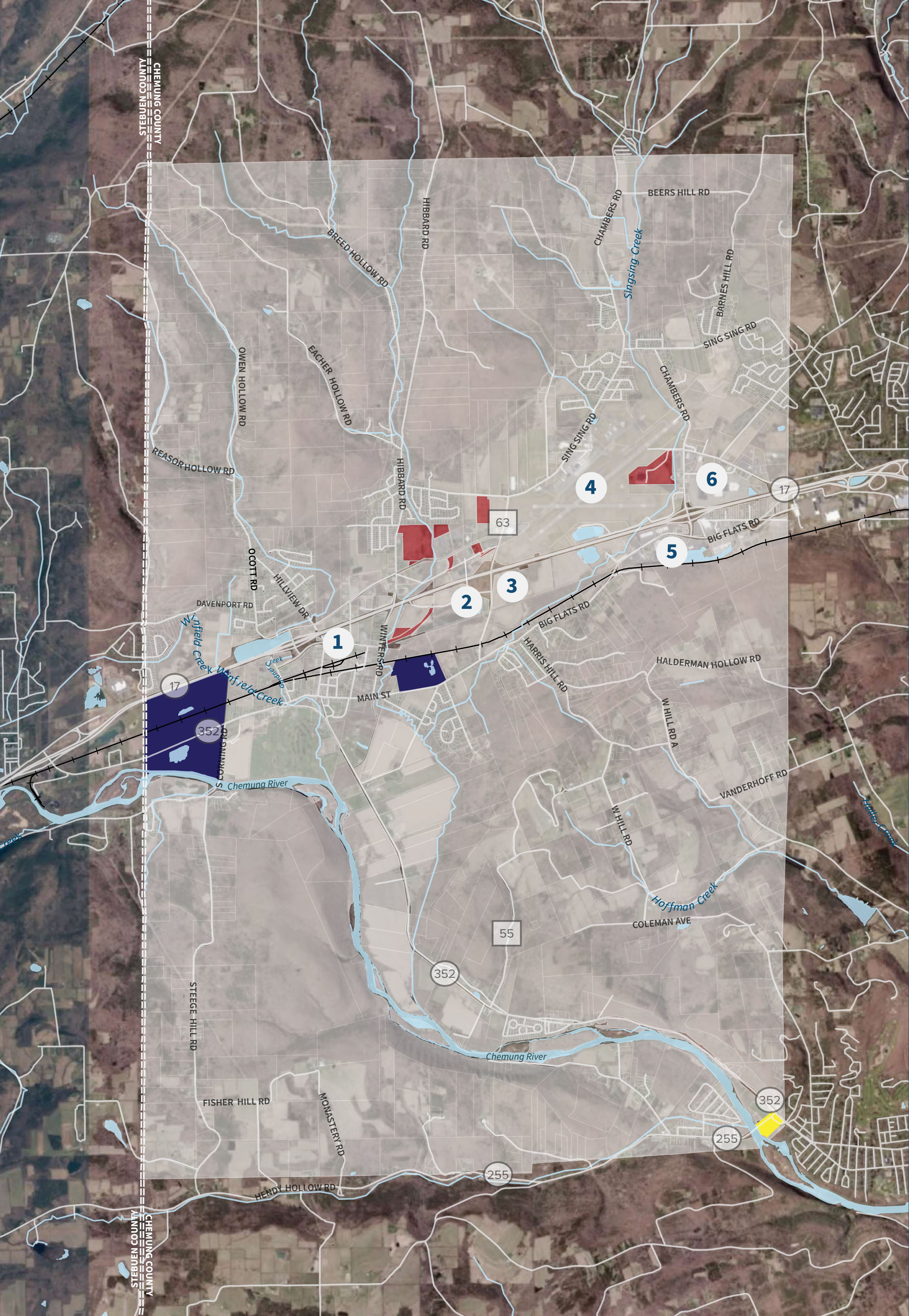


-  **PARKS AND OPEN SPACE**
-  **RECREATION**
-  **BOAT LAUNCH**
-  **TRAILS**

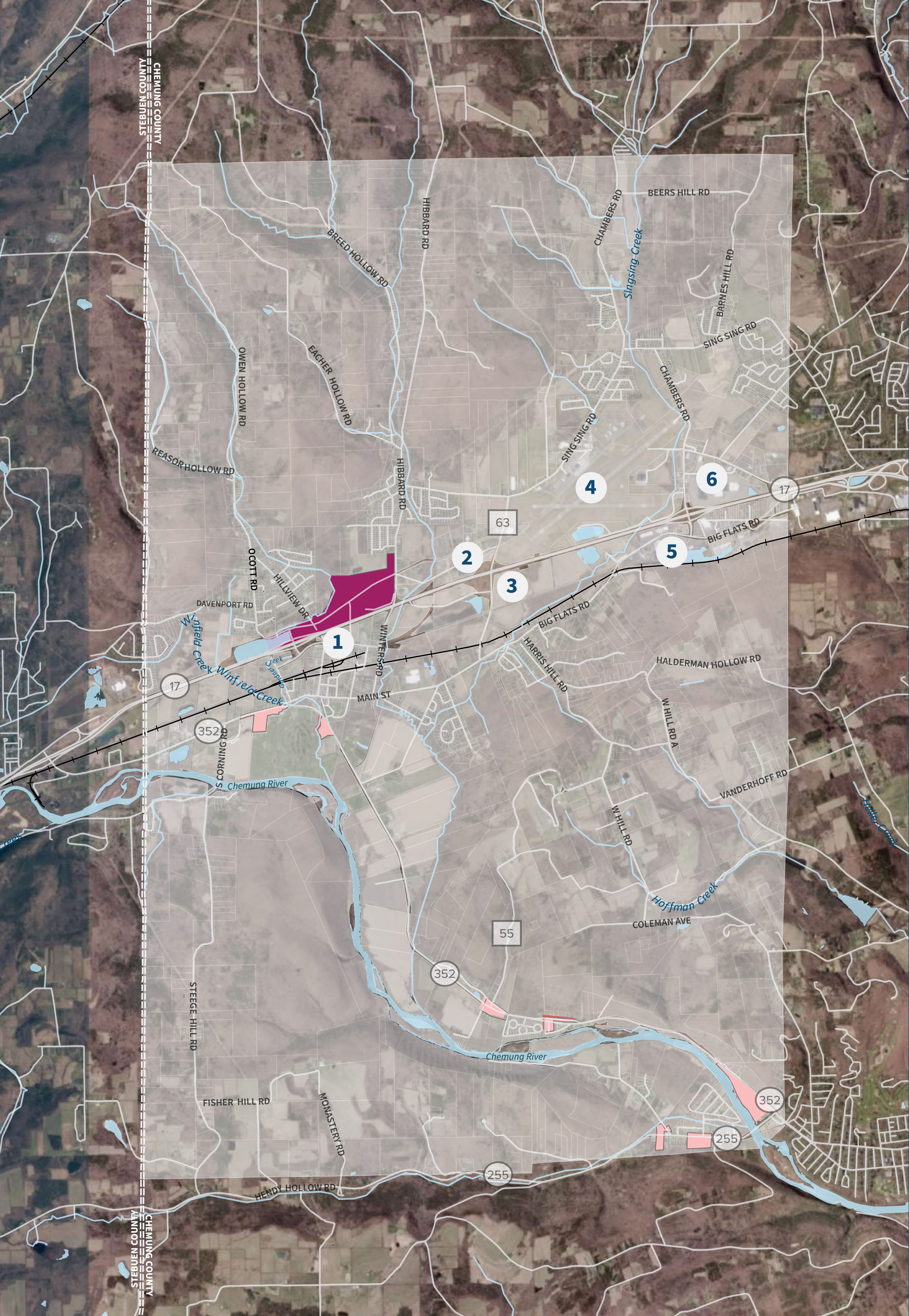


TOWN OF BIG FLATS INDUSTRY / MANUFACTURING

- 1 MINIER’S PLAZA
 - 2 AIRPORT CORPORATE PARK
 - 3 CORPORATE PARK S. BUSINESSES
 - 4 ELMIRA CORNING REGIONAL AIRPORT
 - 5 CONSUMER SQUARE
 - 6 ARNOT MALL
-
- INDUSTRIAL ZONE
 - COMMERCIAL LIGHT INDUSTRIAL ZONE
 - CHEMUNG COUNTY IDA OWNED PROPERTIES



TOWN OF BIG FLATS SMALL BUSINESSES



- 1 MINIER'S PLAZA
- 2 AIRPORT CORPORATE PARK
- 3 CORPORATE PARK S. BUSINESSES
- 4 ELMIRA CORNING REGIONAL AIRPORT
- 5 CONSUMER SQUARE
- 6 ARNOT MALL

- BUSINESS NEIGHBORHOOD ZONE
- BUSINESS NEIGHBORHOOD ZONE



TOWN OF BIG FLATS CAR DEALERSHIPS



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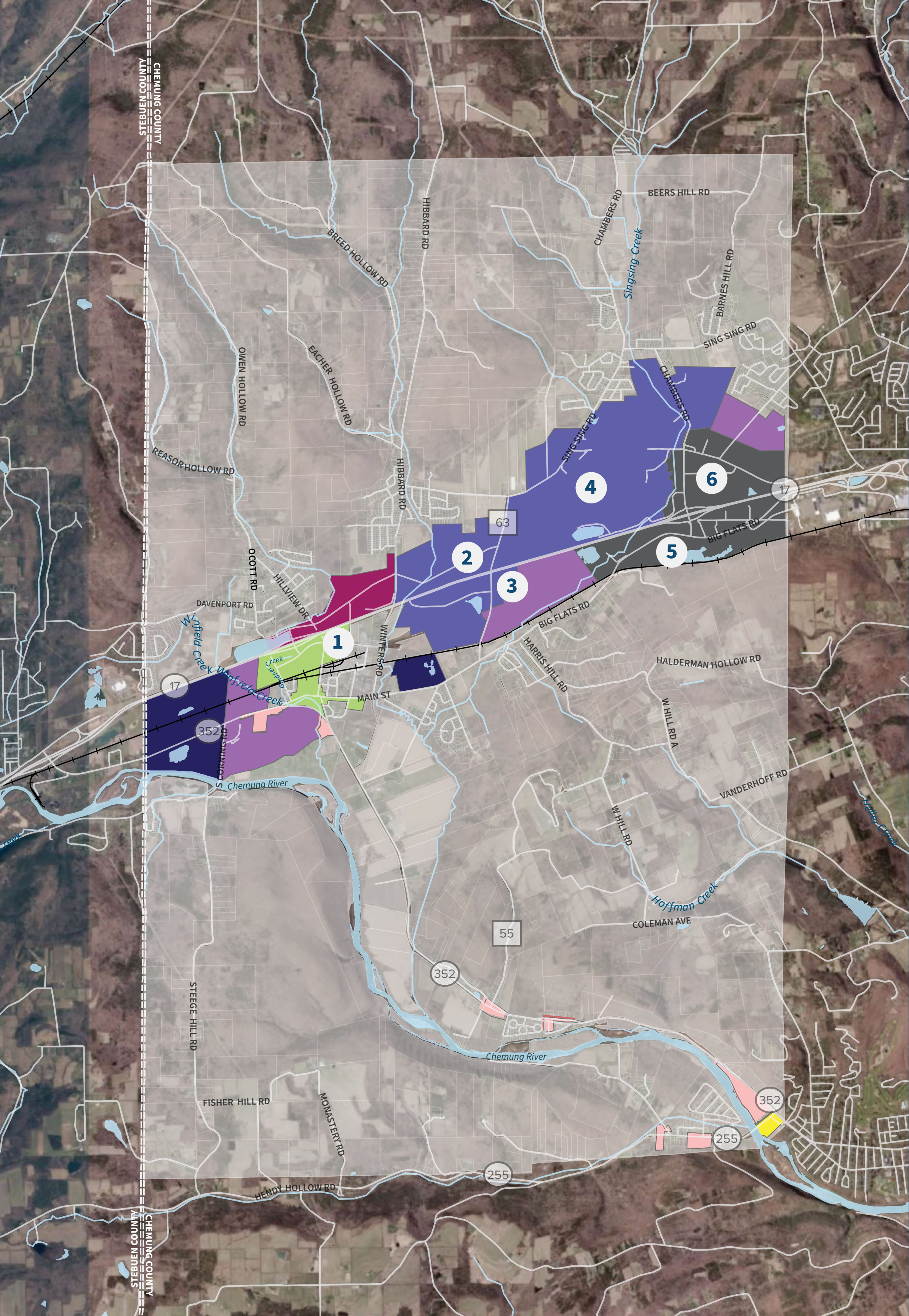
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TOWN OF BIG FLATS ECONOMIC DEVELOPMENT

- 1 MINIER’S PLAZA
- 2 AIRPORT CORPORATE PARK
- 3 CORPORATE PARK S. BUSINESSES
- 4 ELMIRA CORNIING REGIONAL AIRPORT
- 5 CONSUMER SQUARE
- 6 ARNOT MALL

- INDUSTRIAL
- COMMERCIAL LIGHT INDUSTRIAL
- BUSINESS NON-RETAIL
- TOWN CENTER DISTRICT
- BUSINESS NEIGHBORHOOD
- BUSINESS NEIGHBORHOOD
- BUSINESS REGIONAL
- AIPORT BUSINESS DISTRICT



TOWN OF BIG FLATS

RETAIL / COMMERCIAL

- 1 MINIER'S PLAZA
- 2 AIRPORT CORPORATE PARK
- 3 CORPORATE PARK S. BUSINESSES
- 4 ELMIRA CORNING REGIONAL AIRPORT
- 5 CONSUMER SQUARE
- 6 ARNOT MALL

- TOWN CENTER ZONE
- TOWN CENTER 2 ZONE
- TOWN CENTER RESIDENTIAL ZONE

