

TOWN OF CAMPBELL COMP PLAN REVIEW

NOVEMBER 14, 2016



**REPORT DONE BY: SANDRA M. AUSTIN, TOWN CLERK
AND MARVIN RETHMEL, CODE ENFORCEMENT OFFICER**

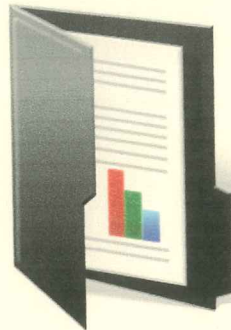
BRIEF OVERVIEW



**WORK BEGAN ABOUT
APRIL, 2012
WITH AN
APPOINTED COMMITTEE**

... To come up with a comprehensive master plan as there was no master plan ever on file for the Town of Campbell.

TOWN OF CAMPBELL COMPREHENSIVE PLAN



**WAS ADOPTED ON
AUGUST 12, 2013
BY THE CAMPBELL
TOWN BOARD**

**A PLAN TO SERVE
AS A GUIDE FOR
THE NEXT 10, OR SO,
YEARS**

Chapter 1 INTRODUCTION

The Town of Campbell is a rural community of 3,700 residents located in the Southern Tier of New York State. Its location in the northern foothills of the Appalachian Mountains provides beautiful vistas and rugged terrain, with the Cohocton River bisecting the Town and forming a lush valley. While the river provides prime agricultural soils, due to its presence most of Campbell's developable land lies in a floodplain. The Town is comprised of approximately forty square-miles of primarily open and undeveloped land, farms, single-family residential uses, commercial operations and a small hamlet where the majority of Campbell's activity occurs.

Like much of Upstate New York, Campbell's population is aging and its residents not only retaining their population and enhancing the quality of life for those who remain, but also attracting new residents, such as young families who are interested in taking over an existing operation, restoring a building in the hamlet area or simply contributing to the community by getting involved with local festivals or community organizations.

For these reasons, the Town of Campbell's Town Board embarked upon a comprehensive planning process in 2012. Although comprehensive plans are not mandated in New York State, the purpose in outlining a long-term vision and goals of residents, business owners and the public interest in how a municipality is functioning. The Town does not have a comprehensive plan, rather than an update this document is the first known comprehensive plan and will serve as a guide document for the Town Board, Planning Board, Zoning Board of Appeals, and other agencies for the next ten or so years. The plan is subtitled "Campbell 2025" because the vision described herein is what the recommendations in Chapter 5 are intended to achieve by that date.

**THE PLAN IS SUBTITLED
"Campbell 2025"**

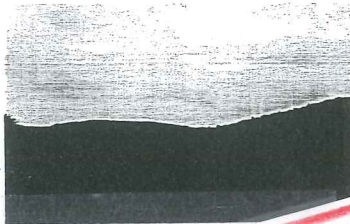
THE VISION OR RECOMMENDATIONS ARE INTENDED TO BE ACHIEVED BY THAT DATE.

1.1 Purpose of a Comprehensive Plan

In New York State, a municipality's comprehensive plan is intended to provide a framework for future development and conservation, as well as public and private investment in the community. In Campbell, it is the collective investment by residents, businesses, churches, schools, volunteer organizations, and Town government that will shape our physical, social and economic character in the next decade and beyond.

The purpose of the Town of Campbell Comprehensive Plan is to provide policy and recommendations for the Town officials, property owners and potential developers to ensure that:

- Development occurs in a planned and orderly manner, residents;
- Important features of the town such as rural character, open spaces are preserved;
- Individual property owners are encouraged to enjoy the guidelines set forth in this plan; and,
- The health and welfare of all residents is protected.



**A PLAN WITH
A PURPOSE ...**

**PROVIDE A POLICY AND
RECOMMENDATIONS**

**It is a guide for
all to use.**

1.2 Background and Overview

Comprehensive planning describes three things—the existing condition of the Town, the vision for the Town, and a “road map” for achieving that vision. To develop this Plan, the Town established the Town of Campbell Comprehensive Plan Committee (CPC) to identify key issues, assist with public outreach and define the vision and goals of the plan. The CPC met biweekly for a year and was actively involved in all phases of Plan development. Its members represented various perspectives (Town Board, Planning Board, Zoning Board of Appeals, business owners and residents) and geographies from within the Town and helped to publicize public meetings. Members also made presentations on topics of their choosing, ranging from History to development in the hamlet center.

In addition to their regular meetings, the CPC conducted a public outreach process that included a variety of opportunities for input. Those involved with this plan strived to ensure that the Comprehensive Plan would reflect the entire community's vision for the future. The public outreach strategy included the following elements:

Community Survey

In August and September 2012, the Town of Campbell conducted a community survey to obtain input on a wide range of issues and to help form the focus and direction of the Comprehensive Plan. The survey included a wide range of questions that addressed community values, priorities and needs, as well as demographic and economic information. The Town mailed out approximately 1,250 in total. Two hundred and twenty-eight rate of about twenty percent. The results of the survey can be

First Town-wide Meeting

To gather additional public input and describe the planning process, the Town of Campbell Comprehensive Plan Committee held a public meeting at the Town Hall on December 12, 2012. The meeting was publicized in the Town newsletter, local newspapers and an overview of comprehensive planning as well as highlights. Attendees also participated in a Visual Preference Survey to density of development that they would like to see in Campbell.

Town of Campbell Comprehensive Plan – 8/12/13
Page 1: 2

The plan goes through ...

- Existing conditions
- Vision for future --
[listing goals]
- Steps to reach the goals

**PUBLIC
OUTREACH
STRATEGY**

→ Survey

**It is a guide for
the next 10-15
years.**

To be successful, the plan depends on both the personal commitment of residents to the long-term well-being of their children and grandchildren (when considering the sale or use of their property) and the public commitment to use laws with needed improvements, to enforce the laws that meet the need for major town expenses such as roads and bike lanes, community facilities, and public services.

The plan is intended to serve as a guide for the next ten to fifteen years. However, this plan should be reviewed at most every three years to gauge progress on implementation and to perform needed maintenance. A more formal revision should occur at the end of the ten-year plan.

Even though comprehensive planning is not mandated by New York State, the state encourages comprehensive planning for the sake of the health, welfare, and general prosperity of its citizens. Current funding mechanisms look upon the existence of a current comprehensive plan as a benefit when distributing money for specific planning and development projects, as they like to know that a municipality is acting in the name of its residents as the result of a participatory planning and visioning process.

**REVIEW should
be done at least
every 3 years.**

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First Town-wide Meeting

To gather additional public input and describe the planning process in more detail, the Comprehensive Plan Committee held a public meeting at the Town Hall on December 3, 2012. At this meeting, which was publicized in the Town newsletter, local newspapers and through social media, the CPC presented an overview of comprehensive planning as well as highlights and analysis from the Community Survey. Attendees also participated in a Visual Preference Survey to provide feedback about the scale and density of development that they would like to see in Campbell.

**COMMUNITY
SURVEYS**

**TOWN-
WIDE
MEETINGS**

**ANALYSIS OF
COMMUNITY
CONCERNS**

**PUBLIC
HEARINGS**

FRAMEWORK OF THE PLAN

THE TOWN OF CAMPBELL COMPREHENSIVE PLAN IS COMPRISED OF THE FOLLOWING CHAPTERS:

1	Introduction
2	Existing Conditions
3	Description of Vision and Themes
4	Future Land Use Plan
5	Implementation Matrix
Appendices	Community Survey and results, Focus Group comments, Smart Growth America "Next Steps" memo, Flood-related comments from STC and Steuben County 239-m review

This was a presentation done for the master plan committee and made into a presentation.

**LET'S LOOK AT
EXISTING
CONDITIONS**



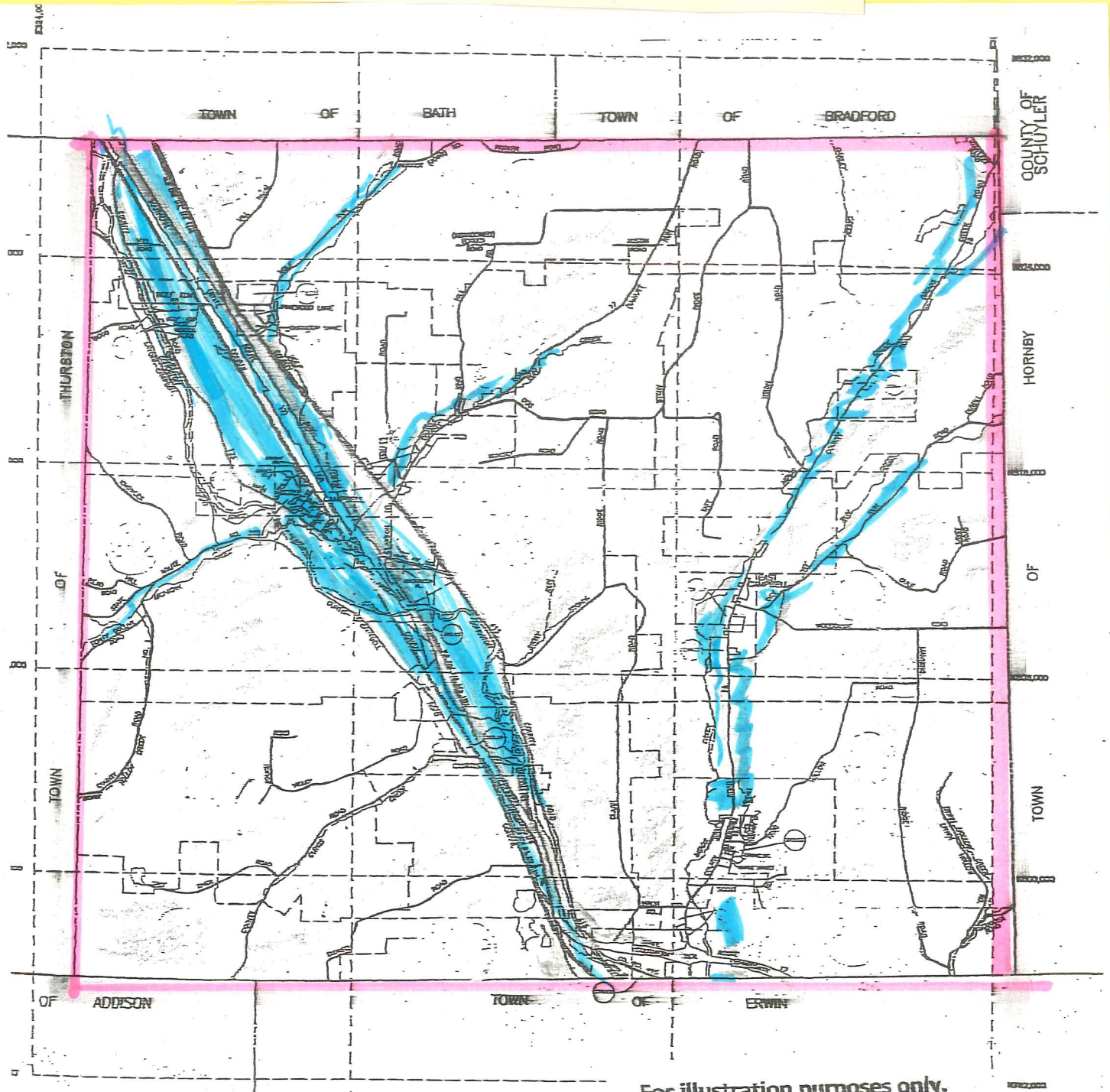
THE WHOLE TOWN

PRESENTATION:

**"FLOODPLAIN, FLOODWAY &
STEEP SLOPES"**

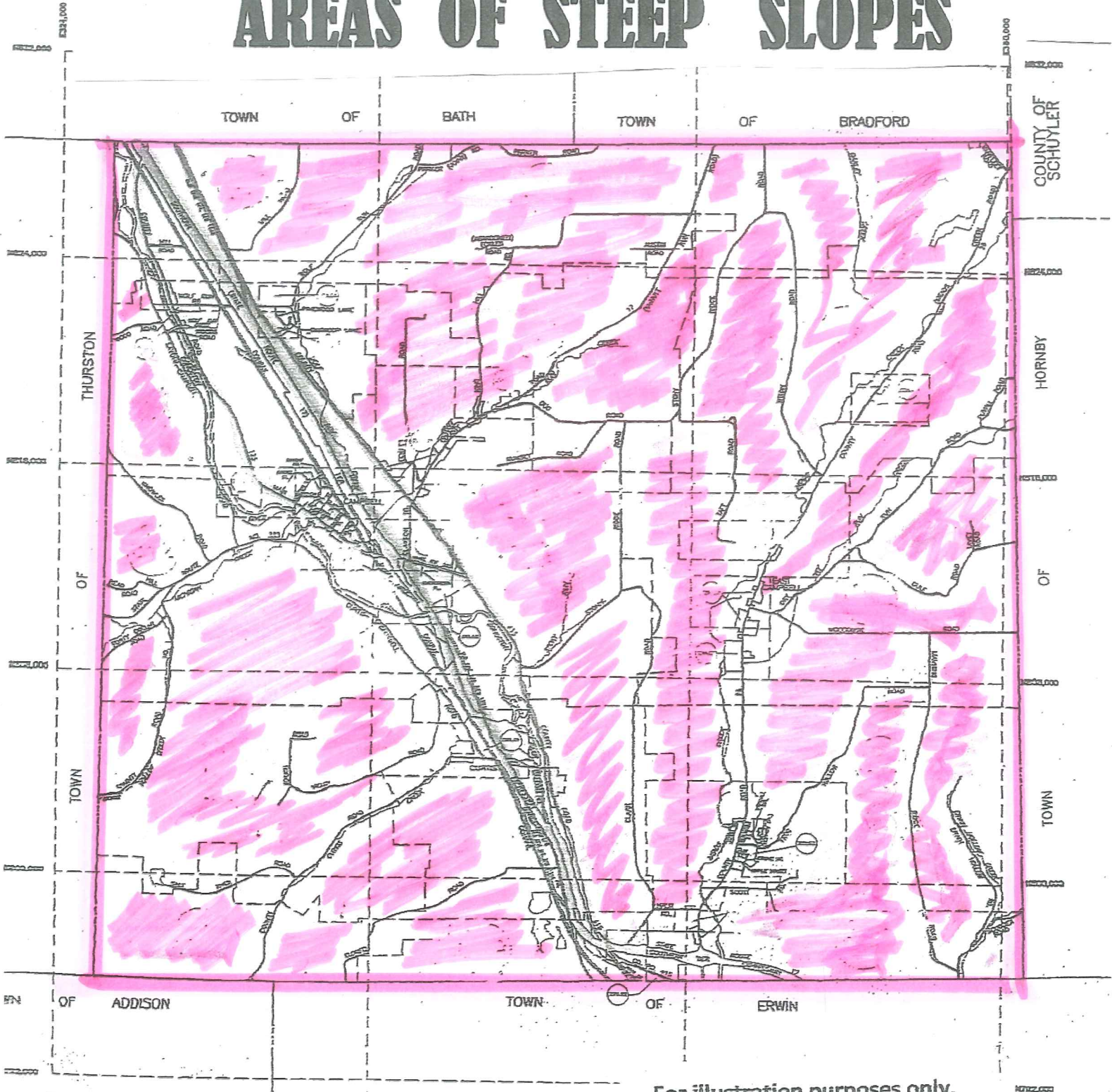
BY: MARVIN & SANDY

AREAS OF FLOODPLAIN & FLOODWAY [AREAS ALONG RIVER & CREEKS]



**Areas which are developable are "built out".
Floodway development is all but prohibited.**

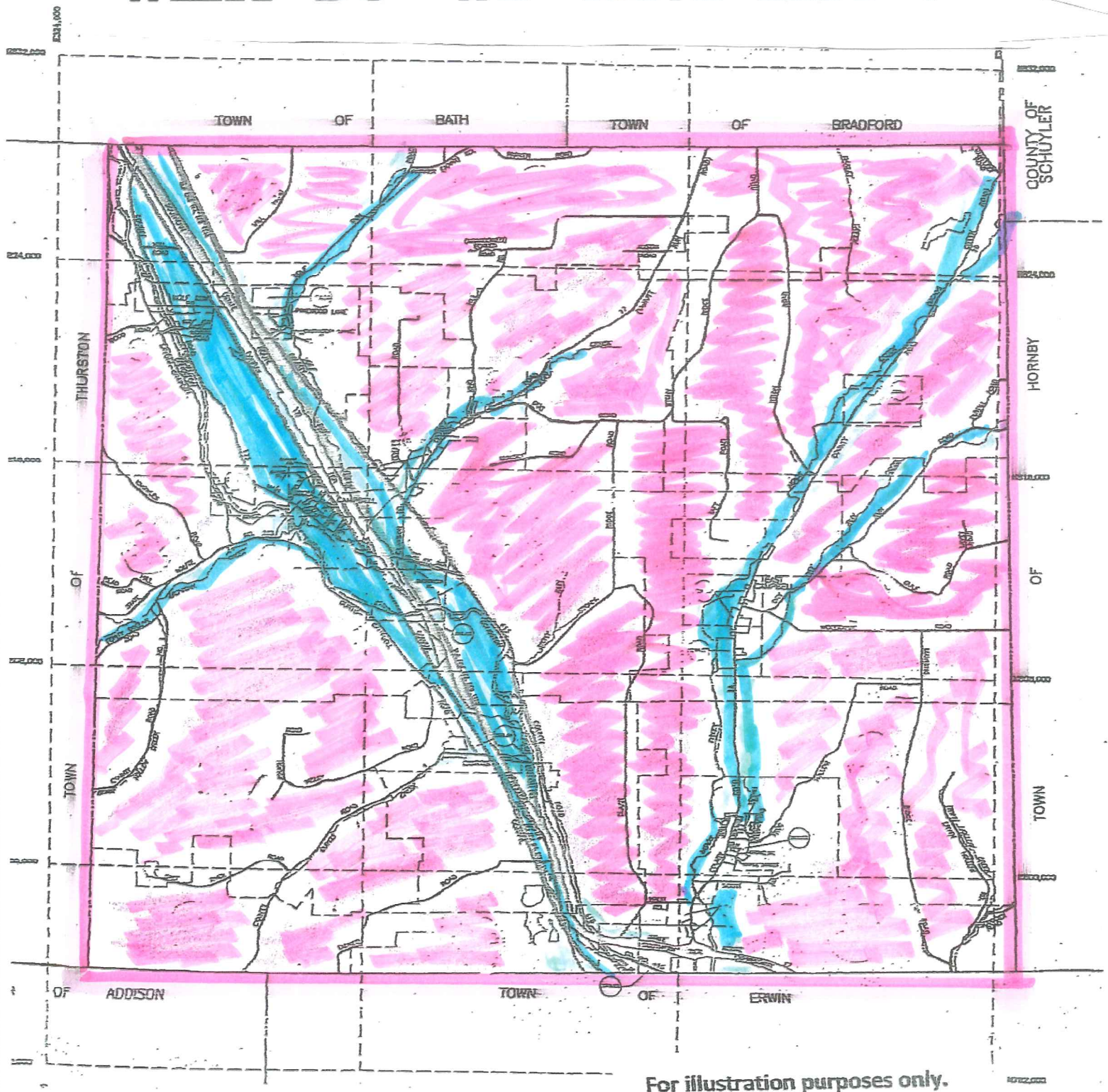
AREAS OF STEEP SLOPES



STEEP SLOPES

NON-DEVELOPABLE AREAS
ARE AREAS OF 15 % OR
GREATER SLOPES

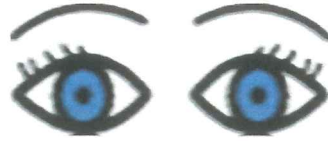
WHAT DO WE HAVE LEFT ?



**BASICALLY WHAT IS LEFT ARE
THE AREAS THAT ARE ALREADY
BUILT UPON.**

**WHERE CAN THE
TOWN DEVELOP?**

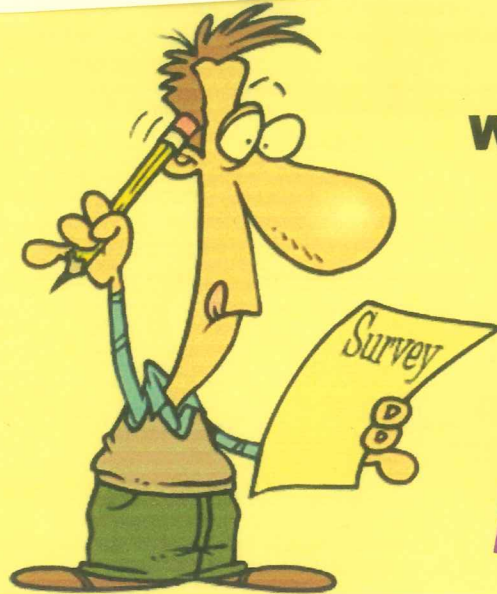
**WHERE CAN
BUSINESSES GO?**



**EVEN IF THERE ARE NO PLACES TO EXPAND, THE TOWN NEEDS A PLACE FOR
BUSINESSES TO GO JUST TO *SUSTAIN* THE TOWN FOR THE FUTURE.**

We did some looking...

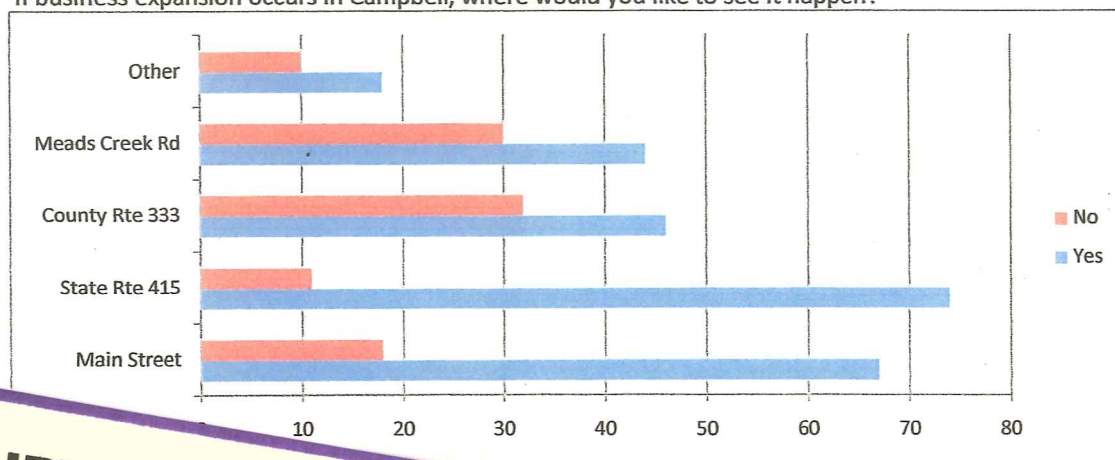
In the Plan there is a section showing results of the survey. It is found in the appendix.



Where do residents want businesses to expand?

ROUTE 415 & MAIN STREET

4 If business expansion occurs in Campbell, where would you like to see it happen?



SURVEYS WERE DONE AS PART OF THE COMP PLAN STUDY

The results of the survey says that residents wanted to see businesses along Main Street and Route 415.

TOWN OF CAMPBELL-- TODAY (2016)

It appears that Meads Creek Road is already "built out".
Businesses, however, could replace existing buildings.

We looked at likely areas for
businesses to go. Meads Creek
Road is another higher travelled
road.

Likely areas for business are along higher travelled roads
and near four-lane exits.

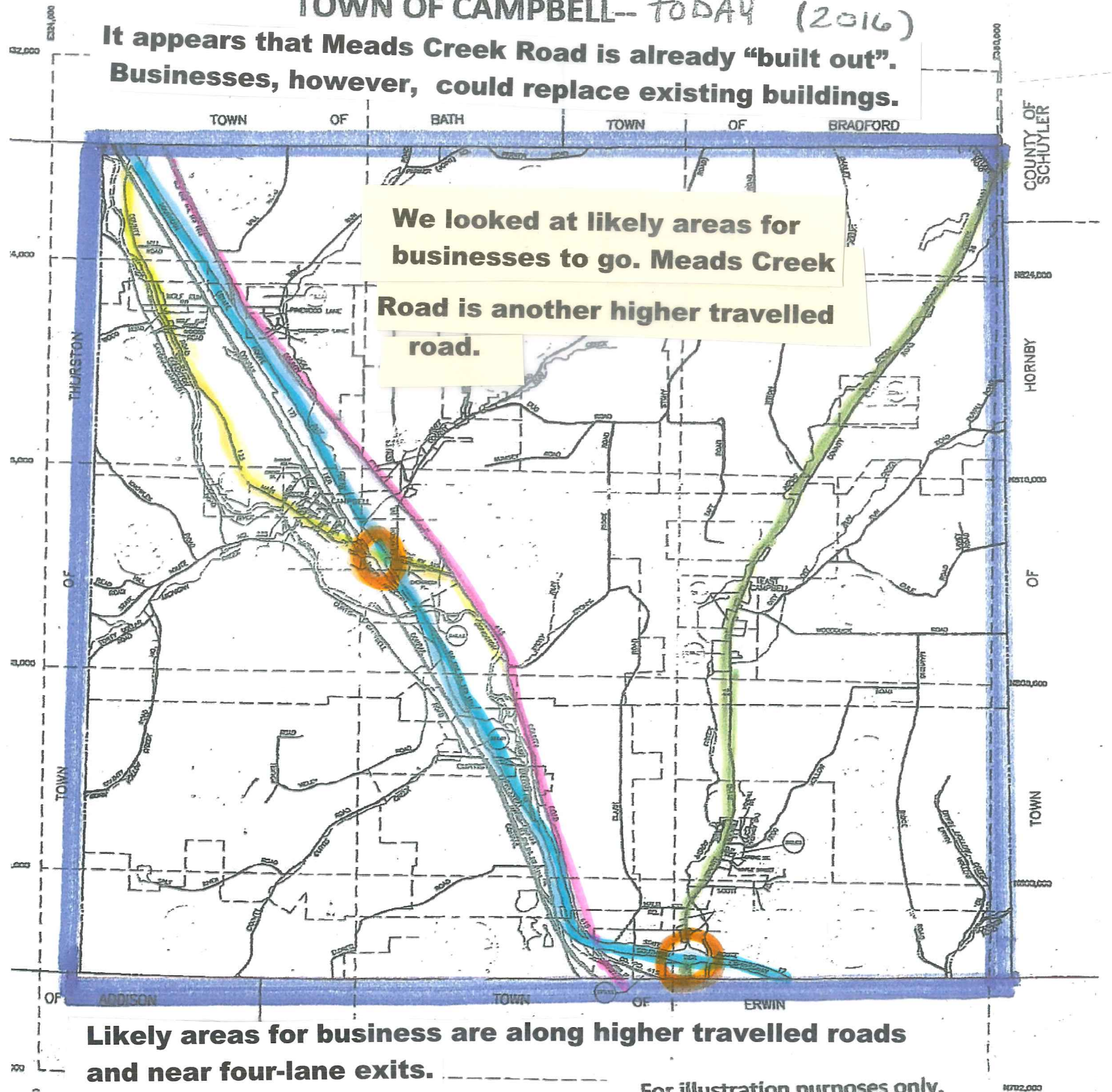
For illustration purposes only.

FOUR-LANE
ROUTE 415

OLD ROAD TO BATH

MEADS CREEK ROAD

FOUR LANE EXITS



We looked at parcels along Route 415.

**PARCEL BY
PARCEL**

[FROM THE REPORT]

LOOKING AT ROUTE 415 [THE LIKELY PLACE FOR BUSINESS GROWTH]:

**Starting from South to North: [over-all —50% or more of B-2 is
in floodplain]**

**Below is the rock zone where it is too steep; the river [floodway]
is on the other side -- Note the area of B-2 there is not feasible.**

**B-2 Along Highway Business Rte 415 (near Curtis Bridge) is in
floodplain + steep slopes**

**Rt 415 (just north of that, near Stony Ridge Ridge out of flood
plain but steep [dangerous because of sight distance /hidden
drives]**

North to intersection of Rte 333—flood plain + steep slope

**At Champs area—business are built out--[Newman and Personius
pieces are developable]**

North from there, most developable piece appears to be the Rt. 415/ Clawson Drive area [20-acre site] Other side of road—areas run into steep slopes

Proceeding north Camp Bell Campground and Colonial Coach are R-1 areas which are built out.

Then there is an area of B-2 which is developable[former Bill Hunt/Cardinale & Hillside Motors lands] other side of 415 is R-1

Then Ag Zone—Will Wood is developing that site.

Ag areas with flood plain—developable through elevations;

Then there is an area of B-2 which is developable[former Bill Hunt/Cardinale & Hillside Motors lands] other side of 415 is R-1

Then Ag Zone—Will Wood is developing that site.

Ag areas with flood plain—developable through elevations;

Then school bus garage site developed

Area of GMA; other side developable in flood plain with a hindrance to owner of the railroad R-O-W.

After that presentation report, this was the only wording that 'sort of' came out of it.

2.10.2 Business Mix and Climate

General observations, survey data and committee discussions indicate that the existing business mix in the Town is weighted toward services and retail. The hamlet area contains a small grocery store, a convenience store/gas station and restaurant. On Route 415, other businesses such as restaurants and the Camp Bell Campground are found. The hamlet area or the Route 415/E. Main Street intersection may be good places to allow a higher concentration of businesses than currently exists.

In terms of the major businesses in Campbell, the top taxpayers in Town are: Kraft General Foods, Corning Natural Gas, TWDB Parks 2, NYSEG and Green Meadow Acres. Kraft Foods and the Campbell-Savona Central School District are the largest employers in town.

Campbell does not currently have a Chamber of Commerce or local business organization.

ALSO, a goal [which you will see later] to move emergency services out of the floodplain.



**RECENTLY
BROUGHT
UP:**

FUTURE LAND USE PLAN

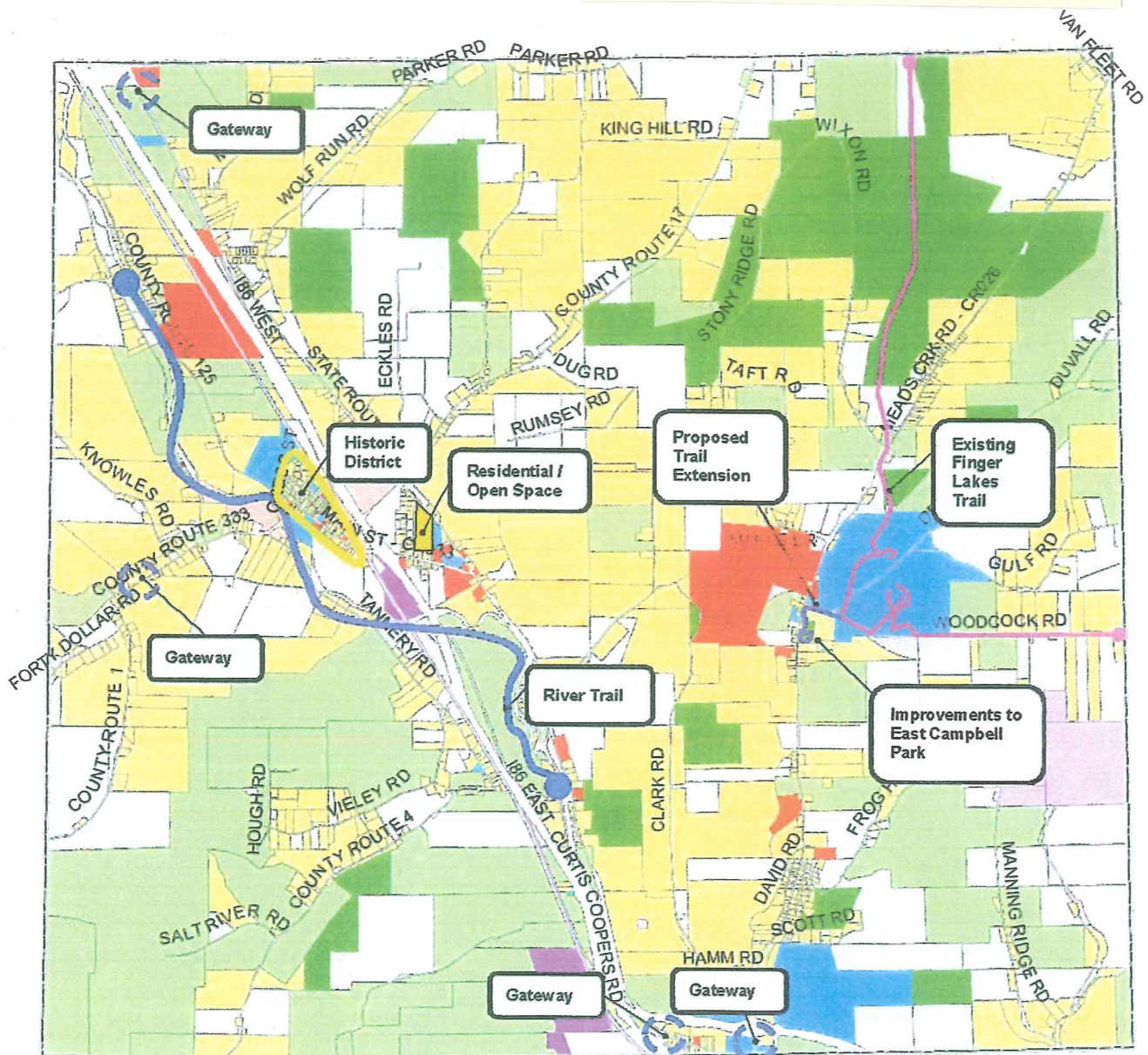
**IT DOESN'T FOLLOW
THE COMP PLAN!**

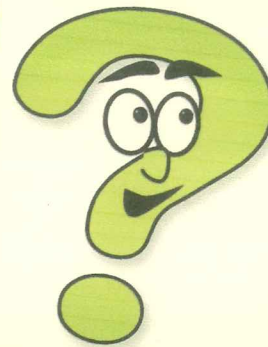
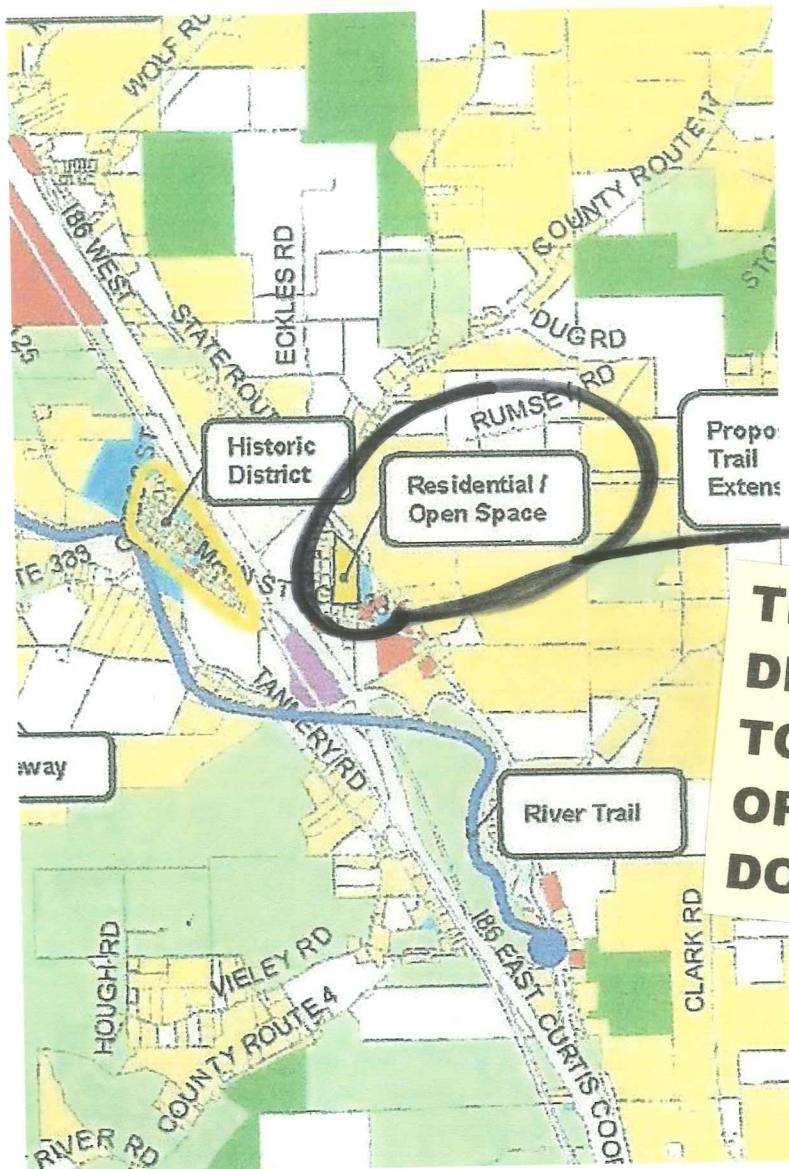
Over the summer of 2016 we had some projects come before the Planning Board and comments from residents that projects were not following the future land use in the Plan and therefore should be turned down.

We took a look at the future land use. Here we have river trails, gateways plan for improvements to E. Campbell Park and a parcel on Route 415 that is marked “Residential/ Open Space”. This would be the cornfield behind the Clawson Drive.

Town of Campbell Comprehensive Plan – 8/12/13

TAKE A LOOK AT THE FUTURE LAND USE PLAN





**THE TOWN CANNOT
DESIGNATE A PARCEL
TO BE RESIDENTIAL/
OPEN SPACE IF IT
DOES NOT OWN IT.**

We checked with our Town attorney who says we cannot designate this parcel residential /open space it we do not own it. We are reminded that this Plan is to be used as a guide for the Town Board and Planning Board and our Town residents to use and it is not a local law.

CONCLUSION TO THIS REPORT:



**There are huge hindrances
to further development in
Town:**

- **Floodplain**
- **Floodway**
- **Steep slopes**

CONCLUSION TO THIS REPORT:

**There are huge hindrances
to further development in**

Town:

- **Floodplain**
- **Floodway**
- **Steep slopes**

**KEEPING BUSINESSES IN
THE TOWN IS KEY TO
SUSTAINING OUR TOWN**

AND SECONDLY ...

**WE CONCLUDE THAT THERE
IS NO PLACE FOR THE TOWN
TO "GROW" AS IN BEING A
THRIVING METROPOLIS**

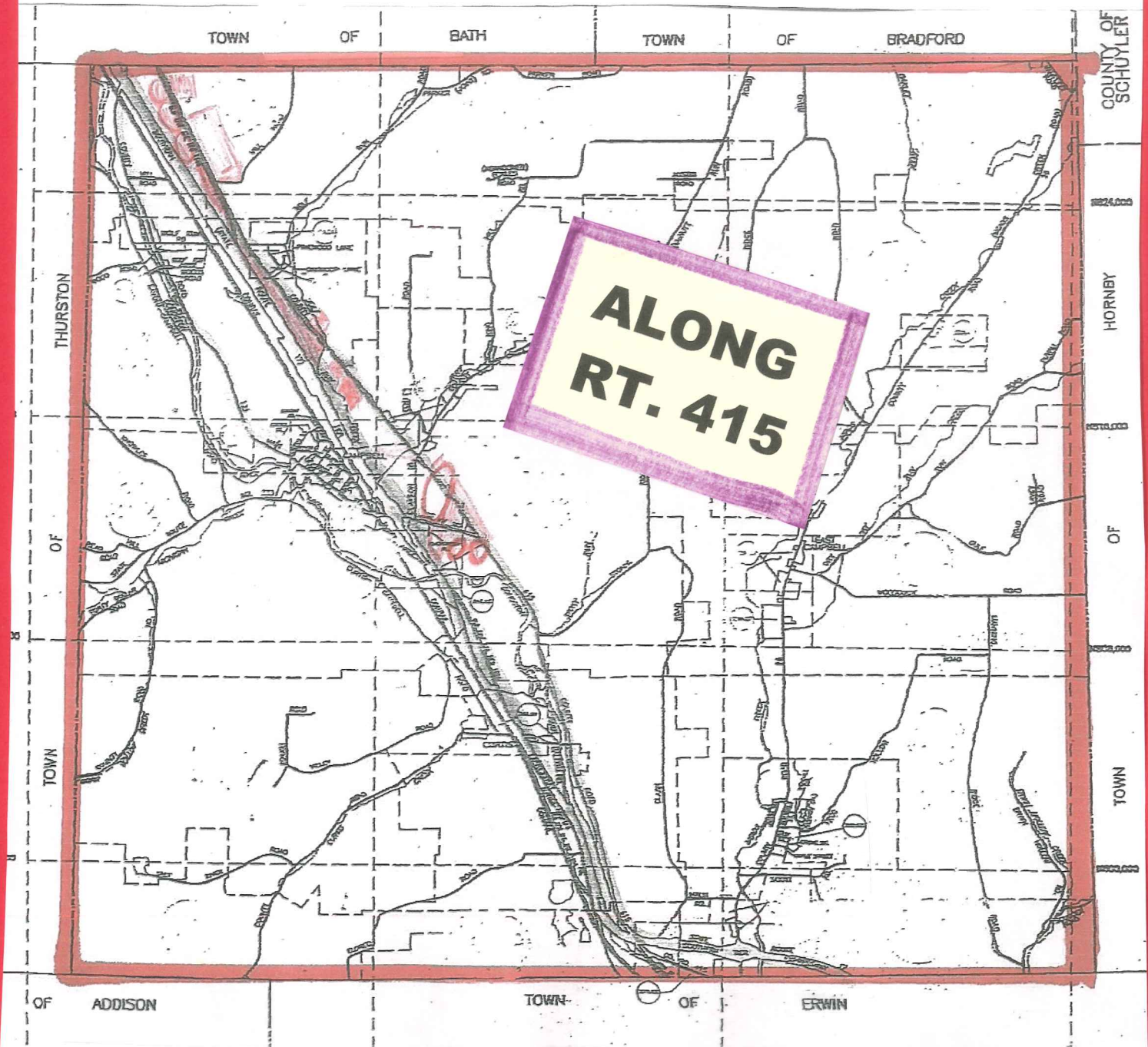
FIRST OF ALL ...



**THE KEY TO SUSTAINING
THE FUTURE OF THE
TOWN OF CAMPBELL
IS IN THE EXTENDED
HAMLET AREA AND
ALONG STATE
ROUTE 415.**

[AREAS OUT OF THE FLOOD PLAIN]

AREAS NOTED AS LIKELY PLACES FOR BUSINESS GROWTH...



Business expansion appears to be limited to Route 415.

There are limited places for businesses to go.

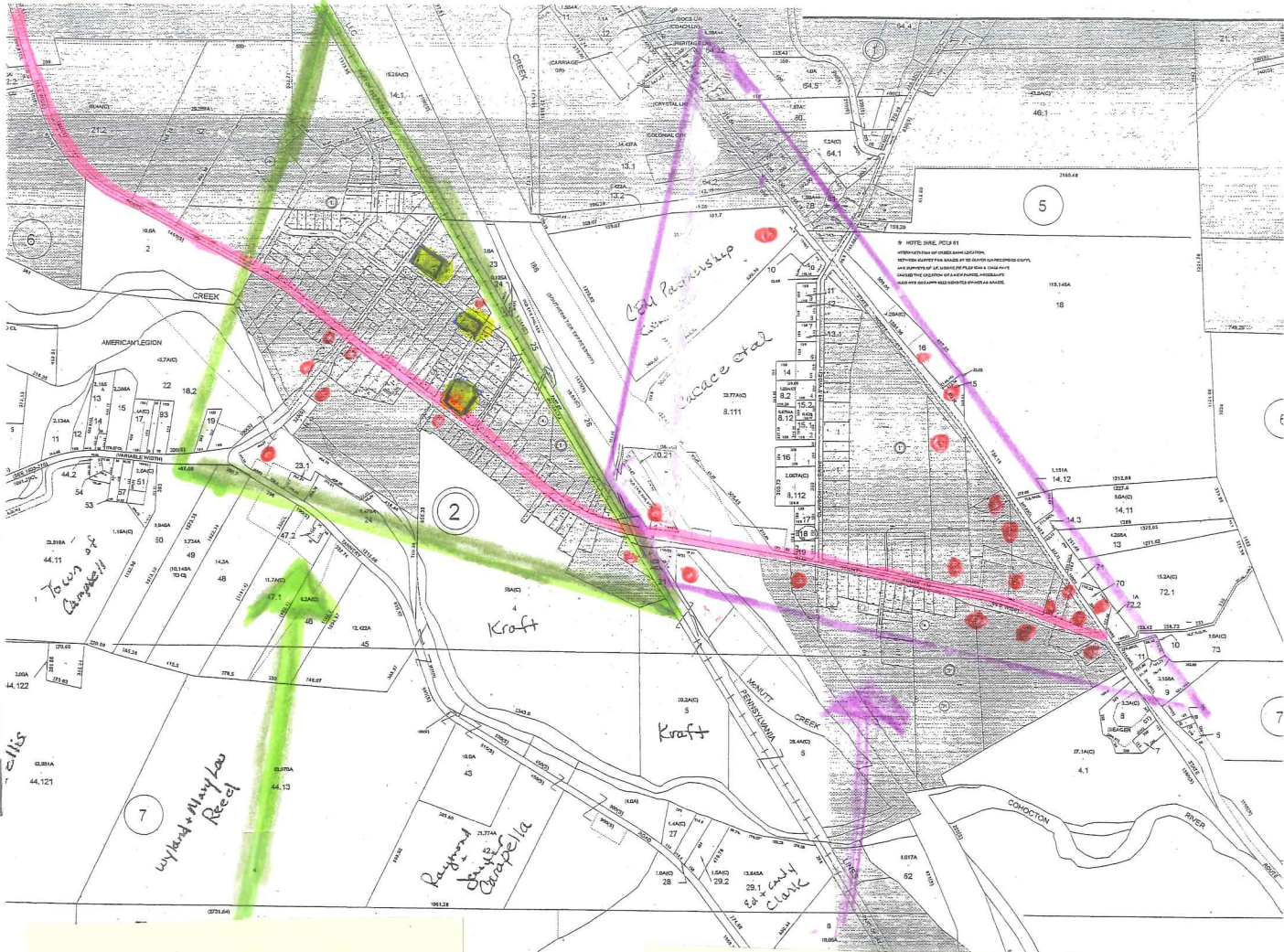
**WE ALSO LOOKED AT
MAIN STREET / CR 333...**



HAMLET → EXTENDED HAMLET

We have observed that the hamlet area is expanding to the what we are calling “the extended hamlet”.

FOR ILLUSTRATION PURPOSES

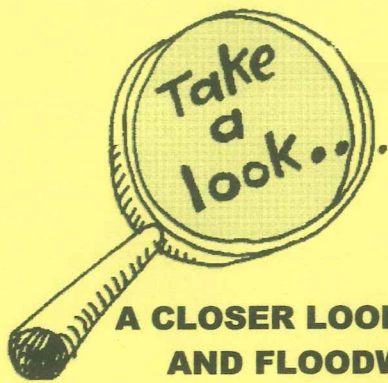


HAMLET

EXTENDED HAMLET

- denotes business
- denotes critical services
- Pink line is Main St/City Rt. 333

THE CONCENTRATION OF BUSINESSES HAS ALREADY MOVED OVER INTO THE EXTENDED HAMLET AREA.



**A CLOSER LOOK AT THE FLOODPLAIN
AND FLOODWAY IN THE HAMLET &
EXTENDED HAMLET AREA.**

**FROM THE
FIRM MAP**

**THE HAMLET IS
ENTIRELY IN THE
FLOODPLAIN**


FOR ILLUSTRATION
PURPOSES ONLY

**THE EXTENDED HAMLET IS
MOSTLY OUT OF THE
FLOODPLAIN**

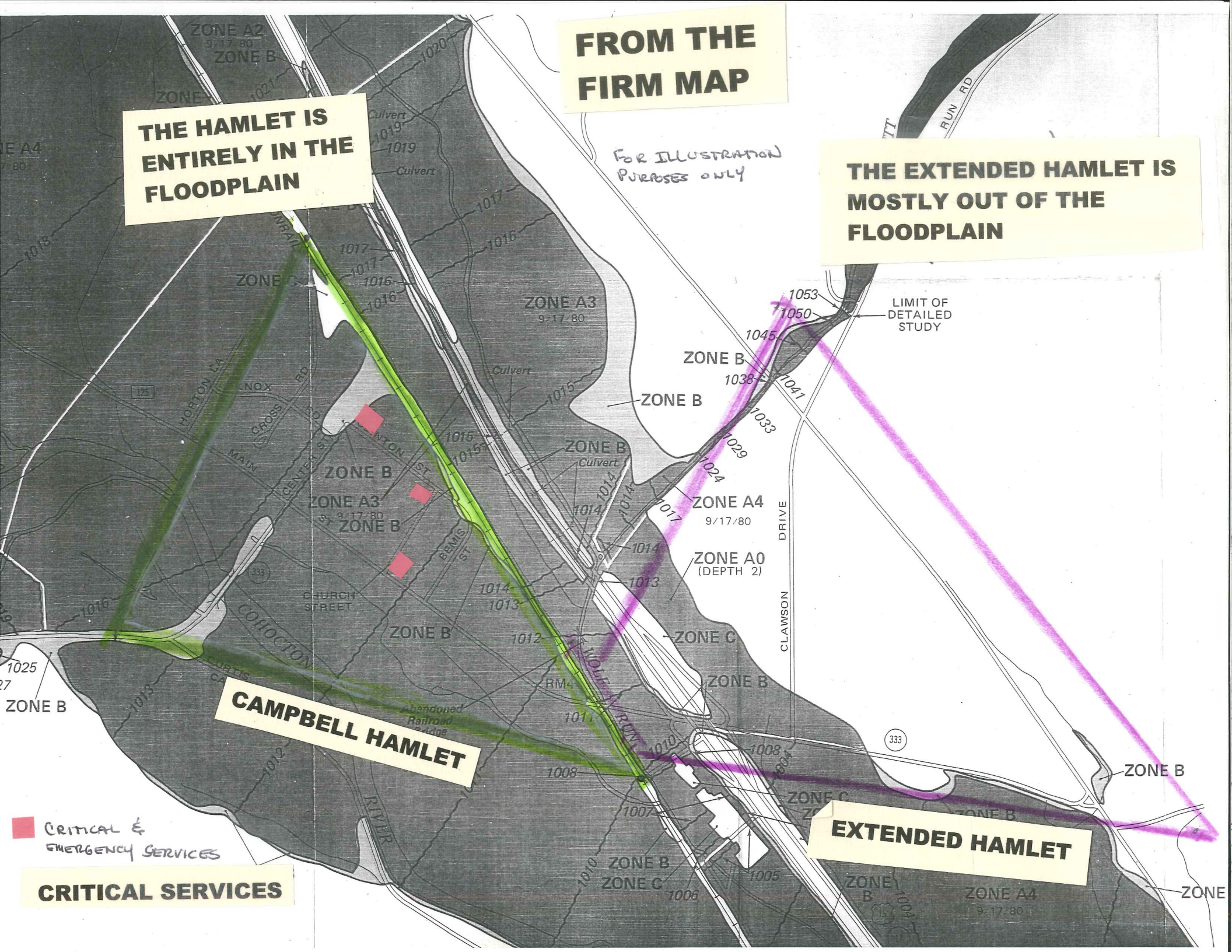
LIMIT OF
DETAILED
STUDY

CAMPBELL HAMLET

EXTENDED HAMLET

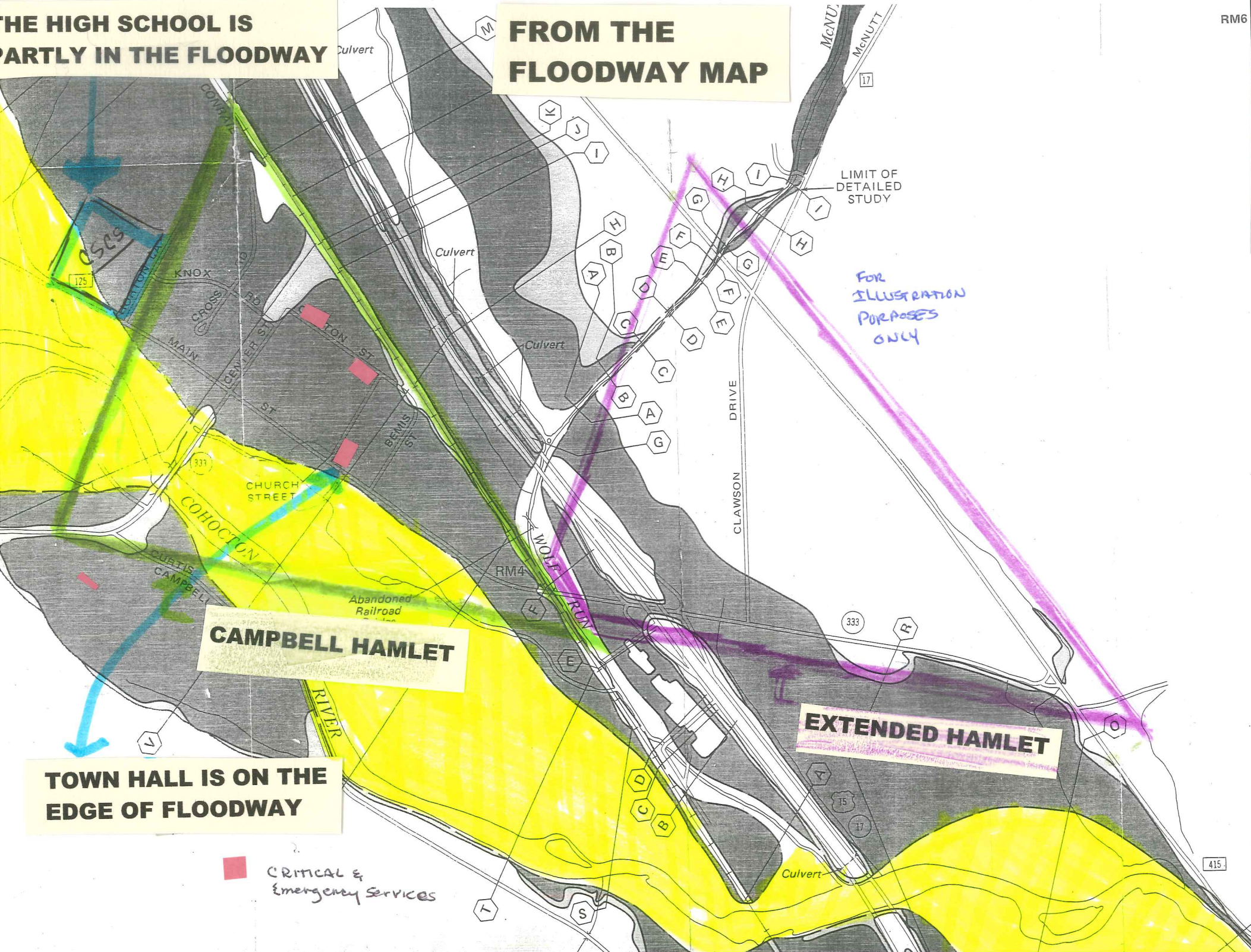
 **CRITICAL &
EMERGENCY SERVICES**

CRITICAL SERVICES



**THE HIGH SCHOOL IS
PARTLY IN THE FLOODWAY**

**FROM THE
FLOODWAY MAP**



BEFORE THE COMP PLAN, WE HAD DONE SOME PROJECTS TOWARD SUSTAINING OUR TOWN.



HOWEVER, THE TOWN HAD NO COMPREHENSIVE PLAN.

Planning over the years has been a mess with no organization.



**HAPHAZARD
PLANNING!**

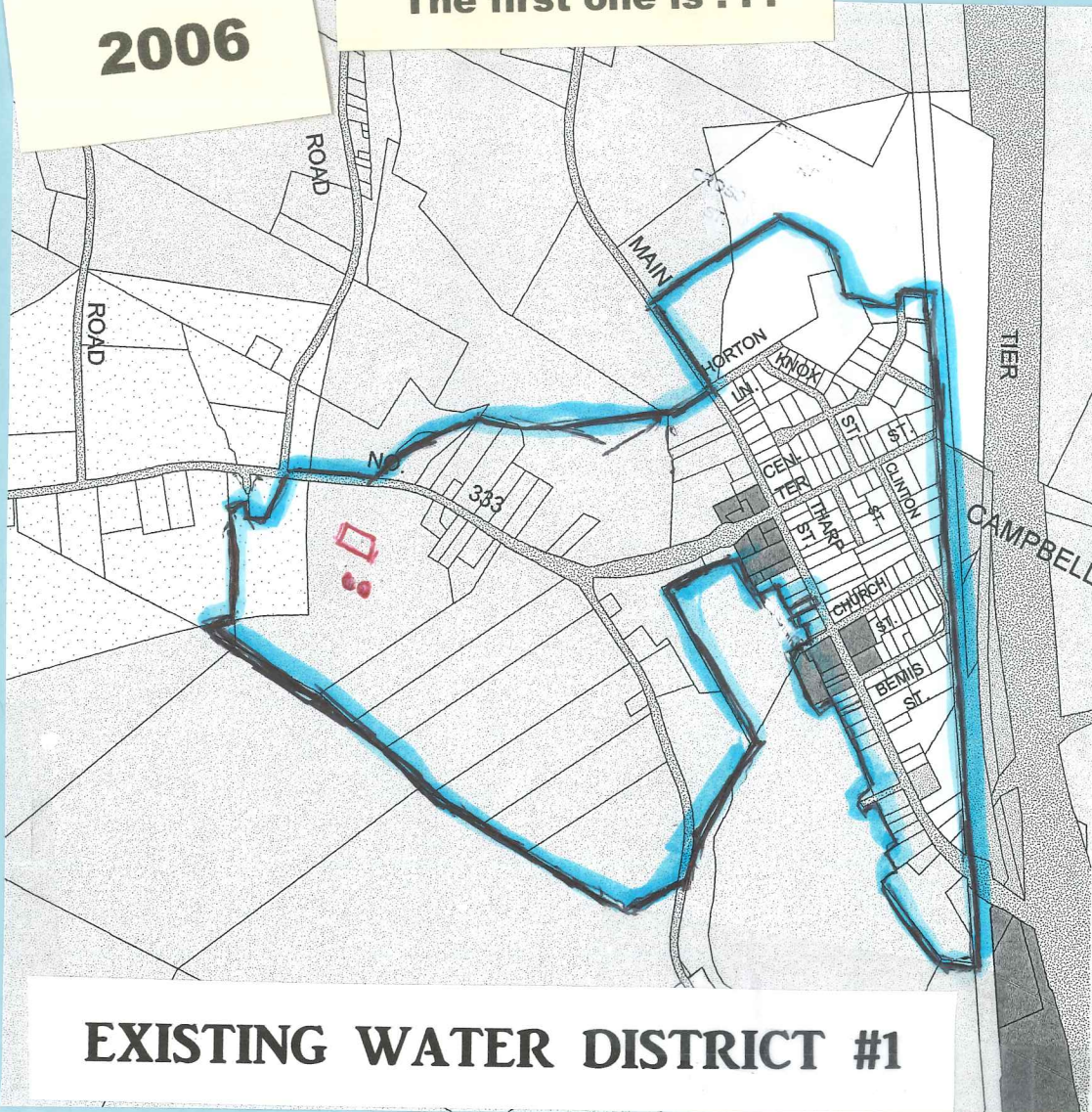


GOOD NEWS

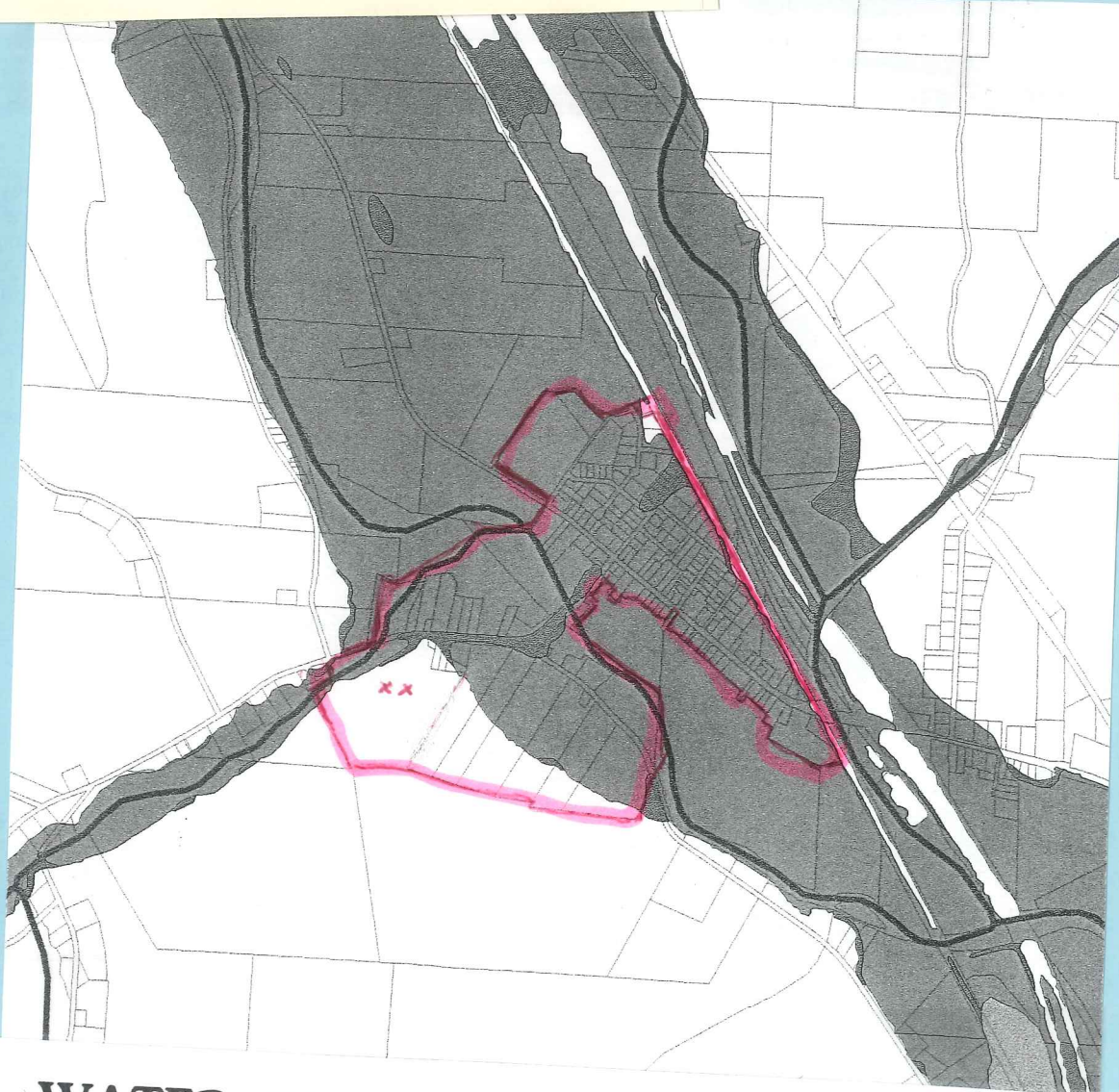
**BUT THERE ARE SOME
GOOD THINGS
WE ARE DOING...**

2006

The first one is . . .



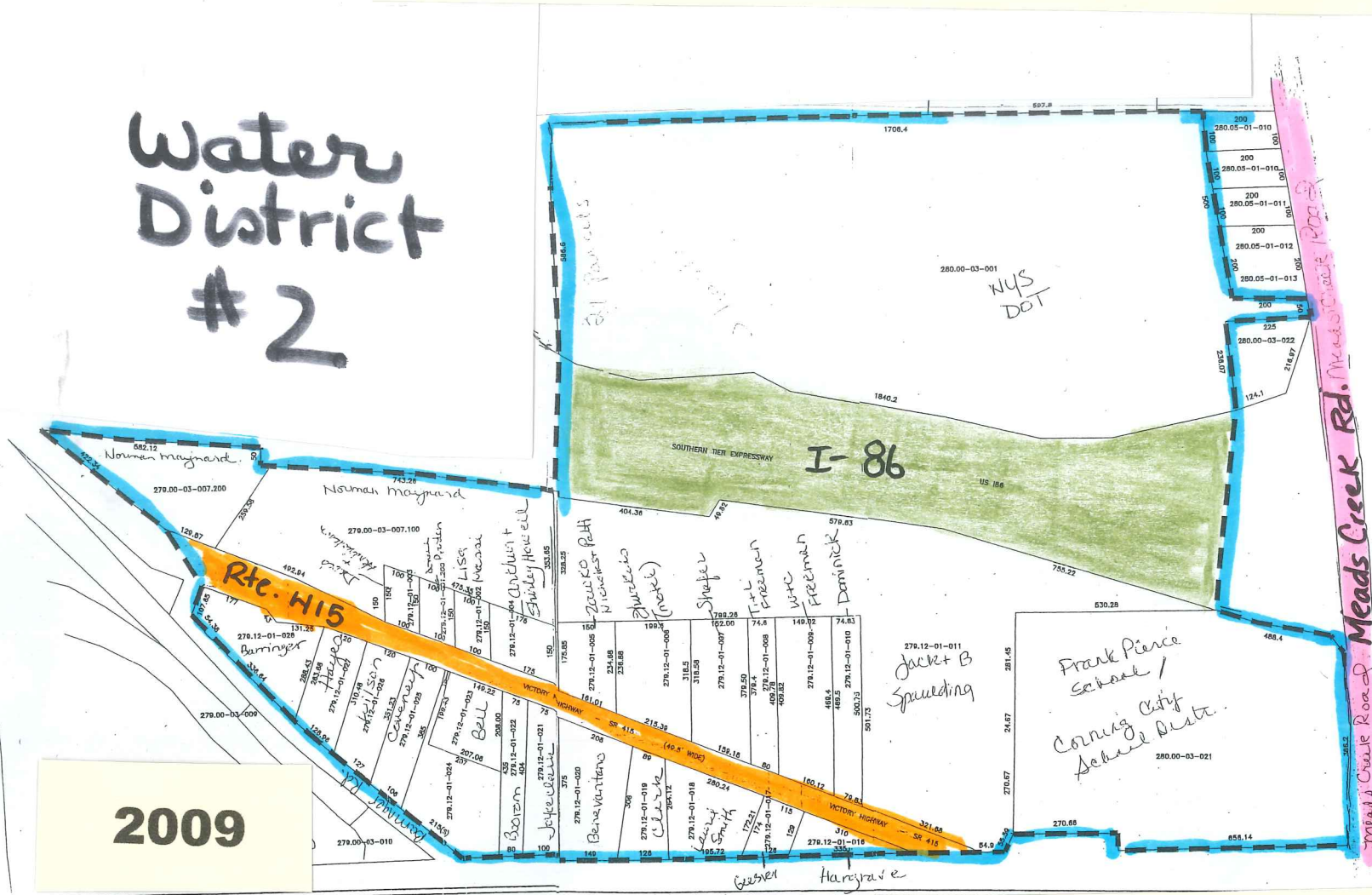
This was greatly needed for the hamlet area.



**WATER DISTRICT #1 IS ALMOST ENTIRELY
IN THE FLOOD PLAIN.**

... which is located just past the rock zone along Victory Highway.

Water District #2



District Formed in 2009

For this district we purchase water from the Town of Erwin. This district was important for the then-Frank Pierce School [now Care First], the DOT and NYS Troopers.

WOODY CREST -

2014

2014

BOCES

I-86

PROPOSED BOUNDARY AREA: 324.07 ACRES

Water District #3

This district includes BOCES and the Woody Crest area.

**"ZONING LAW OF THE TOWN
OF CAMPBELL - 2014"
WAS ADOPTED IN 2014 AND
WAS REVISED BY LOCAL
LAW #1 OF 2015 [FILED 4-21-2015].**



**AFTER COMP PLAN
WAS COMPLETED.**

**ON
TASK**



GOOD NEWS & BAD NEWS

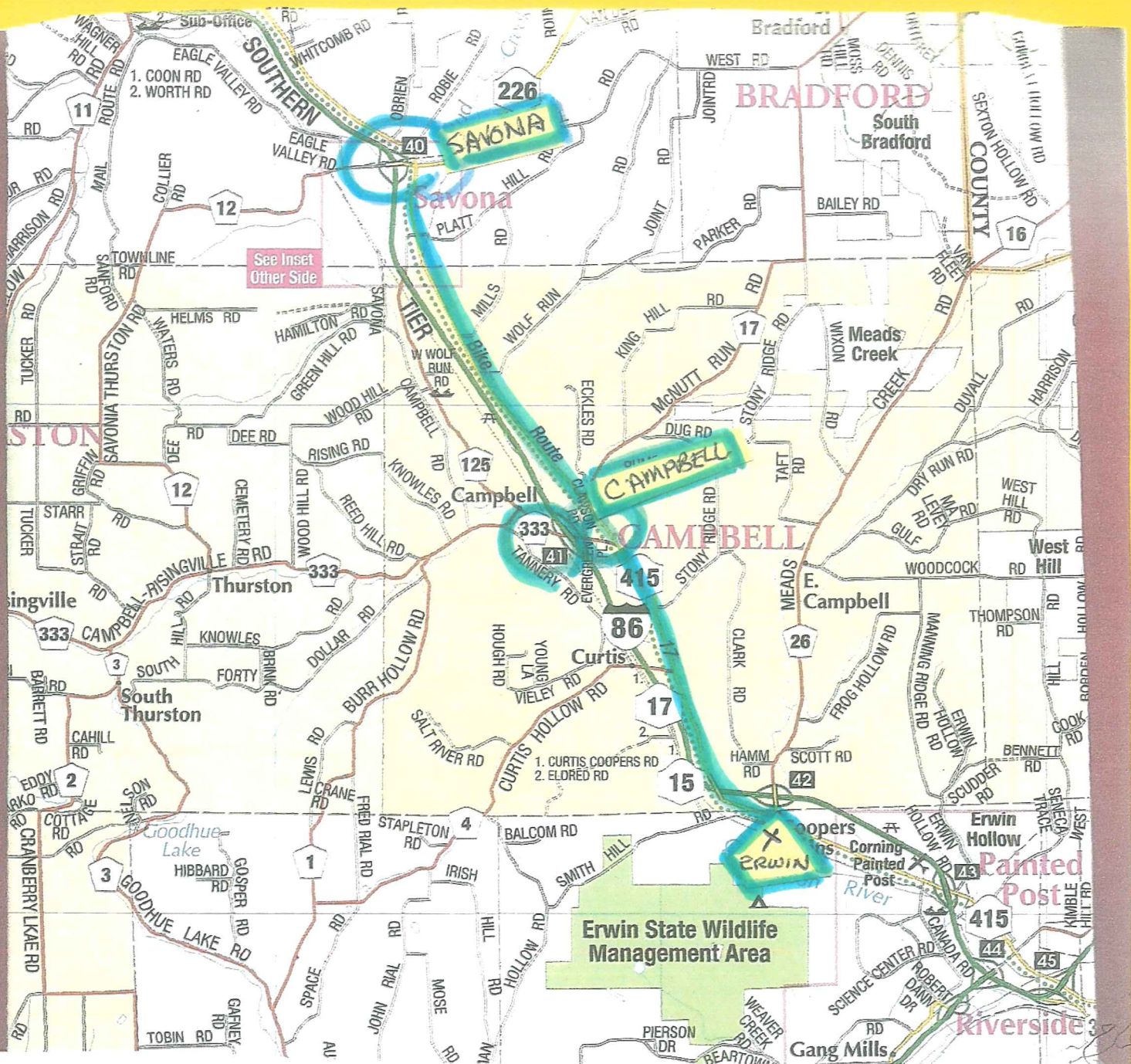


ON TASK

ON A POSITIVE NOTE!

**GOOD THINGS WE ARE
ON TASK WITH . . .**

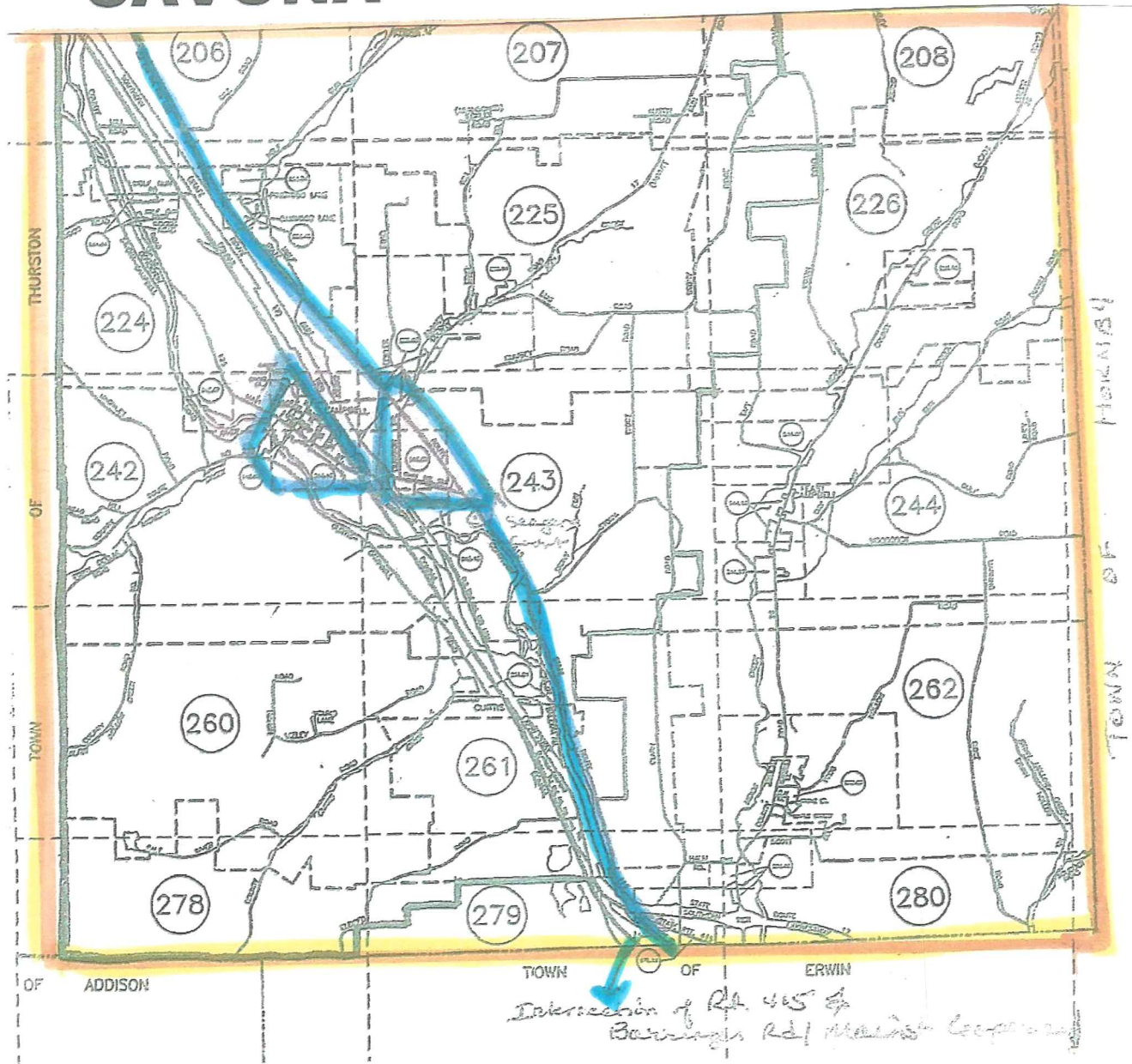
JOINT SEWER PROJECT WITH SAVONA



Also, looking to the future, the Town is working on another project which is the waste water project jointly with the Village of Savona. We had gotten some grant funds to do the study and the study is complete and on file in my office. The tentative plan is to include the Village of Savona and the hamlet and extended hamlets of Campbell. The sewer lines would run from Savona to Campbell and on to the connection at the Coopers Plains Long Acres Sewer District at the top of Barringer Road or Main Street. The plan will save one million dollars by running the sewer to Erwin and they are willing to work with us on the plan.

Town of CAMPBELL

JOINT SEWER PROJECT WITH SAVONA

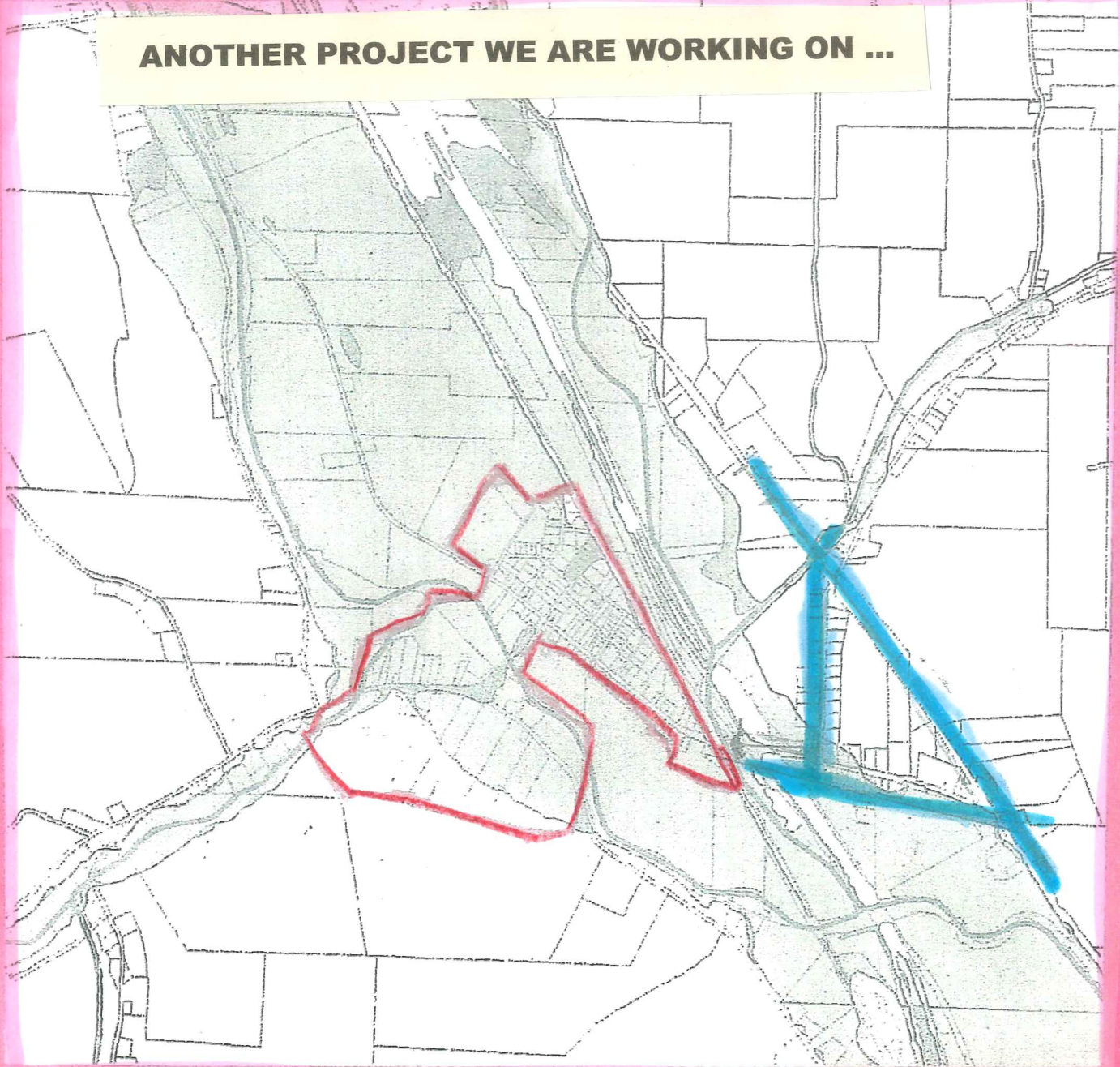


This sewer district would pick up the hamlet and the extended hamlet area.

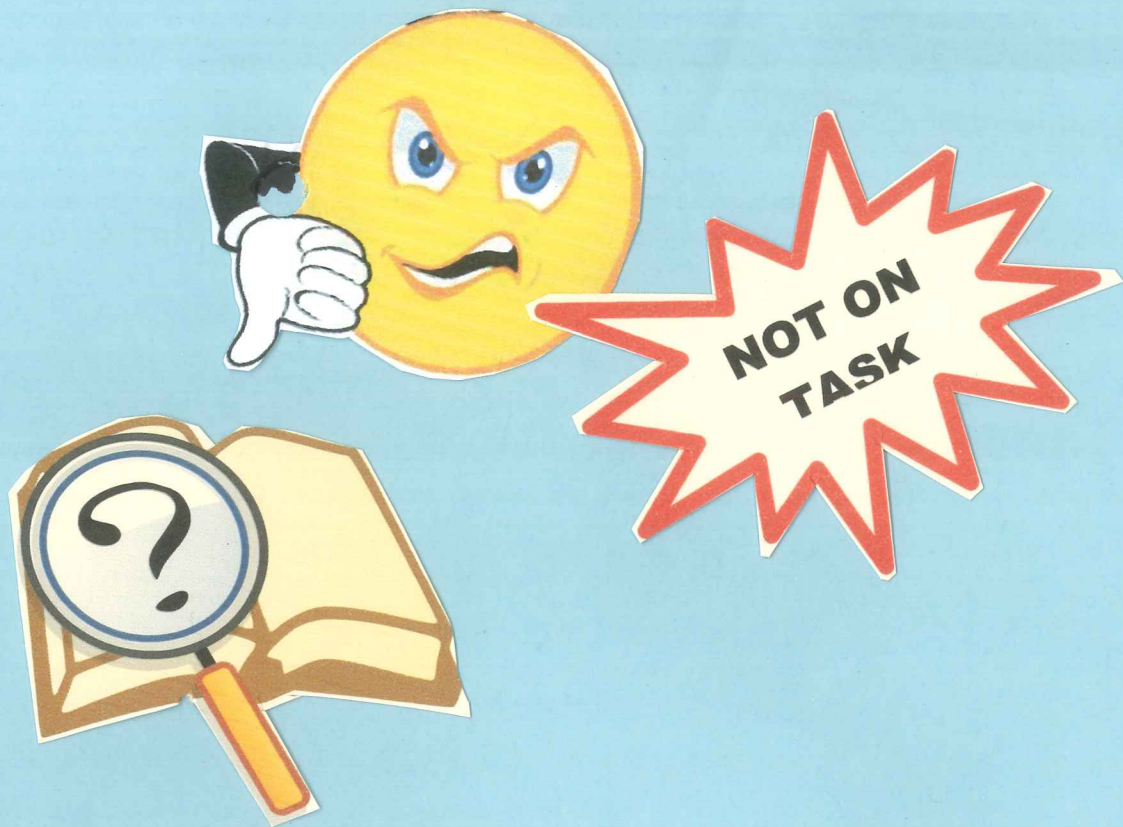
WATER DISTRICT #1 EXTENSION

SHOWS WATER DISTRICT #1 EXTENSION (FUTURE)

ANOTHER PROJECT WE ARE WORKING ON ...



At the present time, the Town is looking at the future for extending the water district to the extended hamlet area. This map shows Water District #1 Extension area--also short extensions up and down Route 415. Currently the status of this project is that we have received a grant of \$45,000.00 to do a study of how the district should be set up before we can proceed. The intent is to get Hunt Engineers working on the study.



There are many items in the plan that we are not on task with. The Plan has what they call an Implementation Matrix at the end of it.

LET'S LOOK AT ...

IMPLEMENTATION MATRIX

CHAPTER 5



Implementation

SHORT-TERM ACTIONS

1-2 YEARS

CHAPTER 5 IMPLEMENTATION MATRIX

5.1 SHORT-TERM ACTIONS (1-2 years)

These recommendations either address very near-term needs or provide baseline information to carry out subsequent recommendations. They should begin within six months of adopting the plan, although it is likely that it will take longer for most to be completed.

Action	Responsible Party	Potential Partners	Potential Funding Sources
Update the sign code and continue to enforce existing code regulations.	Town Board	Code Enforcement	n/a
Allow ground-floor retail, live-work spaces, and ground-floor dwelling units along street façades in Neighborhood Business District.	Town Board	Code Enforcement, Planning Board	n/a
Create a physical link from the hamlet area to the Cohocton River.	Town Staff	River Friends, Finger Lakes Learning	NYS OPRHP (Park, Recreation & Historic Preservation, NYS DOS (Dept. of State)
Rename the zoning within the hamlet area to reflect its potential mixed-use nature.	Town Board	Code Enforcement, Planning Board	n/a
Create a local advertising campaign	Town Staff	Town Clerk, Local Businesses	(Southern...al Eco...
	Town Staff	Town Board, Local Businesses	
	Town Staff	Local volunteers	

Where I have put "No" means that no one has considered it or even look at the proposed action – until now.

NOT ON TASK

Probably accident
we hit one!

1-2 YRS.
CONT'D

WE HAVE TAKEN STEPS
TO IMPROVE
E. CAMPBELL PARK

Get everyone involved with the planning effort to improve East Campbell Park.	Town Staff	Local volunteers	NYS OPRHP
Protect natural resources and increase flooding resiliency through zoning ordinance modifications: <ul style="list-style-type: none">• Adopt comprehensive stormwater management standards.• Strengthen stream protection ordinance.• Strengthen and define steep slope regulations.• Reduce excessive commercial off-street parking regulations.• Create a tree conservation ordinance.• Add language regarding green infrastructure/impervious surfaces to zoning.• Implement regulations for development in floodway so that no new development is allowed.	Town Board	Code Enforcement, Planning Board, ZBA	n/a

< WE DID REVISE ZONING.

NOT SURE IF THESE
WERE ALL COVERED

NOT ON
TASK

1-2 YEARS [Cont'd]

No —	Establish a Historic District in the hamlet area.	Town Staff	NYS OFF Histori E	NYS OPRHP
No —	Develop a town-wide survey of historic resources.	Town Staff	NYS OF H	
No —	Map prime agricultural land and then create new districts.	Town Board	Er local property owners	
No —	Remove size limits for rural enterprises in new A1 district, and allow farm stands as-of-right.	Town Board	Code Enforcement, Planning Board, ZBA, local property owners	n/a
No —	Create a floating overlay zone for gravel mining in the new A2 district.	Town Board	Code Enforcement, Planning Board, ZBA, local property owners	n/a
No —	Implement design standards.	Town Staff	Consultant, Town Board, Planning Board	NYS DOS
No —	Coordinate with Watson Homestead on activities.	Town Staff	East C Re	Town
No —	Allow for attractive accessory building (flats) and above-garage apartments to accommodate seniors and/or provide additional income to property owners.	Town f		n/a

**THIS TIME-FRAME
HAS GONE BY.**

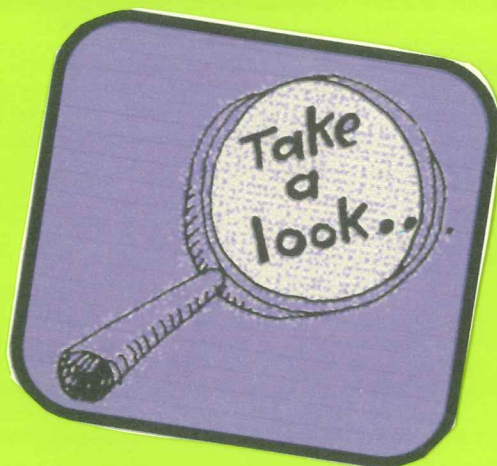
**NOT ON
TASK**

**We have not done
A review!**

MEDIUM TERM ACTIONS

ARE 3-5 YEARS ...

**WE ARE ALREADY
PAST 3 YEARS!**



LET'S TAKE A LOOK AT ...

MEDIUM-TERM ACTIONS

5.2 MEDIUM-TERM ACTIONS (3-5 years)

Action	Responsible Party	Potential Partners	Poten
Create a volunteer organization to beautify downtown.	Town Staff	Local volunteers	
Establish Chamber of Commerce or a local business collaborative for and by local businesses.	Town Staff	Local Volunteers, Gaffer District, Three Rivers	Lo
Work to attract businesses that would benefit from an influx of visitors to the Cohocton River.	Town Staff	Three Rivers, Steuben Co. IDA, River Friends	ESDC (Empire Development), STREDC, NYS OPRHP
Develop incentives such as tax breaks and other funding mechanisms to help business owners to start or expand—perhaps through	Town Staff	Community Foundation of Elmira-Corning, Steuben IDA	ESDC, STREDC
a new Community Endowment.			
Leverage the presence of BOCES and Watson Homestead.	Town Board	Town Staff, BOCES, Watson Homestead	n/a
Recruit non-profit volunteers to assist residents in home improvements.	Town Staff	Local volunteers, Habitat for Humanity	Private foundation grants (Home Depot, etc.)
Improve the Main St. streetscape through beautification efforts.	Town Board	Town Staff, consultants, local nurseries	NYS DOT (Transportation), NYS DOS
Work with Campbell-Savona schools on a Community Development program.	Town Staff	School district, local	n/a
Work with Friends of the Chemung River Watershed to discuss access, amenities.	Town Staff	River	
Develop a second boat launch at SR 415 near Curtis Bridge.	Town Staff		

No -
No -
No -
No -
No -
No -
No -
No -
No -
No -

3-5 YEARS

NOT ON TASK



3-5 YEARS

MEDIUM-TERM ACTIONS [Cont'd]

No
No
No
No
No
No
No
No
No
No

Create a recreational path along the Cohocton River.	Town Staff	River Friends	NYS OPRHP, NYS DOS
Promote bird watching through articles/publications and on Town website.	Town Staff	Cornell Ornithology Lab	Cornell or other grants
Contact adjoining Towns for support and possible extension of our proposed paths.	Town Supervisor	Town Staff, Officials in adjacent municipalities	n/a
Organize an annual Town Festival.	Town Board	Town Staff, local volunteers	Town, local businesses
Investigate grants and funding to improve East Campbell Park.	Town Staff	Consultants	NYS OPRHP
Work to develop a loop-offshoot from the Crystal Hills Trail in East Campbell Park.	Town Staff	Finger Lakes Trail Conference	FLTC, NYS OPRHP, NYS DOS
Research funding opportunities for renovating historic structures.	Town Staff	Consultants	NYS OPRHP, National Register
Zoning change: create landscaping standards for parking lots.	Town Board	Code Enforcement	n/a
Meet with public transportation providers. Propose potential new routes (into the hamlet area and along Meads Creek Rd.)	Town Staff	First Transit, Institute for Human Services	Private transit, NYS DOT
Publicize transit options through Town website, newsletter and brochures.	Town Staff	Transit Providers	n/a
Adopt a Complete Streets ordinance.	Town Board	Consultant, Town Highway Dept., Steuben County	NYS – various grants (possibly no funding needed)
Incorporate green building standards into any new Town facilities.	Town Board	Code Enforcement, Planning Board, ZBA	NYS – various grants

WE HAVE TAKEN STEPS TO IMPROVE E. CAMPBELL PARK

NOT ON TASK

3-5 YEARS

6-10 YEARS [LONG TERM]

5.3 LONG-TERM ACTIONS (6-10 years)

Action	Responsible Party		
Investigate possibility of a sewer district in the hamlet area.	Town Board		
Establish tree planting program (also ongoing)	Town Board		
Publicize established trails through a printed map available at local businesses and online.	Town Staff		
Place benches in central area and along the river.	Town Staff	Friends	
Establish a network of bicycle paths along the river.	Town Staff	River Friends	NYS DOT, NYS DOS
Establish a Farmers Market, summer concerts, outdoor movies.	Town Staff	River Friends, local volunteers, nearby muni. officials	NYS OPRHP, NYS DOS
Promote Campbell's image as a bike-friendly town.	Town Staff	Local volunteers (seniors & youth) and farmers	NYS DHCR, NYS DOS, USDA
Set up a network of signs and smart phone application for historic sites.	Town Staff	Town Clerk, River Friends	n/a
Modify the zoning in the hamlet center and in the area of Route 415 and Main Street to reflect Future Land Use Plan.	Town Board	NYS OPRHP, Town Historian, volunteers	NYS OPRHP, National Register
Create a community garden and support local community-based agriculture (CSA) programs.	Town Staff	Code Enforcement	
		Local vc	

**WE ARE WORKING
ON HAMLET &
EXTENDED HAMLET
SEWER WITH SAVONA.**

**NOT ON
TASK**

No
No
No
No
No
No
No
No
No

ONGOING ACTIONS

Looking into locating
Emergency services
out of the floodplain...

5.4 ONGOING ACTIONS

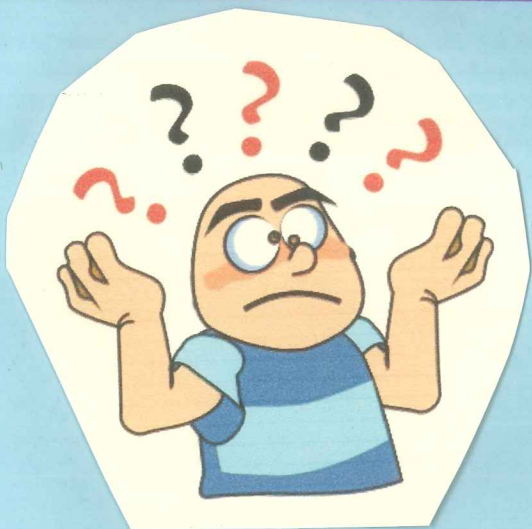
Action	Responsible Party	Potential Pa	Funding Sources
Work with DEC Climate Smart Communities program (Campbell is a member) to network with communities of similar size and learn of low-cost sustainability precedents.	Town Board	Town Staff	n/a
Revisit the Comprehensive Plan on a regular basis—every spring, for example.	Town Board	Town Staff	
Look into relocating emergency services out of the floodplain.	To	Department	NYS DOS, STREDC
Task a group of individuals with tracking progress on the goals and objectives, and present to the Town Board on regular intervals.	Town Board	Town Staff, consultants	n/a
Work closely with the Southern Tier Regional Economic Development Council to obtain financial support for achieving goals.	Town Board	Town Staff, STREDC	n/a

No -
No -

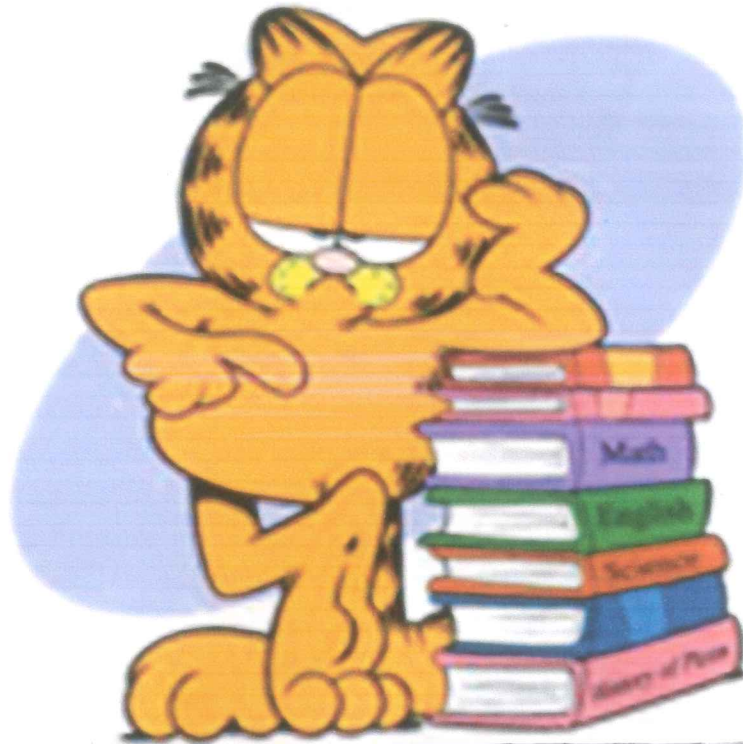
No -
No -

< PARTIALLY WORKING ON.

NOT ON
TASK



DO YOU SEE A PROBLEM HERE?



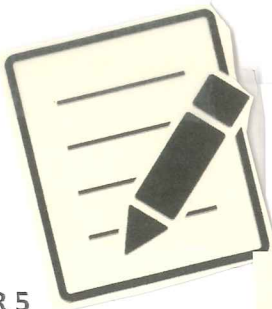
**TIME IS
TICKING
AWAY!**

**NO ONE IS TAKING THE
LEAD AND GOING FORWARD
WITH THE REMAINDER OF THE
PLAN OR WORKING
ON PORTIONS OF IT.**



**LET'S GO BACK
AND DO A BETTER
REVIEW OF THE
1-2 YEAR ACTIONS.**





CHAPTER 5 IMPLEMENTATION MATRIX

REVIEW OF 1-2 YEARS

5.1 SHORT-TERM ACTIONS (1-2 years)

These recommendations either address very near-term needs or provide out subsequent recommendations. They should begin within six months; it is likely that it will take longer for most to be completed.

	Action	Responsible Party	Priority
1.	Update the sign code and continue to enforce existing code regulations.	Town Board	Co
2.	Allow ground-floor retail, live-work spaces, and ground-floor dwelling units along street façades in Neighborhood Business District.	Town Board	
3.	Create a physical link from the hamlet area to the Cohocton River.	Town Staff	

1 UPDATE SIGN CODE

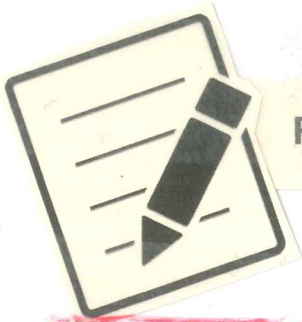
—we did this in the new zoning law.

2 ALLOW GROUND-FLOOR RETAIL, ETC

—this is already allowed in the new zoning law

3 CREATE PHYSICAL LINK

—this has not happened; we have not worked on it; it would be a huge undertaking. Would have to work with River Friends and Finger Lakes Learning.



REVIEW OF 1-2 YEARS

4	Rename the zoning within the hamlet area to reflect its potential mixed-use nature.	Town Board	E
5	Create a local advertising campaign.	Town Staff	P Tc
6	Create a plan for promoting businesses in all areas of the Town.	Town Staff	Tc

4 RENAME THE ZONING --
We have not re-named any zone districts; we already have a mixed type of uses allowed.

5 CREATE A LOCAL ADVERTISING CAMPAIGN—we have not worked on this; we would need to come up with town events or something.

6 CREATE A PLAN TO PROMOTE BUSINESSES—
We have no plan; no local business organization.



REVIEW OF 1-2 YEARS

7	Establish a "Clean-Up Campbell Day."	Town Staff
8	Get everyone involved with the planning effort to improve East Campbell Park.	Town Staff

7 ESTABLISH A "CLEAN-UP CAMPBELL DAY". — We have not done this. However, the Highway Dept. does a clean-up of roads in co-operation with the County.

8 E. CAMPBELL PARK—By chance, we have been working on this one. There is new application in for a grant; we have upgraded the pavilion, picnic tables, basketball court; rip rap around the parking lot and re-a gravel under the playground fixtures.



REVIEW OF 1-2 YEARS

- | | | |
|----|--|------------|
| 9 | Protect natural resources and increase flooding resiliency through zoning ordinance modifications: | Town Board |
| 9a | • Adopt comprehensive stormwater management standards. | |
| 9b | • Strengthen stream protection ordinance. | |
| 9c | • Strengthen and define steep slope regulations. | |

9 PROTECT NATURAL RESOURCES AND INCREASE FLOODING RESILIENCY THROUGH

Z.L.—we did do a re-write of the zoning law.

9a STORMWATER was not there, but, we have minimum restrictions; generally covered under the Property Maintenance Code.

9b STREAM PROTECTION—Z.L. is strengthened by putting in a 50 ft. buffer in the zoning law.

9c STEEP SLOPE REGS—This is governed by the Health Dept.; anything more than 15% slope—can't get septic system. 6-15% slope required Health Dept. approval.



REVIEW OF 1-2 YEARS

9.d

- Reduce excessive commercial off-street parking regulations.

9.e

- Create a tree conservation ordinance.

9.f

- Add language regarding green infrastructure/impervious surfaces to zoning.

9.g

- Implement regulations for development in floodway so that no new development is allowed.

9d OFF-STREET PARKING

REGS—We covered this in the zoning law; we reduced the number of parking spaces required.

9e TREE CONSERVATION

ORDINANCE—This would be a local law / ordinance which would be adopted by the Town Board. No work has been done on this.

9f GREEN

INFRASTRUCTURE—a lot of the 'green building standards' are already in the Uniform Code; we would have to look at other towns and create our own and it would be an amendment to our Z.L.

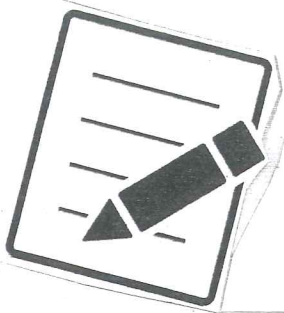
G FLOODWAY—This is already in there and is basically per the State guidelines.



REVIEW OF 1-2 YEARS

10	Establish a Historic District in the hamlet area.	Town Staff	NYS C Hist
11	Develop a town-wide survey of historic resources.	Town Staff	NYS

10 and 11 HISTORIC DISTRICT—on this one we got a grant from Preservation League of NY and they prepared a property list of historic properties in Campbell. This report is on line. If the Board wants to establish a district or get the properties on National Register, someone should be assigned the task.



REVIEW OF 1-2 YEARS

12	Map prime agricultural land and then create new districts.	Town Board
13	Remove size limits for rural enterprises in new A1 district, and allow farm stands as-of-right.	Town Board

12 AG MAP /NEW DISTRICTS--Marvin is working on this--covering Ag and Ag protection Districts and zoning changes.

13 REMOVE SIZE LIMITS FOR RURAL ENTERPRISES
-- This has been allowed in new Z.L.



REVIEW OF 1-2 YEARS

14	Create a floating overlay zone for gravel mining in the new A2 district.	Town Board
15	Implement design standards.	Town Staff
16	Coordinate with Watson Homestead on activities.	Town Staff
17	Allow for attractive accessory buildings (in-law flats) and above-garage apartments to accommodate seniors and/or provide additional income to property owners.	Town Board

14 CREATE OVERLAY ZONE FOR GRAVEL MINING --

-- we would have to designate the areas for this; we do have a new excavation section in Z.L.

15 IMPLEMENT DESIGN STANDARDS --

--we don't know what this means.

16 COORDINATE WITH WATSON HOMESTEAD --

--It is a good suggestion but we are not currently working on this.

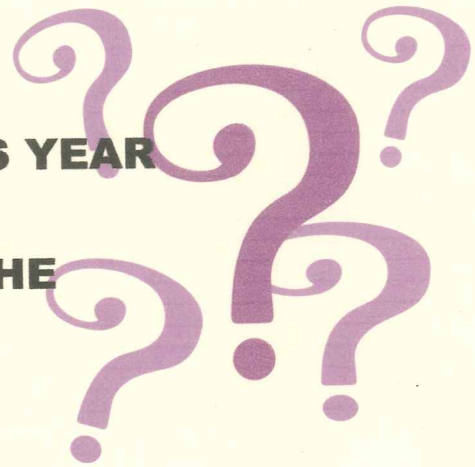
17 ALLOW FOR "M-I-L" APARTMENTS --

This is currently allowed in Z.L. ; mixed uses are already addressed in Z.L.



PROPOSAL:

- **ACCEPT THIS REPORT FOR THIS YEAR**
- **EACH YEAR ABOUT JULY 1ST,
TOWN SUPERVISOR REVIEWS THE
PLAN FOR PROGRESS AND/ OR
APPOINTS SOMEONE TO DO A
REPORT ON PROGRESS AND A
PLAN ON THE MATRIX OF TASKS**



**TOWN OF CAMPBELL COMP PLAN REVIEW
11-14-2016**

On November 14, 2016, this presentation was given at the Town Board meeting at which meeting the Town Board made a resolution to accept this report for filing.

On November 16th, 2016, Sandy and Marvin gave the same presentation to the Planning Board. The Planning Board indicated they would be willing to look into doing a project or two when they reconvene in 2017.

**Respectfully submitted,
Sandra M. Austin, Town Clerk and
Marvin Rethmel, Code Enforcement Officer**