

FREDONIA-POMFRET COMPREHENSIVE PLAN

ONE VILLAGE, ONE TOWN, ONE COMMUNITY



MARCH 2023

ACKNOWLEDGMENTS

Thank you to all the committee members and the community for all your time and effort on the development of the comprehensive plan. The following committee members were instrumental in the development of the plan for the future of the Village of Fredonia and the Town of Pomfret, residents and businesses.

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History for both the Town of Pomfret and the Village of Fredonia on Page 3 of this plan were accessed from <https://townofpomfretny.org/> and <https://www.villageoffredoniany.com/history.html>.

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INTRODUCTION

Why do comprehensive plans matter?

Comprehensive planning helps communities understand a broad range of issues and topics. The result is a single resource that should be used to progress toward desirable outcomes for these important issues and topics. A comprehensive plan utilizes a collaborative community-wide approach that includes a broad cross-section of stakeholders and residents. The primary purpose of this plan is to provide guidance to those in both the private and public sectors when making decisions that affect the future. It is not a detailed plan but rather a conceptual road map stating community outcomes with necessary actions to reach these outcomes.

Who should be using the Comprehensive Plan?

Under New York State Village Law and New York State Town Law, both the Village Board and the Town Board are responsible for adopting or accepting and maintaining the Comprehensive Plan as a guide to the community's development. It serves as a basis for the control of land uses and accountability of decisions by the various boards and agencies and for directing public improvements to help achieve a desired pattern of land uses as well as making decisions regarding public investment.

The adoption of this Comprehensive Plan exemplifies the commitment by Fredonia and Pomfret to maintain and improve the quality of life for its residents. Village and Town boards and committees should regularly use this Plan to help make informed decisions regarding development and zoning applications and how they relate to various aspects of the Plan including the vision, values, principles, and priorities. Citizens should also use this plan to better understand their community and evaluate the effectiveness of local government.

What was the process for this plan?

A project steering committee comprised of Fredonia and Pomfret officials, residents, and other key stakeholders oversaw the development of this Comprehensive Plan. Their decisions informed key components and helped contribute to a vision for the future of the communities. The committee also provided several rounds of virtual community engagement including a community-wide survey to identify key issues, opportunities and other specific topics related to Fredonia and Pomfret. Qualitative feedback from community members was an invaluable ingredient to this plan and provided important groundwork that eventually led to a community vision, values, principles, priorities, and actions.

When should we do this again?

The comprehensive plan should guide development in a community, but it should neither be the only tool for development nor should it exist in perpetuity without update or review. Demographics, priorities, and economic trends all shift over time and a regular update to the comprehensive plan is necessary to account and plan for these community changes. Communities should undergo a minor update to their comprehensive plan at least once every 5 years and a full update should take place every 10 years. The extent of these regular updates may vary but maintaining a regular timeframe will help Fredonia and Pomfret adjust priorities as circumstances change.



PLANNING CONTEXT

A Brief History of the Communities

Town of Pomfret

The Town of Pomfret is located in Northern Chautauqua County in the westernmost part of New York State. The Town was officially created in 1808, but its true beginning is seen with the arrival of Zattu Cushing in the spring of 1805. Mr. Cushing was the first permanent settler in Pomfret, although he was quickly joined by a number of other early settlers in the first five years of the town’s existence. Cushing came here to settle because he had passed through the area a few years earlier on his way home from Presque Isle (Erie) where he had been hired to supervise the building of a ship to be called “The Good Intent”. He was so impressed with the area, that he decided to come back and settle as soon as possible.

Village of Fredonia

In 1821, William Hart dug the first well specifically to produce natural gas in the United States on the banks of Canadaway Creek in Fredonia. It was 27 feet (8.2 m) deep, excavated with shovels by hand, and its gas pipeline was hollowed out logs sealed with tar and rags. It supplied enough natural gas for lights in two stores, two shops and a gristmill (currently the village’s fire station) by 1825. Expanding on Hart’s work, the Fredonia Gas Light Company was formed in 1858, becoming the first American natural gas company. A stone monument in downtown Fredonia marks the site of the first gas well.

The village of Fredonia was incorporated in 1829. The area’s original name was Canadaway (from the Indian word Ganadawao, meaning “among the hemlocks”). The name “Fredonia” was coined by Samuel Latham Mitchill, coupling the English word “freedom” with a Latin ending. He proposed it as a replacement name for the United States. It failed in that regard, but became the name of many towns and cities.

Significant Historic Sites

There are several important historic sites in Pomfret and Fredonia, many of which are in the older Village downtown. Several of these sites could be considered for historic designation at either the local, State or National level.

Below is a table of important historic sites that were discussed with stakeholders and community members during the comprehensive planning process. The table includes both current historic sites and includes sites with a rich history that are not currently designated as historic sites.

The White Inn is considered historic by community members, and it is reportedly eligible for historic tax credits. It is not included in either the State or National Historic registries, but the Cultural Resource Information System lists the site as eligible for the State and National Registers of Historic Places.

Site	Address	Date Designated
Old Main Inn	24-30 Water Street	N/A - No Designation - Eligible
Fredonia Commons Historic District*	9 Church Street	1978 - National and State Designation
Fredonia Grange	58 W Main Street	1994 - National and State Designation
W Main Street	33-53 W Main Street	N/A - No Designation - Eligible
White Inn	54 E Main Street	N/A - No Designation - Eligible

*The Fredonia Commons Historic District includes 25 structures and is bounded by Center Street, Main Street, Day Street and Church Street. Some of the included structures are the Village Hall and Opera House, the US Post Office and the Darwin Baker Library.

Fredonia Commons Historic District

The Village of Fredonia has a historic district in its downtown that is loosely defined by several streets and sites around the Barker Commons. The district is officially named the Fredonia Commons Historic District.

As shown in the map below, this district includes sites and structures along Main Street, Center Street, Church Street and Day Street. These streets comprise the general boundary of the district.

This district includes several historically significant sites and structures including the Village Hall and Opera House, the former Fenner Fire Station, the Fredonia Baptist church, the United Methodist church, the Citizens Trust Company building, the International Order of Odd Fellows (IOOF) & Citizens Building, and the Barker Commons. In 1994, the district was expanded to include sites between Center Street and Canadaway Street, including the Fredonia Grange.

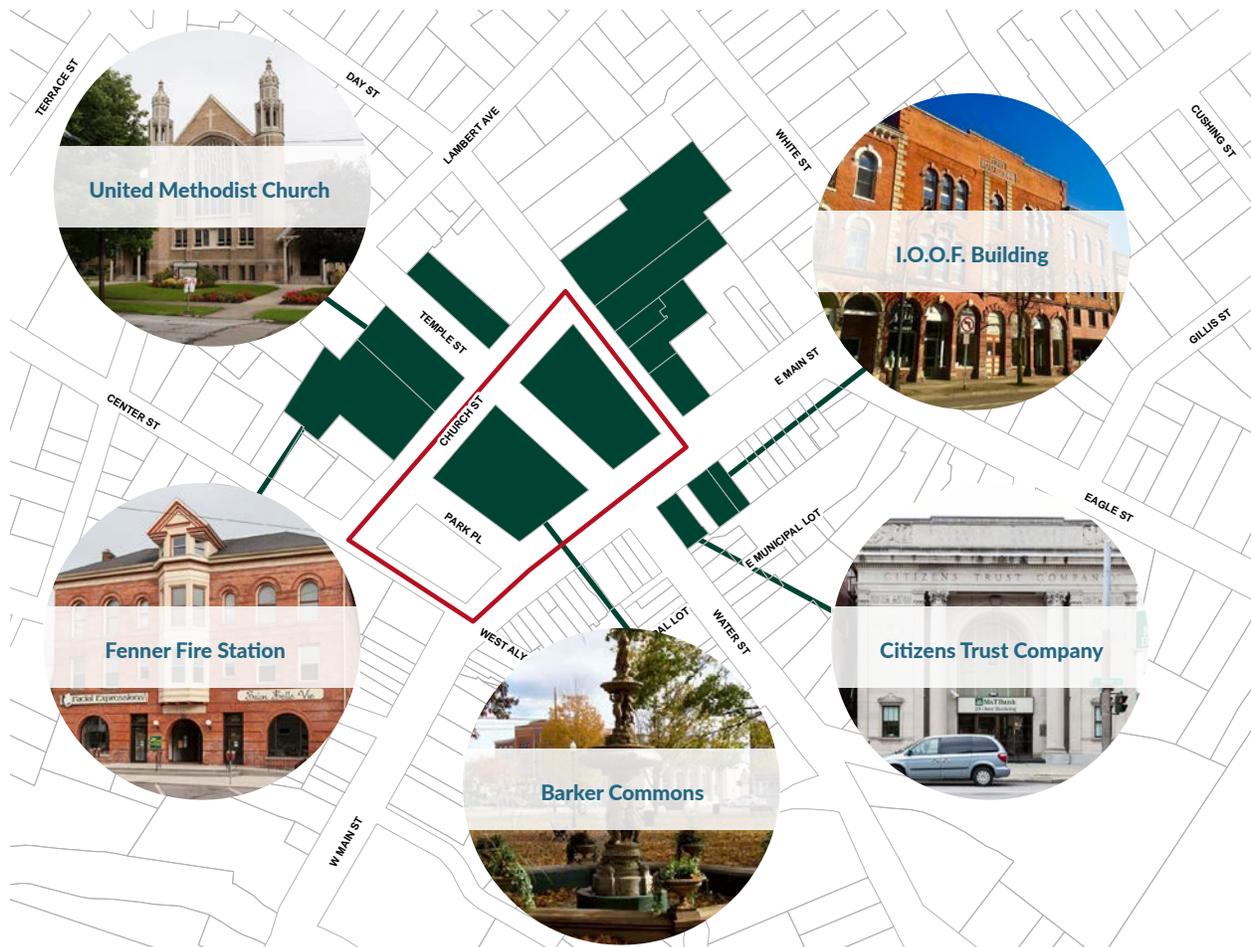


Figure 1: Fredonia Historic District
Source: 2021 Chautauqua County Property Information File
Graphic: Ingalls Planning & Design

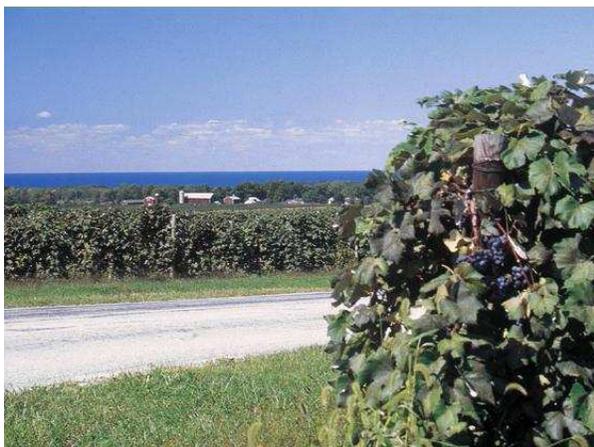
Previous Plans & Studies

Town of Pomfret Comprehensive Agricultural Protection Plan

In 2010, Town of Pomfret initiated an agricultural protection plan that also functions as the Town's comprehensive plan. The main objective of this plan was to manage future growth and development to preserve and enhance the viability of agriculture in the community.

The plan included 7 different goals to guide implementation for recommended actions and projects. Many of these goals focused on protecting and promoting rural character and the Town's agricultural and environmental resources. Additional goals address increasing diversity in housing, providing potable water and maintaining efficiency in government. The goals from the 2010 plan are still relevant today and were incorporated into this joint comprehensive plan through identified priorities, a community vision, core and aspirational community values, joint planning principles and recommended actions.

Each of the 7 goals in the 2010 comprehensive plan are further bolstered by a group of respective recommendations. Many of these are still relevant to this joint comprehensive plan and were considered and/or addressed in later sections of this plan.



Agricultural and rural character is important to both the history and future of the Town of Pomfret. Moreover, existing farmland and agriculture continue to bolster the local economy.

Fredonia-Dunkirk Roadmap for Central Avenue

In 2016, Fredonia collaborated with the City of Dunkirk to develop a forward-thinking strategic plan for Central Avenue. Central Avenue directly connects the Village to Dunkirk's downtown district and waterfront.

The plan developed the following four principle-based areas of investment:

- Waterfront
- Dunkirk Business
- Fredonia Village Center
- Historic Neighborhoods

A primary objective for this plan was to develop a long-term vision for the corridor that would strengthen connections between the two communities that properly leverages and enhances both downtown districts, the waterfront, and historic neighborhoods.



This historic image of Central Avenue in Dunkirk NY conveys the significant economic and architectural character of the corridor. Historic buildings and a consistent street enclosure highlight the potential that this corridor has to develop and benefit both Fredonia and Dunkirk in the future.

Ongoing Planning Efforts and Initiatives

There two significant ongoing planning efforts that are relevant to both Fredonia and Pomfret. One of these ongoing initiatives is the continuing development of a Local Waterfront Revitalization Program for communities along Lake Erie. This program includes the Town of Pomfret and will also include several proposed projects along the lakefront in the Town. These projects include developing a trail to the Village of Fredonia and improving water quality for drinking water sourced from the lake.

A plan for Canadaway Creek is currently being developed with the assistance and support of the Lake Erie Management Cooperation. The objectives of this plan are to prioritize and improve both access to and environmental preservation of the creek.



Canadaway Creek is an important waterway and link to Lake Erie. The Creek runs through both the Village of Fredonia and the Town of Pomfret. Access to the creek should be prioritized moving forward to better connect the creek to the region and provide access along this waterway as well as north to the lake.

Chautauqua 20/20 Comprehensive Plan

The primary purpose of Chautauqua County's comprehensive plan is to provide a decision-making framework for County government, local municipalities, private and non-profit/institutional sectors and County residents and citizens.

The plan includes 15 focus areas, each of which includes a set of action items to pursue. Focus areas that are most relevant to Fredonia and Pomfret include: Agriculture/Foods, Infrastructure/Public Investment, Historic Preservation/Architecture/Community Revitalization, Active Living/Recreation, Youth, Housing and Local Government.

Both Pomfret and Fredonia seek to expand opportunities for light industrial development and similar compatible uses. This is further detailed later in this plan.



Chautauqua County 20/20 emphasizes the importance of active recreation and natural assets including Lake Erie, pictured above.

Key Demographics and Data

Total Population is Declining

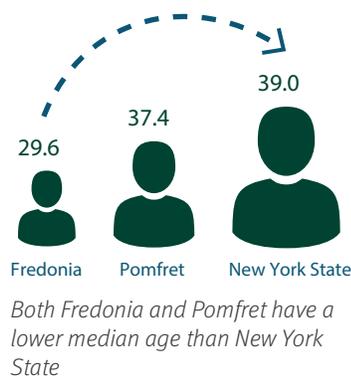
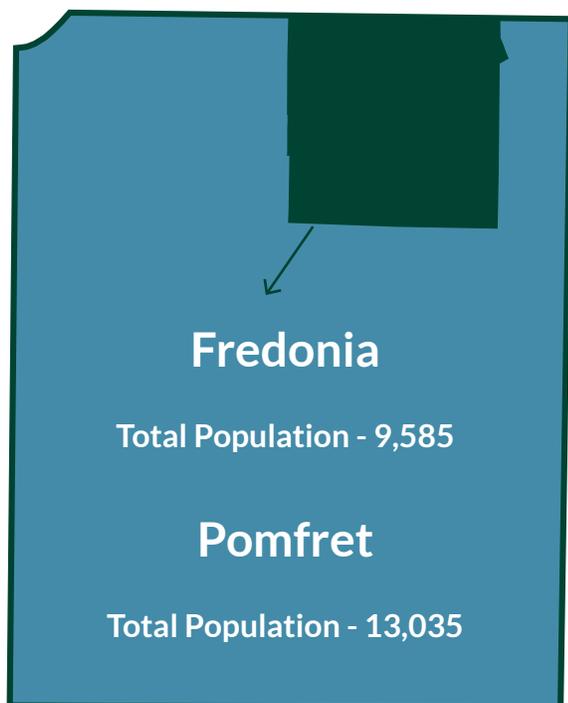
The Village’s total population is 9,585 according to 2020 US Decennial Census. This is a change from 11,230 in the 2010 US Census, a decrease of about 15% of the total 2010 population. Pomfret’s population is 13,035 according to the 2020 US Census, which is a decrease of about 13% from the Town’s population in 2010.

This is not uncommon for a community in western New York State. Population figures have continued to decline for communities across New York State and the northeast in general. The COVID-19 pandemic likely had an outsized impact on the 2020 Census for the Village and Town. The SUNY Fredonia Campus and student residence halls were all but closed when the 2020 Census was taken. Students residing on and off campus are traditionally counted as residents of Fredonia and Pomfret, but the college closure may have forced students to reside elsewhere while the census was being taken.

Fredonia and Pomfret should consider strategies and methods to market the Village as a desirable place to live for all people, particularly for younger families and individuals. The regular influx of young people attending SUNY Fredonia provides Fredonia and Pomfret with a unique opportunity to regularly reach out to and engage with a younger population.

The Village and Town should continue to embrace the student population and encourage them to look fondly on their years spent in Fredonia.

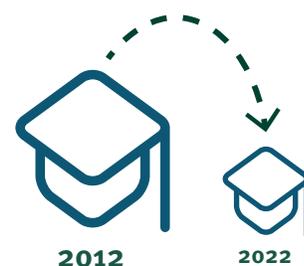
Many communities in central New York are aging at a faster rate than the State. Pomfret and Fredonia are fortunate to have a consistently low median age due to the presence of SUNY Fredonia students. The median age in Fredonia is 29.6, while the median age in the Town of Pomfret is 37.4. Both of these numbers are lower than the median age for both Chautauqua County and New York State.



Enrollment is Declining

Enrollment at the State University of New York (SUNY) at Fredonia has been on the decline over the last decade.

The number of enrolled students at the university has dropped by 1,900 students in a decade. This decline in the student population has doubtlessly had an effect on the local economies of Fredonia, Pomfret, Dunkirk and other nearby communities.



From 2012 to 2021, enrollment decreased from 5700 students to 3800 students.

Housing Data

Probable Rental Housing is High

Rental housing in the Village of Fredonia remains high and has increased slightly over the years. The methodology for determining a probable rental included at least one of the following factors:

- Multi-unit properties;
- Properties where the owner’s address did not match the property’s address; and
- Properties owned by an LLC

These probable rental housing properties increased from 470 in 2016 to 573 in 2021 - an increase of roughly 21%. The map below conveys all of the properties that are considered probable rentals based on the criteria listed on this page.

A high proportion of rental housing units is expected in a community with college. However, as demand for rental housing increases, the Village should consider expanding permitted housing types to better address the rental market.



Figure 2: Probable Village Rental Housing
Source: 2021 Chautauqua County Property Information File
Graphic: Ingalls Planning & Design

Legend

Probable Rental Housing

Cluster and TND Housing

There were several discussions during meetings with both community members and the project’s steering committee regarding housing in Fredonia and Pomfret. One of the most pressing issues in the communities centers on a need to expand housing without sacrificing rural land or open space. There are several areas in both the Village and Town where additional housing would be beneficial, including land near the boundaries and edges of the Village of Fredonia. Both cluster housing and traditional neighborhood development (TND) are types of residential development that would provide for compact housing on smaller lots while preserving open space. Additionally, cluster and TND development are a lesser burden on existing infrastructure systems due to their density.

Pomfret currently has provisions for cluster residential development in the Town’s zoning code, but these could be updated and strengthened to better encourage and permit cluster residential development in specific areas in the Town. The graphic below shows how cluster residential development acts to provide a similar amount of housing to a typical residential subdivision without sacrificing open space and/or agricultural land. Cluster development should be employed strategically in the Town of Pomfret, but it should be considered for all residential zoning districts. Some areas within the Town are immediately well-suited to cluster development and these have been identified in the Future Land Use map on pages 35-36.

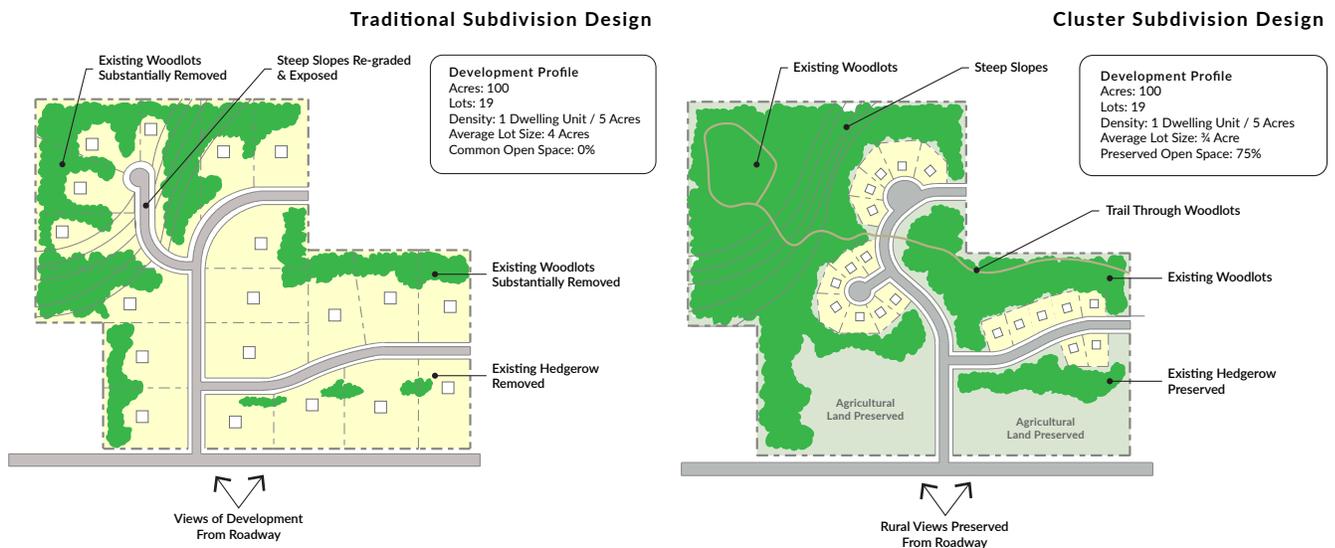


Figure 3: Cluster Residential Development and Traditional Subdivision
Graphic: Ingalls Planning & Design

TND is more appropriate for denser communities including Villages and Cities. Rather than permitting or encouraging winding roads with limited interconnectivity, TND requires roads that connect to major streets in more of a grid-like pattern that is more consistent and applicable to compact communities with a high level of walkability. Moreover, connected sidewalks and consistent tree lawns are necessary for TND to better promote a walkable and connected residential fabric that is befitting an urban village. The image to the right conveys the type of consistent sidewalk and tree lawn that are appropriate for TND residential streets.



Existing Land Use - Village of Fredonia

Traditional Village Downtown

The Village's downtown contains a traditional Main Street aesthetic that is common to many older New York villages. Many downtown buildings have historic character and significance and they are positioned close to the public realm to encourage pedestrian connectivity and safety.

Most of the existing downtown buildings are between 2-3 stories and exist as mixed use buildings with retail storefronts on the first floor and office or residential space on the upper floors. In order to maintain this existing land use and downtown character, the Village should consider establishing a mixed use district in the zoning code that prioritizes and expressly permits mixed use development and requires specific design standards that will preserve the existing aesthetic and urban fabric.

Residential Land

A large portion of existing properties in our communities, particularly denser communities, are used residentially. The Village of Fredonia is comprised of 3,490 parcels and 2,501 of these are identified with a residential land use code according to Chautauqua County's property information file.

The vast majority of Fredonia's residential properties are single-unit homes. Nearly 85% of Village residential parcels are classified as single-unit residential properties. The remaining 15% are comprised of two-unit homes, three-unit homes, apartments and rural /large lot homes. This leaves the Village with housing that is nearly homogeneous. Single-unit residential development is an important housing type for any community, but the Village of Fredonia should consider methods and policies that will encourage a wider mix of housing types - including multi-unit homes, townhomes, mixed use development and live-work housing. Many of these single-unit homes also function as renter-occupied housing, especially for college students. With a high demand for rental housing, the Village should consider housing types that are more amenable to renters including townhomes and other multi-unit options.

Traditional Neighborhood Development

Fredonia housing that is nearer the edges of the Village consists of single-unit homes that are on larger lots and are abutting undeveloped or vacant land. One of these areas is in the southwest portion of the Village along portions of W Main Street, Chautauqua Street and Seymour Street. These larger parcels do help to ease the transition to the rural Town of Pomfret. However, they may not be an optimal use of residential land. The Village should consider pursuing or encouraging traditional neighborhood development (TND) in this and other areas with similar character. TND will help the Village to preserve open space, use infrastructure efficiently and provide more housing density in the Village. This is further detailed in the Future Land Use section.

Opportunities for Industrial Land

The Village has few existing industrial properties. According to the County's property information file, only two Village parcels are identified as ones containing industrial land uses.

The Village has one existing industrial district in their zoning code located on the east side of Newton Street and west of the railroad. This area of the Village is well-suited for future industrial land uses. There are large undeveloped parcels here that do not lend themselves to future residential or commercial use. They are removed from the Village's Main Street with existing connections via local streets including Clinton Avenue and Prospect Street. There are currently over 100 acres of vacant land in this area that could be better positioned for a variety of light industrial uses, live-work housing, maker's space, warehousing and other compatible land uses.

Fredonia should consider expanding their existing industrial district and permitting a wider variety of light industrial uses and other land uses that are compatible with light industrial uses. This is further detailed in later sections of the plan.

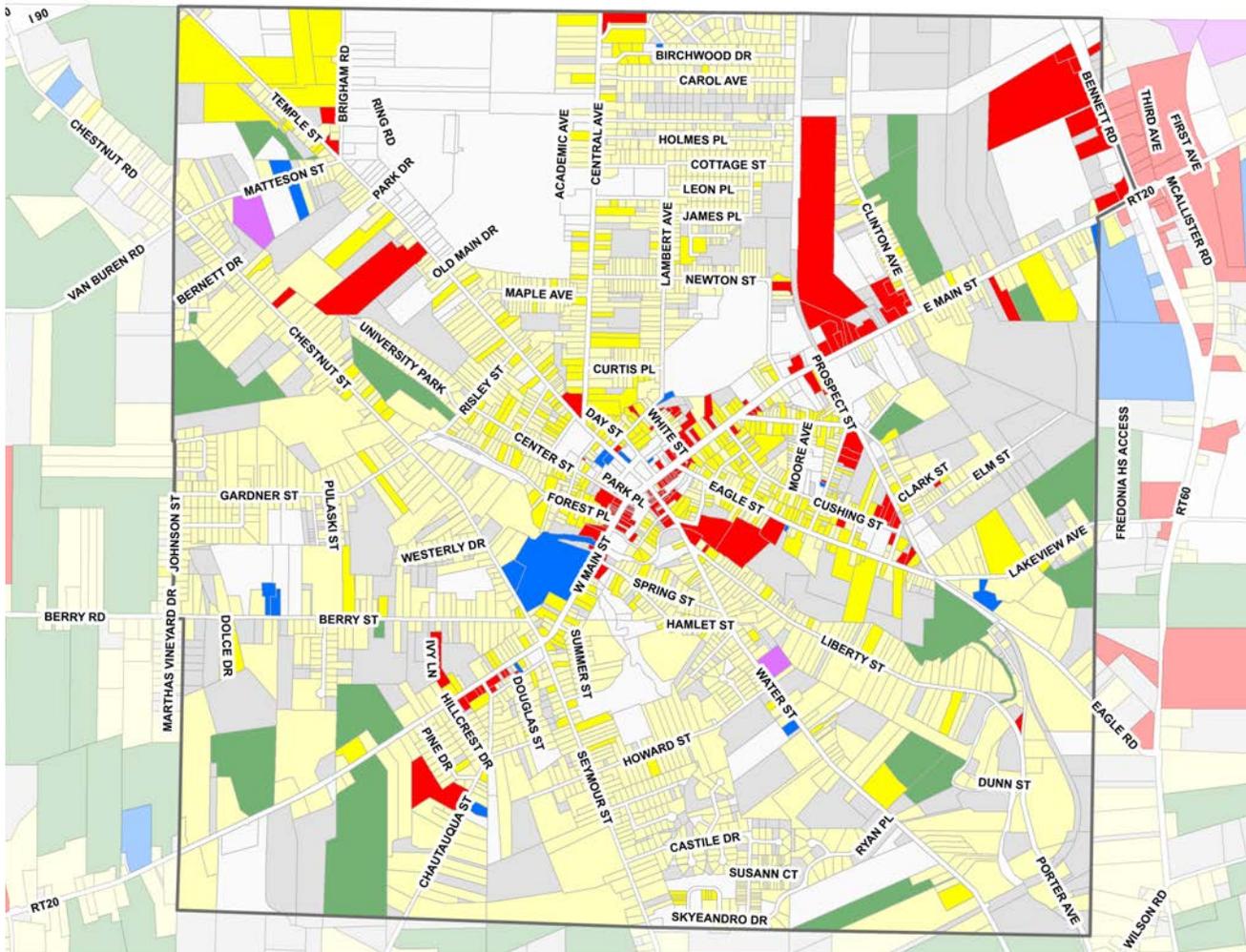


Figure 4: Fredonia Existing Land Use
 Source: 2021 Chautauqua County Property Information File
 Graphic: Ingalls Planning & Design

Legend

- Agricultural
- Residential (Single-unit)
- Residential (Multiunit)
- Commercial
- Public Service
- Industrial
- Vacant

Existing Land Use - Town of Pomfret

Agricultural Land in Pomfret and Fredonia

Pomfret and Fredonia both contain an abundance of agricultural land, much of which is still active farmland. While active agricultural land has declined over the last ten years, it is still an important land use for both communities. Agricultural land is further detailed in the following pages.

Rural Town Hamlets

Pomfret has several small Hamlets in various parts of the Town. These Hamlets have more compact development and a mix of commercial, residential and civic uses. Hamlets in the Town of Pomfret include Laona, Van Buren Bay, Lily Dale, Shumla and Cordova. Pomfret should consider establishing a Hamlet mixed use district that would apply to existing Hamlets in the Town. This would provide more flexibility regarding land use and could help to better identify existing Hamlets and Hamlet character.

Repositioning Vacant Land

Pomfret has an abundance of vacant and underutilized land. Some of this land is prime farmland that is no longer actively farmed. The Town would prefer much of this land to remain agricultural in nature.

Several swaths of vacant land, however, are either forested land or rural land that is less likely to be future farmland due to existing soils, existing infrastructure, location and other environmental factors. These areas were identified during the comprehensive planning process as potential sites for future alternative energy sources, i.e. solar array systems, wind energy facilities, etc. Two such locations are located along Ellicott Road in the western portion of the Town and land on either side of Spoden Road south of the Hamlet of Laona. These areas contain greater than 330 acres of vacant and undeveloped land. These areas are further detailed in the Future Land Use section of this plan.

Locations to Site Alternative Energy in Pomfret

While both of these locations would be well-positioned for the siting of alternative energy sources, the Town should be prepared to consider and permit or specially permit alternative energy sources in several existing or future zoning districts, particularly those aimed at agricultural land and open space.

Opportunities for Industrial Land

Similar to the Village, the Town of Pomfret has few existing industrial uses and properties. There are only three existing industrial uses according to the Chautauqua County property information file.

The Town has one existing industrial district in their zoning code in the northwestern portion of the Town. The district is located south of the Hamlet of Van Buren Bay and north of the CSX railroad tracks. This area of the Town has been identified as the optimal location for future industrial uses and contains roughly 525 acres of currently vacant and/or undeveloped land.

Pomfret should consider amending and possibly expanding their existing industrial district to permit a wider variety of light industrial uses and similar and compatible land uses. This is further detailed in later sections of the plan.

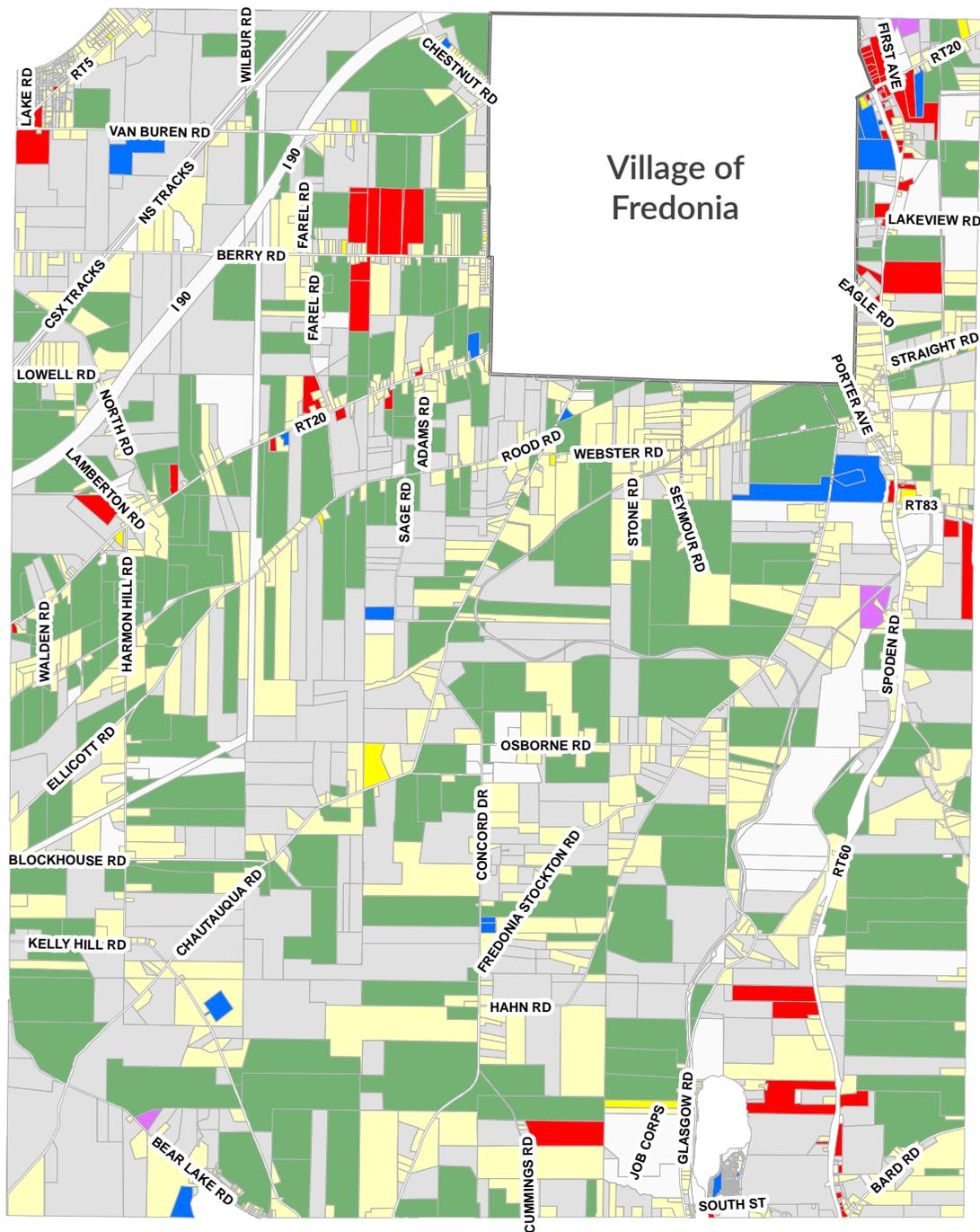


Figure 5: Pomfret Existing Land Use
 Source: 2021 Chautauque County Property Information File
 Graphic: Ingalls Planning & Design

- Legend
- Agricultural ■
 - Residential ■
 - Commercial ■
 - Public Service ■
 - Industrial ■
 - Vacant ■

Existing and Emergent Agriculture in Pomfret and Fredonia

Existing Agricultural Land

Agriculture is an important aspect to life in both Pomfret and Fredonia. Much of the existing agricultural land is in the Town of Pomfret, although Fredonia has several larger parcels containing active farmland and agriculture. These Village parcels mostly contain grape-growing cropfields.

Pomfret has 8,750 acres of agricultural land, 125 of which are classified as abandoned agricultural land. This is a decline from 9,000 acres in 2016 and a further decline from 9,350 acres of active agricultural land in 2010. The acreage in 2010 does not include abandoned agricultural land.

While agricultural land is decreasing, Pomfret still has an abundance of prime and active farmland. This should continue to be a consideration for the Town moving forward.

Chautauqua County Agricultural Development Strategy

Chautauqua County originally developed a Farmland Protection Plan in 2000. The plan reinforced existing County Agricultural Districts, which include a significant amount of land in Pomfret. The County Agricultural District is included in the map on the opposite page. This plan also outlined and detailed the need to preserve existing agriculture and farmland in the County.

In 2019, Chautauqua County embarked on a new Agricultural Development & Enhancement Strategy which would functionally serve as an update to the Farmland Protection Plan. One of the main tasks for this strategy is to identify goals that will invigorate the County's agricultural economy. Pomfret should consider recommendations in this plan that will align with the County's Agricultural Development & Enhancement Strategy.

Emergent Agriculture

Agricultural practices and crops have evolved over time. New agricultural markets have emerged or developed in recent years including hops and cannabis. New York's Department of Agriculture and Markets provides funding opportunities that can help communities like Pomfret and Fredonia pursue these emergent agricultural markets. Other existing State programs could better help Pomfret promote their existing agriculture and better utilize their vacant or abandoned agricultural land. Both the Town and Village should familiarize themselves with the Agriculture and Markets website and online materials at agriculture.ny.gov. More detail and listed programs and resources can be found on page 58 of this plan.

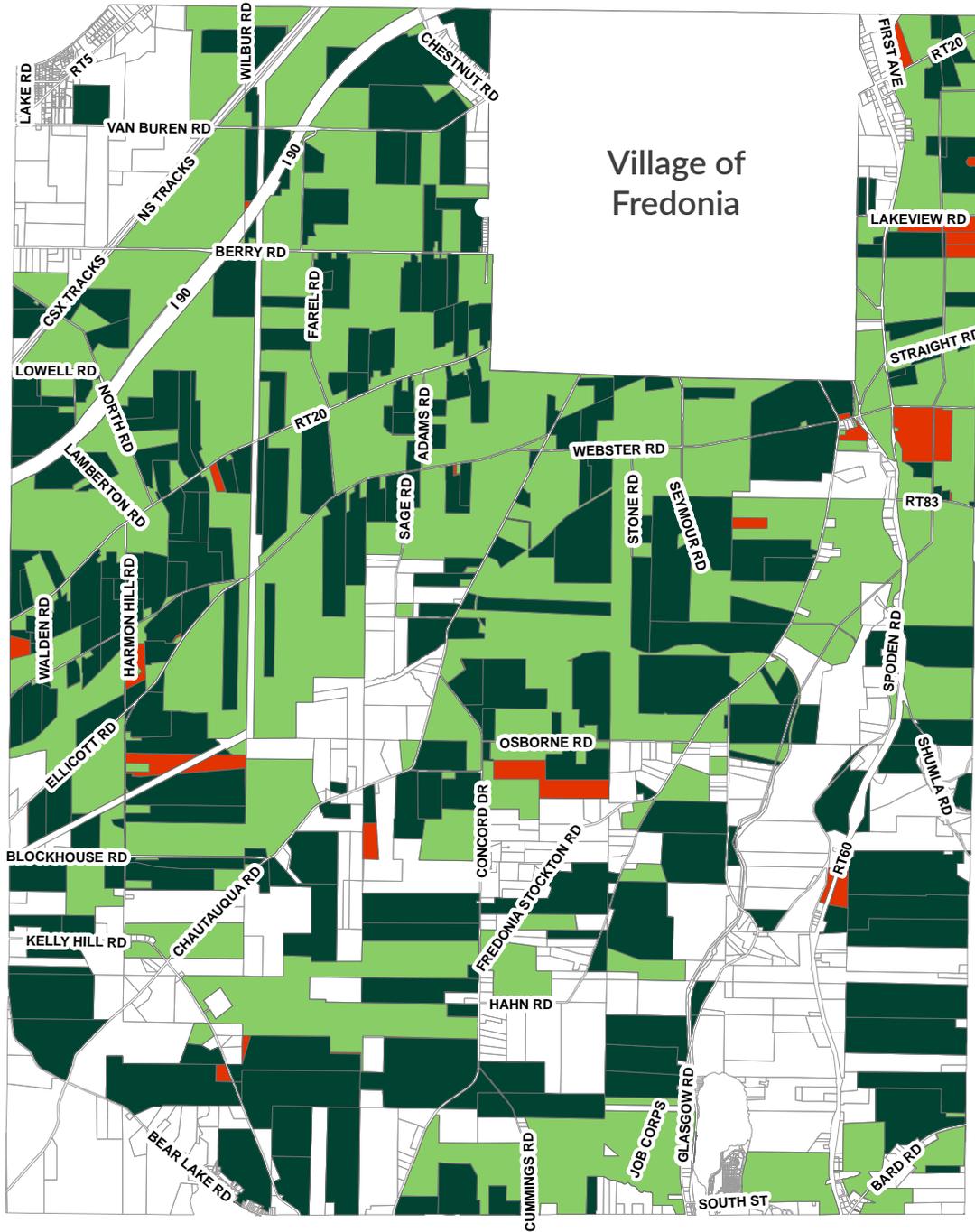


Figure 6: Pomfret Existing Agricultural Land
 Source: 2021 Chautauqua County Property Information File
 Graphic: Ingalls Planning & Design



Existing Zoning - Village of Fredonia

District Framework

Fredonia has seven existing zoning districts including three residential districts, two commercial districts, an industrial district and an open space district. The zoning code and zoning map have not been through a comprehensive update since 2009 and some of these existing districts will need to be amended to better reflect the vision, values and planning principles in this comprehensive plan.

The existing districts are divided into individual articles for each district and while this keeps them compact and separate, it can also make codes less concise. In a larger code update, the Village should consider using comprehensive tables to convey detailed information for all districts in a single location. For example, permitted land uses can all be included in a single table for all zoning districts.

Mixed Use Development

Fredonia's existing zoning code mostly regulates via permitted land uses. This is a traditional euclidean approach to zoning wherein each district both permits and prohibits land uses and this acts as the primary regulating force. The Village should consider a future update that encourages and requires quality design standards - particularly for downtown development - rather than relying solely on permitted land uses.

Currently, the existing C-1 district identifies more than 35 different land uses that are permitted. Many of these could be consolidated or combined to provide more flexibility in land use. This will make it easier to place more emphasis on how a building or structure is designed rather than its land use.

The Village should further consider establishing a mixed use district to better accommodate a wide mix of both vertical and horizontal mixed use development in the downtown district. This provides for additional flexibility regarding land use and can still accompany high quality design features.

Permitted Housing Types

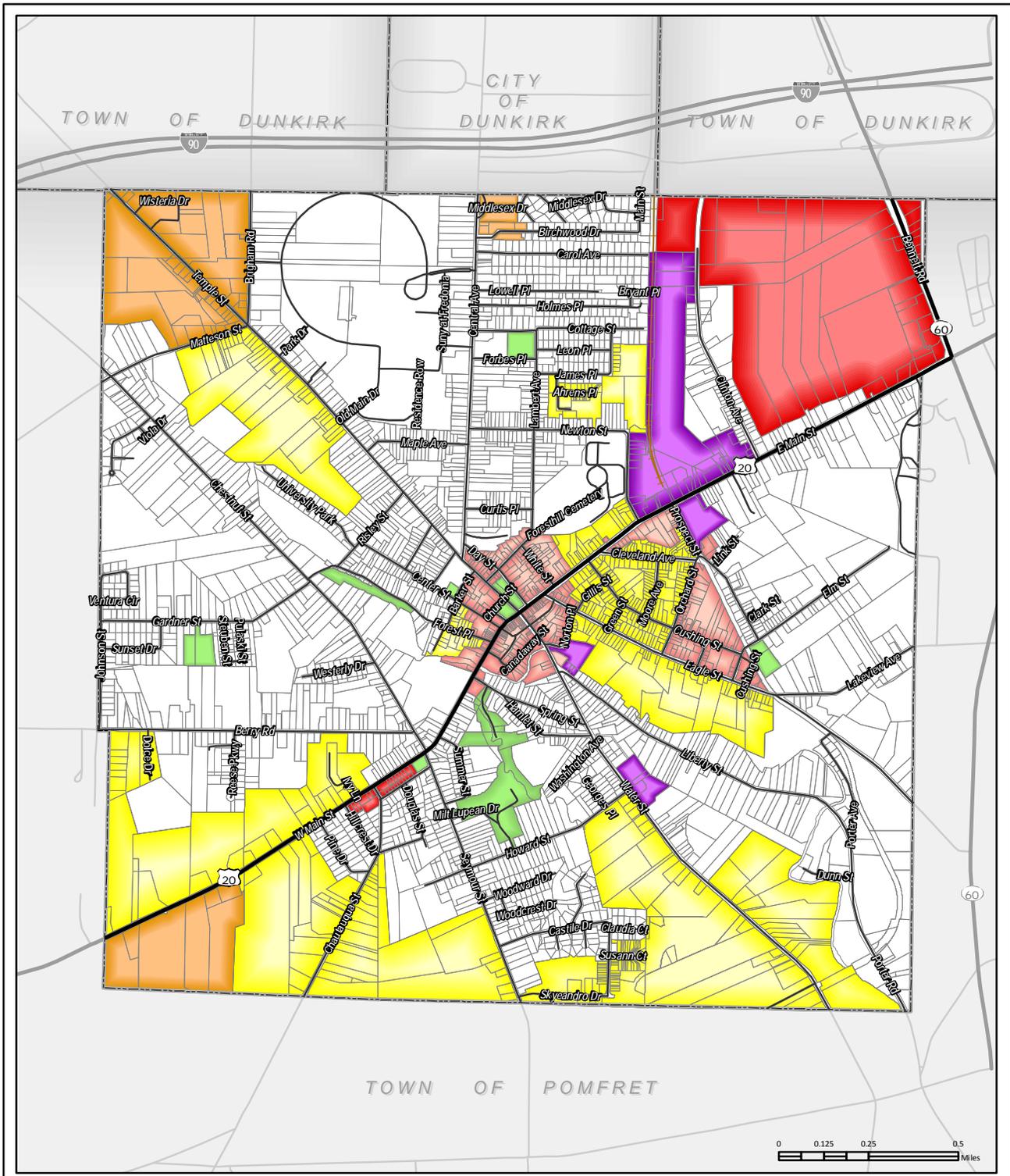
Fredonia has three existing residential districts that function to provide both single-unit and multi-unit housing. The R-2 and R-3 districts both permit two-unit housing and the R-3 district also has provisions for multi-unit housing.

During this comprehensive planning process, it became clear to the project steering committee that the Village does not have a wide enough variety of housing types. While the existing code does permit housing types beyond single-unit housing, the vast majority of Fredonia's residential properties are single-unit homes. A future code update should consider and encourage a wide variety of housing types including various forms of multi-unit housing, townhomes, apartments, etc.

Industrial Uses and Site Design

The existing permitted uses in the M-1 district are mostly light industrial including manufacturing, production, food processing, furniture processing and other similar uses. There are currently no existing site design standards for the M-1 district. The only existing zoning process that would require attention to site design is the site plan review process, which does not include design-specific requirements.

The project steering committee identified an opportunity to expand and bolster the existing industrial district to permit a wider mix of industrial uses and similar compatible uses. Additionally, a new industrial district should include design standards that encourage landscaping, screening, buffering, pedestrian and bicycle connectivity, and building design and placement provisions.



0 0.125 0.25 0.5 Miles

MAP 6: Existing Zoning

<p>VILLAGE OF FREDONIA Existing Zoning</p>	<p>LEGEND</p> <ul style="list-style-type: none"> Village of Fredonia Parcels Road Centerline Railroad Major Roadway 	<p>Existing Zoning</p> <ul style="list-style-type: none"> Single Family Residential (R-1) General Residential (R-2) Multiple Family Residential (R-3) 	<ul style="list-style-type: none"> General Business (C-1) Highway Business (C-2) Light Industrial (M-1) Open Space (OS) 	<p>WD Project # 444401 Map Created: October, 2009</p>

Figure 7: Fredonia Existing Zoning
Source: Official Village Zoning Map

Existing Zoning - Town of Pomfret

District Framework & Organization

Pomfret has ten existing zoning districts including three residential districts, two commercial districts, two industrial districts, two agricultural districts and a conservation district. The zoning code and zoning map have not been through a comprehensive update since 2012 and some of these existing districts will need to be amended to better reflect the vision, values and planning principles in this comprehensive plan.

The existing district framework is included in Article IV. These existing districts are organized into individual sub-articles for each district. Each district lists permitted uses, specially permitted uses and uses requiring no permit in order. Dimensional or area standards are then listed for each permitted use. This is a cumbersome and unwieldy organization that is not user-friendly. A future update to the Town's zoning code should include more tables and graphics that can better consolidate use and area requirements for all districts. For example, permitted land uses can all be included in a single table for all zoning districts.

Permitted Housing Types

The project steering committee for the comprehensive plan identified housing as a key priority early in the planning process. The Town currently does permit both single-unit and multi-unit housing in all residential districts.

However, the dimensional requirements for residential uses are excessive, even for a rural town. The smallest minimum lot size for a residential property within a residential district is 20,000 square feet in the R-1 and R-3 districts. In the R-2, AR-1 and AR-2 districts, the minimum lot size for a single-unit home is 2 acres. These dimensional requirements make it difficult for any significant amount of residential growth to occur. Furthermore, large lot residential development that could currently occur in the AR1 District would likely cause a heavier burden on the Town's sewer and water infrastructure by spreading residential homes out across fewer larger parcels.

Cluster Residential Development

The Town has regulations for cluster residential development that could provide some additional residential density. The purpose of these regulations is to permit denser residential development on larger undeveloped sites and properties. Cluster development is currently permitted in several districts including AR-1 and AR-2.

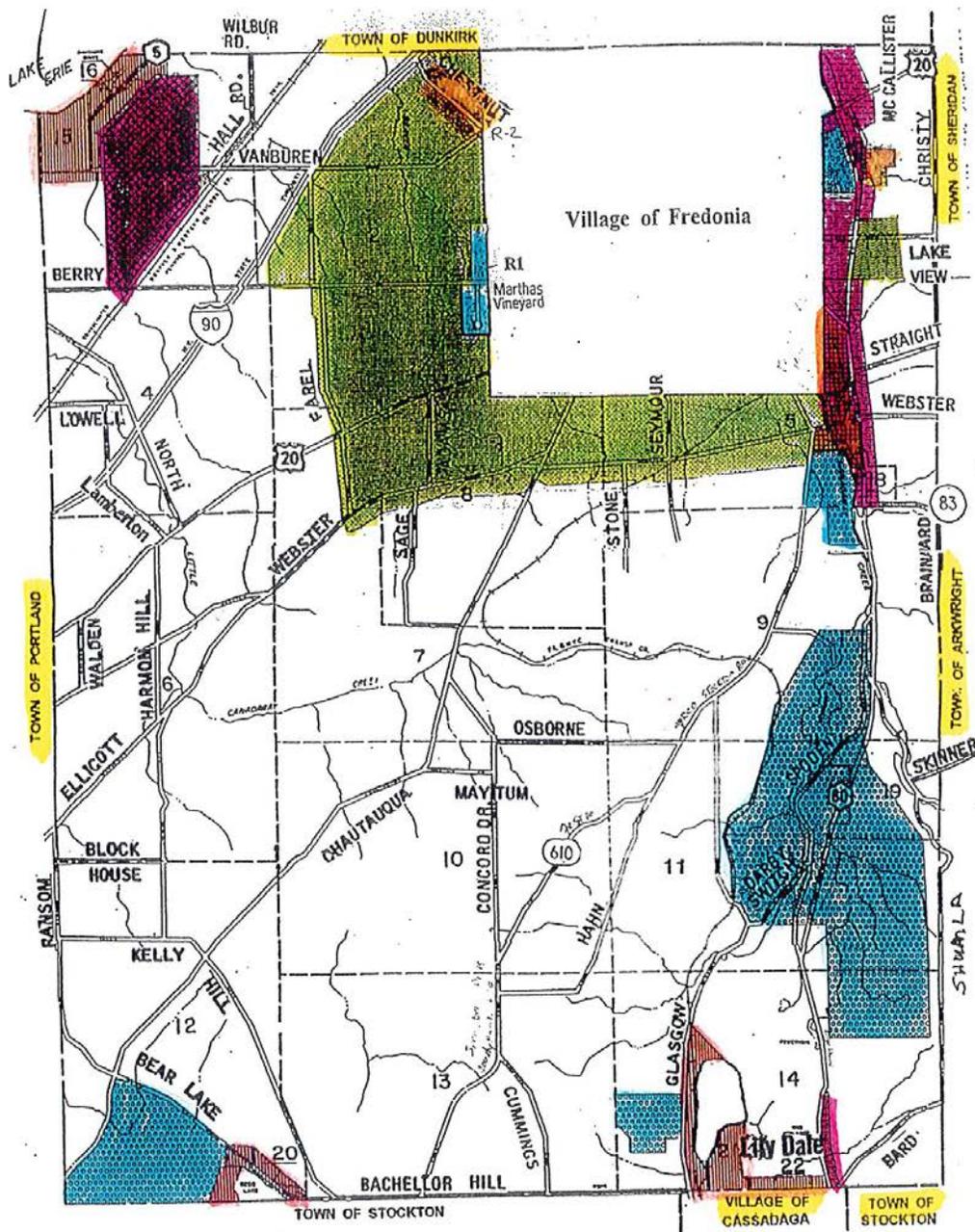
These regulations should be amended and upgraded to better define more specific size requirements for cluster developments as well as individual housing units. There should also be specific requirements for protected open space and other design and landscaping standards.

Additionally, rather than permitting this as a use, the Town should identify areas where a cluster-oriented district should be located. This is further detailed in the Future Land Use section of this plan.

Recent Zoning Amendments

Pomfret implemented two new local laws amending the Town's zoning code. One of the local laws, Local Law #2, amended dimensional requirements for lot sizes, setbacks and square footage requirements for commercial businesses in the B1 District (Neighborhood Business). Local Law #2 also expanded permissible uses in the B1 District.

The second local law, Local Law #3, amended the zoning district along NYS Route 5 in the Van Buren area. This land was re-zoned from R3 (Lakeside Residential) to B1 (Neighborhood Business). This district adjustment aligns better with future land use decisions that are detailed on pages 35-36 of this plan.



TOWN of POMFRET ZONING MAP

November 1994

LEGEND

	R1 RESIDENTIAL		C1 CONSERVATION
	R2 LARGE LOT RESIDENTIAL		B1 NEIGHBORHOOD BUSINESS
	R3 LAKESIDE RESIDENTIAL		B2 HIGHWAY BUSINESS
	AR1 AGRICULTURAL / RESIDENTIAL		I1 INDUSTRIAL DISTRICT
	AR2 AGRICULTURAL / RESIDENTIAL		I2 INDUSTRIAL DISTRICT

Figure 8: Pomfret Existing Zoning
Source: Official Town Zoning Map

Existing Infrastructure

The quality of a community’s infrastructure sends a message. A low level of maintenance and areas and/or services in disrepair conveys to residents and visitors that basic and necessary services are being neglected. This can indicate a community that does not value a high quality-of-life. On the other hand, infrastructure that is properly maintained and regularly upgraded is indicative of a community that is well-cared for and conscientious of the importance of a high quality-of-life for its people.

Funding For Infrastructure

Like many communities in the United States, both Fredonia and Pomfret received additional funding through the American Rescue Plan Act of 2021. The American Rescue Plan provided a total of \$1.8 trillion of federal funding to communities to assist with needed improvements in response to the COVID-19 pandemic. This funding should be considered and used to address a variety of needed upgrades to infrastructure and services for both communities.

The funding does not need to be used immediately, but must be spent before the end of 2024. Eligible uses for these funds include investments in sewer and water infrastructure, which should be considered for repairs and upgrades for both Fredonia and Pomfret.

Fredonia Drinking Water

Fredonia’s water supply has been through significant challenges in recent years. In 2020, there were major concerns concerning the safety of the Village’s drinking water. The Chautauqua County Public Health department implemented a “boil water order” for the Village in September of 2020 for all drinking and cooking. This concern stemmed from algal blooms that emerged in the Village’s reservoir in the summer of 2020. The Village pursued improvements to the water treatment plant which, in part, addressed and improved these significant water quality concerns.

Fredonia Reservoir

The Fredonia Reservoir is the primary water supply for the Village of Fredonia. The water temperature of the reservoir increased in recent years, leading to increased microbial growth which can lead to minor taste and odor issues. Phosphorus and algae levels have also increased since 2006. The New York Department of Environmental Conservation (NYS DEC) monitors the conditions of the reservoir and has observed an increase in phosphorus, calcium and nitrogen levels which could lead to conditions that are amenable to several invasive species including algae and zebra mussels. A buffer of native plants has been maintained adjacent to the water’s edge and this should continue to help reduce nutrients and sediment loading into the reservoir. Other stewardship activities such as pumping septic systems, reducing fertilization and shoreline erosion and channelizing stormwater runoff should also be pursued to maintain or improve water quality.

Due to the recent significant challenges to the Village’s water supply in the reservoir, Fredonia has determined to identify needed upgrades and repairs to the reservoir. Fredonia is conducting an engineering report to best determine the needs for the reservoir, but it is expected that upgrades will include repairs to the reservoir’s dam and spillways.



The Fredonia Reservoir provides drinking water to the Village. Fredonia are seeking to identify needed repairs to the reservoir’s dam (pictured above) and spillways.

Fredonia Wastewater

In the spring of 2021, the Village identified several needed improvements for the wastewater treatment plant located nearer Lake Erie. Considered improvements include replacing one of the main pumps, the grit removal system, clarifiers and final tanks. The Village should consider using some funding from the American Rescue Plan Act to make some of these needed upgrades.

In addition to improvements to the wastewater treatment plant, Fredonia should consider and pursue projects that will help to improve the existing sanitary sewer system. As communities in New York contend with an aging system of sewer lines that demand significant investment for repairs and upgrades, Villages like Fredonia should consider solutions that are equitable and efficient for its community members.

Broadband Infrastructure

The need for high-speed internet has only grown in the 21st century. The proliferation of streaming services and the number of devices that require an internet connection have made broadband integral and necessary community infrastructure.

The term 'broadband' commonly refers to high-speed internet access that is always on and faster than traditional dial-up access. It includes high-speed transmission technologies including cable, fiber-optic and digital subscriber line (DSL). Just over 84% of Pomfret and Fredonia households have a broadband internet subscription according to American Community Survey estimates. This leaves 16% of households without current access to broadband internet. This is higher than the percentage of households with broadband access in Chautauqua County.

Pomfret and Fredonia are fortunate to be able to provide broadband access to the vast majority of their residents. Access to broadband internet, however, is not the only indicator of overall quality of a community's broadband and internet infrastructure.

As we continue to move into a future that requires reliable and fast internet access, both Fredonia and Pomfret should pursue fifth generation (5G) technology. Providing 5G access often becomes a "last-mile" challenge, especially for rural communities

such as Pomfret. The physical infrastructure that connects fiber-optic cable is often the most difficult to physically and financially provide in rural communities such as Pomfret. The Town is in more need for improved broadband access than the Village, but both Fredonia and Pomfret should pursue various State and/or Federal funding to support long-term broadband infrastructure investments to offset some of these "last-mile" costs.

The Village has been actively improving their broadband infrastructure since 2020 through the assistance of grant funding obtained through New York's Rural Broadband Grant. This funding has helped the Village expand its fiber-optic network and the process of expansion has continued into 2022. It should be noted that the data used to inform this sub-section were derived from American Community Survey Estimates. Furthermore, these data do not indicate whether the population without broadband access is attributed to personal choice or by a lack of physical infrastructure/connectivity.

Capital Improvement Programs

Capital improvement planning or programming (CIP) is the scheduling of physical plans and facilities for a community over a certain period of time. Improvements are based on a community's priorities and should account for a community's desire for such improvements as well as their anticipated financial standing. Communities have a finite amount of resources and capital to devote to improvements to public facilities, infrastructure and other projects. A CIP can help communities like Fredonia and Pomfret prioritize, budget, and schedule future projects.

Capital improvement programs should be reconsidered and readopted on a yearly basis. This should also include a re-evaluation of anticipated expenditures and adjustments in light of any changed financial conditions, technological advances, costs, available materials and manpower. Both Fredonia and Pomfret should consider implementing CIPs to better compile and track anticipated major capital expenditures for the communities.

Community Survey

The project steering committee developed and carried out a community-wide survey in late 2021 during the first round of community engagement. The survey gave an opportunity for community members to give valuable input for the planning process. The survey included questions concerning a variety of topics including but not limited to existing issues, core and aspirational community values, and several questions regarding the quality of life for residents of Fredonia and Pomfret.

Survey Results

The community survey on the project website garnered 149 responses from community members. Most of these respondents were homeowners who had lived in the Village or Town for more than 5 years. There was a fairly even age distribution of respondents, including teenagers, college students, younger professionals and senior citizens.

One of the survey questions asked respondents to identify the three most significant issues facing Fredonia and Pomfret. The issues that were included in the survey question were developed through conversations and meetings with the project steering committee, Village and Town officials, and key community leaders and stakeholders. Answer selections included poor water quality, lack of activities for families, deteriorating downtown buildings, limited variety of housing, lack of affordable housing, poor property maintenance, poor broadband quality and others. Every selection was chosen at least once, but the three most selected issues were:

- Poor Water Quality - selected 105 times
- A Lack of Activities for Families - selected 62 times
- Deteriorating Downtown Buildings - selected 49 times

Quality of life can be a vague concept to consider but it generally relies on the perceptions of community members to determine and voice what makes life good or not good for them. The project team decided to include three questions that asked community members to consider their current quality of life. The first question asked respondents to rate their current quality of life. Most respondents selected “satisfactory,” which further specified that “there are some things about the community that bug me or that I find wanting, but the good outweighs the bad.”

The remaining two quality of life questions asked respondents to identify the biggest positive impacts and the biggest threats to their quality of life. Respondents selected “sense of community” and “recreational opportunities” as the biggest positive impacts on quality of life. These responses show that community events and activities, public space, and parks and recreation should be considered in this comprehensive plan.

The two biggest threats, according to survey responses, were “available housing that does not reflect needs” and “housing is of poor physical quality.” These responses further reinforced the need to address housing choice, housing options and types in this comprehensive plan.

VISION, VALUES & PLANNING PRINCIPLES

What is Visioning?

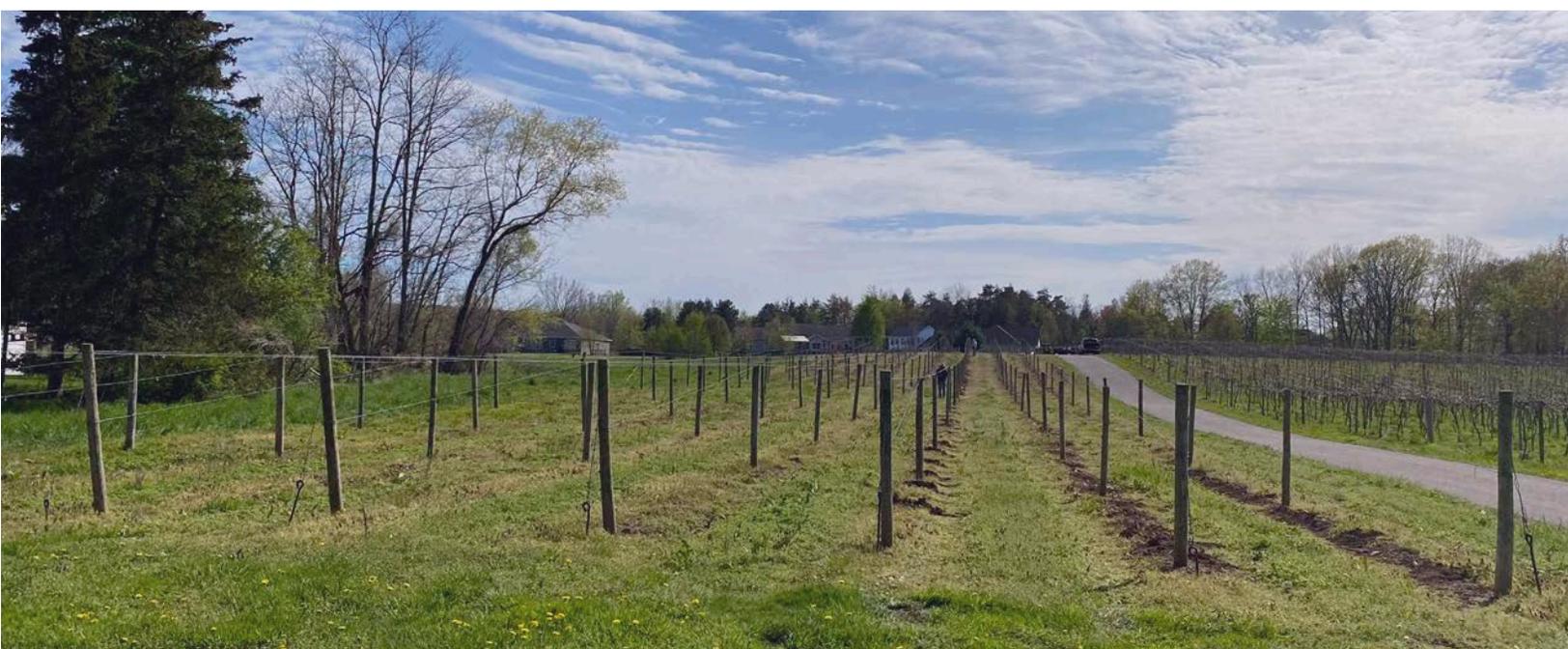
Looking toward the future is a complex but necessary exercise for our communities. The planning process requires us to think about the direction we want our communities to go. The visioning process is a participatory one for which the goal is to identify a long-term desired outcome for the community. This process works best when it is inclusive and open to all community members and when creative methods are used to cultivate a vision that is not only desired but also achievable. A community vision does not need to shy away from existing challenges, but it should primarily paint a positive outlook for the future.

What Makes a Good Vision?

Visioning is a beneficial activity during the development of a long-range comprehensive plan. All too often, however, vision statements are crafted in ways that lack specificity, avoid existing challenges and cloak the message in vague phrasing. A vision should have an appropriate level of specificity that allows for an authentic statement that resonates with community members. Vague words and phrasing such as ‘creating a vibrant and healthy community’ should be avoided not because they are desirable but because they are not specific enough to help guide decision-making. Communities should also be mindful of existing challenges to further ground the vision, although it’s imperative to avoid handcuffing a future vision to the problems of today.

Above all, vision statements require community feedback from residents thinking about the future that they want for their communities. A vision began to take shape during the first round of community engagement. Discussions and comments on the project website’s Ideas Wall helped to solidify certain words and phrases that were commonly included in response to what is working, what is not working, and what is missing from Fredonia and Pomfret. The community vision for the future of both Fredonia and Pomfret is on the next page.

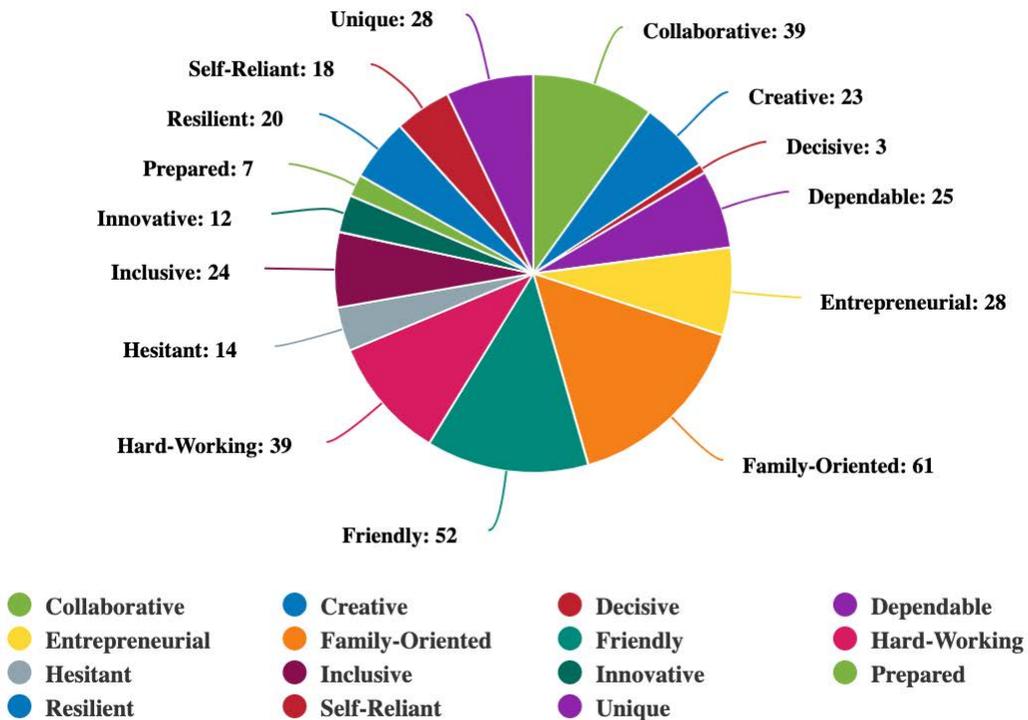
Fredonia and Pomfret are communities that plan for their future while embracing their rich history. Infrastructure projects including improvements to drinking water, downtown sidewalk, and enhancements to streets and corridors have enriched the quality of life of our community members. Collaboration is now a constant tool to improve both communities and better connect to the region. The Village has a strong partnership with SUNY Fredonia that sees students and community members working together to celebrate and enjoy events and festivals that appeal to all community members. Fredonia's Main Street continues to develop and grow into a destination that complements the Town's protected open space and active farmland in the grape-growing region. New trails and parkland contribute an element of outdoor recreation that further capitalizes on natural resources and agricultural character in both the Village and Town.



What are Core Values?

Core values are what we believe in - the things that define who we are. They inform and shape the vision for what we want our communities to become. These values reflect the community's most deeply held beliefs. They are the foundation and starting point for our vision and typically don't change much over time.

The project team included a question about core values in the community survey. The question asked community members to select values that they thought were existing values in Fredonia and Pomfret. The chart below includes the responses for this question, which informed the written and included core values for the comprehensive plan.



We Are...Family-Oriented

Both the community at-large and the project steering committee agree that Fredonia and Pomfret are family-first communities. Catering to younger families should continue to be a priority for both communities. Community members and the project team have both agreed that Fredonia and Pomfret need a wider variety of events and activities that appeal to families.

We Are...Friendly

Being a friendly community should go beyond neighborly interactions and helpfulness. Fredonia and Pomfret should use this value to seek out practices, policies and projects that are welcoming to newcomers and reflective of the desires of existing community members. In other words, the Village and Town should partially base decisions on what is friendly, neighborly and welcoming to members of their communities.

We Are...Hard-Working

People from Fredonia and Pomfret largely identified with being hard-working. As with the other core values, this should be reflected in the decision-making for Fredonia and Pomfret. Rather than shying away from difficult or complex issues, the Village and Town should continue to work together to find appropriate solutions to both anticipated and un-anticipated challenges.

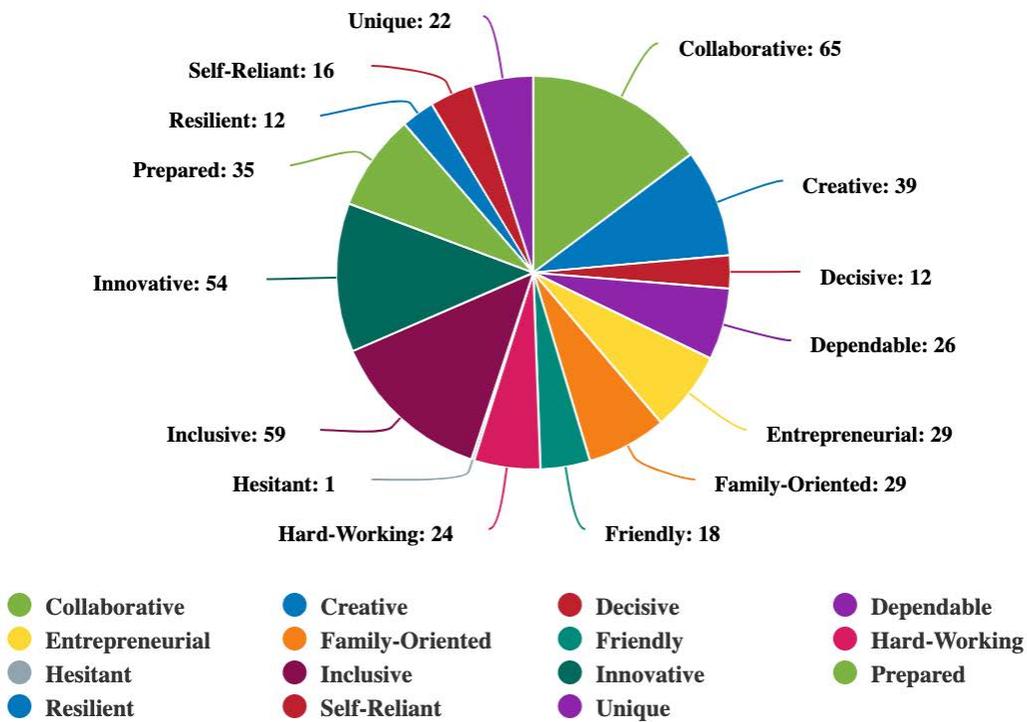
We Are...Unique

Many community members see Fredonia and Pomfret as unique communities. The vibrant and creative student population likely contributes to this core value. Embracing the arts, diversity, and a specific community culture should continue to be core tenets of Fredonia and Pomfret.

What are Aspirational Values?

If core values are the things that define Fredonia and Pomfret, aspirational values are the things that express what these two communities should value in the future. They should complement or update core values to help achieve aspects of the community vision that are not reflected in existing policy or practice. They help to implement the vision and should be actively considered during decision-making.

The project team included a question about aspirational values in the community survey. The question asked community members to select values to which Fredonia and Pomfret should aspire. The chart below includes the responses for this question, which informed the written and included aspirational values for the comprehensive plan.



We Will Be...Collaborative

During the comprehensive planning process, it became clear that community members from both Fredonia and Pomfret wanted to continue to collaborate together to address issues and opportunities that would affect both municipalities. In addition to working together, both Fredonia and Pomfret should work on building and maintaining relationships with Chautauqua County, SUNY Fredonia, Fredonia Central School District and other local and regional organizations, agencies and institutions.

We Will Be...Inclusive

Inclusiveness is a good goal for all communities, but more diverse communities with universities like SUNY Fredonia should always strive to be welcoming and inclusive to people with a wide array of backgrounds and orientations.

We Will Be...Innovative

Increasing innovation in our communities can take many shapes and forms. Fredonia and Pomfret should strive to be open to a wider variety of emergent business and industry. They should also continue to engage the university population to help identify potential solutions to complex problems.

We Will Be...Prepared

Community preparedness can relate to a variety of different things, but having a plan in place that addresses known issues and provides a decision-making process for unknown future challenges will help Fredonia and Pomfret be more prepared. Additionally, future development and decisions should account for the changing climate and environment.

What are Planning Principles?

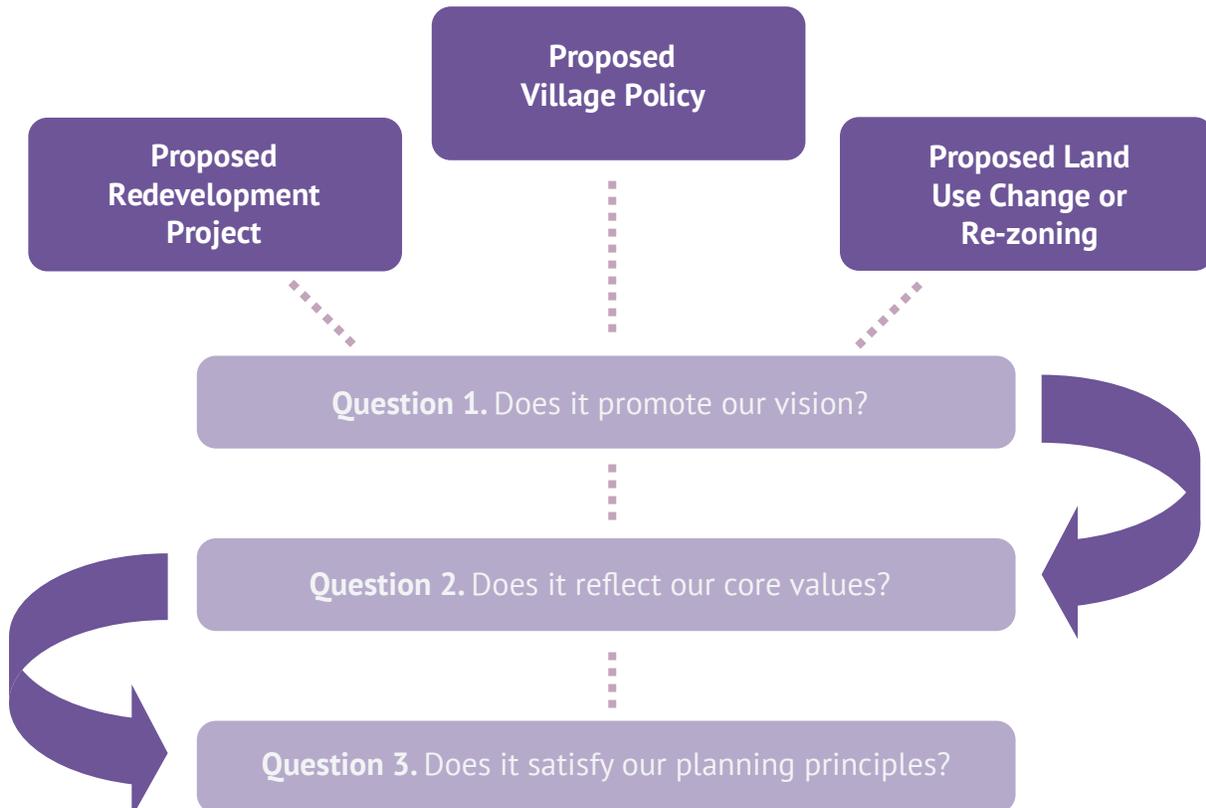
The planning principles will further help to guide decision-making for Fredonia and Pomfret. Both communities should use these principles to evaluate future challenges - both the ones that Fredonia and Pomfret anticipate and ones that are unforeseeable - and assist them in making progress toward the community vision on page 26. The core and aspirational values are also rooted in the planning principles. Decision-makers should consider the planning principles when making policy-related decisions and when reviewing projects for the Village and Town.

How Do the Principles Advance Our Values?

Planning principles should ideally hearken back to the core community values. The core values on their own are not directive. The principles were crafted with actionable language to best guide future decisions. The vision and core values are necessary steps that informed the principles, but the seven principles on the next page should be used to guide decision-making for Fredonia and Pomfret.

The Vision, Values and Principles Provide a Decision-Making Framework.

Municipalities are faced with decisions every day. Many are anticipated, straight-forward and easy to make. However, some are neither anticipated nor straight-forward. How do these decisions get made? On what basis? This is the perfect time to engage the community vision, values and principles. Whether it is a proposed development project where the applicant is asking for a re-zoning or a new Village policy for on-street parking, the vision, values and principles can help provide a rational basis for decisions. The graphic below should serve as a good quick guide for considering the vision, values and principles. The examples used are not exhaustive but the three questions in the lower portion of the graphic ensure that the vision, values and principles are considered during difficult decisions for both Fredonia and Pomfret.



We Will...Increase and Improve our Parks and Trails

Fredonia and Pomfret value their parkland and will prioritize future projects that include new or improved connections to existing parks and trails. This includes pedestrian connectivity, bicycle facilities including bicycle parking, and expanded or improved vehicle parking.

We Will...Have Streets that Comfortably Accommodate All Users

Streets should provide safe and comfortable access to all users. In Villages like Fredonia, designing streets that accommodate pedestrians and bicyclists becomes more important. While all streets should consider pedestrian and bicycle facilities, the Village should emphasize projects and policies that improve pedestrian and bicycle access in Fredonia.

We Will...Preserve our Open Space and Protect our Rural Character

Pomfret and Fredonia both have significant open space, active farmland, and rural viewsheds and character that should be preserved and protected. Projects that emphasize these rural qualities should be prioritized.

We Will...Continue Together to Provide Efficient Services to Community Members

Both Pomfret and Fredonia will work together to improve the quality of life for all residents. Improving and maintaining existing infrastructure and services should be a continuing priority for both communities.

We Will...Pursue Family-Friendly Activities and Events

The comprehensive planning process revealed a desire and need for more activities and events that cater to families. This principle should serve as a reminder that projects and policies that are more family-friendly will be looked at more favorably by Fredonia and Pomfret.

We Will...Emphasize Historic Preservation

Downtown Fredonia is full of historic character and historically significant buildings and sites. Preserving and promoting this history will be a priority for both communities.

We Will...Continue to Seek Out Partnerships with Local Leaders and Institutions

Fredonia and Pomfret should maintain and strengthen existing relationships with local leaders, organizations, institutions and other municipalities. These relationships can help Fredonia and Pomfret to better pursue and implement their own goals and objectives.

FUTURE LAND USE

Unlike a community's zoning map, the future land use map does not adhere to property/parcel lines and it does not illustrate clear regulatory boundaries. Future land use maps should be used to inform zoning changes, but they do not offer any regulatory power on their own. Future land use requirements should be implemented in an update to the zoning codes for both Fredonia and Pomfret.

The land use categories on the Fredonia and Pomfret future land use maps were based on analysis of existing conditions balanced against future needs and opportunities. Needs and opportunities were identified during the planning process, which yielded feedback from project steering committee members, key community stakeholders and input from community members during the first round of public engagement.

Agricultural

The values and planning principles for Fredonia and Pomfret are inextricably linked to active agriculture and farmland. Knowing this, the Village should be prepared to protect active farmland and consider the implications and possibilities of future agricultural needs and emerging uses and practices.

Residential - TND

TND stands for Traditional Neighborhood Development. TND encourages compact residential development with connecting streets, small lots, and attention given to pedestrian and bicycle connections and facilities. The areas identified as Residential - TND are currently comprised of larger parcels, some of which are undeveloped and could cater to future residential growth.

Residential - Mixed

Multi-unit housing is largely located nearer the center of Fredonia's downtown. The future land use map identifies these neighborhoods as Residential - Mixed. Multi-unit housing is appropriate for this area and should be encouraged through various housing types.

Residential - Neighborhood

Most of the existing land in the Village is residential in nature. Much of the existing residential land is comprised of single-unit housing on a neighborhood scale.

It is anticipated that land under this designation will remain as such, with some potential future additions such as two-unit housing and/or accessory dwelling units (ADU).

Residential - Large Lot

These two areas contain existing single-unit homes that are on larger lots. This type of housing is appropriate in these areas but should not be encouraged elsewhere in the Village.

Campus Development

This land should prioritize existing campus-style development including SUNY Fredonia and other undeveloped land that could support institutional land uses including a hospital or medical center.

Mixed Use - Corridor

This area on the northeastern edge of the Village is currently comprised of highway-commercial uses that cater to vehicles. Future consideration should be given to design characteristics that are more pedestrian-friendly while providing a strong gateway presence into the Fredonia-Pomfret community.

Mixed Use - Downtown

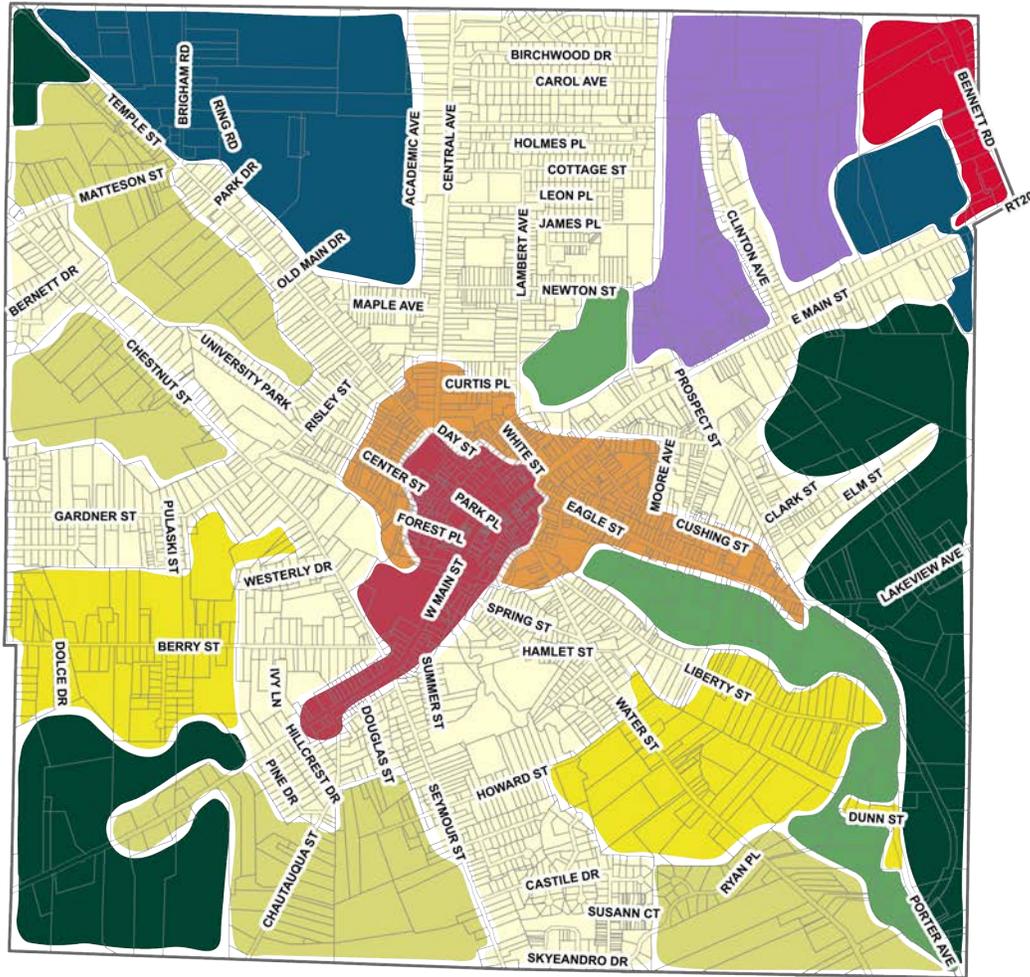
Downtown mixed use should include a wide variety of residential, commercial, office and public space. Mixed use should be encouraged both vertically and horizontally. This is further detailed in later sections.

Mixed Use - Industrial

A mix of industrial uses could include light manufacturing, maker's space, warehouses and distribution centers. Ideally, this land use designation would be codified to include certain design qualities and features that lead to a modern mixed industrial district.

Open Space and Natural Resources

Canadaway Creek is an important natural resource that both the Village and Town should work to protect and enhance. Both communities should also be prepared to protect other existing open space and forested land that are not amenable to other future development. This will also contribute to the rural character and natural setting present in both communities.



Legend

Agricultural		Campus Development	
Residential - Cluster		Mixed Use - Corridor	
Residential - Mixed		Mixed Use - Downtown	
Residential - Neighborhood		Mixed Use - Industrial	
Residential - Large Lot		Open Space and Natural Resources	

Figure 9: Fredonia Future Land Use
Graphic: Ingalls Planning & Design

The map to the right is a draft future land use map for the Town of Pomfret. The descriptions below give more detail and explanation of the included land uses.

The locations of the future land uses for the Town of Pomfret were based on analysis of existing conditions and future needs, priorities and actions identified and developed from input from the project steering committee, key stakeholders and community members.

Agricultural

The values and identity of both Fredonia and Pomfret are inextricably linked to agriculture - especially the growth and production of grapes. While agricultural practices are changing, agricultural land continues to be an important land use in Fredonia and Pomfret. Both communities should be prepared to protect active farmland and consider and position underutilized agricultural land for emerging agricultural uses and practices.

Alternative Energy

A common topic of discussion during the comprehensive planning process was the need to consider ideal locations for alternative energy sources. Discussions with community and steering committee members resulted in two general areas where alternative energy land uses would be prioritized.

Residential - Cluster

Cluster residential development would provide the Town of Pomfret with new residential areas that promote compact, small-lot development. This clustered development encourages efficient land use with limited stress on the Town's infrastructure while allowing Pomfret to preserve existing open space and rural land.

Residential - Large Lot

Land on the future land use map designated as Residential - Large Lot includes two residential areas in the Town with single-unit homes on larger lots. These areas are not anticipated to change much at this point and will remain large-lot residential homes.

Campus Development

Land near the eastern edge of the Town's boundary with the Village has been identified as Campus Development to accommodate a potential future medical facility. Existing land here also includes Fredonia Central School District. Land here is open, under-utilized and amenable to a potential future campus-style development.

Mixed Use - Hamlet and Neighborhood

Pomfret has several smaller Hamlets including Laona, Lily Dale and Van Buren. These Hamlet areas include some existing residential and commercial uses and should encourage future development that includes a mix of uses and design that is compact and pedestrian-friendly.

Mixed Use - Industrial

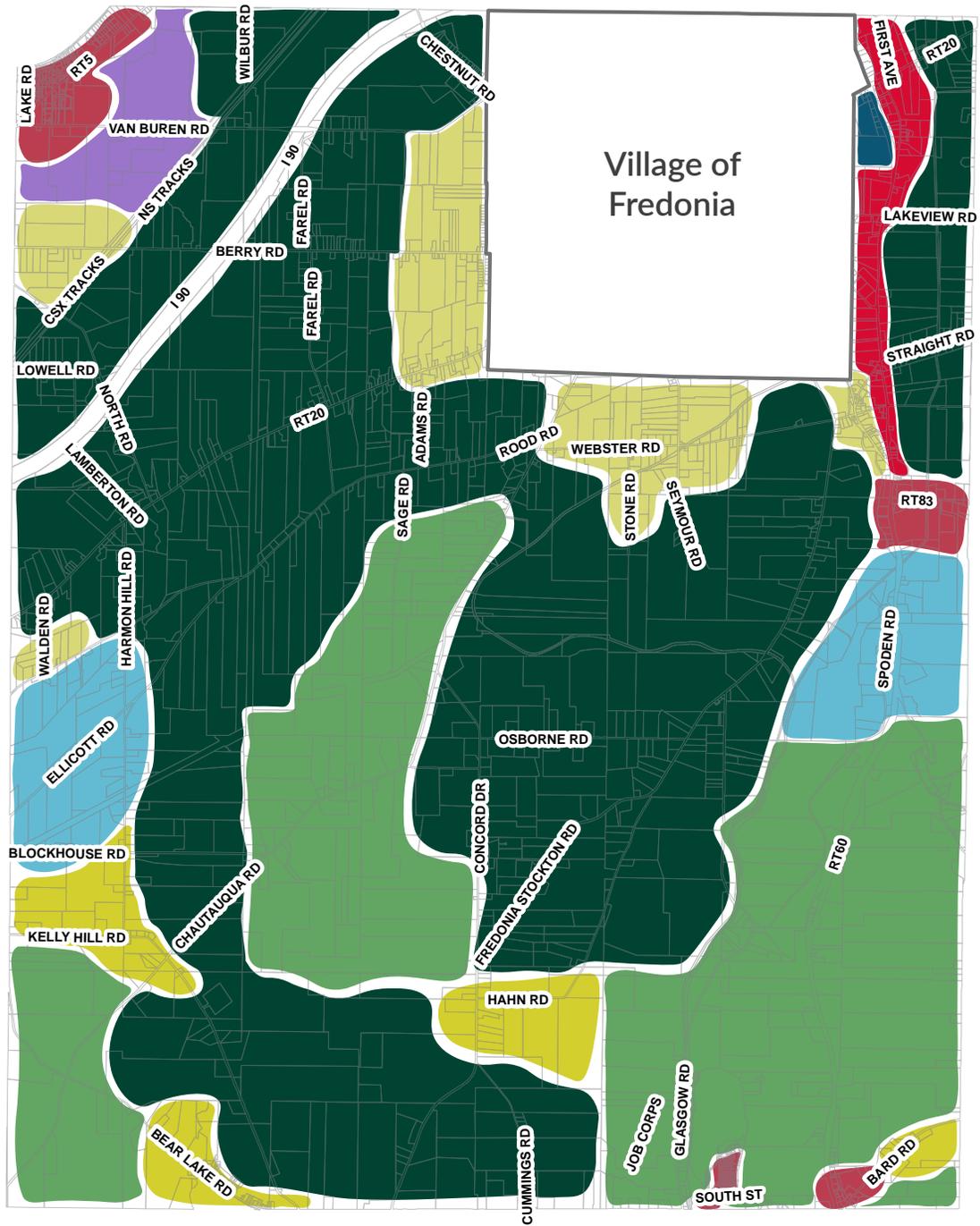
Land here is in an existing industrial district. Future industrial uses in this area should be positioned for a mix of light industrial uses, maker's space, warehousing and distribution, commercial uses and office uses.

Mixed Use - Corridor

This area on near the Town's boundary with the Village is currently comprised of highway-commercial uses that cater to vehicles. Future consideration should be given to design characteristics that are more pedestrian-friendly while providing a strong gateway presence into the Fredonia-Pomfret community.

Open Space and Natural Resources

Canadaway Creek is an important natural resource that both the Village and Town should work to protect and enhance. Both communities should also be prepared to protect other existing open space and forested land that are not amenable to other future development. This will also contribute to the rural character and natural setting present in both communities.



Legend

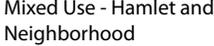
Agriculture		Residential - Large Lot		Mixed Use - Industrial		
Alternative Energy		Campus Development		Mixed Use - Corridor		
Residential - Cluster		Mixed Use - Hamlet and Neighborhood		Open Space and Natural Resources		

Figure 10: Pomfret Future Land Use
Graphic: Ingalls Planning & Design

PRIORITIES, ACTIONS & IMPLEMENTATION

What Are Our Priorities?

Communities are constantly changing as new issues emerge and fresh opportunities present themselves. However, it is important to manage these changes in two important ways:

- Address the things that are known and can be planned for today
- Establish strategies to lessen the burdens of things that cannot be anticipated

The five priority areas below were developed and based on data analysis, input at the community workshop, survey responses, and meetings with the project steering committee.

- Upgrade and Maintain Community Infrastructure & Services
- Emphasize the Village Downtown & Main Street
- Improve Coordination, Cooperation & Collaboration
- Strengthen Housing & Neighborhoods
- Protect Rural Character, Open Space and Recreation

They will assist Fredonia and Pomfret in organizing and prioritizing work programs that can address key issues, capitalize on opportunities, and leverage assets in a manner consistent with the community vision, values, and planning principles.

Are There Other Priorities?

The five identified priority areas are not the only areas that are important, nor are they the only things that Fredonia and Pomfret should address when implementing this plan.

The next section details each priority area with subsequent action items. In the pages that follow, however, are additional individual action items that do not fall under one of the priority areas but are no less important to achieving the vision of this plan.

Section Organization

The five priority areas in this section were developed based on data analysis, input at the community workshop, survey responses, and by the steering committee. They will assist Fredonia and Pomfret in organizing and prioritizing work programs to address key issues, capitalize on opportunities, and leverage their assets in a manner consistent with the vision, values, and planning principles.

Desired outcomes are included alongside each priority area. These outcomes should be the basis for setting and tracking goals. Actions are important, but they must be a means to achieving specific outcomes. Realizing outcomes may require years of effort on numerous fronts.

There are action items under each priority area that are intended to help Fredonia and Pomfret understand where to allocate resources to achieve the community's desired outcomes. These actions do not represent an exhaustive list but rather an initial program that should be updated as progress is made and change is realized. Priorities can change over time so it is important that Fredonia and Pomfret be conscientious and flexible to adapt and react to unforeseen challenges and opportunities.



UPGRADE AND MAINTAIN COMMUNITY INFRASTRUCTURE & SERVICES

Why is this a Priority Area?

The quality of a community’s infrastructure sends a message. A low level of maintenance conveys to residents and visitors that basic and necessary services are being neglected. This can indicate a community does not value a high quality-of-life for its residents. Infrastructure that is maintained and regularly upgraded, however, shows that the community is well-cared for. Below are actions that will help Fredonia and Pomfret improve and upgrade important community infrastructure and services. Below, please find several important actions Fredonia and Pomfret want to take to improve community infrastructure and services.

Action Item

1 Pursue Targeted Water Line Repairs, Upgrades and Expansions

Community members, steering committee members and key stakeholders all recognize the need and importance of improving water infrastructure in the Village and Town.

Several repairs and upgrades are underway in Fredonia and Pomfret, but more attention must be given to expanding and repairing areas with known challenges. This effort will likely require collaboration - not only between Fredonia and Pomfret, but also with other adjacent municipalities including the City of Dunkirk.

2 Improve and Invest in Broadband Infrastructure

Technology infrastructure is an important piece of municipal government and have been discussed during comprehensive plan meetings with the project steering committee. Both communities will look into existing resources and grant programs to invest in 5G fiberoptic cable. Existing funds from the American Rescue Plan Act of 2021 should be considered for future broadband infrastructure projects. This project may apply more widely to the Town of Pomfret.

3 Develop Standards and Guidelines for Alternative Energy Sources

Alternative energy sources are becoming increasingly utilized in our communities. Solar energy sites, in particular, have been implemented in many communities across New York State. The Town of Pomfret has a permitting process for solar infrastructure, but both municipalities should consider any needed regulations for various alternative energy sources. This project is more applicable to the Village since they currently do not have regulations for alternative energy sources.

Who?

- Village Board - Village of Fredonia should lead
- Town Board
- City of Dunkirk
- N. Chautauqua County Water District

When?

- Short-Term
- 1-3 Years to identify high-priority areas for repair and/or expansion and pursue funding

Resources?

- Village and Town Budgets
- ARPA Funds
- WIIA & IMG Grants

Cost?

- Cost will be dependent on a variety of factors including: potential new water lines, connections to existing water districts, repairs to existing infrastructure, etc.

- Town Board - Town of Pomfret should lead
- Village Board
- Village and Town Departments of Public Works

- Medium-Term
- 3-5 years
- This timeline could be abbreviated to utilize ARPA funding

- Town and Village Budgets
- NTIA Grant
- NYS ConnectALL Initiative

- Cost may vary based on areas in need of broadband infrastructure
- US DOT estimates \$27,000 per mile for laying 5G cable

- Village Board
- Town Board
- Chautauqua County Planning

- Short-Term
- 1-3 years

- Town and Village Budgets
- CFA

- \$15,000-\$25,000

UPGRADE AND MAINTAIN COMMUNITY INFRASTRUCTURE & SERVICES

Action Item

4 Consider a Sewer Rent Program for the Village

Sewer rent programs have been implemented successfully in many communities in New York State, including several Villages. A sewer rent program is a schedule of annual charges that are established and imposed by the Village for maintenance, repairing, replacing and purchasing equipment and materials for the Village sewer system.

These charges typically are in the form of utility fees that are separate from taxes in order to capture fees from non-profit properties as well. Sewer rent programs can spread the cost of infrastructure repairs and improvements across all system users and can be particularly useful for older sanitary systems common to most Villages in New York State.

5 Identify Areas in the Village to Locate EV Charging Stations

As electric vehicles continue to increase in popularity and usage, communities will need to consider parking and charging locations. The Village has a few existing EV charging spaces for, but should consider adding EV locations at all municipal surface lots.

6 Pursue Repairs and Upgrades to the Fredonia Reservoir

The Village has carried out an engineering report for the reservoir and have determined that structural improvements are necessary to ensure the future of the reservoir and water supply. Potential improvements could address existing piping, spillways and the reservoir's dam.

7 Update and Improve Property Maintenance Regulations and Practices

Communities such as Pomfret and Fredonia have a plethora of older buildings and structures, many of which predate World War 2. Property maintenance, including appropriate enforcement, is an important process for any community but can be particularly helpful for communities with older properties and properties in disrepair. Both Pomfret and Fredonia should take a measured approach to updating and improving their existing property maintenance regulations and practices to help improve the performance of existing properties.

8 Develop Public Realm Standards

The public realm includes all public space in a community ranging from parks and facilities to streets and sidewalks. The design and maintenance of these public realm components send a message to residents and visitors that public space is valued and its appearance, function, condition and maintenance will be prioritized. The Village and Town should both consider landscaping, screening, street trees, sidewalk and amenities as important features for public spaces.

Who?

- Village Board - This action item is specific to the Village
- Village DPW

When?

- Long-Term
- 5-10 Years
- Short-Term - Speak with Villages with similar programs and identify how to implement pay structure

Resources?

- Village Budget
- Existing Sewer Rent Programs - Village of Fairport, Village of Larchmont, Village of Ardsley

Cost?

- Costs will mostly be staff hours and human costs

- Village Board - This action item is specific to the Village

- Short-Term
- 1-3 Years

- Village Budget
- NYSERDA
- Charge NY

- Installation costs range from \$2,000-\$5,000 per charging port

- Village Board - This action item is specific to the Village
- Village DPW

- Short-Term
- 1-3 Years

- Village Budget
- ARPA Funds
- WIIA & IMG Grants

- Costs will depend on findings of engineering reports

- Village and Town Board - Village of Fredonia should lead
- Village and Town Code Enforcement

- Medium-Term
- 3-5 Years

- Village and Town Budgets
- NYS 2020 Property Maintenance Code

- Costs may largely be staff hours and human costs
- Costs to rewrite property maintenance chapters: \$10,000-\$20,000

- Village Board - This action item is specific to the Village
- Village Board

- Long-Term
- 5-10 Years

- Village Budget

- \$25,000-\$35,000

EMPHASIZE THE VILLAGE DOWNTOWN AND MAIN STREET

Why is this a Priority Area?

Fredonia and Pomfret have determined the Village's downtown and Main Street to be an important priority area for the comprehensive plan. Fredonia and its Main Street represent a compact traditional Village downtown with a built environment that naturally caters to pedestrians. Shopping and restaurants are an important component to a vibrant downtown area and these businesses are more successful when a community values and pays heed to streetscape and design features. Actions for this priority will ensure that the Village downtown can improve deficiencies while also protecting the character and built environment that is important to the Village downtown.

Action Item

9 Establish a Mixed Use District in the Village Center

Many traditional Village downtowns in New York State already include a mix of land uses - blending ground floor commercial shopfronts with residential and office space on upper floors. Establishing a mixed use district that includes the compact Village downtown district would ensure that future development is afforded similar flexibility in mixing land uses for a single site or property. A mixed use district should encourage and permit vertical mixed use - multi-story buildings with a mixing of uses across the building floors - and horizontal mixed use - multiple structures or buildings on a single site that have varying land uses.

10 Develop Design Standards for Fredonia's Downtown and Main Street

Encouraging high quality design for redevelopment and new development in the Village downtown is important to ensuring that existing character and Village fabric remain intact.

Design standards can require a high level of design certainty for developers regarding building placement, building orientation (ie requiring a building's entrance face the street), landscaping and screening, building setbacks, parking location (rear yard parking preferred for a walkable downtown) and other important design features.

11 Enforce and Implement Complete Streets Program

The Village has an adopted Complete Streets policy in its Village Code that was adopted in 2014. This policy encourages transportation projects and improvements to include facilities and amenities that will enhance the safety, access and comfort of all users - including pedestrians and bicyclists. The policy includes a provision for reviewing the performance and success of the Complete Streets Policy from time to time. The Village should review the policy with the Department of Public Works and the Village Planning Board to determine its success or the need for adjustments to better implement complete streets facilities on local Village streets.

Who?

- Village Planning Board - Project is specific to the Village
- Village Board

When?

- Short-Term
- 1-3 Years
- This project should accompany a larger update to the Village Zoning Code

Resources?

- Village Budget
- CFA - Smart Growth Comprehensive Planning Grant

Cost?

- Cost included as part of larger update to Zoning Code
- \$50,000-\$60,000 - Village Zoning Code Update

- Village Planning Board - Project is specific to the Village
- Village Board

- Short-Term
- 1-3 Years
- This project should accompany a larger update to the Village Zoning Code

- Village Budget
- CFA - Smart Growth Comprehensive Planning Grant

- Cost included as part of larger update to Zoning Code
- \$50,000-\$60,000 - Village Zoning Code Update

- Village Board - Project is specific to the Village
- Village Planning Board

- Short-Term
- 1-3 Years

- Village Staff Hours and Village Budget

- Costs will mostly be staff hours and human costs to review and ensure Complete Streets policy is enforced

EMPHASIZE THE VILLAGE DOWNTOWN AND MAIN STREET

Action Item

12 Pursue Streetscape Improvements in Village Downtown

The relationship between the public and private realms is an important one to focus on for any downtown district. Public space - such as sidewalk, streets and crosswalks - should be well-integrated into a community's private realm - private businesses, shopfronts, etc. Streetscape features can help to improve the interface between public and private space. These features can include street trees, landscaping, and outdoor seating areas. Additionally, streetscape features should be implemented to provide a safer and more comfortable environment for vulnerable users - pedestrians and bicyclists. This could include high-visibility crosswalks, bicycle facilities and bicycle parking, on-street parking and the reduction or narrowing of vehicle travel lanes.

13 Develop Additional Bicycle Facilities and Bicycle Parking

The Village of Fredonia is fortunate to have bicycle lanes along Main Street in the Village downtown. Providing dedicated space to bicyclists can help improve safety for all users, including motorists. Fredonia should consider additional bicycle facilities on other Village streets, particularly local streets with less vehicle traffic that connect to Main Street including Day Street, White Street and Center Street. Additional facilities could include bike lanes, sharrows, share the road signage, etc.

Bike lanes and boulevards are helpful facilities, but they become less meaningful without available bicycle parking locations. There are few existing locations for secure bicycle parking in the Village. Fredonia should include provisions for bicycle parking in the code that require new and future developments provide bicycle parking.

14 Consider a Facade Improvement Program

Building facades and storefronts are among the first things that passersby notice in a community's downtown. Providing business and property owners with incentives to improve their facades to reflect a desired aesthetic for downtown and Main Street. Incentives could include deferred assessment increases or possible grant funding to cover or offset project costs.

Who?

- Village Board - This action item is specific to the Village
- Village DPW
- Village Planning Board

When?

- Medium-Term
- 3-5 Years
- Streetscape improvements should be ongoing maintenance projects in the Village

Resources?

- Village Budget
- CHIPS
- TAP
- NYS HCR
- CFA - Streetscape Enhancement Grant

Cost?

- Cost dependent on improvements to be sought
- A complete downtown streetscape master plan could cost between \$50,000-\$75,000

- Village Board - This action item is specific to the Village
- Village DPW
- Village Planning Board

- Medium-Term
- 3-5 Years
- Improvements or expansion to existing bicycle facilities should occur alongside other streetscape improvements or scheduled roadway improvements

- Village Budget
- CHIPS
- Surface Transportation Block Grant
- TAP

- Cost dependent on improvements to be sought
- Bike Lanes - \$5,000-\$50,000 per mile depending on roadway condition
- Bicycle parking - \$250-\$500 per rack

- Village Board - This action item is specific to the Village
- Village Planning Board

- Long-Term
- 5-10 Years

- Village Budget
- CDBG - HUD
- CDBG - NYS OHR

- Cost included as part of larger update to Zoning Code
- \$50,000-\$60,000 - Village Zoning Code Update

EMPHASIZE THE VILLAGE DOWNTOWN AND MAIN STREET

Action Item

15 Consider Zoning Updates to Establish a Historic District or Historic Preservation Guidelines

The Village has a number of historically significant sites and buildings in its downtown. Many of these are included in the historic Fredonia Commons District, which is on the National Registry of Historic Places. Other historic buildings, properties and homes are located near Fredonia's downtown or along significant Village corridors. The Village should pursue additional historic guidelines or standards to further protect and enhance these historic structures.

16 Apply to Become a Tree City

Trees are an important, but often neglected, ingredient to any downtown. Street trees provide needed enclosure to downtown streets and provide shelter and shade to pedestrians. Fredonia has several tree-lined streets in the downtown district, including Main Street. The Village should consider applying to become a Tree City to better protect and expand their public trees.

The Tree City USA program provides municipalities with a necessary framework to expand and manage all public trees. There are certain standards that a municipality needs to meet to qualify as a Tree City including establishing a tree board, adopting a tree care ordinance, establishing a community forestry program and holding an Arbor Day observance and proclamation.

Who?

- Village Board - This action item is specific to the Village
- Village Planning Board
- Village Code Enforcement

When?

- Short-Term
- 1-3 Years
- This project should accompany a larger update to the Village Zoning Code

Resources?

- Village Budget
- CFA - Smart Growth Comprehensive Planning Grant

Cost?

- Cost included as part of larger update to Zoning Code
- \$50,000-\$60,000 - Village Zoning Code Update

-
- Village Board - This action item is specific to the Village
 - Village Planning Board

- Medium-Term
- 3-5 Years

- Village Staff Hours and Village Budget
- NYS DEC
- Contact and speak with existing Tree Cities - Village of East Aurora, Village of Ellicottville

- Cost will largely include Village Staff hours to put together an application, establish a Tree Board and research and adopt a tree care ordinance

IMPROVE COORDINATION, COOPERATION & COLLABORATION

Why is this a Priority Area?

The Village of Fredonia and the Town of Pomfret decided to develop a comprehensive plan that worked for the betterment of both communities. This has helped to strengthen and improve the working relationship between the Town and Village. This planning process helped show Town and Village stakeholders and decision-makers the importance of further coordination, cooperation and collaboration with other municipalities, Chautauqua County, State agencies and other local and regional organizations and institutions. Below, please find several important actions Fredonia and Pomfret want to take to improve coordination, cooperation & collaboration.

Action Item

17 Develop a Capital Improvement Program (CIP)

Some communities establish capital improvement programs (CIP) to strategically plan and program projects and improvements within their annual budgets. CIPs can be incredibly helpful in decision-making, particularly in the wake of a comprehensive plan that includes a litany of high-priority projects. Both Fredonia and Pomfret will want to prioritize different actions - which will vary in cost and other important factors - from this plan. Additionally, while many of these actions should be pursued collaboratively, some of them will be specific to either the Village or Town. For these reasons, it is recommended that Fredonia and Pomfret each develop their own individual CIP to help program and budget for future actions in the coming years.

18 Continue to Work With SUNY Fredonia to Develop Programming and Activities that Engage Student Population and Community Members

The presence of the university in the Village provides many benefits to Fredonia. However, many community members have professed the need to work with the university to provide additional events and programming that further integrates the student population within the Village. These events and programs should have wide appeal that will help to better knit the community together with SUNY Fredonia students, faculty and staff. While this project will likely result in many ideas and suggestions that are located in the Village, both the Town of Pomfret and the Village of Fredonia should complete this action item together to best connect both communities to the student population.

Who?

- Village and Town Boards - This should be done separately by each municipality

When?

- Short-Term
- 1-3 Years
- CIPs should be updated regularly

Resources?

- Village Budget
- Town Budget
- Village Staff
- Town Staff
- NYS OSC
- NYS DOB

Cost?

- Cost will largely include Village and Town Staff hours to research and better understand multi-year financial planning at the municipal level

- Village and Town Boards - This project should be done jointly by the Village and Town
- Village and Town Planning Boards
- SUNY Fredonia Engagement

- Medium-Term
- 3-5 Years

- Village and Town Staff
- SUNY Fredonia Engagement

- Cost will largely include Village and Town Staff hours as well as coordination with representatives from SUNY Fredonia staff, students and faculty

IMPROVE COORDINATION, COOPERATION & COLLABORATION

Action Item

19 **Coordinate with Fredonia Central School District to Develop Village Programming that Engages Young Families**

Community members for both the Village and Town expressed a need to develop programming that is focused on appealing to younger families and kids. This is something that is currently lacking in the community. In addition to some existing seasonal and holiday events and festivals, the Village and Town should collaborate to identify new future events that will appeal to younger families in the community.

20 **Develop All-Season Activities in the Town and Village**

A big challenge to any New York municipality is how to provide community members with activities and events during non-summer months. Pomfret and Fredonia should work together to better promote existing non-summer activities and events. Additionally, the Town and Village should collaborate to develop and expand fall, winter and spring activities and recreation including: ice skating, snowmobile trails, fall foliage events, fishing in Canadaway Creek, etc.

Who?

- Village and Town Boards - This action item should be done jointly by the Village and Town
- Fredonia Central School District

When?

- Medium-Term
- 3-5 Years

Resources?

- Village and Town Staff
- NYS CCF

Cost?

- Cost will largely include Village and Town Staff hours to research and better understand the needs of younger families

-
- Village and Town Boards - This action item should be done jointly by the Village and Town
 - Village and Town Planning Boards

- Long-Term
- 5-10 Years

- Village and Town Staff
- NYS DEC
- HuntFishNY
- NYS Snowmobile Trail System
- NYS Birding

- Cost will largely include Village and Town Staff hours to research and better understand desirable winter and year-round activities that could take place in either or both the town and Village

STRENGTHEN HOUSING & NEIGHBORHOODS

Why is this a Priority Area?

Improving housing within the community was determined to be a priority for both Fredonia and Pomfret. The lack of housing variety and housing options was an important focus during discussions with the project steering committee, stakeholders and both Village and Town community members. Below, please find several important actions Fredonia and Pomfret want to take to improve housing and neighborhoods in both communities.

Action Item

21 Establish a Zoning District and Regulations for Cluster Development

Cluster residential development can be a useful tool for Towns with a large supply of rural and agricultural land, such as Pomfret. In strategic areas in the Town, a cluster development district should be applied to conserve existing open space and farmland while still providing a high quantity of housing. Cluster development encourages residential development on smaller lots that are closer together. The graphic on page 9 earlier in the comprehensive plan gives an example of how cluster development preserves existing open space and agricultural land.

22 Establish a Zoning District and Regulations for Traditional Neighborhood Development (TND)

TNDs differ slightly from cluster development in that they require connecting streets in a grid-like pattern and emphasize pedestrian connections and facilities to a larger degree than does cluster development. Further landscaping and design details should be considered within a TND district to better knit together streets and neighborhoods. The Village should consider developing TND guidelines or standards for future TND-oriented districts outlined in the Future Land Use Map.

23 Expand Housing Options in the Village and Town Zoning Codes

Both of the zoning codes for the Town and Village should be updated after the completion of the comprehensive plan to best address the plan's priorities and implement its actions. To provide better housing, both communities should consider permitting a wider array of housing types in their residential districts. This could include - but is not limited to - 2-unit housing, 3-unit housing, 4-unit housing, apartments, condominiums, townhomes, and accessory dwelling units (ADUs) among others.

Who?

- Town Board - This action item is specific to the Town
- Town Planning Board
- Town Code Enforcement

When?

- Short-Term
- 1-3 Years
- This should accompany larger updates to Town and Village Zoning Codes

Resources?

- Town Budget
- Town Staff
- CFA - Smart Growth Comprehensive Planning Grant

Cost?

- \$30,000-\$40,000
- Town Zoning Code Update

- Village Board - This action item is specific to the Village
- Village Planning Board
- Village Code Enforcement

- Short-Term
- 1-3 Years
- This should accompany larger updates to Town and Village Zoning Codes

- Village Budget
- Village Staff
- CFA - Smart Growth Comprehensive Planning Grant

- \$50,000-\$60,000
- Village Zoning Code Update

- Village and Town Boards - This action item should be done jointly by the Village and Town

- Short-Term
- 1-3 Years
- This should accompany larger updates to Town and Village Zoning Codes

- Town Budget
- Town Staff
- CFA - Smart Growth Comprehensive Planning Grant

- \$50,000-\$60,000
- Village Zoning Code Update
- \$30,000-\$40,000
- Town Zoning Code Update

PROTECT RURAL CHARACTER, OPEN SPACE & RECREATION

Why is this a Priority Area?

Rural character is an important component to life in Chautauqua County and both Pomfret and Fredonia have rural land that is active farmland, particularly for the growth and production of grapes. The scenic rural and agricultural corridors are part of what defines Pomfret and Fredonia. Additionally, existing open space and recreational land - including Canadaway Creek - are plentiful in Pomfret and Fredonia. Both the Town and Village recognize the need to protect and enhance open space and recreational land, including existing parks and trails.

Action Item

24 **Coordinate with a Variety of Partners to Promote and Enhance Natural Resources**

The natural resources in Pomfret and Fredonia should provide better passive and active recreation options that residents, students and visitors can all appreciate. Canadaway Creek is an important natural resource that would benefit from additional trails, nearby seating areas and public access points. The Village and Town should coordinate with a variety of local stakeholders including but not limited to SUNY Fredonia, the New York State Department of Environmental Conservation and Chautauqua County Planning.

25 **Develop Corridor Design Guidelines to Ensure Protection of Important Viewsheds and Rural Character**

Rural character and viewsheds are an important component to Pomfret's identity. In addition to various views of Canadaway Creek, the Town also has many active agricultural properties that provide scenic views of growing grapes and cropfields. Corridor design guidelines should be adopted to ensure that future development does not hinder existing rural character and viewsheds. Moreover, these design guidelines should be developed to complement existing scenic views and promote design that enhances these views for passersby.

26 **Continue to Invest in Protecting Farmland in the Town**

The Town of Pomfret's previous comprehensive plan also functions as an agricultural protection plan. The Town should continue to prioritize its existing active farmland. This includes ensuring that active and fertile farmland permits and encourages all agricultural land uses with an eye toward future agricultural uses. The Town's Future Land Use map indicates agricultural land that should be designated as such in the Town's zoning. A future zoning update should carefully consider and amend - where necessary - existing agricultural regulations.

Who?

- Village and Town Boards - This action item should be done jointly by the Village and Town
- Village and Town Planning Boards

When?

- Medium-Term
- 3-5 Years

Resources?

- Village and Town Staff and Planning Boards
- NYS DEC
- Lake Erie Management Cooperation

Cost?

- Cost will largely include Village and Town Staff hours to coordinate with a variety of stakeholders and identify needed actions

- Town Board - This action item is specific to the Town
- Town Planning Board
- Town Code Enforcement

- Short-Term
- 1-3 Years
- This should accompany larger updates to Town Zoning Code

- Town Budget
- Town Staff
- CFA - Smart Growth Comprehensive Planning Grant

- \$30,000-\$40,000 - Town Zoning Code Update

- Town Board - This action item is specific to the Town
- Chautauqua County Planning

- Long-Term
- 5-10 Years

- Town Budget
- Chautauqua County Agricultural Development Strategy
- Town Future Land Use and Zoning

- Cost will largely include Town Staff hours and coordination with Chautauqua County and other important stakeholders

PROTECT RURAL CHARACTER, OPEN SPACE & RECREATION

Action Item

27 Promote Efforts to Bring Together Agricultural Interests and Pursue Modern and Emergent Agricultural Uses and Practices

Active farmland has decreased in many rural Towns and communities across New York State. Active farmland and fertile soil are still plentiful in the Pomfret, but the Town should seek to establish a group or committee to consider programs and initiatives that will improve and expand agricultural practices on its active farmland.

This could include existing New York State programs and initiatives such as Nourish New York, Farm-to-School and Taste New York. These programs help to expand the knowledge of existing agricultural practices and also connect farmers to markets and communities across the State. Additional resources include Cornell's Cooperative Extension - which includes many Chautauqua County programs - and Chautauqua County. Pomfret should work with Chautauqua County Planning to align with and promote the County's Agricultural Development and Enhancement Strategy.

Any established group or committee should also prioritize emergent agricultural growth markets including cannabis. Pomfret and Fredonia should both consider cannabis-production sites. Other emergent agricultural crops and practices to consider include hops, grains and certain fruiting trees and plants.

28 Develop New and Existing Trails in the Village and Town

Trails can be an effective way for communities to increase active recreation options. Trails should be prioritized around existing natural resources including connections to Canadaway Creek and possible connections to Lake Erie in Pomfret. There are existing trails and opportunities for more trails and/or hiking areas around Canadaway Creek. Areas such as this are important ones to consider for future trail projects.

Who?

- Town and Village Boards - The Town of Pomfret should lead this action item
- Town and Village Planning Boards
- Chautauqua County Planning

When?

- Short-Term
- 1-3 Years
- This should be an ongoing effort that should start in the short-term

Resources?

- Town and Village Budgets
- Town and Village Staff
- Chautauqua County Agricultural Development Strategy
- Nourish New York
- Farm-to-School
- Taste New York
- Cornell Cooperative Extension

Cost?

- Cost will largely include Town and Village staff hours to coordinate with a variety of stakeholders and identify needed actions, and pursue State funding for appropriate and desired projects

-
- Town and Village Boards - The Town of Pomfret should lead this action item

- Long-Term
- 5-10 Years

- Town Budget
- NYS Parks, Recreation and Historic Preservation
- TAP CMAQ

- Cost will depend on desired new trails or existing trail improvements

PROTECT RURAL CHARACTER, OPEN SPACE & RECREATION

Action Item

29 Continue to Preserve and Protect Open Space in the Town and Village

In addition to pursuing and improving trails and recreation options, the Town should also take measures to protect existing open space that would be detrimental or difficult to develop and is not suitable for future agricultural use. This land includes woodlots and forested areas, similar to the one pictured to the left. Much of this land also includes existing and important ecologies and wetlands and thus is important to protect for environmental reasons.

30 Develop a Multi-Use Trail Connecting Nearby Neighborhoods to Russell Joy Park

Community members have indicated a need and desire for better connectivity to existing parks and parkland. Russell Joy Park is a neighborhood park located south of the Village downtown. The park has vehicular access from both Seymour Street and Howard Street. The Village should consider a multi-use trail that better connects existing residential neighborhoods near the park. This trail should be wide enough to comfortably allow both pedestrian and bicycle travel.

Abbreviations

- ARPA - American Rescue Plan Act
- CDBG - Community Development Block Grant
- CFA - Consolidated Funding Application
- CHIPS - Consolidated Local Street and Highway Improvement Program
- CMAQ - Congestion Mitigation and Air Quality
- DPW - Department of Public Works
- HUD - United States Department of Housing and Urban Development
- IMG - Intermunicipal Grant
- NTIA - National Telecommunications and Information Administration
- NYS CCF - New York State Council on Children and Families
- NYS DOB - New York State Division of the Budget
- NYS HCR - New York State Homes and Community Renewal
- NYS OSC - New York State Office of the State Comptroller
- NYSERDA - New York State Energy Research and Development Authority
- TAP - Transportation Alternatives Program
- WIIG - Water Infrastructure Improvement Act

Who?

- Village and Town Boards - This action item could be done jointly by the Village and Town

When?

- Long-Term
- 5-10 Years

Resources?

- Town Staff
- NYS DEC
- NYS Parks, Recreation and Historic Preservation

Cost?

- \$50,000-\$60,000
- Village Zoning Code Update
- \$30,000-\$40,000
- Town Zoning Code Update

- Village Board - This action item is specific to the Village
- Village Planning Board

- Long-Term
- 5-10 Years

- Village and Town Budgets
- Village and Town Staff
- CFA - Smart Growth Comprehensive Planning Grant

- \$500,000-\$750,000
- Cost of this action item depends on factors like length of trail, grading and environmental concerns