

Implementation

How to Implement

A plan is only valuable if it is implemented. Implementing a Comprehensive Plan means looking at the specific recommendations and addressing them as the Town has time and money to do so. Implementation of this plan will require careful coordination, regular review of the Plan, and policy changes within the Town. Many of the recommendations throughout this plan will require funding; therefore implementation of some of the recommendations may require the step of acquiring funding first. Other recommendations may simply be a change in policy or law.

The recommendations, as outlined throughout this plan, are big picture ideas. The intent of this Plan and these recommendations is to outline a action items over the next 5-10 years. It is not likely that all the recommendations will be completed. Recommendations will only be undertaken as Town resources and time allow. This Comprehensive Plan has 127 recommendations. Many of the recommendations can be implemented with an overhaul of the Town's zoning. The Town of Veteran intends to revise their Zoning Law immediately following adoption of this Comprehensive Plan.

Who Implements the Plan?

Implementation will be a coordinated process between the Town Supervisor and staff, Town Board, the Planning Board and the Zoning Board of Appeals. The Town Planning Board will serve as the keeper of the Comprehensive Plan and will evaluate the plan yearly for progress. As the Comprehensive Plan is reviewed, the Town Planning Board should also note priorities and changes occurring within the Town that may affect recommendations. Once the Planning Board feels the Comprehensive Plan is no longer meeting the needs of the Town because too many changes within the Town have occurred, the Planning Board shall request an update of the Plan.

Priority Level

After careful consideration the Comprehensive Planning Committee reviewed each recommendation in the Comprehensive Plan and assigned a priority level to them. This will help to prioitize what is the most important based on the resident survey and the Comprehensive Plan process occurring beweteen 2010 and 2014.

In the table of recommendations below the numbers under the colum labeled "Priority Level" will be associated as follows.

- 1 - Low Importance**
- 2 - Medium Importance**
- 3 - High Importance**

Time Frame

When evaluating each recommendation the Comprehensive Plan Committee also evaluated and created a schedule for completion. Each recommendation has been designated for completion in either “immediate”, “short range” or “long range”. These designations are defined as follows:

“I” - Immediate – Should begin work immediately to two (2) years.

“S” - Short Range – Should begin work within three (3) to five (5) years.

“L” - Long Range – Can be expected to take over five (5) years to begin.

While assigning a time-frame to each recommendation, the Comprehensive Plan Committee considered the difficulty of each task, the cost to complete the task and the priority assigned to each task. Tasks that are time sensitive were assigned higher priority levels and shorter time frames, while tasks that were potentially costly and not time sensitive were assigned longer range time frames.

Recommendations	Priority Level	Time Frame
Chapter 1: Socio-Demographics		
1a. Create an environment that is suitable for current Town residents to age in place.	3	I
1b. Ensure Town can support the increased needs of aging population. Consider immediately beginning coordination with local service agencies to meet the needs of current elderly residents.	3	S
Chapter 2: Utilities and Infrastructure		
2a. Maintain a good working relationship with natural gas providers and encourage the expansion of service areas so that more homes have access to natural gas for heating fuel.	1	I
2b. Encourage utility companies to bury all utility lines, as buried utilities are less likely to have a disruption in service due to storms and are more aesthetically pleasing.	1	L
2c. Request that FERC and natural gas companies use existing right of ways for new construction and pipelines wherever possible.	3	I
2d. Make contact with the regional gas companies, reach out to local representatives, establish a point person within the Town that will be available to discuss future pipelines throughout the Town. Work with the gas companies to establish a dialog so that the future plans of the gas companies are better understood by the town.	3	I
2e. As new compressor stations will be needed, work with natural gas providers and pipeline companies to design compressor stations that blend into the rural environment. See an example in Figure 2.	3	I
2f. Conduct a viewshed analysis to determine optimal placement for pipelines. Consider sharing this with the gas companies and ask that they consider the viewshed when placing new pipelines.	2	L
2g. Add language to zoning law requiring buffers of at least 200’ from gas lines and other non-compatible development.	3	I

Recommendations	Priority Level	Time Frame
2h. Adopt, use, implement and strictly enforce a Road Use Agreement on all industries which significantly impact the transportation network. Work with industries to decrease the amount of traffic on local roads and to concentrate truck traffic on Route 13 and 14. Communicate with Chemung County Executive's Advisory Commission on Natural Energy Solutions.	3	I
2i. Work with state and county authorities on the review and maintenance of the bridges and dams. Making sure to meet all state standards on local structures. Keep an open line of communication with these authorities in order to best coordinate maintenance, review, reporting, inspections and repair.	2	S
2j. When possible, culverts and bridges should be designed and built to new ecological standards. By implementing ecological construction practices at the first stage of project design, ultimate project cost is likely to remain the same, while serving a vital ecological niche.	1	L
2k. Consider identifying areas within the Town appropriate for businesses through new zoning and encourage public water and sewer extensions in those areas.	3	L
2l. Maintain and strictly enforce at least a 3 acre minimum for all future residential subdivisions within the Town.	3	I
2m. Educate residents on how to best maintain septic systems and private wells, particularly new residents who may have never had a septic system. Encourage regular maintenance and inspections, particularly if there is a transfer of property where a bank is not involved.	2	S
2n. Educate residents on the value of regular water well testing, particularly to gather baseline testing before high volume hydraulic fracturing gas drilling begins in New York State.	2	S
2o. Continue to work with Department of Heath for compliances on well and septic systems.	3	I
2p. Evaluate the Chemung County Hazard Mitigation Plan and determine if the Town needs a town specific plan.	2	I
Chapter 3: Natural Resources		
3a. Take advantage of grant funds to further capitalize on the existing park system, giving local Town of Veteran residents more opportunity to enjoy outdoor recreation.	1	L
3b. Town officials to remain active in the Friends of Cathrine Valley Trail.	1	S
3c. Town officials should consider opportunities to link small local businesses to Cathrine Valley Trail users. The Town should take this into consideration when revising the zoning law.	3	I
3d. Educate landowners and farmers on soil conservation practices.	2	S
Chapter 4: Water Resources		
4a. The Town should continue to be an active participant in the Chemung County Stormwater Coalition	2	I
4b. The Town should continue to strictly apply stormwater management practices to all future land development.	3	I

Recommendations	Priority Level	Time Frame
4c. Ensure consistent enforcement of floodplain development standards so that existing and new development in identified flood hazard areas is protected from anticipated flood conditions.	3	I
4d. Adopt a streambank protection ordinance to require that new construction and buildings be set back from streambanks.	3	I
4e. Educate the Town Board, Planning Boards, Zoning Boards of Appeals, and code enforcement officers about flooding issues.	2	S
4f. Evaluate all roads to insure adequate drainage capacity for all culverts, bridges, and ditches.	3	S
4g. Adopt building codes to protect against the construction of basements below the seasonal high water table levels. This is a particular concern in and around Millport, where, many areas are known to experience groundwater flooding of existing development. Data documenting water table levels at undeveloped sites do not exist.	2	L
4h. Promote re-directing of building downspouts into rain gardens or bio-retention areas and encourage use of pervious pavers or other materials that infiltrate water. Include green infrastructure language, definitions and site plan considerations into zoning and land use laws.	1	I
4i. Educate residents about the value of protecting and restoring riparian buffers so that woody vegetation provides streambank erosion protection as well as wildlife habitat and shade to improve fish habitat	2	S
4j. Define the widths, targeted vegetation, designated methods to preserve natural buffers indefinitely during the site plan review process.	2	S
4k. Restrict site clearing to minimum requirements for proposed land use, construction access, and safety setbacks.	2	S
4l. Leave wetlands, floodplains, and areas of porous or highly erodible soils as undisturbed conservation areas.	3	I
4m. Modify land use regulations to reduce setbacks, frontages, narrower right-of-way widths, and to design non-traditional lot layouts with the cluster effect that preserves open space and increases natural areas.	2	S
4n. Consider porous pavement alternatives for low impact paved areas; e.g. walkways, driveways, and parking areas.	1	L
4o. Consult the NYSDEC the 2010 Stormwater Management Design Manual, Chapter 5[1] and the Low Impact Development Sampler[2] document for guidance when approving new development within the Town.	2	S
4p. Consider wetland protection as part of the site plan review process for proposed development. Refrain from converting wetlands through drainage, development, or the construction of artificial embankments.	3	I
4q. Limit development of commercial and residential uses within floodplains.	2	L
4r. Enhance the flood storage and energy dissipation functions of riparian areas by establishing native vegetation, creating wetlands, removing berms, or otherwise restoring natural functions along Catharine Creek, the North Branch of Newtown Creek, and tributary streams.	2	I
4s. Implement site design practices that manage runoff throughout the watershed to reduce the impact of floods.	2	S

Recommendations	Priority Level	Time Frame
4t. Limit and regulate floodplain use by using zoning codes to steer development away from hazardous areas or natural areas deserving preservation, establishing rules for developing subdivisions, and rigorously following building, health and sanitary codes.	3	S
4u. Provide information on elevating and floodproofing of new and existing buildings in flood-prone areas outside of mapped flood zones, including areas with shallow water table.	3	I
4v. Help residents, business owners and local government to prepare for flooding through forecasting, warning systems, and hazard mitigation plans.	2	S
4w. Prepare a post-flood recovery plan to help people rebuild and implement mitigation measures to protect against future floods. The Town has a dedicated committee working on flood issues and may be able to seek grant funding to prepare this plan.	2	S
4x. Support revisions to the Town's Flood Insurance Rate Map that would result in a more accurate representation of flood risks.	3	I
4y. Enforce existing floodplain development standards in order to protect against flood damage and maintain the Town's good standing in the National Flood Insurance Program.	3	I
4z. Request and take advantage of technical assistance from outside agencies (NYSDEC, Chemung County Soil and Water District and STC) as needed.	2	S
4aa. Provide the owners of floodplain property and property near streams and floodplains with information about flood insurance, including the reduced premiums for elevated buildings and the extremely high actuarial rates for buildings that are not in compliance with elevation standards. These materials can be made available in Town Hall.	3	I
4bb. Enhance the water quality protection functions of riparian areas by establishing native vegetation, creating wetlands, or otherwise restoring natural features and functions.	2	S
4cc. Review and revise regulations that unnecessarily require excessive impervious surfaces, e.g. large parking lots and wide streets, that direct rainfall into ditches and surface waters, rather than into groundwater recharge areas.	3	S
4dd. Identify and map riparian forest buffers, wetlands, and natural undeveloped water retention areas and encourage stream bank preservation programs.	2	L
4ee. Promote forest cover and forest stewardship to promote stormwater filtration and infiltration.	2	S
4ff. Adopt land use regulations that limit development on slopes greater than 10%.	3	S
4gg. Identify growth areas in Town and perform a septic system and municipal sewer system analysis.	2	I
4hh. Identify rural residential subdivisions that were constructed without adequate road network, sewage treatment, or water supply.	2	S

Recommendation	Priority Level	Time Frame
4ll. Promote re-directing of building downspouts into rain gardens or bio-retention areas and encourage use of pervious pavers or other materials that infiltrate water. Include green infrastructure language, definitions and site plan considerations into zoning and land use laws.	2	L
Chapter 5: Renewable Resources		
5a. Review Town ordinances so that they are compatible with small scale wind.	3	I
5b. Educate residents on the benefits and tax incentives of adding wind power into their home and agricultural operations. Evaluate the residents' interest in working together to install wind energy in neighborhoods. Information can be made available at the Town hall and NYSEDA can be invited to give a program for residents at the Town hall.	2	S
5c. Support the planting of biomass resources including Ecowillow in abandoned and underutilized agricultural fields.	3	I
5d. Provide the residents of Veteran with a carbon neutral source for heating and a cash crop to supplement their incomes.	1	L
5e. Work with the Chemung County Cornell Cooperative Extension to explore the opportunities for local farmers to grow these resources. Set up public information sessions to better inform local land owners.	1	L
5f. Consider the use of zoning districts to protect agricultural resources.	3	I
5g. Ensure that logging for use as biomass is conducted in a sustainable manner.	2	S
5h. Work with the State DEC, the USDA, and the Chemung County Cornell Cooperative Extension for information, permitting, and advice on how to manage the forests sustainably for use as a biomass resource.	2	S
5i. Adopt a Town Timber Law to ensure sustainable timber practices are being followed.	3	I
5j. Inform residents and businesses on the effects that solar energy, specifically solar PV, can have on their operations and finances.	2	S
5k. Make information on tax credits and grants available to lower the capital cost of installing their own panels to Town residents.	2	S
5l. Contact NYSEDA and local installers to hold a public information session on what opportunities are available and specific cost figures for the Town residents.	2	S
Chapter 6: Agriculture and Farmland Protection		
6a. Revise Town subdivision law to require all wells are shown on subdivision plats and lie a minimum of 100' from any property line. All wells shall meet the Standards for Water Wells as noted in Appendix 5-B of NYS Public Health Code and a greater distance can be required by Town Code Enforcement or County Health Department.	1	I
6b. Have a packet of information concerning Agricultural Districts in Chemung County and contact information for New York State Department of Agricultural and Markets available at Town Hall for any interested resident.	1	I
6c. Make training available yearly to the Town Boards and Town Assessor to learn more about Agricultural Districts.	2	S
6d. Publicize any training concerning Agricultural Districts to known landowners through mailings and Town Bulletin Board in Town Hall.	2	S

Recommendation	Priority Level	Time Frame
6e. The Town Hall to have materials on a variety of agricultural programs to be available for residents and land owners to access. Offering the Town Hall for trainings targeted at local farmers.	2	S
6g. Encourage the use of NYS Agricultural Environmental Management (AEM) program to help farmers identify and address water quality concerns on farms. Also provides farmers with access to technical assistance by the county Soil and Water Conservation District.	3	I
6h. Revise zoning law definitions to better define agricultural terms such as, "Farm Business", "Horse Farms", ect.	3	I
6i. Consider the addition of a business and/or industrial district to direct business and industrial growth to Route 14 and Route 13 while allowing agribusinesses in all districts (Residential, Business and Agriculture)	2	L
Chapter 7: Mineral Extraction		
7a. Review and update site plan review law.	3	I
7b. Adopt camping regulations.	3	I
7c. Review mobile home court and RV ordinances.	3	I
7d. Adopt regulations on short-term temporary employee housing regulations.	3	I
7e. Adopt and identify agricultural zoning district and agricultural resources.	3	I
7f. Review and update regulatory definitions to include industry terminology, map-camp, temporary employee housing, group home, agricultural resources, storage yards, compressor station, drilling rig, etc.	3	I
7g. Encourage preservation of ridgetops and steep slopes.	3	I
7h. Review and update of ordinances at the Town levels to make sure documents meet the comprehensive plan's goals and objectives.	3	L
7i. Appoint a municipal official to attend local and regional energy meetings; e.g. the energy commission meetings, to stay informed and to provide local insight in the coordination and planning efforts.	2	I
7j. Assign municipal officers and staff additional roles and responsibilities; e.g. meetings, data collection, analysis, and regulator.	2	I
7k. Review and adopt a road use agreement.	3	I
7l. Maintain an inventory of viable sand and gravel resources in the Town using information available from the NYSDEC searchable on-line mining database. Compare this online inventory to the local knowledge and municipal employee knowledge.	2	I
7m. Maintain an inventory of viable well permit resources in the Town using information available from the NYSDEC searchable on-line wells data search. Compare this online inventory to the local knowledge and municipal employee knowledge.	2	I
7n. Advise local residents to get their private drinking wells tested for baseline compound levels prior to drilling activities.	3	I
7o. Adopt wellhead protection regulations.	3	I
7p. Adopt brine and waste disposal regulations.	3	I
7q. Review and update erosion, sedimentation, and local stormwater regulations.	3	I
7r. Review and update floodplain regulations.	3	I

Recommendation	Priority Level	Time Frame
7s. Invite stakeholders and industry representatives to participate in select community and municipal meetings.	2	L
7t. Consider meetings with gas industry representatives to maintain communications and monitor market conditions with the objective to forewarn the Town of impending changes in employment or well drilling activity and mitigate other major facts, e.g. change truck routes, upcoming construction projects, pipeline expansion, etc.	2	L
7u. Through the Town's site plan review law, require accessory oil and gas facilities to maintain community character. Possibilities compressor site disguises to include: barn structure, school facility, picnic area enclosures, club house or recreational facility, retail or office building.	3	I
7v. Bring together key stakeholders: property development/owners, transmission pipeline operators, and state real estate commissions to enhance pipeline safety and ensure the protection of people, environment, and the pipeline infrastructure.	2	L
7w. Consult Pipeline and Informed Planning Alliance (PIPA) as new pipelines are built within the Town. See PIPA's website at: https://primis.phmsa.dot.gov/comm/pipa/landuseplanning.htm .	2	L
7x. Obtain transmission pipeline mapping data.	2	L
7y. Adopt transmission pipeline consultation zone ordinance.	1	L
7z. Implement new development planning areas around transmission pipelines.	1	L
7aa. Consider site emergency response plan in land use development.	1	L
Chapter 8: Economic Development Potential		
8a. Require large lot sizes that are easily farmable and leasable for all future subdivisions within the agricultural districts in the Town, to protect agricultural land and to attract hobby farmers. More densely populated.	3	I
8b. Clarify zoning law, as it relates to agri-business. For example: are slaughter houses, CAFO's, processing plants permitted? Include definitions for all land uses mentioned within this Comprehensive Plan. Make sure to include these uses within the use table.	3	I
8c. Adjust zoning to allow 'parents cottages' and assisted living in compatible parts of the Town. Evaluate zoning law to allow "Hardship" trailer.	3	I
8d. Ask landowners to share well-testing results. Advise and encourage residents to have their private wells tested. Advise and encourage residents to voluntarily have their private wells tested.	2	S
8e. Consider creating more than one zone within the Town. Allowing agricultural, residential and agri-business throughout the Town, while limiting other businesses and industry to areas along Route 13 and Route 14.	2	L
8f. Consider where in the Town would be appropriate for senior living facilities. Allow through Conditional Use Permit in those areas. Either consider an additional zone for denser suburban residential or include within a business zone along Route 13 and Route 14.	2	S
8g. Review current sign and lighting regulations and revised to equitably allow the identification of local businesses, based on the surrounding land use.	3	I

Recommendation		Priority Level	Time Frame
8h.	Zone for industrial in only the most highly developed areas.	2	L
8i.	Require substantial buffering between incompatible uses.	3	I
8j.	Consider form based zoning for the most intense uses, to ensure that even large developments contribute to the Town's sense of place.	2	S
8k.	Explore the legality of adopting a retail square footage law; limiting the square footage of retail space to better match the character of the Town. This law should only be adopted after strong zoning defining the character of the Town has been adopted and is fully enforced.	2	S
Chapter 9: Land Use			
9a.	Revise and strengthen standards to the Special Use permits throughout the Town to give greater control of the direction of development to the Town	3	I
9b.	Eliminate the flood hazard districts and adopt an overlay flood protection district.	3	I
9c.	Increase set back dimensions to 250' for industrial uses in all directions.	3	I
9d.	Require large buffers between business or industrial developments and residential developments. Work to protect those less intensive uses such as single family homes from more intense uses such as nursing homes, factories, convenient store.	3	I
9e.	Continue to monitor Veteran's commercial and industrial growth as well as outlook, through communication with Chemung county IDA and Southern Tier Economic Growth (STEG).	3	L
9f.	Consider engaging in economic development strategies to evaluate growth potential and how to plan for growth. Funding for these strategies can be found at NYS Department of State, Appalachian Regional Commission and could be incorporated into a grant for an Agriculture protection plan through NYS Agriculture and Markets.	2	L
9g.	Consider applying for funding through NYS Agriculture and Markets for an Agricultural Protection plan, implementation of this plan may need to consider an Agriculture overlay district to better protect our agricultural resources.	2	L
9h.	Clarify definitions through the Town zoning law.	3	I
9i.	Strengthen light regulations requiring all lighting must not spill outside of the parcel lines.	3	I

Recommendation	Priority Level	Time Frame
9j. Review and revise the Towns noise regulations, strengthening to protect neighboring residence. Any non-farming related noise should not reach above ambient levels for that particular area, usually around 55 dBA.	3	I
9k. Ensure that agribusiness is well defined within the zoning law and is encouraged and allowed in all current and future zones as they are adopted.	3	I
9l. Conduct planning process to identify valuable viewsheds, complete viewshed analysis and consider adopting a viewshed protection law to protect those highly visible areas.	2	L
9m. When considering new developments, ensure that the parcel of land that will be disturbed not only meets the zoning law but is appropriate for development based on slope, flood vulnerability and proximity to streams and other important natural features. (See more recommendations in Chapter 4).	3	I

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