

Town of Corning Master Plan February 2013



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INTRODUCTION Town History and the Planning Process

Historical Perspective

The Town of Corning was established in 1852. It consists of five boroughs; they are: East Corning, Morrcrest, Gibson and the Villages of Riverside and South Corning. Originally the area was best known for farming because of the rich soil along the river. The Erie feeder canal made Gibson a stop for river travelers and lumber men. Railroads soon became an important means of transportation, with stations located in what is now known as Gibson, and also one in East Corning. Soon hotels, mills and blacksmith shops were erected throughout the surrounding area. Today the Town of Corning is home to many small businesses, a community college as well as a large residential area.

THE PLANNING PROCESS

Why the Update Now?

The town first began planning in 1971 when a Land Use Development Plan was written. Shortly after, the Agnes Flood of June 23, 1972 occurred. This catastrophic event revised everyone's thinking about the valley and strict floodplain regulations were put into place. The town then again looked at its future in 1980 and updated its Plan in 1981. The zoning map was changed to encourage Planned Residential Development in the East Corning area and allowed housing densities to increase in areas adjacent to South Corning with its new sewage treatment facility. Existing commercial land appeared to be sufficient and any major new development was encouraged to locate within the City of Corning or Village of South Corning because of the availability of sewer and water. The last Master Plan update in 1999 focused on the increased development in neighboring municipalities and took a hard look at how the town might be able to increase their tax base and prepare for a more planned growth. Since 1999, the tax base has not increased. This plan will focus on the potential for growth, making it a reality, and how to better prepare for the future.

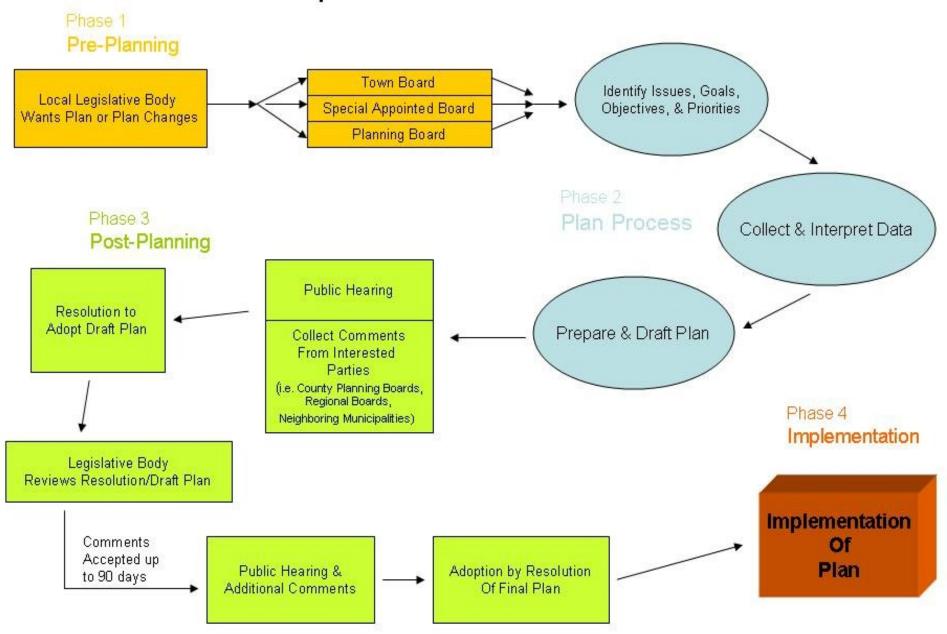
Typically planners recommend an update to the master plan every 10 years, this plan is

well overdue. The real impetus to update this master plan now, was the sudden and swiftly changing conditions in the Town of Corning. The town, like its surrounding areas has suffered from a declining population in recent years and declining industry. Growth has been stagnant with very little influx of new residents since the last Master Plan update. In addition to this decline, there are many new opportunities industries. development on the horizon that will affect the town of Corning.



Chelsea Robertson, Town Planning Consultant & Elijah Baity, Town Planning Board Chair

Comprehensive Plan Process



In 2012 the town is facing two major new developments:

- 1. The new Corning Hospital moving to East Corning
- 2. The addition of student housing to Corning Community College

In addition to this new construction within the town lines, there are two large regional forces that make this update necessary.

- The possibility for Marcellus Shale hydraulic fracturing natural gas development within the town.
- The designation of State Route 17 over to Interstate 86.

These new developments have provided a need to take a new look at the town and how Corning should grow.

Master Plan Process

This master plan update process began in May 2011 and was completed in November 2012. In May 2011, the town hired Southern Tier Central Regional Planning and Development Board with the financial help of Corning Enterprises to assist the town in the writing of this plan. The town board appointed a master plan committee that was formed in May as well. This committee included residents, town employees, zoning board of appeals members, planning board members and town elected officials. The master plan update followed the schedule noted on the following page.

The committee worked to make sure the resident's voices was heard through a series of focus groups and mailings. After workshops were conducted, Southern Tier Central Regional Planning and Development Board (STC) worked to begin data collection. The data collection, assessment and map making continued for about one year. The committee considered all recommendations written into the plan and revised. Lastly, the Master Plan committee eventually agreed on the plan as final and in late 2012, sent to the town board to consider.



	ster Plan Update Schedu			T	T
START-UP AND FOCUS GROUPS	DATA COLLECTION & ANALYSIS	BRAINSTORMING STRATEGIES	PUBLIC INPUT	FINAL PLAN	ADOPTION
May 11'-0ct. 11'	Nov. 11'-June 12'	July 12' – Aug. 12'	Sep. 12' – Oct 12'	Nov. 12	Feb. 13
April 12. Town Board appoints Update Committee and signs consultant contract for STC to consult on the Master Plan Update Sept. 1. Focus Group of Update Committee and Town Government Sept. 21. Focus Group for General/Town Residents Sept. 28. Focus Group of Town and Village Infrastructure Oct. 3. Focus Group of Business and Employers Oct. 5. Focus Group Major Landowners Oct. 11. Focus Group for General/Town Residents	Oct. 12. Update Committee review findings from focus groups. Dec. 14. Update Committee reviewed findings from surveys and identified retail and growth analysis areas. Jan. 11. Update Committee reviewed and revised energy recommendations. Feb. 8. Update Committee reviewed Assessment Data for Land Use and DOT's traffic counts. May 9. Update Committee reviewed recommendations from natural resources chapter, Town tax chapter and housing chapter. June 13. Update Committee reviewed land use recommendations	July 11. Update Committee considered strategies to implement	September. Draft available for public review. October 3. Legal notice announcing public meeting and website availability for draft plan review.	Nov. 1. Draft Master Plan presented to the Town Board for consideration. Nov. 27. Rescheduled presentation to public and Town Board. Town Board made a motion to adopt the draft as final draft.	Feb. 12. Town Board adopts revised final Master Plan.

Public Engagement

The committee began with a series of six focus groups. These focus groups were meant to gather information from residents, landowners, businesses, employers and town employees as to their desires for the future of the Town of Corning. An invitation was mailed to all town residents to observe the "special topic" focus groups such as Village Infrastructure, Business and Employers, Major landowners and town government and inviting each town resident to participate in one of the two general/town resident focus groups (see appendix for invitation). A total of 82 individuals participated in our focus groups. Each of these focus groups was asked similar questions and was given approximately two hours to meet and converse on the topics (see appendix for questions).

In addition to focus groups, on the reverse side of the invitation to attend the focus group meeting, there was a short survey (see the appendix), for those who could not attend the focus groups. We received 45 responses to this survey.

The information gathered at the focus groups and through the surveys has set the tone and have guided the Master Plan Update committee throughout their updating of this master plan and their recommendations.

MASTER PLAN VISIONS:

- Chapter 1: Corning maintains current residents and recruits new residents to better stabilize the town's population; working to create nearby jobs and services for the town's residents and commuters.
- Chapter 2: Corning will work to encourage a housing stock that meets the current and future needs of their residents. Encouraging housing that will attract relocating young professionals and housing appropriate for an aging population.
- Chapter 3: Create a built environment that meets the current and future needs of the town residents, while attracting new commercial enterprises.
- Chapter 4: A town government that meets the needs of the residents is transparent and efficient and has a tax rate that does not drive away potential new residents or development.
- Chapter 5: Encouragement of sustainable commercial development, preserving and protecting surrounding neighborhoods, floodplains, water resources and steep slopes.
- Chapter 6: The Town of Corning uses its natural resources, abundance of open space, and current recreational opportunities to its advantage; working to maintain, improve and work within the physical characteristics that exist.
- Chapter 7: Town of Corning protects and enjoys the rivers and streams that naturally occur within the town. Working within its municipal land use laws to provide the maximum protection of the town's water resources and encourage good practices by residents, business owners and contractors within the town.
- Chapter 8: Design land use controls that assist the town in its efforts to grow, preserve, and stabilize. Creating space that is a happy place to live, work and visit.
- Chapter 9: The Town of Corning has encouraged the development of renewable energy sources and support generating facilities located in appropriate places in the town. The town's regulations are not unduly burdensome or difficult in regards to the development and location of new renewable energy sources.
- Chapter 10: Resource extraction has always been an important societal goal in New York State. The Town of Corning welcomes this expanding industry, but does so expecting the industry and its regulators to consult municipal planning documents and properly mitigate any negative impacts that might result from industry activities.

DEFINITIONS & ACRONYMS:

American Community Survey – is an ongoing survey that provides data every year—giving communities the current information they need to plan investments and services. http://www.census.gov/acs/www

Capital Planning – A long-term plan to manage capital assets and infrastructure. The plan should be linked to periodic needs assessment and the budgetary process. http://www.osc.state.ny.us/localgov/costsavings/capitalplanning.htm

Complete Streets – (Sometimes livable streets) are roadways designed and operated to enable safe, attractive, and comfortable access and travel for all users, including pedestrians, bicyclists, motorists and public transport users of all ages and abilities. www.completestreets.org

Conservation Subdivision Law – A green development strategy that can help communities preserve open space and natural areas in residential housing developments. http://www.smartcommunities.ncat.org/greendev/subdivision.shtml

FERC – Federal Energy Regulatory Commission is an independent federal agency that regulates the interstate transmission of natural gas, oil, and electricity. www.ferc.gov

Formed Based Zoning – A tool to foster predictable built results. They address the relationship between building facades and the public realm, the form and mass of buildings in relationship the scale and types of street blocks. www.formbasedcodes.org

Green Infrastructure – An approach that communities can choose to maintain healthy waters, provide multiple environmental benefits and support sustainable communities. Green infrastructure works to weave natural processes into the built environment. These methods provide stormwater management, flood mitigation, and air quality management. www.epa.gov/greeninfrastructure

Junk Law – A local law that can be adopted by municipalities to help control the accumulation of junk motor vehicles as ell as other household debris. www.dos.ny.gov/lg/publications/ControllingJunk.pdf

Land Conservation – The act of preserving open space, land. Often in the forms of land trust, land conservation can help maintain open space and prevent urban sprawl. www.fllt.org

LID – Low Impact Design, similar to green infrastructure is an alternative comprehensive approach to stormwater management. www.lid-stormwater.net

Master Plan – (Often called a "Comprehensive Plan") is the process that determines a communities goals in terms of future development. In New York State, a municipalities zoning law and zoning map must be based on an adopted comprehensive plan. www.dos.ny.gov/lg/publications/Zoning and the Comprehensive plan.pdf

NYS DEC – New York State Department of Environmental Conservation is a state agency that works to conserve, improve and protect New York's natural resources and environment. NYS DEC oversees larger developments that may affect water quality, land or air pollution or pose a risk to the health, safety and welfare of residents of New York State. www.dec.ny.gov

NYSERDA – New York State Energy Research and Development Authority is a public benefit corporation created in 1975. NYSERDA's aim is to help New York meet its energy goals: reducing energy consumption, promotion the use of renewable energy sources, and protecting the environment. www.nyserda.ny.gov

Property Maintenance Law – A local law that mandates that property owners keep lawns, clipped, hedges trimmed, windows repaired and water collection sites drained or face steep fines.

Riparian Buffers – Vegetated areas next to water resources that protect water resources from nonpoint source pollution and provide bank stabilization and aquatic and wildlife habitat. http://www.soil.ncsu.edu/publications/BMPs/buffer.html

Smart Growth – A better way to build and maintain towns and cities. Smart growth means building urban, suburban and rural communities with housing and transportation choices near jobs, shops and schools. www.epa.gov/dced or www.smartgrowthamerica.org

SWPPP – Stormwater Pollution Prevention Plans is a required plan for larger scale projects that demonstrates how a project will mitigate for the addition of impervious surfaces and how this project will deal with stormwater as well as potential sources of pollution. http://cfpub.epa.gov/npdes/stormwater/swppp.cfm

Watershed – The area of land where all of the water that is under it or drains off of it goes into the same place. These areas of land and all living things within that area are inextricably linked by their common water course. http://water.epa.gov/type/watersheds/whatis.cfm

Chapter 1 Town Demographics

Vision: Corning maintains current residents and recruits new residents to better stabilize the town's population; working to create nearby jobs and services for the town's residents and commuters.

Census 2010 Results

Total population in the town on April 1, 2010 was 6,270 people, a small decrease of 156 from the 2000 Census. The population of the town is not evenly distributed across the landscape of the town. The low-lying valleys, close to the City of Corning, have a much higher population density. The hills and higher elevations have a much less populated, rural character.

Examination of the towns population pyramid (Chart 1) shows, the population of the town is not evenly distributed between age cohorts. Children are a very small portion of the town's population; and the number of children in the town will likely continue to fall (below 1,111 and below 17.7%). This will impact school district enrollment and planning for youth-community activities.

As shown in the following population pyramid (Chart 1), the single largest age cohort is people aged 50-54. There is no other large cohort in the town that could occupy the role of the 'baby boomer generation.' 50-54 year olds are a very important local demographic from a real estate, taxation, and retail perspective. These residents are typically nearing the peak of their lifetime earnings; in the next 5-15 years, the income of that cohort will decline and their health costs will increase. In the next 20 years, baby boomers will relocate from their homes (and possibly from the community); if these single-family homes are not purchased quickly, the real-estate market in the town could become depressed. This population distribution in the town is very similar to the distribution in Steuben County. There is not a great reserve of 'young people' in this region.

Due to a combination of migration and mortality, the population aged 55-70 drops dramatically. The population of the 70-84 cohorts is much smaller than the 65+ group, but the 70-84 age group shows great stability. It seems, that once a person has reached age 70 in the Town of Corning, they will continue to reside in the town.

This population pyramid illustrates the situation faced by the town. The town does not have growth inducing demographics. A significant influx of in migrants aged 24-44 will be necessary to stabilize and increase the population of the town. People aged 24-44 are most likely to be attracted by 1) local employment; 2) quality of life; and 3) good school districts. However, finding ideal migrants in large numbers is unlikely; there is no large local population of people 24-44.

Demographic shifts take time. It is vitally important that the town consider the future implications of aging baby boomers and identify solutions for the projected aging/declining population.

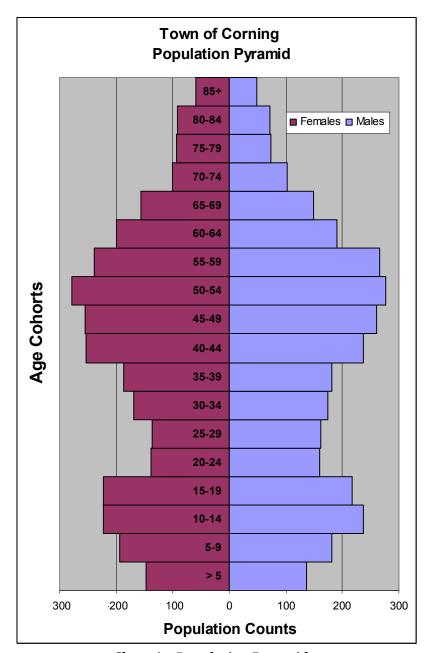


Chart 1 - Population Pyramid

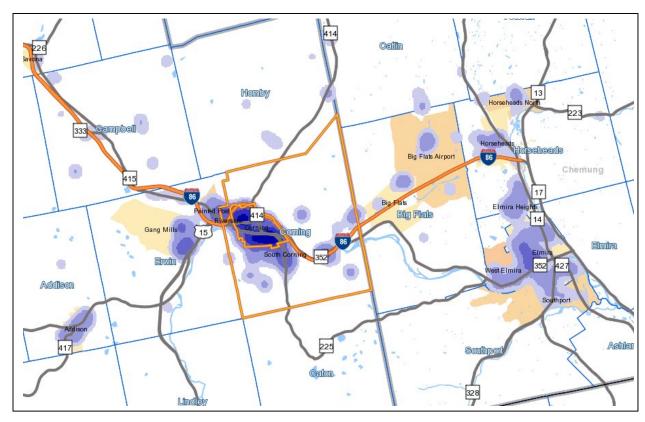
American Community Survey (ACS) 2005-2009 Results

Among children under six (6) years old in the town, only 60 have one 'stay-at-home parent', for the other 324 children (84.4%) 'all parents are in the labor force.' Among children aged 6-17, 82.4% have 'all parents in the labor force.' These ACS estimates are much higher than the national averages of 62.3% and 70.4%, respectively. With so few 'stay-at-home' parents in the community, hundreds of residents may face difficulty reaching/meeting/contacting town officials during normal business hours.

Mean travel time to work, as estimated by the ACS is 21 minutes. A significant number of town residents, 286 or 9.3% commute to work in a carpool. Public transportation was used by less than 1% of residents; there may be an un-tapped market for public transportation in the town. The existing transportation network is not satisfactory for walkers or bikers to travel to work, thus the ACS estimates are very low.

Workshed:

The following 2009 workshed map (Map 1) is evidence that the few employers in the Town of Corning drawing employees from many of the surrounding communities, particularly the City of Corning, the Gang Mills/Painted Post area, Big Flats, Horseheads (town and village), Elmira, and Elmira Heights. This workshed, the area where potential employees reside, has grown since 2002. Economic forces during the past decade have caused a wider pool of residents to seek work within the Town of Corning; residents of Big Flats and Horseheads have begun seeking work in the Town of Corning. Residents of Elmira and Elmira Heights are seeking employment in Corning in higher numbers than before. Given the strong workforce connection between Town of Corning and urban areas in Chemung County, improving public transportation services between Corning and Elmira will result in lower commuting costs for employees in the Town of Corning.



Map 1 - Workshed

Commuteshed:

Residents of the Town of Corning are very likely to be employed in the Corning-Erwin urbanized area. This specific employment pattern typically indicates that residents chose to reside in a town that was a convenient distance from work. The Town of Corning is functioning as a bedroom community, where residents of the town are not likely to be employed in the town, as illustrated in Inflow/Outflow Job Counts in 2009 (Chart 2).

Commuting Patterns:

According to the Longitudinal Employer-Household Dynamics program of the US Census Bureau, in the year 2009, 45.6% of employees commuted less than 10 miles to work. Another 34.4% of employees commuted between 10 and 24 miles to work. While both of these facts contribute

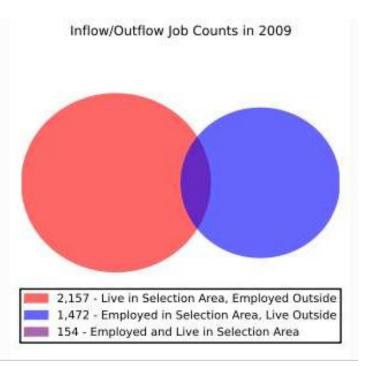


Chart 2 - Inflow/ Outflow Job Counts

to a 'good quality of life' in the Town of Corning, this data also shows that employees are unlikely to travel a great distance to work in the town. A small workshed, like the Town of Corning's, is usually an indicator that employment opportunities within the town are low paying/temporary/entry-level.

Community Interactions:

The Town of Corning is divided into three main areas: North Corning (north of the City, West of Post Creek), South Corning (Village of South Corning and everything south of the river), and East Corning (from Gibson and all along Rt. 352, including the northern rural area). These distinct areas need different levels of government services and the topographical divisions between these areas has a direct impact on travel/shopping patterns of town residents.

Policy: The Town of Corning works to increase the number of residents that are employed within the town; while providing services to those who commute in and out of the town to work.

Recommendations:

- 1a. Explore public transportation opportunities with neighboring municipalities as there are few options and there may be an increased need with a rising student population and growing elderly population in the town.
- 1b. With the new Corning Hospital development, we should see a drastic shift in the workshed and commuteshed. The town should work to take advantage of the increased employees coming into the town with further multi-family residential and commercial development along Rt. 352. (see Chapter 6 recommendations.)

Chapter 2 Town Housing and Property Value

VISION: Corning will work to encourage a housing stock that meets the current and future needs of their residents. Encouraging housing that will attract relocating young professionals and housing appropriate for an aging population.

Housing Variety

The Town of Corning could be classified as a suburban, bedroom community full of single family detached housing. Much of the town's housing is located on hillsides with wooded lots. Based on the 2010 US Census the town's median age is 43 years old, within the next 20 years many of these residents may be looking for low maintenance living in which the town has very few options. With the entire state and region's aging population, the existing housing stock of 1-unit detached homes may be unsustainable (see Chart 3).

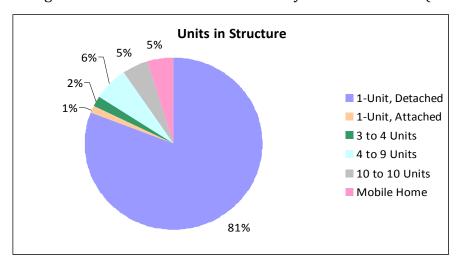


Chart 3 - Units in Structure

Not only is the population of the Town of Corning aging, but the housing stock is also quite old; with over 48% of the housing in the town over 50 years old (see Chart 4). Many of these properties have not been kept up and the condition of the properties has a direct relationship to the value of nearby homes. The town has worked to continue code enforcement of homes that do not meet current code requirements and to demolish homes that have been condemned. Yet the town must make this a

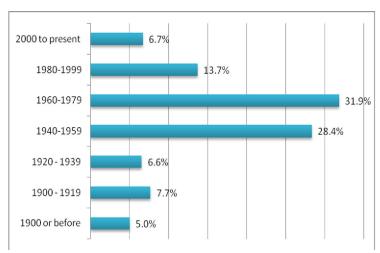


Chart 4 - Year Structure was Built

priority. Cleaning up homes and continuing to fight the blight that inevitably comes with older properties.

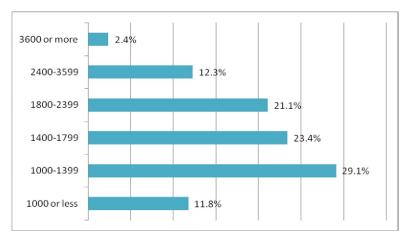


Chart 5 - Home Size in Square Feet

Around 23.4% of the Town of Corning's housing stock approximately 1,400 - 1,800 square feet (see Chart 5). This is much lower than the national average or even the North Eastern average from the 2010 Census of approximately 2,400 square feet. Currently having smaller homes may discourage some vounger families from buying in the Town of Corning, but nationally there is a prediction that the trend for housing will begin to reverse and

start to reduce in size, after 30 years of continual growth in the square footage of housing.

The Town of Corning is situated with very large amount of growth of single family homes surrounding the town (in the Town of Big Flats, Town of Erwin and the Town of Horseheads). The Town of Corning has not received the same boom in single family homes, due to terrain; but this may benefit the town in the long run. The need for single family housing is expected to decrease in the next 20 years. If the Town of Corning can prepare by offering a greater variety of housing options, they may be able to attract new residents and keep their aging residents.

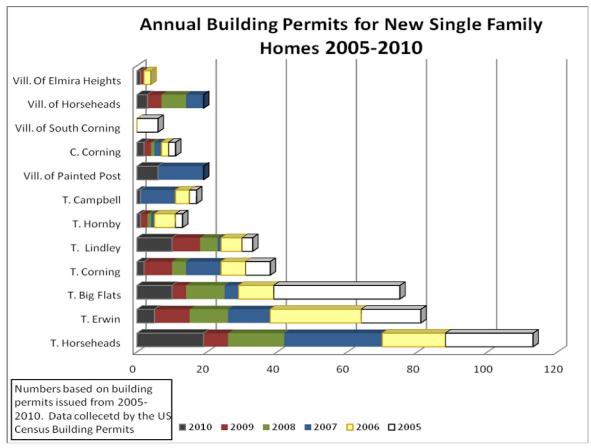


Chart 6 - Annual Building Permits Issued

While the town should work to keep their current residents well into their retired years, the town must also find a ways to invite new young professionals. Many young professionals will not be ready to purchase a home and will choose to live where they can rent. The Town of Corning's average home sale price in 2011 crept back up to \$100,000 which is up from a low in 2009 of \$68,000.



*Chart includes the City of Corning.

Chart 7 - Home Sales in Corning, NY

The median gross rent in Corning, NY in 2009 was \$626, which is much lower than the cost of a monthly mortgage for a young professional. Rental rates in the Town of Corning are quite affordable at \$626 a month, but very few rentals exist. Currently only 15.29% of housing is occupied by rentals. The Town of Corning also has a vacancy rate of approximately 5.7% according to the 2010 census. This vacancy rate is about average for the Southern Tier and quite stable. Recruiting more affordable apartments in the town would help to attract young professionals and making sure that the owners of those apartments advertise online will assist in the relocation of young professionals the town. To adequately attract young professionals, these new apartments would need to be affordable; between \$500 - \$700.

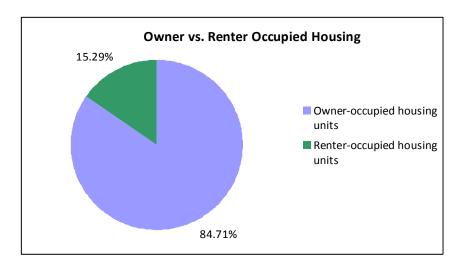


Chart 8 - Owner vs. Renter Occupied Housing

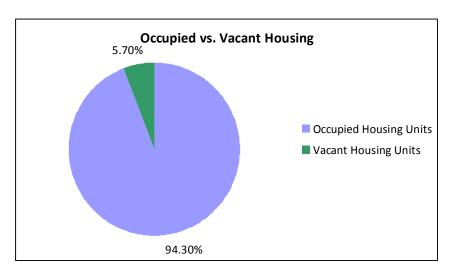


Chart 9 - Occupied vs. Vacant Housing

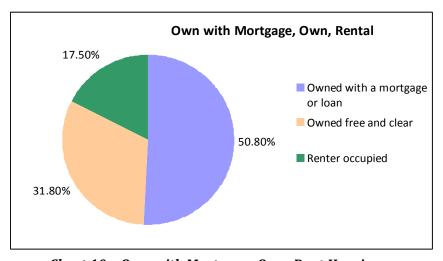


Chart 10 - Own with Mortgage, Own, Rent Housing

Policy: Revise local laws to support a housing stock in the town that will meet the needs of current residents while attracting new residents.

Recommendations:

- 2a. Encourage any new building of or renovation of single family housing to multifamily housing and low maintenance living. Change zoning to allow for two-family dwelling, multi-family dwellings and townhouse dwellings in current R2, R3, PRD, B1 and B2 as Conditional Use Permits.
- 2b. Expand R2 zone in College Avenue and Gorton Road areas to allow for less restrictive residential use zoning.
- 2c. Town of Corning should seek funding through grant programs such as CDBG, NY Main Street and HUD to demolish condemned homes, renovate out of code homes and other improvements to housing and commercial buildings.
- 2d. Encourage strong and consistent code enforcement within the town. The Town of Corning should allocate additional funding to fully enforce their zoning law as well as the building code of New York State. Taking appropriate action against land owners who are noncompliant with the Town's Property Maintenance Law; including taking non-compliant land owners to court as necessary.
- 2e. Town of Corning should work with property owners to advertise available rental properties online. This will appeal to young professionals researching relocation to the area online. Many of these services are free. Create informational hand out for property owners explaining how to post an apartment online on websites like "apartments.com" or "rent.com". The town should also consider posting these advertisements on their own Town of Corning website.

Corning Community College Housing

In the fall of 2013, Corning Community College (CCC) plans on opening a 328 bed student housing complex on the CCC campus on Spencer Hill Road in the Town of Corning. This addition of housing and students living on campus rather than commuting to campus will certainly be a change for the low-density residential conservation zoning district that surrounds Corning Community College.

Policy: Work with Corning Community College to create an environment that is welcoming and conducive to studying for the new resident students; while working to maintain the current feel and zoning of the neighborhood around the college.

Recommendations:

- 2f. Maintain current zoning at R-1 around the Corning Community College.
- 2g. Town of Corning should work with CCC to create a more open transparent relationship, working to find common ground between CCC and the residents of the neighborhood around them. CCC should put on public events and open their facilities for use by the Town of Corning residents. The Town of Corning should advertise CCC events to encourage cooperation between the two entities.





Figure 1 - Proposed Corning Community College Housing

Chapter 3 Built Environment - Utilities and Infrastructure

VISION: Create a built environment that meets the current and future needs of the town residents, while attracting new commercial enterprises.

Power in the Town

Town of Corning residents primarily heat their house with utility Gas (84.10%) (see Chart 11). With the increase in development and the town's transformation from a rural community to a suburban community, it can be expected that this percentage will only increase. It is preferable for residents to heat with natural gas, as it is the most efficient and least environmentally harmful way to heat a house. Increase in the use of natural gas, and the availability of natural gas within the region may create a need for additional pipelines and compressor stations. Encouraging natural gas providers to be a good neighbor and keep construction and maintenance noise and land disturbance to a minimum will only benefit the town.

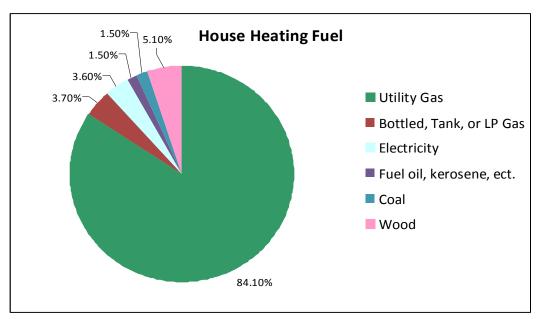
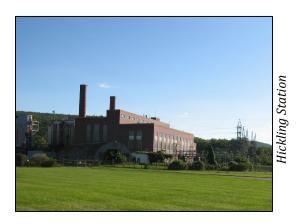


Chart 11 - House Heating Fuel



Electricity in the town is primarily provided by NYSEG; where service is widely available. Hickling Station was a major source of concern during the last Master Plan update in 1999. At that time Hickling Station property accounted for 17% of the town's taxable value. Since taking Hickling Station offline, the town's taxable value on that property has reduced dramatically decreasing to only \$200,000 just last year (2011). For some time after

Hickling Station went offline tires were burnt on the property. This activity has since ended and the land has gone pretty much unused. The future of the site has been difficult

to foresee with little cooperation from the owners of the site. The site is visible when entering the Town of Corning and needs to be cleaned up. In 2012 Hickling station was listed as for sale. At this time much of the information concerning the future of Hickling station is unknown.

Policy: Meet the needs of the town's residents and potential future growth while ensuring respect to the environment during construction and maintenance.

Recommendations:

- 3a. Work with natural gas providers to ensure that availability of service reaches all homes within the Town of Corning.
- 3b. Encourage natural gas providers to share their gas line GIS data with the town so the town can better plan based on infrastructure availability.
- 3c. Work with natural gas providers on any new compressor stations. Request that any new developments match the character of the neighborhood, screening the industrial look of a compressor station from sight and creating a structure that looks like the surroundings. The example (at the right) is located in the Town of Caton and built by Corning Natural Gas, is hard to



"Barn like" compressor Station, Town of Caton

- see from the road and was designed to look like a barn to match their rural characteristic.
- 3d. Work with owners of Hickling Station and NYS DEC to clean up the station and make it a better entry into the Town of Corning.
- 3e. Work with owners of Hickling Station and request that any "known" contaminants on the site be investigated. Consider applying for a DOS Brownfields Opportunity Area (BOA) Program grant to do a full analysis of possible Brownfields within the town.

Water Systems

The town has three water districts serving the more densely populated areas of the town including Gibson, Corning Manor and Corning Community College (see Map 2, Map 3 and Map 4).

In general, the sources of drinking water (both tap water and bottled water) include rivers, lakes, streams, ponds, reservoirs, springs and wells. As water travels over the surface of the land or through the ground, it dissolves naturally-occurring minerals and can pick up substances resulting from the presence of animal or from human activities. Contaminants that may be present in source water include microbial contaminants, inorganic contaminants, pesticides and herbicides, organic chemical contaminants, and radioactive contaminants. In order to ensure that tap water is safe to drink, the State and the EPA prescribe regulations, which limit the amount of certain contaminants in water provided by public water systems. The state Health department has said the FDA's regulations establish limits for contaminants in bottled water, which must provide the same protection for public health.

Threats to water quality in the town can be caused by a number of things. Some pollutants are naturally present in the environment; while other pollutants can be prevented and controlled. Pollutants that the town can work to prevent and control are: runoff from fertilizer use, leaching from septic tanks sewage, erosion of natural deposits, and corrosion of household plumbing systems. It is vital that the Town of Corning take these sources of pollution seriously and work to control water quality within the town.

The Pinewood Acres Water District taps the Village of South Corning water system. Corning Community College is the primary water user of the 65 connections. The District serves about 168 residents and Corning Community College. Because of its location up the hill, there are some pressure problems on the higher floors of the college, and additional chlorination may be needed at the 400,000 gallon storage tank. The 4" transmission line is undersized (6" or more is preferred) and is constructed of asbestos. NYSDOH recommends that districts with asbestos pipe plan for long term replacement of the line. There is no immediate threat to water quality.

The Gibson Water District is supplied by its own well which has a capacity of 200 gallons per minute (GPM) or about 288,000 gallons per day (GPD). There are 152 service connections and around 450 people from one (1) ground water well that is 73 feet deep. The well is located on Main Street. The water is pumped to a 158,000 gallon storage tank that is located on the hillside off Cowan Avenue. This is an improvement from the time of the 1999 Master Plan update. The water is treated at the pumping facilities with liquid chlorine known as sodium hypochlorite. Gibson has been advised by NYSDOH to install a back up well. Since Gibson is hemmed by steep slopes to the north and is down gradient from the Gibson Landfill, nearby potential locations for the back-up well are limited. The wider valley area to the east may be a better location for a back up well, but may be too far away to be cost effective. Further, this is the area that the new Corning Hospital will be located. Another option that was considered in 1999 was to connect to Corning Manor, although the lack of developable land between the two systems may prevent the location of new services which could help pay the cost.

The Corning Manor District depends on two ground water wells that are approximately 70 feet deep and are located off of Fairway Road. Corning Manor district serves approximately

350 people with a total of 98 service connections. The water is pumped to a 42,000 gallon storage tank that is located behind the park. The current tank has limited fire flow capability. With increased development, the Corning Manor District will need to consider a new tank or additional tank that will increase fire flow capability.

In 2012 the Town of Corning began working with Corning Hospital on their water infrastructure needs with the new Hospital Development in East Corning (see Figure 2). Water lines will be extended down route 352 and around the hospital site to service the hospital (see Map 2). Currently the creation of a water district will be one that has only one customer; Corning Hospital. An additional water tank will be placed on the top of Timberline Drive for this new water district. Future developments would include allowing residents to eventually connect on this system. At this time only an agreement with Corning Hospital has been made.



Map 2 - Proposed Water System

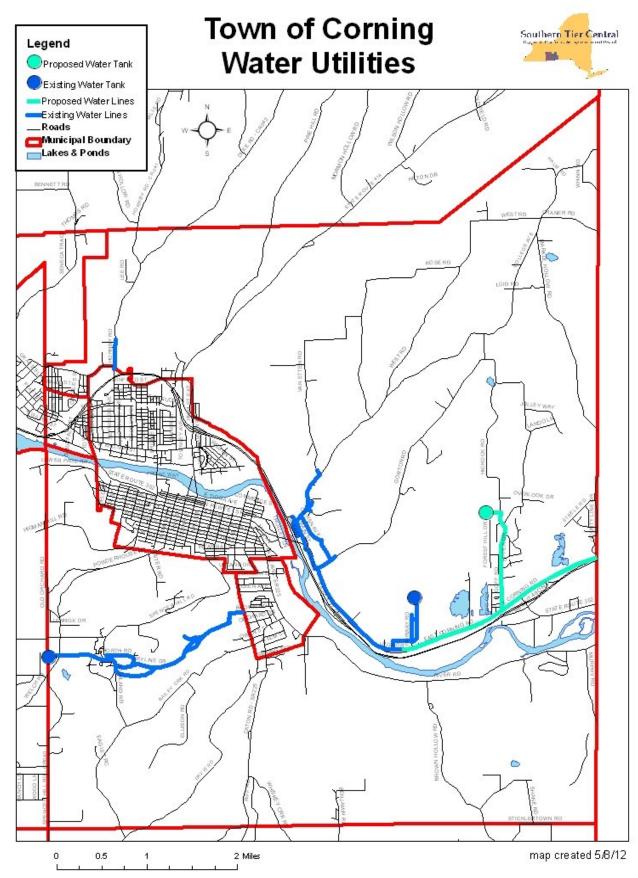


MAIN ENTRANCE Figure 2 – Proposed Corning Hospital

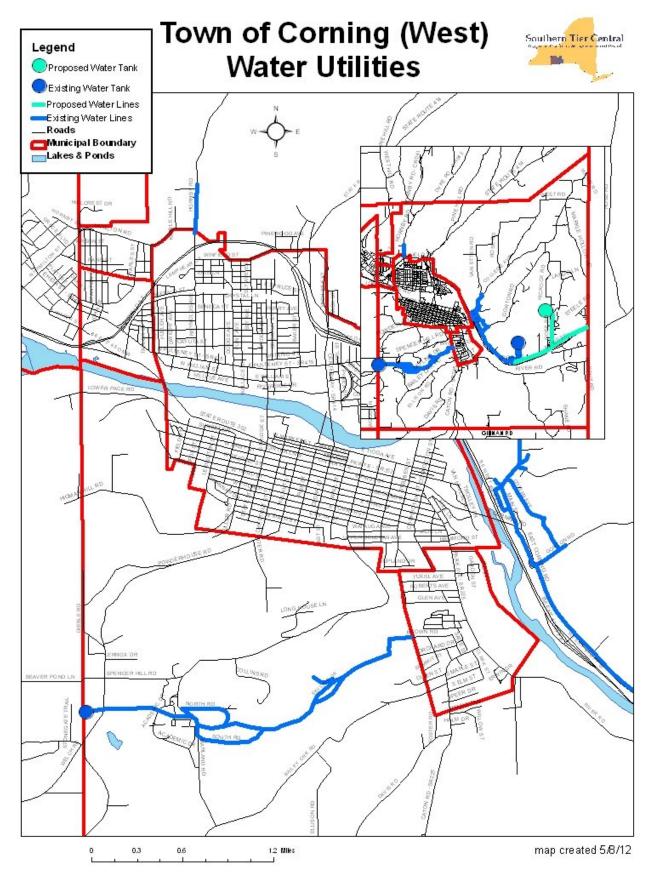
Policy: Ensure the town residents water needs are met in the most efficient and cost effective way while requiring that the health and safety of all residents are also protected.

Recommendations:

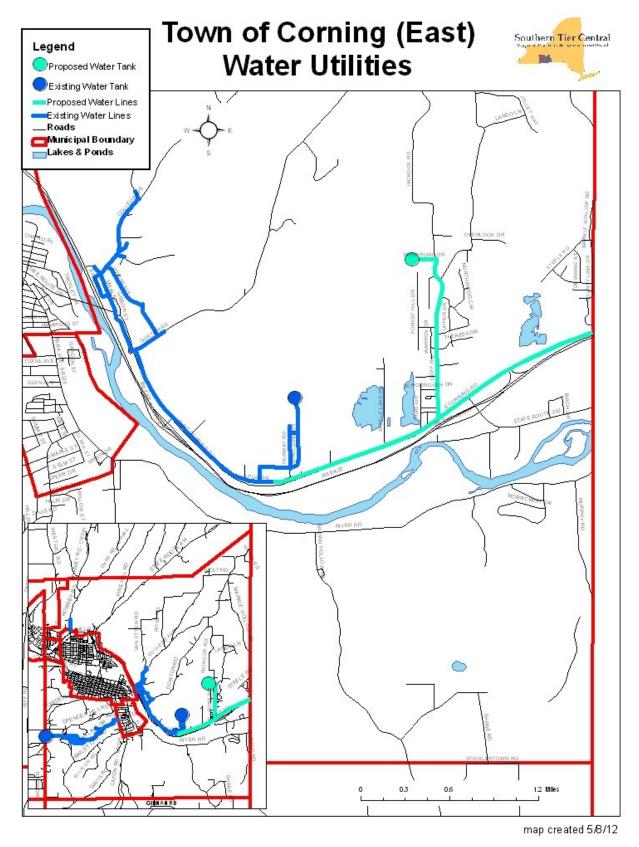
- 3f. With additional water infrastructure needs and recommendations from NYS DOH, it is recommended that ALL NYSDOH recommendations are met and considered. Careful budget planning will need to take place in order to prepare for the expense of new water tanks and replacement of old lines.
- 3g. Monitor impacts of development on top of Gorton and Hickcock Road and consider the need for a new well to meet increased demand.
- 3h. Conduct yearly public outreach and meetings to ensure residents feel a part of the process and fully understand the needs of the town's water system and the ramifications of no action.
- 3i. Change water quality reports to be more user friendly and to include a section that outlines future needs and cost of the system. Include graphics and make available online. Do one yearly public update on these reports.
- 3j. With expanding service and development in the town, there may be a future need for water employees. Evaluate yearly, the needs of the water department and consider the addition on a half time or one full time employee to assist with new developments.



Map 3 - Town of Corning Water Utilities



Map 4 - Town of Corning (West) Water Utilities



Map 5 - Town of Corning (East) Water Utilities

Sewer System

The town has no sewer districts in place; instead residents are provided service from the Village of South Corning. The Village of South Corning sewer treatment plant currently serves about 600 homes (see Map 6); 200 of those homes residing within the Town of Corning. The plant's capacity is 200,000 GPD with about 90,000 GPD available for use. If current development patterns continue, the greatest impact on our water resources and the environment generally will come from waste and sewage disposal (see Chapter 8). At the present time, privately owned septic systems are the only means of sewage disposal in the town. Currently the town uses private septic systems for disposal of human waste. In these systems, waste is mixed with water and conveyed into a septic tank, where it is liquefied and subsequently leached into the subsoil along with dishwater, bathwater, laundry water and so on. The bacterial action in a properly functioning septic tank, together with the filtering action of the soil, will make the water pure again if the septic systems and wells are properly spaced for soil conditions. These filtration and purification processes are of critical importance.

In the future public sewer systems may be necessary if the town becomes more densely populated. As density has increased, the town has allowed some area variances for smaller parcels and increased percentage of lot coverage. Allowing for this level of density will ensure the need for a public sewer system. The town has participated in two studies in the past considering the following options for sewer systems:

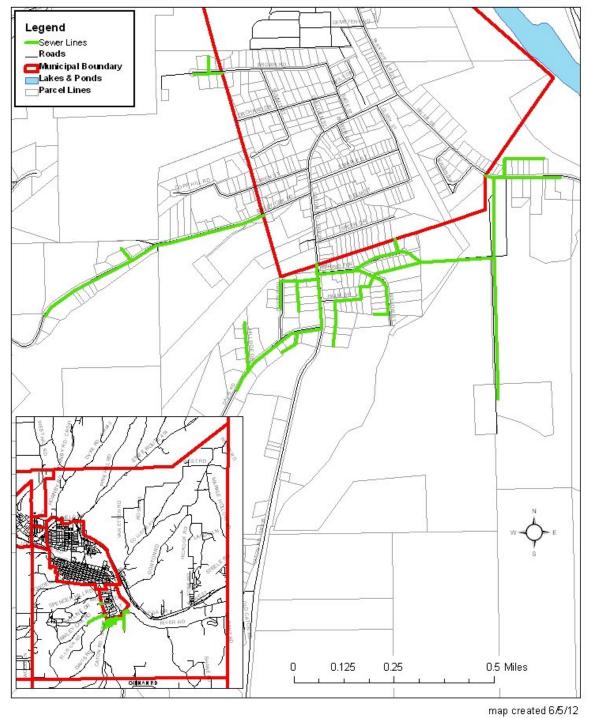
- Upgrade current village sewer treatment plant to increase capacity and extend lines.
- Connect in with the City of Corning sewer treatment plant.

In the past residents of the town have not been in favor of making these changes. For fear of increased tax and cost as well as a change from a rural town to the more suburban town. While the Town of Corning has not experienced great growth, the moderate growth that has been seen has been enough to push the town into a category of suburban bedroom community. If water quality within the town begins to suffer due to the lack of sewer systems and leaching of septic tanks, the Department of Health will require a system to be put in. The town would benefit from careful planning to put this system in on their own terms rather than being forced to put a system in due to violations with the Department of Health. A more transparent process and public involvement may help to ease this transition.

Further, town residents during public meetings on this Master Planning process expressed an interest in economic development and growth (see Chapter 5). Careful analysis and the new developments of Corning Hospital placed in East Corning will somewhat dictate how the town will grow. The interest in growth on Route 352 will only be assisted with the extension of sewer lines down Route 352 and connecting into the Town of Big Flats system. Corning Hospital will receive sewer service from the Town of Big Flats but the system will stop there. The I-86 Corridor plan recommends extension of sewer lines along Route 352. This will allow for increased commercial and residential development in the East Corning area.

Town of Corning Sewer Utilities





Map 6 - Town of Corning Sewer Utilities

Policy: Ensure the town residents sewer needs are met in the most efficient and cost effective way while requiring that the health and safety of all residents are also protected.

Recommendations:

- 3k. Maintain and enforce current zoning law requiring parcel size of 2 acres and density as defined by the zoning law's density chart. Only consider changes to these two items if public sewer becomes available.
- 3l. Review the prior work such as the sewer feasibility study and Hickling sewer work. Consider options for grant funds to study as well as implement a plan that includes neighboring municipalities. Department of States LGe grant program may help with this study as it would be considered a shared service. Consider the addition of a study option of connecting in East Corning with the Town of Big Flats.
- 3m. In the town's work to create more transparency within the local government, consider regular meetings concerning the water and sewer needs of the town. Create a regular forum (2-4 times a year) that allows residents voices to be heard and also serves as public education to better explain why upgrades may be more cost effective sooner rather than later.
- 3n. The Town of Corning administration should work closely with all neighboring municipalities to determine future needs, desires and realities when it comes to the extension of sewer infrastructure. Town of Corning and Town of Big Flats should create a long term plan and analysis of how to extend the system along Route 352.

Gas Pipelines

The Town of Corning has struggled with the laying of new large pipelines carrying natural gas throughout the region. Pennsylvania's boom in Marcellus Shale natural gas extraction has dictated a need for new pipelines from the Pennsylvania boarder up to Corning. The town is left out of the process of approving and designing these gas pipelines as all of this is approved by the Federal Energy Regulatory Commission (FERC). Currently the Empire Pipeline is in construction and will be a 15-mile-long, 24-inch pipeline carrying Marcellus Shale gas produced in Pennsylvania north to Corning. This new pipeline will then connect with the Millennium Pipeline.

The Millennium is a pipeline that runs across the Southern Tier of New York and supplies gas to New York City and New England. The joining of these two pipelines will be at a facility on top of College Avenue in the town. This facility will also join in the existing Empire Pipeline (see Map 7) to connect Corning, Rochester, Syracuse and Buffalo.

The existing network of pipelines has brought gas south from Canada. With the developments in Marcellus Shale production in Pennsylvania and these new pipelines, the entire system will be reversed carrying gas north. The building of these new pipelines may require the use of eminent domain to obtain the land to place the pipeline.

The biggest struggle for the town in being left out of the permitting process is not knowing where the gas lines will be laid and what the plans are. This has caused issues with town planning, as there are risks involved with development next to pipelines. Coordination of planning efforts would greatly benefit the town. In Pennsylvania gas companies are required to give notice to any municipality for following activities: air quality,



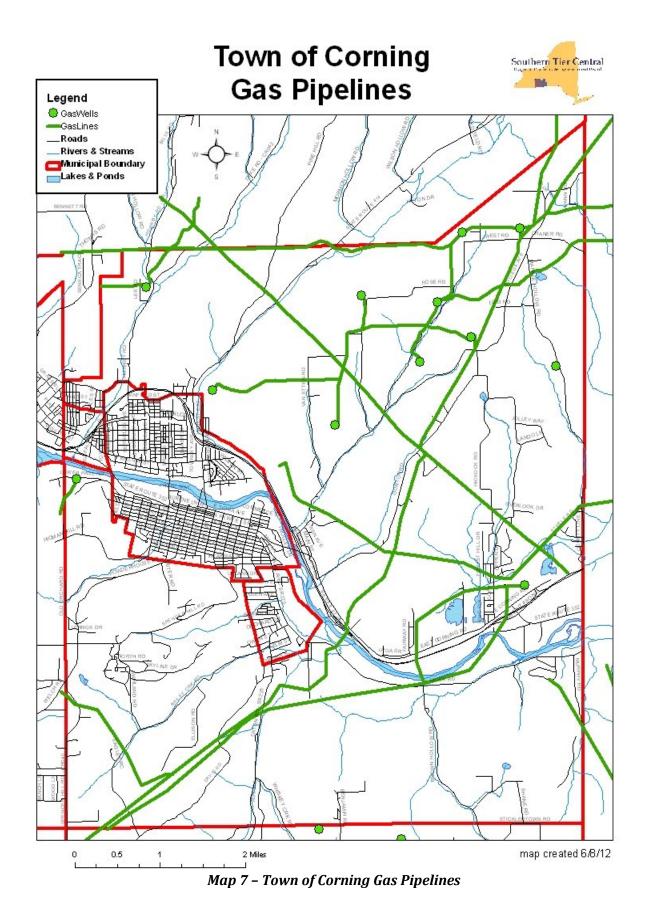
Gas pipeline path viable from Rt. 352.

water allocation, water obstruction, water quality and solid waste/hazardous waste permits. Once copies of permits are received by the municipality, they send to their planners/ mapping folks to notate the gas company's plans. This has allowed Pennsylvania communities to begin planning around these gas line developments. The town's code enforcement office should reach out to area's natural gas players to being this relationship.

Policy: Work with natural gas companies doing work within the town to create a better relationship and to increase the information available to town planners.

Recommendations:

- 3o. Plan and work with FERC for greater communication and sharing of information with the town. Request better advanced notice of projects within the town.
- 3p. Request of FERC and natural gas companies use current / existing right of ways for new construction and pipelines where possible.
- 3q. Consider adoption of Pipelines & Informed Planning Alliance (PIPA) standards at the municipal level. See. www.pipa-info.com.



Transportation

Through public outreach conducted during the master planning process, residents were given an opportunity to ask for and notate needed road improvements. Condition of the roads in the Town of Corning does not appear to be a concern of most residents. Yet new developments in the town cause some to worry about the future of the road infrastructure. The new development of Corning Hospital in East Corning, the designation of Rt. 17 to interstate I-86 and the new development of student housing as Corning Community College will all put additional stress on the road infrastructure. Using New York State's DOT Traffic Data Viewer you can see the 2010 traffic counts for the Town of Corning Roads (see Map 8).



Route 352 Corning, NY

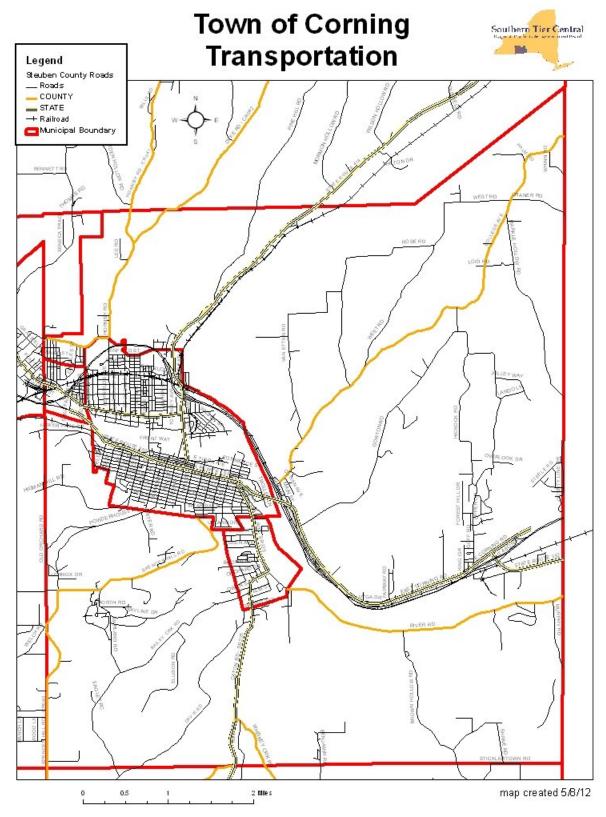
Not surprisingly, East Corning Road (Rt. 352) after the highway interchange sees the heaviest traffic in the town with an Annual Average Daily Traffic (AADT) of 28,000 vehicles; second busiest road of concern Rt. 414 with an AADT of 5,368. As mentioned in Chapter 5, there are concerns with the amount of traffic on Rt. 414 and the inadequate intersections on Rt. 414. Recommendations on improvements can be found in Chapter 7.

Further concerns by residents and the town is the ability of Spencer Hill Road to take an increase in traffic due to the new student housing scheduled to be open in the fall 2013. Spencer Hill Road is a windy steep road that is characterized by many sharp turns and no road shoulders. Increased activity may call for increased traffic enforcement as well as some road improvements to improve the roads safety.

In 2012 the town passed a Road Use Agreement with the help of Delta Engineering. Delta Engineering worked with the town to assess the current condition of their local roads and to design a road use agreement that can be used with any industry that may come to town using large heavy trucks that may damage the roads. The town must now work to implement this Road Use Agreement and assign duties to town staff as to how they will work together to implement the new ordinance.



Spencer Hill Road Corning, NY

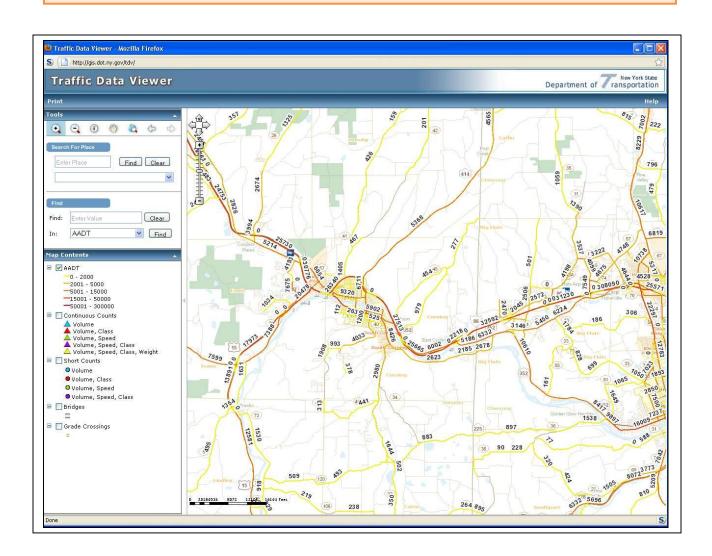


Map 8 - Town of Corning Transportation

Policy: Improve and maintain town roads so that all roads are safe to drive.

Recommendations:

- 3r. Review report and work conducted by Delta Engineering and promptly make any recommended improvements.
- 3s. Use and enforce the town's newly adopted Road Use Agreement with all weight and volume of vehicles using town roads.
- 3t. Town highway superintendent continues to assess all town roads yearly for needed improvements.
- 3u. Work with Steuben County to improve the safety of Spencer Hill Road to handle the increases in traffic.
- 3v. Improve intersections on Route 414 to meet New York State standards and to increase viewing distance at the intersections.
- 3w. Assess local roads and local laws for compatibility with "Complete Streets" guidelines. Make necessary changes to connect dead end / cul-de-sac roads.



Chapter 4 Town Taxes and Government

Vision: A town government that meets the needs of the residents is transparent and efficient and has a tax rate that does not drive away potential new residents or development.

Town Government



The Town of Corning is directed by a town supervisor who elected on a four (4) year term. In addition the town has governing board of five (5)town board members who meet monthly. The town board appoints a board

of seven (7) for the planning board and five (5) for the zoning board of appeals.

The town's 2011 appropriations totaled \$977,639 for the general funds, \$1.1 million for the highway funds, \$17,800 for lighting districts, \$307,576 for fire protection districts and \$154,452 for water districts. These appropriations were funded primarily with real property taxes, user charges, and State and Federal aid. The general town-wide fund's unreserved, unappropriated fund balance has increased from \$965,683 in 2006 to \$1.1 million in 2010 (14 %). After an audit in 2011, the New York State Comptroller's office made the following recommendations for the Town of Corning.

- 1. "The Board should use the surplus fund balance in a manner that benefits taxpayers. To provide appropriate transparency, the use of this surplus should be done through the budget process with public disclosure. Such uses could include, but are not limited to:
 - Increasing necessary reserves
 - Paying off debt
 - Financing one-time expenses
 - Reducing property taxes.
- 2. The Board should establish written policies and procedures governing the budgeting process.
- The Board should ensure that all outstanding inter-fund advances, including appropriate interest, are repaid in a timely manner. Any new inter-fund advances must be repaid, including appropriate interest, by the close of the fiscal year in which they were made.
- 4. The Board should request, and the supervisor must provide, interim financial reports for use in monitoring the town's financial operations and developing realistic budgets.
- 5. The Board should develop a multiyear financial plan to establish the goals and objectives for funding long-term operating and capital needs. This plan should be monitored and updated on an ongoing basis."

*New York State Comptroller audit of the Town of Corning 2011.

Fire Districts

The town is covered by a total of five fire departments (North Corning, South Corning, Gibson General, Gibson #1 and East Corning). All of these departments either have their own taxing authority or contract with the town to provide fire protection service. All residents within the town are provided fire protection and taxed by only one of these

departments.

During focus groups residents noted that they were happy with their fire districts, coverage and response time. It has also been noted that due to the shape of the town and the fact the City of Corning resides in the middle of the town that the fire districts appear to be set up inefficiently. There may be room for improvement of efficiencies by working with neighboring municipal fire departments. The 2012 rates for fire service are as follows:



North Corning Fire Department

General Fire Protection District \$.92 per \$1,000 (Includes North Corning, South Corning and Gibson)

East Corning Fire Protection District \$.65 per \$1,000 Gibson Fire District #1 \$.54 per \$1,000

With the new addition of Corning Hospital in East Corning and the student housing on Spencer Hill Road, there is an expected increase in demand on fire services. There may also be a need for additional training and agreements set up between these entities and the fire departments.

Achieve the maximum amount of efficiencies through shared services and Policy: communication between fire districts.

Recommendations:

- Conduct a study as to how the town's fire districts could best be organized. 4a.
- Enter into inter-district agreements between fire departments for an increase in 4b. shared services and coverage.
- Encourage the communication between the town through regular meetings, the 4c. town's fire department and special entities such as Corning Community College and Corning Hospital to ensure that current fire districts are prepared for demands that may be put on them.

Police Coverage

Police coverage for the Town of Corning is currently provided by Steuben County Sheriff Department and New York State Police. Throughout information gathering for this project, residents appear to be happy with their coverage and do not feel that additional police coverage is necessary. With the addition of the new Corning Hospital and Corning Community College residential housing this may change. The town is encouraged to

reevaluate the need for additional police coverage after the Corning Hospital and Corning Community College student housing developments.

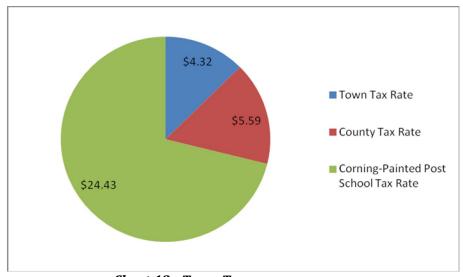
Policy: Town evaluates over the next five years the possible need for increased police coverage.

Recommendations:

- 4d. Town conduct annual survey (maybe in conjunction with yearly newsletter mailing) to evaluate residents feelings towards current police coverage.
- 4e. Evaluate yearly crime counts within the town to determine if there has been any increase due to the new developments.

Taxes

During public outreach sessions for this Master Plan Update we received many concerns about taxes (see Chart 12). High taxes are something that all municipalities face within New York State, especially since 2012 with unfunded mandates continuing to be handed down by New York State and the new property tax cap. Municipalities are struggling to do more with less and will be forced to come up with creative solutions to meet the needs of their residents while keeping taxes low.



Town of Hornby \$7.42

Town of Erwin \$5.36

Town of Corning \$4.32

Chart 13 - Town Tax Comparison

The Town of Corning's taxes are actually lower than neighboring municipalities (see Chart 13). These taxes are \$4.32 per \$1,000 compared with the Town of Hornby which is at \$7.42 per \$1,000. Yet these taxes are still too high particularly when county and school tax is figure in. While the town really only has control over it's own tax rate; the town can still advocate for its residents for reduction of school taxes as Corning-Painted Post School Tax Rate is one of the highest in the area.

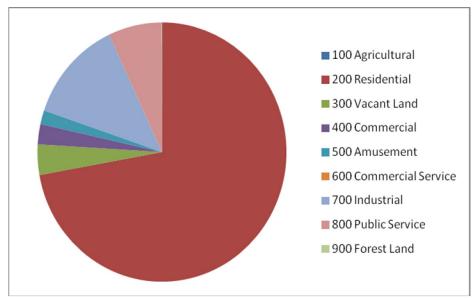
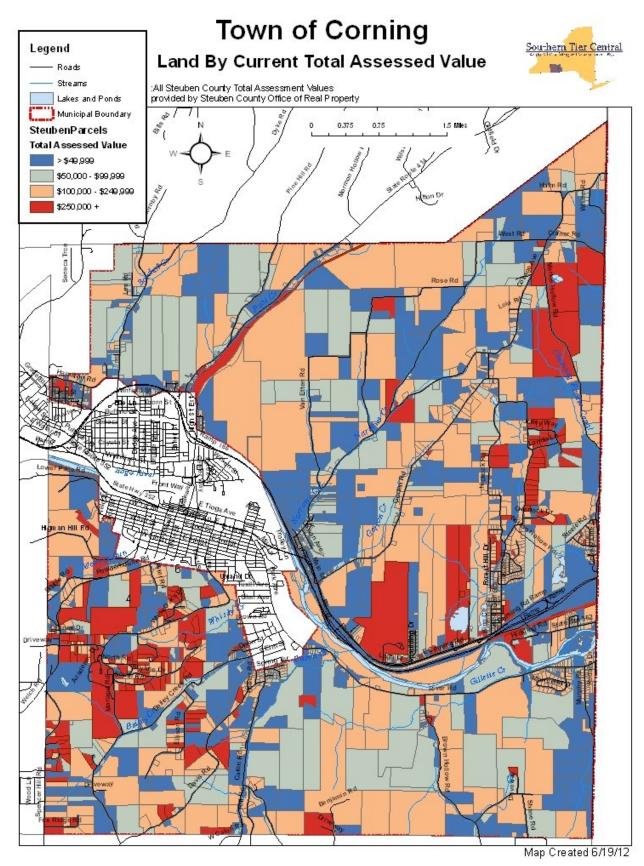


Chart 14 - Land Use

Outside of finding internal efficiencies within town government, the Town of Corning also should plan carefully for an affordable solution. In coming years the town will be facing a retiring population and also an aging housing stock. As residents retire they may no longer be able to afford the upgrades to their home they once found important. Assessment values may begin to fall. It is important that the town continues to support strong code enforcement to keep all homes up to code. Another issue in the town is the amount of Residential housing as can be seen in Chart 14. As we found in Chapter 3, almost all of the town's residential housing is single family housing. Single family housing is a strain on the town in that the property taxes produced for single family housing is not enough to cover the cost of services and road maintenance to those homes. Again, as mentioned in Chapter 3, the town should encourage and support multifamily dwellings as this could also be a possible solution of the town's tax problem.



Map 10 - Land by Current Total Assessed Value

Exploration of Intergovernmental Arrangements

During public information gathering sessions it was expressed by residents a strong desire for governmental efficiency and consideration for intermunicipal cooperation. It is perceived the Town of Corning does little to work with neighboring municipalities. There are many ways that governments can work together. Through formal agreements for one service, though the functional (or full) dissolution of a Village, through the merger of towns together to become one or through informal agreements for particular services.



The town probably is engaged in some informal and certainly formal agreements between themselves and the Village of South Corning. The town also has shared employees with neighboring municipalities. They have shared a bookkeeper with the Village of Riverside and a secretary with the Town of Caton. But further cooperation may result in savings and thus reduce the tax rate and increase efficiencies.

Benefits of Municipal Cooperative Agreements are:

- Financial savings from the elimination of duplication, more efficient management, and reduced costs.
- Reduced costs may lower taxes to residents and businesses thereby increasing disposable income and improving business climate.
- Services to residents and business can be standardized in terms of quantity and quality.
- Collaborations with public, private, and nonprofit organizations may promote an exchange of cost saving ideas.
- Cross border partnerships foster trust which is the basis for further collaboration or more complex arrangements.

Municipal Agreement Types

- Service Contract
- Equipment and Facility Sharing
- Mutual Aid
- Joint Service Delivery
- Personnel Agreement
- Combination of the above

Options and opportunities for working with neighboring municipalities are almost endless. Over the past seven years New York State has strongly encouraged municipalities to work together through a series of grant programs. Further, most grant applications through New York State are only competitive if it is a cooperative grant between two or more municipalities. The Town of Corning should explore all options available for cost savings and efficiencies; considering each of the categories in the box to the right.

Policy: The Town of Corning will actively seek opportunities for intermunicipal cooperation between themselves and neighboring municipalities.

Recommendations:

- The Town of Corning should work with the Village of 4f. South Corning and jointly apply for Local Government Efficiency (LGe) program funding to study the options for intergovernmental efficiency including the dissolution of the Village of South Corning. Also consider LGe planning funds to study options for infrastructure needs such as a sewage treatment plant agreement with the Village of South Corning and/or City of Corning. LGe funding could also go towards studies of consolation of fire departments (see recommendations concerning fire service.)
- Each department within the Town of Corning should 4g. be tasked with seeking efficiencies through agreements with neighboring municipalities. considering all of the categories in the box to the right of this page.
- 4h. All grant applications should be submitted as a cooperative grant with a neighboring municipality. Consider a state archives grant, LWRP grant and other projects working with Village of South Corning, Town of Caton, Town of Big Flats, Village of Painted Post, Village of Riverside and City of Corning.

Types of Municipal Agreements By Service Category

(Major Categories Arranged By Most Common to Least Common) **Public Works**

> Parking Recycling **Highways** Sewer Services **Snow Removal** Solid Waste Street Lighting

Street Sweeping Water Services

Public Safety

Ambulance **Animal Control**

Emergency Management

Fire Protection **Police Services**

Parks and Recreation

Parks

Recreation Facilities Recreation Programs

General Government

Administration

Facilities and Equipment

Personnel Purchasing Shared Resources

Financial Services

Assessment Investment

Taxes

Health and Human Services Drug/Alcohol Testing Senior Services

Youth Services

Planning

Code Enforcement Community Development

Housing

Master Planning

Zoning

Economic Development

Business Retention

Community Development

Job Training

Environment and Resources

Electric

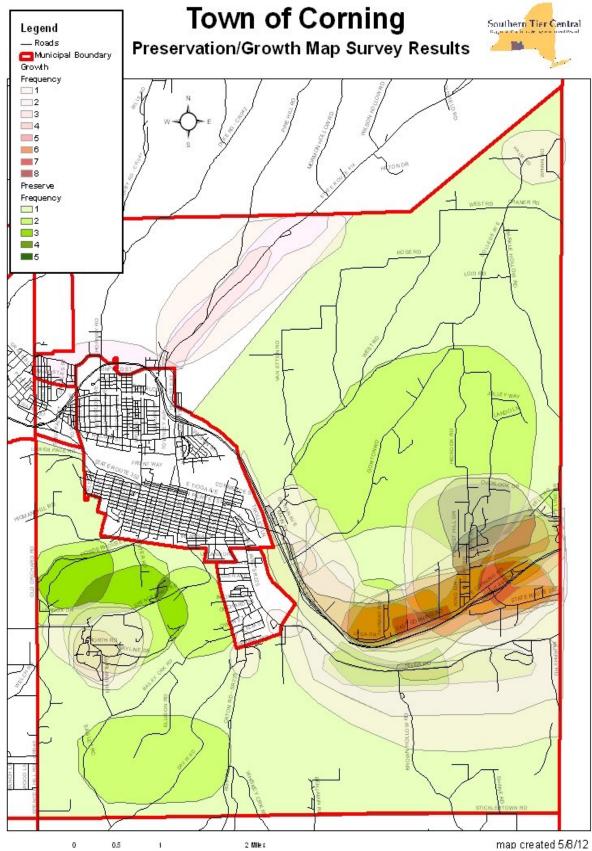
Pollution Control

Library Services Transportation Legal Services Engineering **Computer Services**

Community Concerns, Public Image and Perception

During the Master Planning Process in late 2011 a series of focus groups were held. Two of these focus groups targeted the residents of the town and became an open forum to discuss their desires for the future of the Town of Corning. Residents clearly have a level of mistrust of their town administration. There were many questions concerning taxes, spending, safety, town assets and what the future holds. Many of the concerns spoke to a lack of governmental transparency and governmental efficiency by the Town of Corning.

Community members were also given an opportunity to draw maps of what areas of the town they would like to preserve and what areas they would like to see growth. The separate maps were added together to create Map 11. The findings of the focus groups are representative of the community's preferences and have guided the process and recommendations made throughout this plan. Overall there was a great deal of agreement that growth should occur on Rt. 352 and Rt. 414. At Corning Community College area and Spencer Hill Road, there were disagreements as to if development is wanted or not. There was a stronger leaning towards preservation in these areas. It is clear that most residents would like their way of life and rural feeling homesteads to remain, but residents did entertain the idea of increased industry, commercial business and development in certain parts of the town. See Chapter 5 and Chapter 8 for further recommendations based on Growth and Preservation.



Map 11 - Preservation/Growth Map Survey Results

Policy: Increase governmental transparency through better communication between the town and its residents.

Recommendations:

- 4i. Send a yearly newsletter, try and coincide with other yearly mailings for efficiency purposes. In newsletter explain what has happened in the town over the past year. What big purchases have been made, why, what new grants were received, changes in staffing at the town. Also make sure to advertise the town's website whenever possible. Work to get residents used to checking the website for information. Make sure the website is listed on ALL town correspondence.
- 4j. Change town hall hours to make the town hall more accessible to the public. Have town hall open one night until 7pm, with a skeleton staff.
- 4k. Install a message board on the outside of town hall that is regularly updated with a calendar of events and public hearings listed.
- 4l. Continue to improve the town's website with frequent updates to the calendar and a full list of public hearings.
- 4m. Conduct targeted mailings to adjacent property owners when a public hearing due to subdivision, conditional use permit, zoning change or variance is scheduled.

Town's Future Needs

The Town of Corning has many future needs. These needs may be in the way of additional staff, additional equipment or building repairs. It is imperative that the department heads within the town are considering these future expenses and communicating them with the town board and town supervisors regularly. Capital planning will assist the town in making those large purchases with ease and without an uproar from the public. Capital planning will also help to stabilize town taxes so no new unexpected increases come. Some of the town's future needs include:

- Equipment for DPW
- Water tank for a new or expanded water district
- Additional DPW employees to work on the expanding water district, aging roads and sewer infrastructure.
- Additional highway employees to administer and enforce the road use agreement.
- Building repairs on the town hall.

Policy: Use capital and financial planning techniques to stabilize the town taxes and meet the needs of town departments.

Recommendations:

- 4n. Town supervisor and town board implement best practices for budgeting and capital planning for known future expenses.
- 4o. Town considers and applies for grants that may cover some of these larger, one time costs.
- 4p. Town supervisor and department heads meet regularly to discuss future needed expenses and costs.

Chapter 5 Economic Development Potential

Vision: Encouragement of sustainable commercial development, preserving and protecting surrounding neighborhoods, floodplains, water resources and steep slopes.

Very few developable green spaces remain within the Town of Corning; future development/construction will occur in previously developed areas or on marginal sites. To assure the most beneficial development within the town, efforts must be taken now to plan for all future projects based on what is possible, feasible, and profitable.

Through the involvement of the Master Plan Update Committee and the focus groups, three areas with 'development potential' were identified; the potential development of these areas is a matter of concern to residents and the town government. The Town of Corning is interested in the growth potential for:

- Rt. 414 (for the entirety that it runs through the town)
- Spencer Hill Road at Corning Community College area
- Rt. 352 (on the eastern most area adjacent to the new hospital site.)

Southern Tier Central staff conducted an analysis of growth potential for these areas based on the topographical, hydrological, and structural constraints. This site-by-site analysis was performed with an awareness of public opinions, which were collected during focus groups.

This section of the Master Plan was envisioned as a parcel-by-parcel analysis of the development potential of three vital areas of the town.

Policy: Town of Corning to carefully plan for commercial development within the town; encouraging only those developments that will have long term, lasting positive impacts on the town.

Recommendations:

- 5a. Plan for buried utilities along roadways throughout the town; Corning will become very aesthetically pleasing.
- 5b. Develop 'welcome' signage along major roadways, to strengthen the community of the town and the 'Corning Valley'.
- 5c. Install and maintain 'green' street lighting where needed and near the City of Corning boundary.
- 5d. Institute uniform driveway ordinances throughout the entire town.
- 5e. Strictly apply the junk laws to all properties within the viewshed roadways.
- 5f. Incorporate form based zoning along vital thoroughfares and visually cohesive neighborhoods.

Selected Parcels along Rt. 414

Future development potential along the three mile stretch (3 mi.) of Route 414 between the City of Corning boundary and the Town of Hornby boundary is severely limited (see Map 12).

Post Creek runs along the entire length of the valley and is responsible for several swamps and wetlands in the study area. Not only are the creek and wetlands physical barrier to construction in this area, the creek also presents flooding hazard for businesses, residents. roadways. rail-lines and located along the valley floor. Route 414 and the NORFOLK-SOUTHERN rail line are vital links between Corning and Watkins Glen. These connections are relatively safe from flood risks. Other types development along this route are 1) less vital to economic growth in the region; and 2) are at a greater risk of flood damage.



NORFOLK-SOUTHERN Railroad, Route 414



Car Sales Route 414

Policy: Protect Rt. 414 residents with careful consideration of any developments and strict enforcement of Floodplain Development Permits.

Recommendation:

- 5g. Existing structures along Rt. 414 are protected by New York State Law, but any substantial changes or new structures should only be permitted in accordance with the floodplain permits, and new-restrictive zoning. Flood-safe structures and flood safe uses should continue in proximity to Post Creek (camping, farming, outdoor recreation, fishing, gun-sports); all other uses should be restricted.
- 5h. Existing structures along Rt. 414 do not have a cohesive visual appearance. For the betterment of the town, structures and uses on 414 should be complementary (at the very least, not conflicting). Continued small industrial development (workshops, storage, machining, and repair) is possible. If the town wants to pursue this type of growth the area must be re-zoned accordingly.
- 5i. Any new, massive residential developments/subdivisions that are accessed from Pine Hill Road or Mormon Hollow Road will place increased demand on these substandard Route 414 intersections. Increased traffic will necessitate intersection re-constructions at a cost to the town and possibly including eminent domain proceedings with several property owners along Rt. 414. Plan accordingly. The results of this analysis are consistent with the I-86/I-99 Economic Development Blueprint.



Existing structures along Route 414 were built between 1900-1980 with varying construction quality, and for several different end-uses. Inconsistent land uses and variety of structures does not create a 'cohesive sense of place' along Route 414. The most 'eye catching' uses along this stretch of roadway are the commercial/industrial businesses. Use based zoning and form based zoning should be used to guide the appearance/use of structures along Rt. 414.

Roadways that intersect Rt. 414, like Pine Hill Road and Mormon Hollow Road are very likely to experience traffic increases, 2012-2035, due to increased rural-residential development in the hills surrounding the city. Neither the Pine Hill Road nor the Mormon Hollow Road intersections meet the current state roadway standards; these intersections create a dangerous traffic situation. Before 2035 it is very likely that these intersections will be remediated or re-built to a higher standard. Property adjacent to the intersections will likely be utilized to correct any existing traffic flow problems.

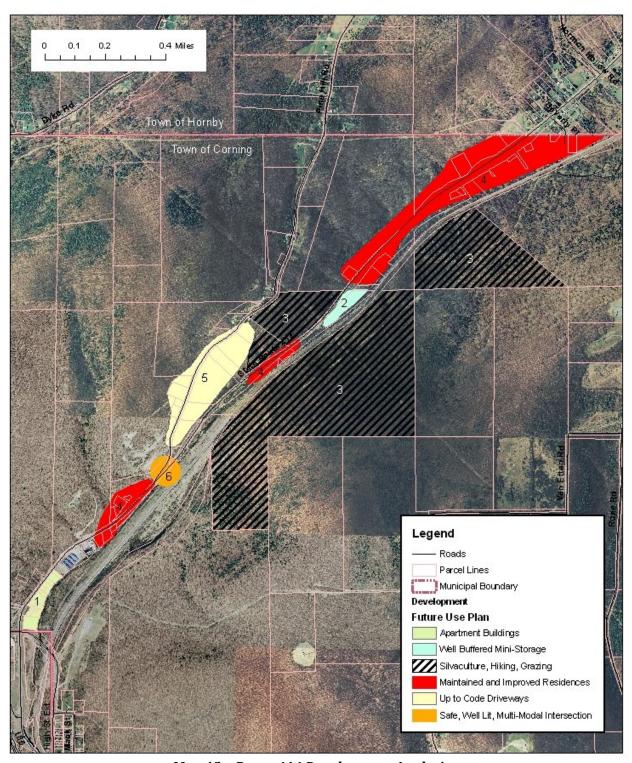
Route 414 Re-use/Redevelopment Plan Recommendations

Number	Current use	Re-use	Administrative changes		
1	10 single family residences + gym.	Two large apartment buildings, gym, public stream access.	Needs public water and sewer; rezone to 'multi-family, mixed use'. Implement stream buffer overlay zone.		
2	Whole parcel ministorage.	Well buffered mini storage.	Add visual impacts between land uses to subdivision and zoning law.		
3	Forested and unbuildable parcels with no road access.	Silvaculture, Silvapasture, hiking, grazing.	Rezone for agriculture and recreation.		
4	Aging single family residences on both sides of Route 414.	Well maintained and improved single and multi-family residences, uphill, (west) of Route 414.	Include multi-family in zoning, as soils permits. Strictly apply the floodplain permitting process.		
5	Many homes with 'out of code' driveways.	All driveways are up to code and in compliance. All new developments share existing curb cuts.	Strengthen driveway ordinance. Include additional driveway requirements in the Subdivision law.		
6	Unsuitable intersections.	Safe, well lit, multi-modal intersections.	Requires inclusion in a capital improvement plan		
7	Utility poles and aerial wires along Route 414.	Buried utilities along Route 414.	Incorporate buried utilities into the zoning law.		
8	N/A	Visually striking "Welcome to Corning" sign.	Town intends to identify this area as a part of Corning.		
9	Sub-standard road Right of Way (RoW).	Safe and Standard road Right of Way, along Route 414.	Coordinate with the County and the State, plan for roadway improvements to alleviate problems with steep slopes along the roadway (also clifffaces and potential rock-falls).		
10	Mixed residential and commercial.	Flood-safe land uses (farming, hunting, sport, RV sales).	Coordinate land banking activities with local not-forprofit; to acquire and hold selected parcels east (streamside) of Route 414.		



Town of Corning Rt. 414 Development Analysis





Map 12 - Route 414 Development Analysis

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Selected parcels along Rt. 352



There are substantial constraints in the selected study area (see Map 13). Significant stretches of land in the Rt. 352 focus area have been permanently modified by consumptive land uses (large gravel mines, tract housing, and major transportation infrastructure). Geological and hydrological conditions in the study area (steep slopes in the north of the selected area inhibit development; floodplains in the south restrict construction) are other significant restrictions to development.

The presence of large gravel mines ("pits") in the selected areas are a further inhibition to development along Rt. 352. The un-reclaimed, divided gravel pits along Rt. 352 are by far the largest impediment to nearby residential development. The pits are currently not suitable for use as a residential lake. Extensive hydrologic design and landscape planning will be necessary

before Steele Lake can be reclaimed for public use (see Map 14).

Route 352, adjacent to I-86

Steep slopes and inaccessible lands occupy approximately; one-third of the land in the selected study parcels.

The floodplain is the first and strongest barrier to economic development around East Corning Road. Existing structures are at risk of substantial flood damage. Any new buildings in the floodplain must be constructed to the new (somewhat expensive) floodplain standards.

Traffic conditions along Rt. 352 are not conducive to growth. The significant presence of private driveways spaced very closely along the north side of Rt. 352 does not create an attractive or highly functional roadway.

There are three distinct potential land uses in this study area: Steele Lake, condo development and agricultural/ and energy producing.

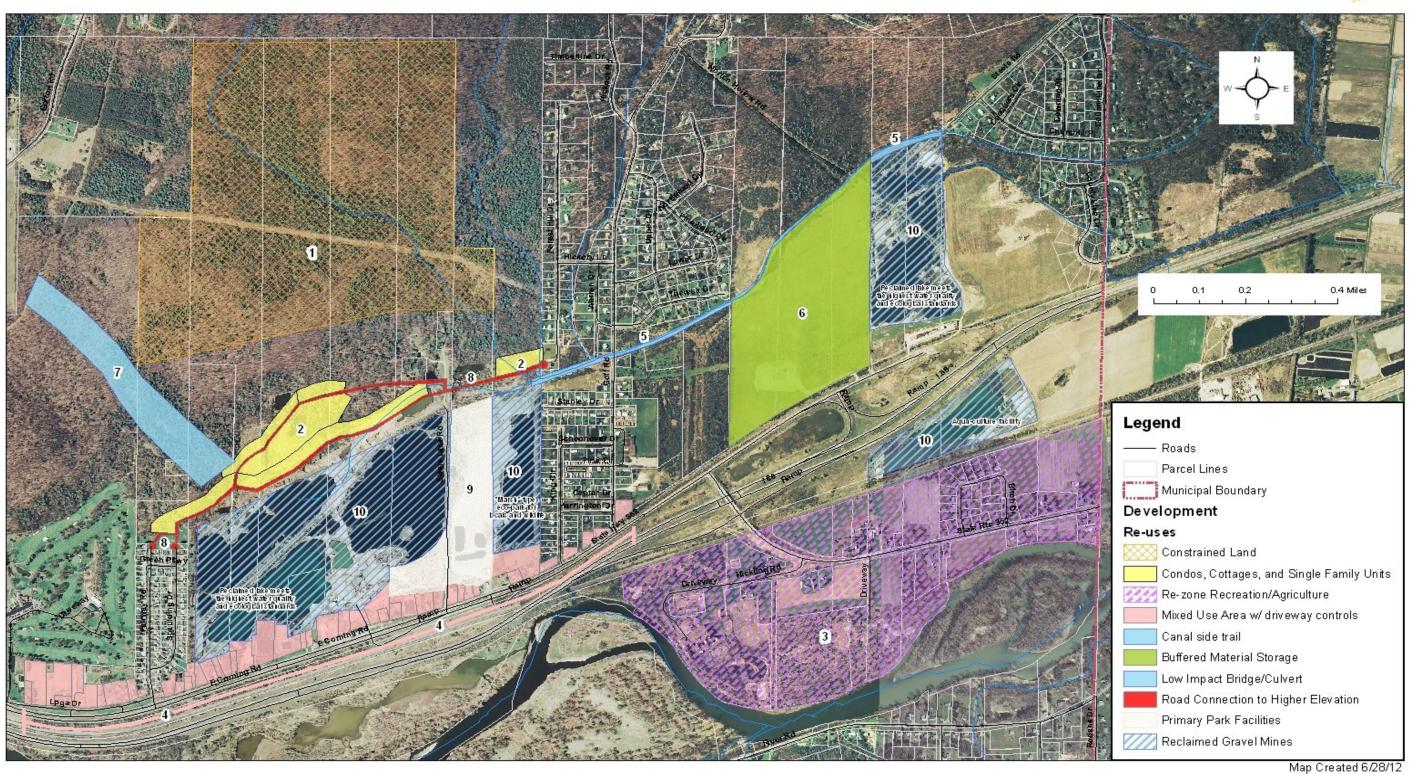
With current zoning, setbacks, and existing infrastructure there are no additional development opportunities in the Rt. 352 study area. The lack of possibilities in this two square mile area is unfortunate, as the current land use and development configuration is not the "highest and best" use of the area.

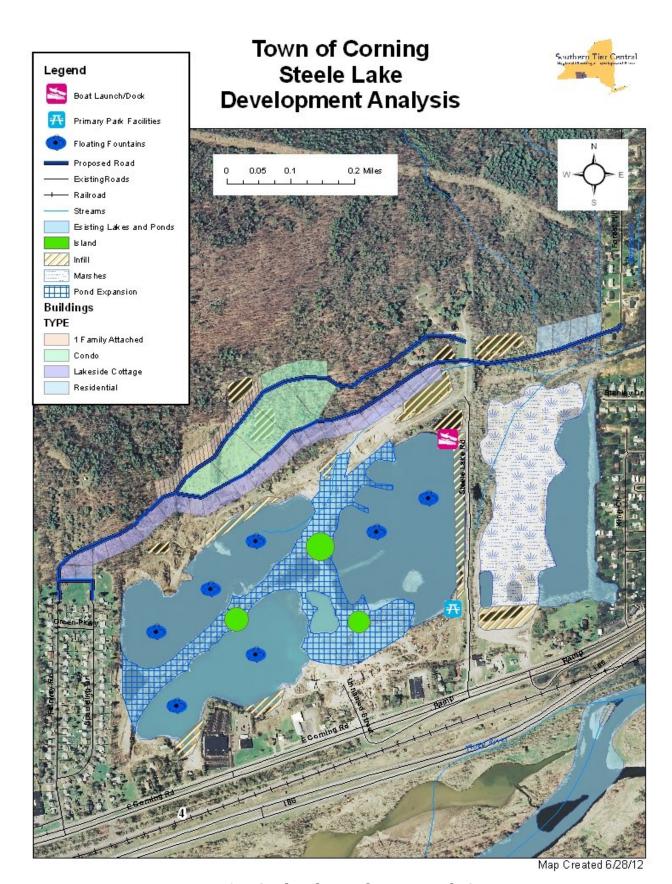
Route 352 Re-use/Redevelopment Plan Recommendations

Number	Current use	Re-use	Administrative changes	
1	Unbuildable back acreage.	Unbuildable land is given a use as open space, held in trust for residents of the development.	None.	
2	Underutilized land.	Attractive dense condos, single family units, and a variety of cottages nearby (all units built with a view of the lake).	Needs public water and sewer. Rezone to 'multi-family, mixed use'. Form based restrictions will be necessary to promote a cohesive visual environment.	
3	Utility, agricultural, residential.	Utility, support, agricultural.	Rezone for recreation and agriculture only.	
4	Mixed use development with lax driveway controls.	Mixed use area with good driveway controls, well defined curbs, and no traffic problems.	Strengthen driveway and curb cut ordinances. Provide incentives for shared driveways with curb maintenance.	
5	Overgrown deteriorating canal.	Canal side trail linking natural recreation opportunities with local neighborhoods.	None.	
6	Underutilized land.	Safe and buffered material storage.	Strengthen buffer regulations between incompatible uses.	
7	Gully/intermittent stream.	Gully is protected by low impact bridge/culvert.	None.	
8	No connection between Spaulding Drive and higher elevations.	Road connection to higher elevation is vital for flood safety.	None.	
9	Junk car storage.	Primary park facilities (parking, toilets, kiosk, beach).	Built in accordance with a local waterfront revitalization Plan (LWRP) & with LWRP funds.	
10	Underutilized land.	Boat launch/dock/other.		
11	Un-reclaimed gravel mines.	Reclaimed lake meets the highest water quality and ecological standards.	Work with DEC to strengthen enforcement of existing mining regulations.	
12	Un-reclaimed gravel pit.	Marsh type eco-park for locals and wildlife.	Built in accordance with a local waterfront revitalization Plan (LWRP) & with LWRP funds.	
13	Un-reclaimed Gravel pit.	Aqua-culture facility.	Explicitly permit in the zoning law.	

Town of Corning Rt. 352 Development Analysis







Map14 - Steele Lake Development Analysis

Spencer Hill Road



Corning Community College represents a significant land use, a current economic driver in the town, and also an opportunity for economic growth in the region. The college is surrounded by incompatible residential development and publicly accessible natural landscapes (see Map 15). Unfortunately, the only possibility of onsite development available to CCC is to utilize the unprotected nature preserve as developable lands.

The Spencer Crest Nature Center is owned by the Community College. Intensive development on the property is both possible and likely. There are no deed restrictions on the parcel nor is the land protected by a land trust. The current use as a public nature center is purely at the discretion of Corning Community College. Any major expansions of classroom space, residential areas, support structures, and parking would likely extend to the southern and southwestern parts of the Corning Community College property (current Spencer Crest Nature Center).

If NYS smart growth policies are followed, then no major expansion/construction project can be realized 'on the hill.'

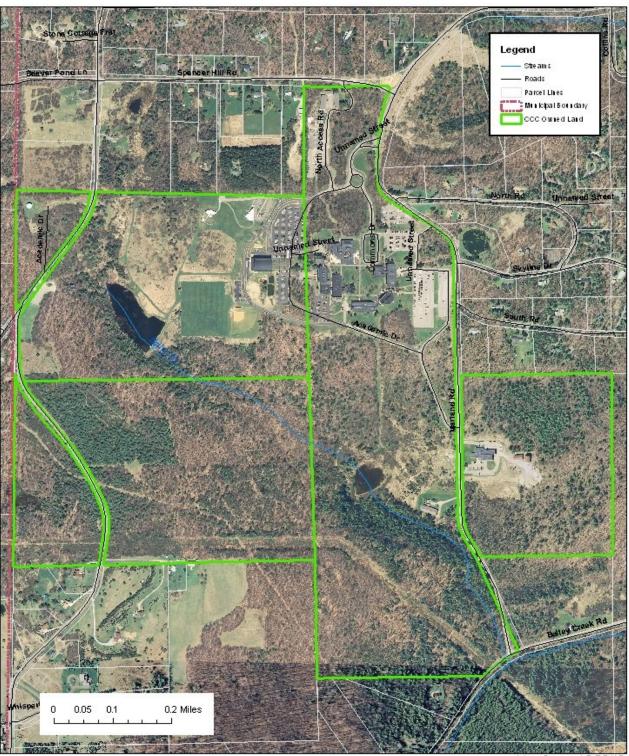






Town of Corning Spencer Hill Development Analysis





Map Created 6/28/12

Map 15 - Spencer Hill Development Analysis

Retail Gap Analysis

For town residents and residents of the surrounding community, the Arnot Mall, Consumer Square (Big Flats), and the new shopping area in Horseheads are huge retail powerhouses. Most residents in the town shop in the Big Flats/Horseheads area. To show the effects of 'the mall' on retail sales data for the Town of Corning, a radius of 15 miles was selected. Even after including the retail sales of 'the mall,' these 12 store types have a retail gap, local and regional needs are not being met in these categories. The town should work to attract and encourage businesses that are within this retail gap analysis.

	2011 Demand	2011 Supply	Opportunity	
Retail Stores (15mi. radius)	(Consumer Expenditures)	(Retail Sales)	Gap/Surplus	Square Footage
Supermarkets & Grocery Stores	\$227,615,995	\$200,683,780	\$26,932,215	76,949
Limited-Service Eating Places	\$78,888,911	\$61,475,110	\$17,413,801	49,754
Full-Service Restaurants	\$84,556,767	\$73,152,156	\$11,404,611	32,585
Drinking Places -Alcoholic Bev.	\$9,491,858	\$8,688,523	\$803,335	2,295
Nursery and Garden Centers	\$13,496,181	\$2,053,353	\$11,442,828	32,694
Building Materials, Lumberyards	\$28,753,735	\$20,112,449	\$8,641,286	24,689
Beer, Wine and Liquor Stores	\$17,035,380	\$12,606,576	\$4,428,804	12,654
Women's Clothing Stores	\$15,146,588	\$8,795,473	\$6,351,115	18,146
Radio, TV's, Electronics Stores	\$21,091,588	\$18,366,552	\$2,725,036	7,786
Appliances, TVs, Electronics Stores	\$27,724,398	\$26,488,015	\$1,236,383	3,533
Convenience Stores	\$12,526,296	\$10,888,783	\$1,637,513	4,679
Cosmetics, Beauty &, Perfumes	\$3,668,015	\$3,267,518	\$400,497	1,144

Chart15 - Retail Gap Analysis

Chapter 6 Natural Resources, Open Space, & Recreation

Vision: The Town of Corning uses its natural resources, abundance of open space, and current recreational opportunities to its advantage; working to maintain, improve and work within the physical characteristics that exist.

Topography

The Town of Corning is 38.6 square miles of broad floodplain met by steep hillsides rising from 900 feet to 1900 feet. Forest covers the valley walls and is mainly deciduous. The hilltops, representative of the Appalachian Plateau, are generally level and are usually crowned by fields or pasture. Although, about 5% of the town is in this area of level hilltop, access up the steep slopes and remoteness from services often limits its development.

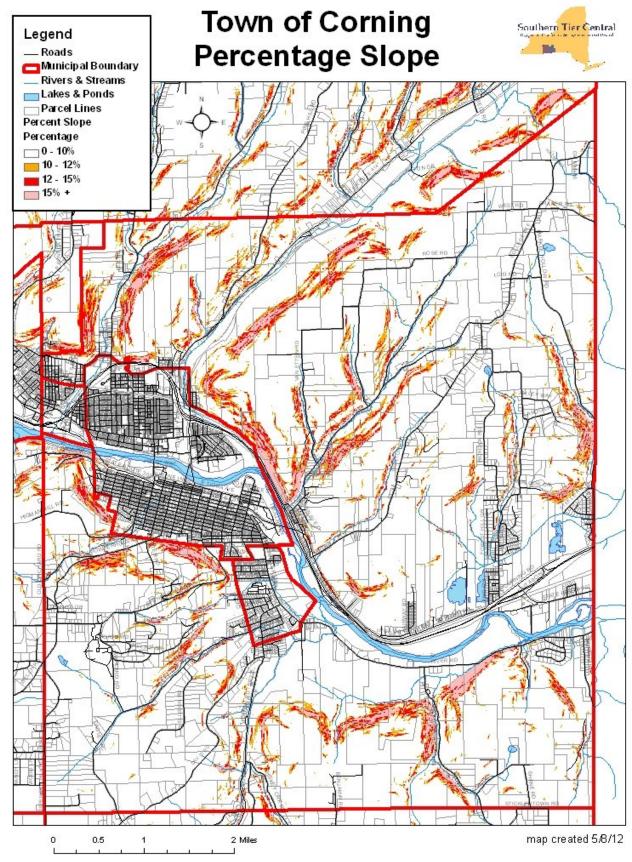
The Town of Corning's zoning law prohibits development on slopes above 10%. While many steep slopes do exist in the town there is plenty of land that is under the 10% threshold for development. The more prohibiting development factor is the lack of sewer, water and other infrastructure.

Most of the steep slopes within the town are located along major roadways (see Map 16). Controlling development on slopes above 10% is vital to help control erosion. Erosion of our hillsides is detrimental to structures and road infrastructure and also causes sediment loading into the town's drinking water sources. Sediment loading into the river and other surface waters can be a major pollutant to drinking water. Further, erosion into the rivers and streams of the Town of Corning can exacerbate flooding issues when they arise. Protecting these stream banks and the river is vital to controlling sediment loading and will help to maintain the rock structures and vegetation to prevent erosion. It is important to note that the ramifications of building on steep slopes are much more costly than any tax revenue that would be generated from that same construction. Some of these costs are:

- Erosion of roads requires regular maintenance by town highway superintendent.
- Sediment loading into river and streams can cause increased flooding damage.
- Sediment loading into surface water can cause pollution of drinking water and require additional resources to ensure water quality.



Example of road erosion





Erosion of the town's hillsides is a key concern and can be a major source of pollution of drinking water from the Chemung River, as well as cause for flooding through sediment loading of the Chemung River and the watershed's streams and tributaries. Evaluating what soils exist and if they are at a high risk of erosion is important. After evaluating the most commonly occurring soils within the watershed, it was found that these soils were not at high risk of erosion, but their infiltration rates were low. Low infiltration rates can increase issues with storm water runoff. Further, the steep slopes that exist throughout the area are reason for concern. Controlling development and slowing down the water as it runs down these steep slopes is vital to preventing erosion. Controlling development may mean limiting development on slopes above 10%,

which is already the local law in the Town of Corning. Educating residents on how to prevent erosion is also essential to controlling erosion. Slowing down runoff that flows through roadside ditches and culverts and maintaining those ditches and culverts will assist in preventing erosion and thus sediment loading into our rivers, streams and tributaries Lastly, stream bank stabilization to assist in slowing the velocity of the water flowing in the streams and thus how fast this water empties into the lake will be helpful in the fight to prevent erosion (refer to Chapter 7 to learn more about recommendations for green infrastructure practices).

Floodplain and wetlands cover about 60% of the valley (areas not on the hills and appropriate for development). The remaining bottom land is designated primary aquifer. This is the land area which serves as the reservoir for the town's public and private



Flooded Road

wells. Activities located upstream of a well could contaminate groundwater which would be costly to reclaim. (see Chapter 7).

Because of these constraints to development posed by nature, only about 40% of the valley is suitable for development. Although this sounds like a small percentage, it represents about 1400 acres. Of those acres, existing intensive urban development accounts for only about 100 acres, leaving much of the acreage available for development. Therefore, the town can more than double before using all of the developable land in the valley.

Surficial Geology

The underlying bedrock was created by compaction of the sediments that were deposited in an ancient lake overlying the area. These layers became sandstone, limestone and shale. Over time the bedrock eroded. This erosion was spurred by the advance of the ice sheets over the Southern Tier. As gradual climate warming occurred, the ice sheets melted leaving the valleys choked with blocks of stagnant ice. As the ice on the uplands melted, the rock materials it had picked up during its advance were transported by the melt water. As the

velocity of these streams decreased, their ability to transport materials diminished. The result was the deposition of boulders, rock and stone, gravel and sand in broad channels.1

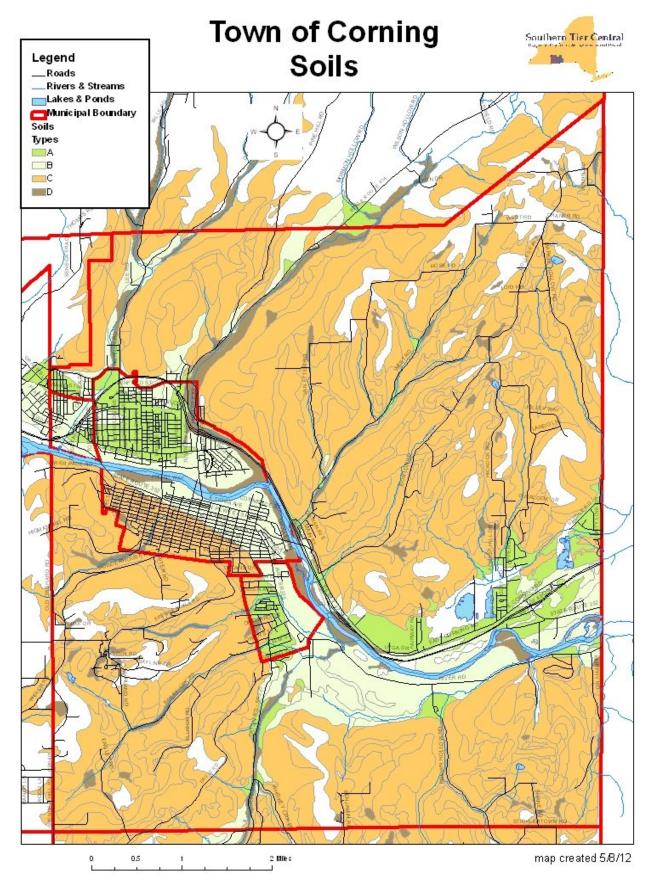
Soils

The valley floor is generally level and moderate to well drained (see Map 17). The Hydric Soils map confirms what one would expect: that the steep hillsides are poorly drained and that the valleys, filled with outwash sand and gravels, have high to moderate infiltration rates. Infiltration, which is the rate which water percolates through the soil, is important when considering a site for on-site sewage disposal.

The valley soils are generally of two types: the Hornell-Lordstown (HL) Association and the Howard-Chenango-Middlebury Association. The HL soils underlying the village north of the Canisteo River are somewhat poorly drained to moderately-well drained soils that are moderately deep over soft shale bedrock or hard sandstone bedrock reflecting their geologic origins. Soils to the south of the River are well-drained to excessively drained deep soils formed in glacial outwash deposits in the valley.² The hill soils are generally Mardin-Volusia-Lordstown soils. These are moderately well-drained to somewhat poorly drained deep soils with a fragipan (a "hard pan" layer made up of clay that will pond water instead of letting water absorb into the soil.) Map 17 shows the location of soils and their characteristics for development.

¹ Land Development Analysis, Southern Tier Central Region, December, 1973, STCRPDB, page 40.

² Ibid. Map 4 General Soils.



Map 17 -Soils

Within the town, there exist only a very few amounts of highly erodible soils. But when evaluating the hydrologic soil groups there exists primarily soil groups. (see Jim Turenne's definition of soil groups below.)

- A. Soils with low runoff potential. Soils having high infiltration rates even when thoroughly wetted and consisting chiefly of deep well drained to excessively well drained sands or gravels.
- B. Soils having moderate infiltration rates even when thoroughly wetted and consisting chiefly of moderately deep to deep, moderately well drained to well drained soils with moderately fine to moderately coarse textures.
- C. Soils having slow infiltration rates even when thoroughly wetted and consisting chiefly of soils with a layer that impedes downward movement of water, or soils with moderately fine to fine textures.
- D. Soils with high runoff potential. Soils having very slow infiltration rates even when thoroughly wetted and consisting chiefly of clay soils with a high swelling potential, soils with a permanent high water table, soils with a claypan or clay layer at or near the surface, and shallow soils over nearly impervious material.³

The town's soils primarily have slow infiltration. So while the type of soils existing in the town are not highly erodible, the infiltration rates of these soils causes there to be severe rain water runoff issues. Rainwater will not soak into these soils easily and will tend to run down the steep slopes carrying pollutant and sediment as it goes. Furthermore, the low infiltration rates of the soils within the town cause concern for road washouts at the bottom of steeper slopes.

Policy: Consider the unique and challenging topography of the Town of Corning with any development within the town.

Recommendations:

- 6a. Consider green infrastructure practices. The town could benefit from encouraging green infrastructure practices on all new development.
- 6b. Evaluate local laws for consistence with green infrastructure principals.
- 6c. Making training available to the town's highway superintendent to begin implementing culvert designs that will assist in slowing down rain water runoff.
- 6d. Enforce the current zoning law requiring building to be on less than a 10% slope to save the town money in the long run.
- 6e. The town should require a licensed professional engineer to review all SWPPP to ensure they truly meet their green infrastructure state mandated requirement listed in New York State's Stormwater Manual available online at http://www.dec.ny.gov/chemical/29072.html.

³ Turenne, Jim. Hydrologic Soil Groups. NE Soil.com, 26 Jan. 2012. Web. Retrieved on 10 Feb. 2012. < http://nesoil.com/hydrologic.html>

Recreational biker on Rt. 352

One common theme that was repeated during public focus groups was the need for parks and recreation within the town. The Town of Corning currently owns and maintains four parks (Oakfield Park, Corning Manor Park, South Corning Park and Gibson Park). These parks are grossly underutilized. It became clear at public meetings that many residents were not even aware that the parks existed. Other recreation that is currently available within the Town is the Corning Country Club and the Sandlot Sports Academy. The town may benefit from greater publicity of the recreation opportunities that currently exist in the town.

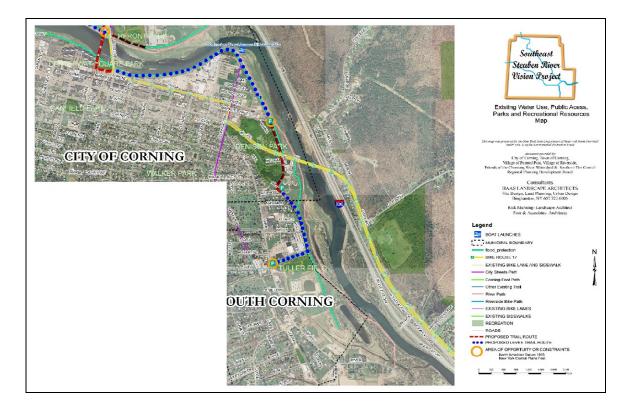
In 2011 STC completed the Southeast Steuben River Vision project in which the Town of Corning was a part of. This project outlined areas to improve as recreation areas within the town. In The Town's Master Plan update in 1999 the plan envisioned:

"Hiking trails, bike trails, selected parks, and river launch sites are developed in conjunction with the City of Corning and Town of Big Flats recreational plans for the Chemung River. The South Corning valley, currently in farming, floodplain and open space, remains as a green space defining the denser development in South Corning/Corning. The Town Planning Board encourages NYSDEC to expand and improve the board launch site in the Town and takes an active role in local greenway organizations who are acquiring owner's permission and easements to establish the trail system."

The 1999 vision was reiterated in 2011 with the town's commitment to the Southeast Steuben River Vision Project. The town participated in this project is a municipal partner and passed a resolution supporting the findings and further implementation of the project in 2011. The proposed improvements in the town of Corning were:

"10-Mile Rivershore Trail

- Multi-use trail route within floodplain.
- Path to be a 6-foot wide mowed path delineated by flexible markers.
- This stretch has several natural obstacles for the path to navigate such as marshy soils.
- Trail alignment east of River Road boat launch. Steep slopes and narrow shoulder width will constrain trail.
- Flood Control lands, through the stretch just west of the boat launch is privately owned. Permission to create a trail on flood control lands is under consideration by DEC/municipal attorneys. Easements would need to be acquired from private landowners. "

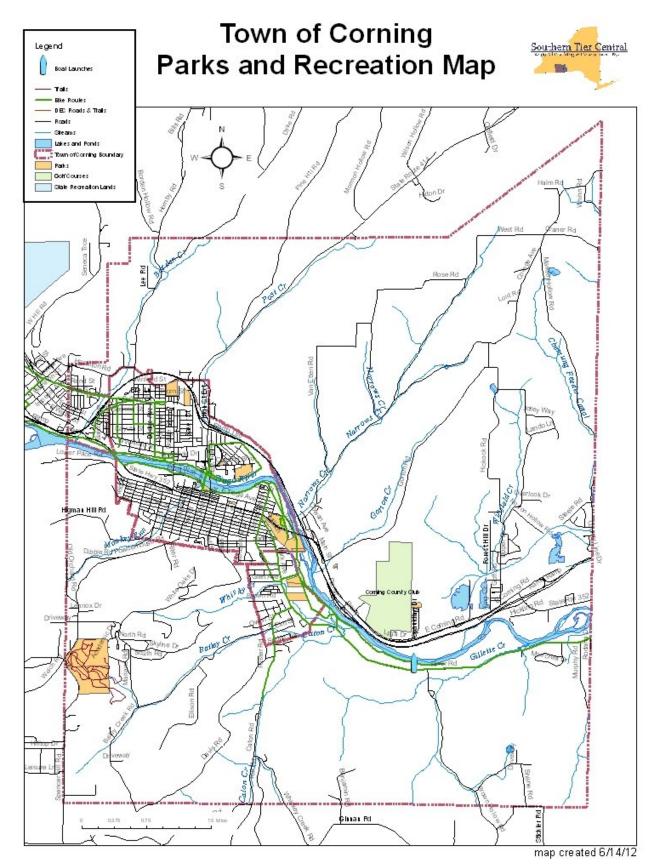


Open space within the town is in private ownership as private forest land or conservation areas. Lands included in open space include active farms with agricultural exemptions; the parks that are included in the open space designation are public parks (see Map 18). Much of the open space within the town falls within the areas of "constrained lands" (see Chapter 9). These lands consist of steep slopes, streams or floodplains. Much of these lands could be considered undevelopable and therefore should remain open space.

Policy: Encourage outdoor recreation through promotion of current opportunities and development of new opportunities.

Recommendations:

- 6f. Better advertise current town recreation opportunities through the hosting of events at current town parks.
- 6g. Increase town recreation opportunities through the implementation of trail and boat launch construction along the Chemung River as recommended by the Southeast Steuben River Vision Project. Consider working with neighboring municipalities from the original plan to apply for Local Waterfront Revitalization Plan (LWRP) funding to cover the cost of implementation.
- 6h. Preserve open space through land conservation methods. Work with Finger Lakes Land Trust to preserve open space and consider the adoption of a conservation subdivision law; allowing for greater density on subdivided parcels in exchange for the conservation of other lands.



Map 18 - Parks and Recreation

Chapter 7 Water Resources

VISION: Town of Corning protects and enjoys the rivers and streams that naturally occur within the town. Working within its municipal land use laws to provide the maximum protection of the town's water resources and encourage good practices by residents, business owners and contractors within the town.

Rivers and Streams

The Town of Corning's largest river, the Chemung River, bisects the town (for 6.2 miles) flowing east from Painted Post to Sayre, Pennsylvania, where it joins the Susquehanna River. According to the Steuben County Water Quality Strategy, (Committee, 2009) the Chemung River in Steuben County has overall good water quality; however the Susquehanna River Basin Commission has assigned a slightly lower water quality level, than the county's water quality committee, due to the elevated levels of sodium,



hemung Riv

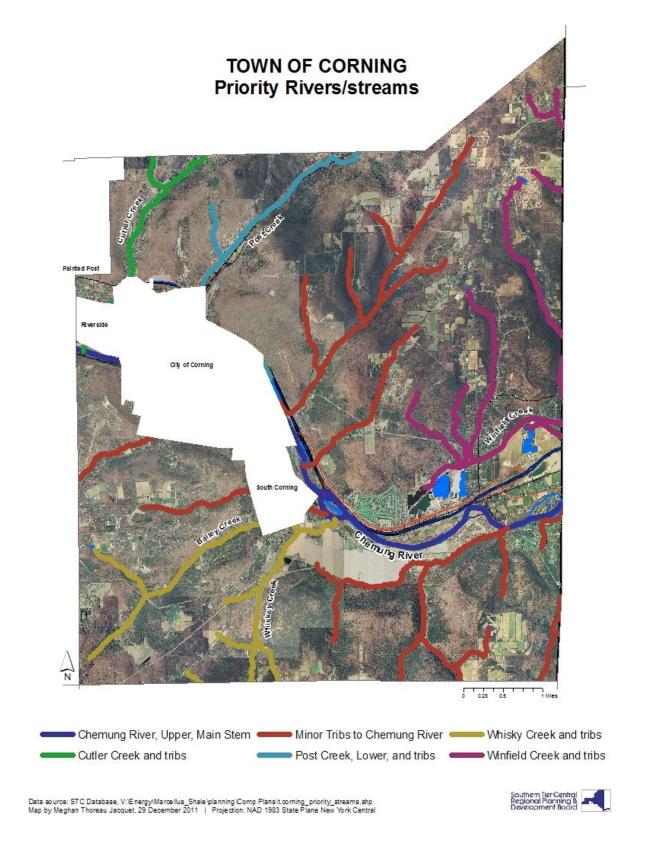
total nitrogen, and aluminum found during routine monitoring.



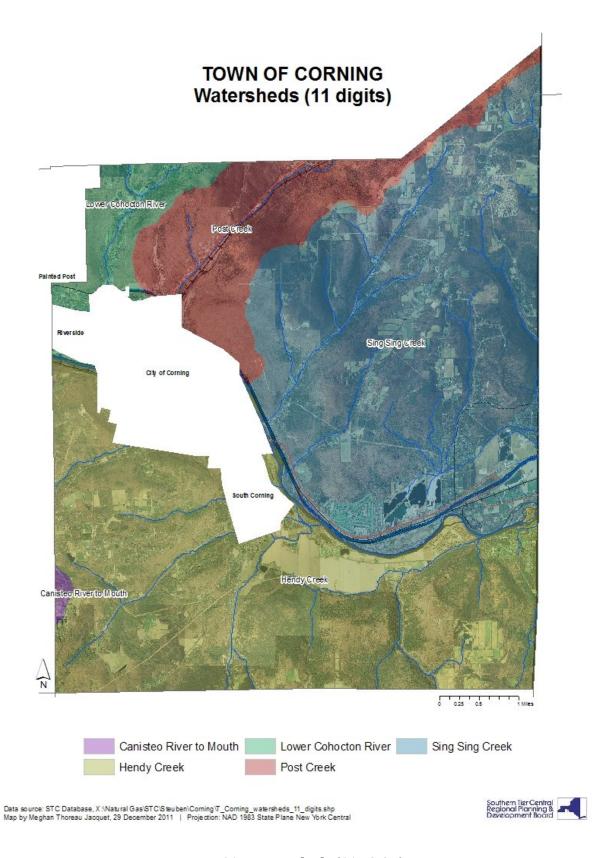
Water quality has improved over the years as pollution has been curbed through regulation and good land management practices. Wildlife is returning – Bald Eagles are becoming a familiar sight as well as Great Blue Herons and other shore birds. The most important impact from the Chemung River is its propensity for flooding; discussed later in this chapter.

There are dozens of creeks and streams that branch out across the town (see Map 19), but eventually their waters flow into the Chemung River and eventually the Chesapeake Bay. Priority creeks and tributaries that flow into the Chemung River are the Cutler, Post, Whiskey, and Winfield creeks. There is almost 60 linear miles of rivers and streams flowing in the Town of Corning. There are also

ten small ponds that total 2,693.45 square feet of surface water (or 0.062 Acres). There are no levees or floodwalls within the town boundaries. There are, however, four unclassified dams, three of which are located in the west of Bailey Creek. (Committee, 2009)



Map 19 - Priority Rivers/Streams



Map 20 - Watersheds (11 Digits)

Policy: The town works with residents and land owners to reduce stormwater runoff to infiltrate more rainwater into the landscape, to keep pollutants out of the surface water and to reduce flooding.

Recommendations:

- 7a. To build "green" infrastructure and Low Impact Development (LID) that will enhance the aesthetics of the town as these practices absorb and use water. These include re-directing downspouts from buildings and area residences to rain gardens or bio-retention areas, using pervious pavers or other materials that infiltrate water, and building "living walls" or "green" roofs, and by reinstituting a tree program. Some green infrastructure projects may be eligible for New York State's Green Infrastructure Grant Program (GIGP) for funding.
- 7b. To protect and restore riparian buffers so that they function again as wildlife habitat and provide shade along the stream banks cooling and improving fish habitat.

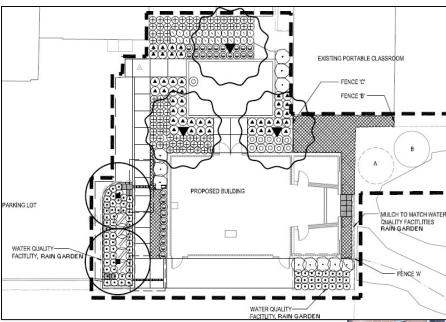


Figure 3 - Green Infrastructure Plans



Figure 4 - Rain garden example

Wetlands

Wetlands are transitional areas between terrestrial and aquatic environments where the water table (the level of groundwater) is at or near the ground surface of the land and is covered by shallow water. A NYS designated wetlands is located slightly south of River Road and east of Whiskey Creek road, bordering the hundred year floodplain; refer to Map 22 for more detail.

	Percentage of Town	Acres
Town of Corning		23,824.5
Wetlands	0.15%	35.9

Table 1 - Wetlands within the Town

Policy: Wetlands are protected from inappropriate development or disturbance.

Recommendation:

7c. Consider wetland protection as part of the site plan review process for proposed development.

Aquifer

Aquifers are water-bearing sands and gravels that lie in the valley floors. In the town of Corning the aquifer is centered under the Chemung River, Post Creek, and part of Whiskey Creek. The majority of the aquifer's surficial geology is comprised of outwash sand and gravel with a high permeability. However, there are areas along the aquifer's edges that are either moraine till which is generally stony with a low permeability or alluvial sand and gravel deposited with a high permeability. The aquifer's thickness ranges from 20 to 40 feet; 20 feet along the edges, 40 feet at its center width. The infiltration rate is moderate (0.63 to 2.0 inches per hour) to moderate to high (0.63 to 6.3 inches per hour).¹ The average altitude of the water table in the aquifer based on surface-water levels and water levels in wells measured by New York Department of Heath, during 1932-1968, were between 1000 to 890 feet above National Geodetic Vertical Datum of 1929 (NGVD 29.) The water table fluctuates seasonally. There is no evidence to indicate long-term lowering of water levels from extensive pumping. Seasonal fluctuations are least along major streams and lakes. An example of annual fluctuations in a well at a depth of 78 feet is depicted in Figure 5. ²

There are several community water system wells located in the aquifer with estimated water yields from 500 to over a 1,000 gallons per minutes. Post Creek and areas along the edge of the aquifer have an estimated water yield of 50 to 500 gallons per minute.

Residents of the Corning Manor Water District depend on a public water supply system which draws water from the unconsolidated sand and gravel aquifer underlying the Chemung River Valley. This aquifer is replenished in part by rainfall within the watershed and in part by the river. Approximately 75 percent of the Corning Manor Water District

¹ Range of infiltration rates are derived from a soil survey of Steuben County (1978) and are estimates of the range in rates that water moves in the B horizon of soils (usually 10-40 inches below land surface.) The estimates are based on infiltration and permeability tests, soil texture and structure, porosity, and drainage observations.

service area overlies the recharge area for its water supply. Contamination can be contributed to the groundwater by improper handling and disposal of hazardous substances, petroleum products and other sources by accidental spills along nearby roads and railroads which can lead to public and private losses and costs, business interruptions, damage to facilities and utilities.

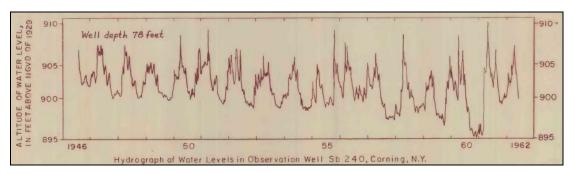


Figure 5 - Town of Corning Historic Hydrography of Water Levels

The Town of Corning created Article 6A an Aquifer Protection Overlay District (Townofcorning.com, 2012) with the purpose to protect public health, safety, and welfare of the users of the Corning Manor Water District by minimizing continued and future water supply contamination without applying burdensome regulations on land use. The law regulates certain uses that have been determined to be potentially damaging to groundwater quality, and by establishing minimum documentation and submittal requirements to ensure that other uses will not adversely affect the groundwater and quantity. (Miller, 1982) The area designated for protection (see Map 21) is irregularly shaped and does not cover the entire aquifer. It is recommended that this map be reconsidered and an aquifer protection district that covers the entire aquifer be adopted. (Miller, Billi, & Allen, 1982)

	Percentage of Town	Acres
Town of Corning		23,824.5
Aquifer	17.9%	4,273.8

Table 2: Aquifer within the Town

Policy: Groundwater quality is protected because it is the source of the town's water supply.

Recommendation:

- 7d. Consider modifying Article 6A Aquifer Protection Overlay Zone (see Map 21), to expand its intent to other communities that depend on a public water supply system which draws water from the aquifer.
- 7e. Adopt Town Law requiring all wells and septic systems be tested on any transfer of land regardless of mortgage requirements.
- 7f. Town of Corning to periodically test all wells and septic systems to ensure clean water.

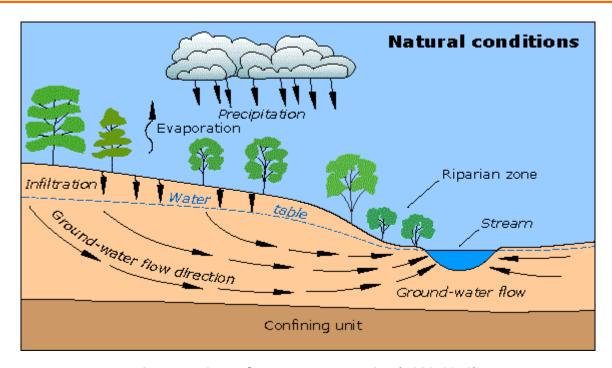
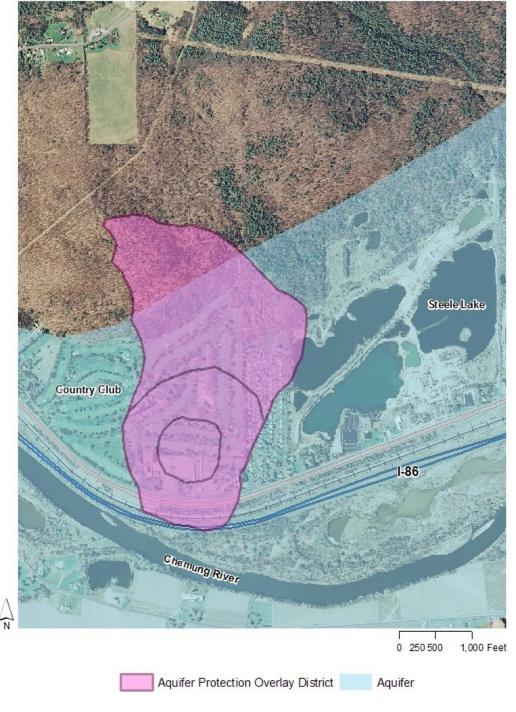


Figure 6 - Groundwater Demonstration (USGS, 2012)

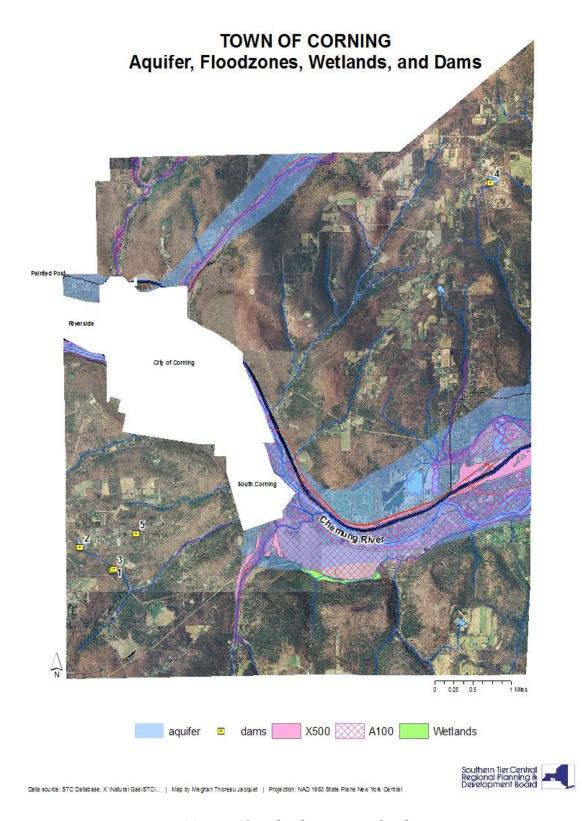
TOWN OF CORNING Corning Manor, Aquifer Protection Overlay District



Data source: STC Database, X:\Natural X:\County_Data\Steuben\Municipalifies\Corning Town\Aquifer Protection.shp Map by Meghan Thoreau Jacquet, 29 December 2011 | Projection: NAD 1983 State Plane New York Central



Map 21 - Corning Manor Aquifer Protection Overlay District



Map 22 - Aquifer, Flood Zones, Wetlands, Dams

Dams

There are five rammed earth dams located in the Town of Corning constructed between 1949 and 1966. Four are located in the southwest portion of town and one the northeast corner of town. The three dams are for recreational purposes: the Corning Community College Dam (2) and Turtle Dam (3) both located on the tributaries of Bailey Creek, and the Corning Beagle Club Marsh Dam (4) located on the south end of a pond to a tributary to the Chemung River; refer to Table 3 for more details.

NAME/OWNER	RIVER	CONSTRUCTION	PURPOSE	BUILT	LxH	DISCHARGE (max.)	STORAGE (max./norm.)	SURFACE AREA	DRAINAGE AREA	LAST INSPECTION	SPILLWAY	LAST MODIFIED
1. Corning Community College (CCC) Dam/ CCC	TR-BAILY CREEK	Earth	Other	1966	NAx14	87	6/5	1	0.1	1/22/2003	Uncontrolled Overflow w/ flashboards	11/3/2009
2. Corning Community College Dam/ CCC	TR-BAILEY CREEK	Earth	Rec.	1963	250x16	186	29/19	5	0.2	4/23/2008	Drop Inlet/Riser	10/23/2009
3. Turtle Dam/ CCC	TRIB-BAILEY CREEK	Earth	Rec.	0	NAx15	0	NA	0	0.0	NA	Drop Structure	7/6/2009
4. Corning Beagle Club Marsh Dam/ Corning Beagle Club, Inc.	TR-CHEMUNG RIVER	Earth	Rec.	1952	NAx8	82	NA/ 16	6	0.1	11/12/2008	Drop Inlet/Riser, Grassed Earth Channel	7/6/2009
5. V E Hoffman Pond Dam/ V E Hoffman	TR-BAILEY CREEK	Earth	Other	1949	NAx9	32	NA/ 5	1	0.0	1/22/2003	Drop Inlet/Riser	7/6/2009

Table 3 - Dams

Flood Hazards

The Town of Corning is subject to flood hazards from the Chemung River and its principal tributaries. The town has experienced minor flooding both in and outside of its flood plains since 1978.

Floodplains

Floodplains are low-lying areas that are naturally subject to periodic flooding (see Map 23). The floodplain serves a vital function by reducing the height and speed of spreading floodwaters. Vegetation enhances the naturally beneficial floodplain functions by reducing flow velocities, absorbing energy, and protecting the soil from erosion. Floodplains also serve as areas of groundwater recharge and wildlife habitat.

The floodplain areas subject to special floodplain development requirements are identified on the Flood Insurance Rate Map published by FEMA and shown as regulated floodplain in Map 23. The regulated 100-year floodplain is the area that has a 1% or greater chance of being flooded in any given year. It comprises more than 9% of the town.

	Percentage of Town	Acres
Town of Corning		23,824.5
Regulated (100-Year) Floodplain	9%	2,105
500 Year Floodplain	1.2%	281

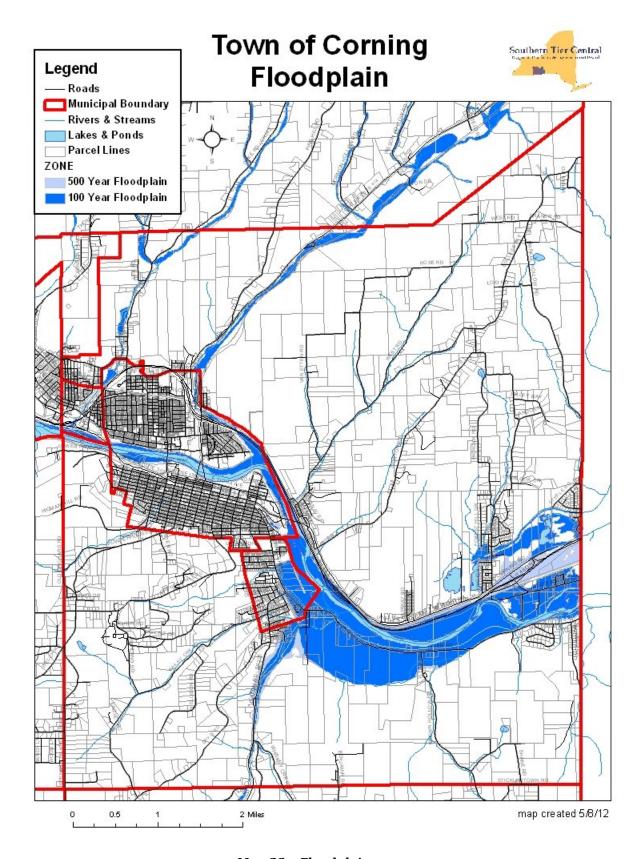
Table 4: Floodplains within the Town

The requirements and development restrictions applicable to areas identified on the town's Flood Insurance Rate Map as 100-year floodplain include the following:

- A. Flood insurance is required for any structure covered by a federally-backed mortgage. For buildings constructed after adoption of the town's floodplain management regulations (June 15, 1981), the cost of flood insurance is based on the height of the first floor relative to the 100-year flood height. Reduced-cost policies are available for older structures that do not comply with current floodplain construction standards.
- B. Any development activity requires a floodplain development permit from the town. The definition of development applies to "any man-made change," and thus includes new buildings, renovations, fill, storage of materials, paving, mining, and other activities.
- C. All development "shall be consistent with the need to minimize flood damage." The town can only issue a permit for floodplain development if the project is protected against damage from the 100-year flood and does not contribute to increased flood risks for other properties.
- D. For new buildings, permit compliance generally involves elevating the 1st floor of the building two or more feet above the designated flood height. In parts of the town, this elevation requirement mean that the first floor will be elevated 10-12 feet above grade. The area below an elevated structure can be used for parking and storage.

- E. A substantial improvement is any reconstruction for which the cost exceeds 50% of the market value of the structure. If a building is substantially improved or sustains substantial damage from fire, flood, or other cause it must be brought into compliance with the standards for new construction. For flood insurance purposes, a substantially improved structure is rated like a new structure, so failure to comply with the elevation requirements could result in extremely high flood insurance costs.
- F. Historic structures are exempt from the substantial improvement requirement if the alteration does not preclude the structure's continued designation as a historic structure. Any renovation project should still be consistent with the need to minimize flood damage.
- G. The standards for floodplain development are specified in the Town of Corning Zoning Law Article 6, Flood Damage Prevention District (revised 2006) and in the New York State Building Code and Residential Code (Corning, 2010). These locally-enforced standards are consistent with federal standards and thus enable the town to participate in the National Flood Insurance Program (NFIP), through which property owners can purchase flood insurance. Although the town can grant variances from the floodplain development requirements, such variances should only be issued for situations that would otherwise result in exceptional hardship. In addition, the variance must be the minimum necessary, considering the flood hazard, to afford relief. If the town allows violations of floodplain regulations (including inappropriately granting variances) they may be subject to suspension from the NFIP.³
- H. The town board of the Town of Corning finds that the potential and/or actual damages from flooding and erosion may be a problem to the residents of the Town of Corning and that such damages may include: destruction or loss of private and public housing, damage to public facilities, both publicly and privately owned, and injury to and loss of human life. In order to minimize the threat of such damages and to achieve the purposes and objectives set forth in Article 6, the town regulates all areas of special flood hazard within the jurisdiction of the Town of Corning.

³ FEMA guidance states, "The applicant has the burden of proving unnecessary hardship. Reasons for granting the variance must be substantial; the proof must be compelling. The claimed hardship must be exceptional, unusual, and peculiar to the property involved. Financial hardship, inconvenience, aesthetic considerations, physical handicaps, personal preferences or the disapproval of one's neighbors do not qualify as exceptional hardships." (FEMA 480)



Map 23 - Floodplain

Flood Insurance

The National Flood Insurance Program (NFIP) provides a means for homeowners, renters, and businesses to protect themselves from some of the financial impacts of flooding. Flood insurance coverage is available throughout the town as long as the town maintains participation in the NFIP by enforcing floodplain development standards that meet or exceed FEMA requirements. Congress has mandated that federally regulated or insured lenders require flood insurance as a condition of the mortgage for buildings located within the 100-year floodplain.

Town of Corning (as of 9/30/2011) ⁴				
Number of policies in force			55	
Total coverage			\$6,810,000	
Total pr	emiums	\$43,505		
Total cla	aims since 1/1/	5		
Total	payments	since	\$36,092	
1/1/19	78			

Table 5: National Flood Insurance Program Statistics

Discounts on NFIP flood insurance premiums are available for policyholders in municipalities that go beyond the minimum standards for floodplain management and participate in the NFIP Community Rating System (CRS). The amount of the CRS discount (up to 45%) depends on the number of credits the community earns for qualifying activities. The Town of Corning does not currently participate in the CRS program. Examples of activities that reduce flood damages, improve the quality of life, and earn CRS credit include:

- Preserve open space in the floodplain
- Enforce higher floodplain development standards for safer new development
- Maintain drainage systems
- Inform people about flood hazards and how to reduce damage

Policy: The naturally beneficial functions of undeveloped floodplain areas are protected and restored.

Recommendations:

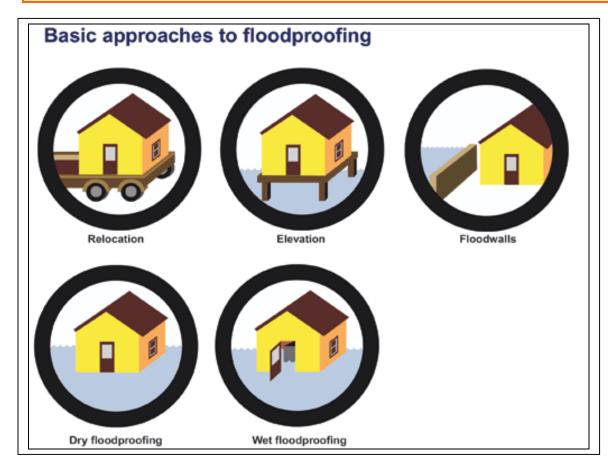
- 7g. Beneficial Floodplain Functions: Pursue opportunities to protect and enhance the beneficial functions of undeveloped floodplain areas. These may include:
 - a) Developing trails and other open space uses in unprotected floodplain areas. Consider the Southeast Steuben River Vision Project recommendations.
 - b) Enhancing the flood storage and energy dissipation functions of riparian areas by establishing native vegetation, creating wetlands, or otherwise restoring natural functions along Chemung River, Pole Creek, and Whiskey Creek.

⁴ Federal Emergency Management Agency website: https://portal.fema.gov/famsVuWeb/home; https://portal.fema.gov/famsVuWeb/home; https://portal.fema.gov/famsVuWeb/home; https://portal.fema.gov/famsVuWeb/home; https://portal.fema.gov/famsVuWeb/home; https://portal.fema.gov/business/nfip/statistics/postat.shtm.

Policy: Increased exposure to flood hazards is prevented by regulating development in floodplain areas.

Recommendations:

- 7h. Floodplain Map: Support any revision to the town's Flood Insurance Rate Map that would result in a more accurate representation of flood risks.
- 7i. Floodplain Development Standards: 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. Obtain training for code enforcement staff, planning board members, and zoning board of appeals members. Request technical assistance from outside agencies (NYSDEC and STC) as needed.
- 7j. Elevated Buildings: Conduct a public information campaign to promote local acceptance of elevated buildings, so that applicants for new and substantially improved floodplain structures will choose to comply with floodplain development standards rather than request variances.
- 7k. Remove Flood-prone Development: Support the removal of flood-prone development from unprotected floodplain areas. Approach property owners to determine their interest in voluntary buyout and relocation programs when federal grant funding is announced and/or following damaging flood events.



Floodproofing Example from http://www.ec.gc.ca/eau-water/default.asp?lang=En&n=72FDC156-1

Policy: The flood-resistance of existing floodplain development is increased.

Recommendations:

- 7l. Retrofit Floodplain Development: Provide information and technical assistance for implementing floodproofing techniques (such elevating utilities and using floodresistant building materials) in order to reduce the susceptibility of existing floodplain development to flood damage. Obtain training for code enforcement staff.
- 7m. Industrial Zone: The town's industrial zone is located in the 100-year floodplain along the east of Pole Creek and east along the Chemung River. Businesses and industry that are currently located in this and other flood-prone areas should incorporate flood resistance into their facilities and operating procedures. They should have emergency plans in place to provide for notification of anticipated flooding so that vulnerable equipment and materials can be elevated or relocated. In light of the potentially significant economic impacts of a flood, the town should work with each business to develop a strategy for minimizing flood losses. Alternate locations outside of the floodplain should be promoted for new development.
- 7n. Residential Zones: The town's residential zones are located in the 100-year floodplain along Chemung River and portions of the Cutler, Winfield, and Whiskey Creeks. These properties have the potential for significant economic impacts from a flood; the town supports property owners in minimizing flood losses. Alternate locations outside of the floodplain should be promoted for new residential development.

Policy: Increased flood insurance coverage is facilitated by qualifying for premium discounts.

Recommendations:

- 7o. Flood Insurance: Provide the owners of floodplain property 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.
- 7p. Community Rating System (CRS): Evaluate the feasibility of participating in the Community Rating System by reviewing application materials, identifying existing activities that might qualify for credit, and assessing the value to the community (from reduced flood insurance premiums and increased resilience to flood damage). If the town chooses to participate in CRS, the town supervisor can appoint a CRS Coordinator to complete the application process. Assistance is available from the NYSDEC and STC.

Chapter 8 Land Use and Zoning

VISION: Design land use controls that assist the town in its efforts to grow, preserve, and stabilize. Creating space that is a happy place to live, work and visit.

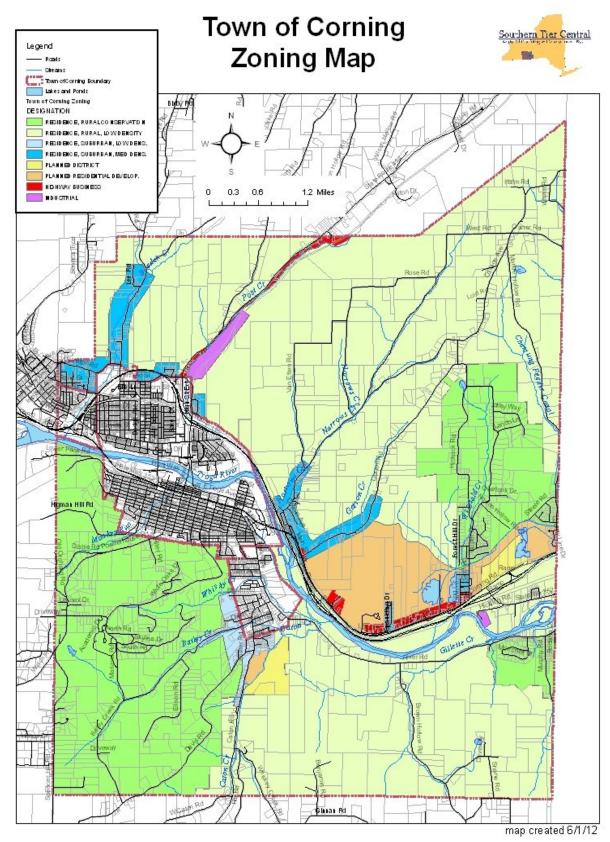
ZONING LAW REVIEW

The Town of Corning was fully rezoned in 1999. Since 1999, the town has had minor revisions in the use chart and density table but has not changed the zoning map. Currently the town has eight different zones:

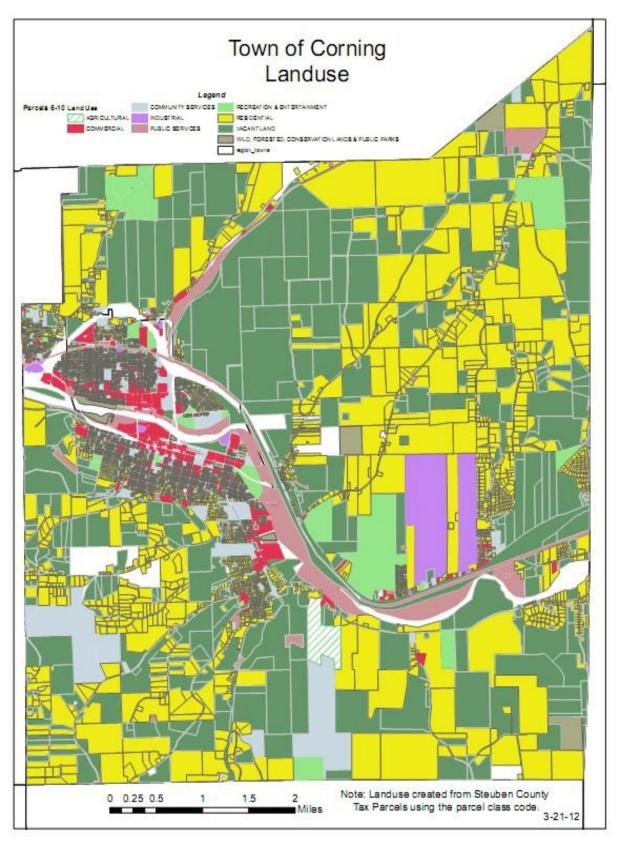
- Residence, Rural Conservation
- Residence, Rural, Low Density
- Residence, Suburban, Low Density
- Residence, Suburban, Medium Density
- Planned District
- Planned Residential Development
- Highway Business
- Industrial

The distinction between these zones in some cases is murky. Further, the Zoning Law's Use Table includes a zone neighborhood business (that is not included on the zoning map). While the town has not seen substantial growth in the last twelve years, two new big developments have come to the Town of Corning that may effect zoning; building of student housing on CCC Campus and Corning Hospital on East Corning Road. The town's zoning also does not include an agricultural district. By neglecting to include an agricultural district, agriculture is automatically grouped into residential. Due to the constraints of building on steep slopes and in floodplains, there are areas that might be appropriate for agriculture but not for residential developments. The different between R1 and R1-C district is simply the encouragement in an R1-C district for cluster development. Since the town has adopted a "Cluster Development Law" that can be applied to any zoning district, it is recommended that R1 and R1-C be condensed into one district.

To fully evaluate the town's zoning map, a few different sources of data was considered. As noted in Map 24 and Map 25 the current zoning map was compared against a land use map. The land use map was derived from assessment data. The land use code for assessment purposes was mapped. It was found that much of the Town of Corning's zoning does match its use. The land use map (see Map 25) shows a majority of the land is vacant (usually representative of agricultural lands) which further shows the need for an Agricultural and/or an Agricultural-Forestry District.



Map 24 – Zoning Map



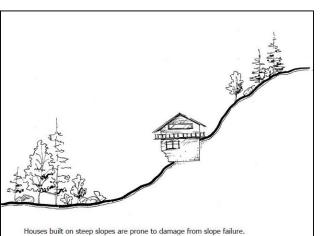
Map 25 – Landuse Map

Also to assess the town's zoning, we now have better technology to evaluate the town and the building constraints that face the town. An analysis was completed to evaluate what

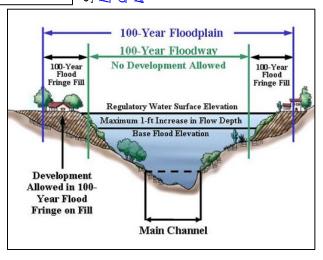
lands are constrained in the Town of Corning. Constrained lands are noted in grey on Map 26. These are areas that fall into one of the following categories:

- In a floodplain
- Slopes more than 10%
- 100 foot from a stream

These are areas in which building would be dangerous, difficult, expensive or impossible. These areas may be difficult to build for a number of reasons. In floodplains, developers would need floodplain permits from the town and may be required to do additional floodproofing to any building. The Town of Corning's zoning law limits building on slopes more than 10%. So proposed development on slopes above 10% would either require an expensive plan for fill and grading that reduces the slope or an area variance which may not be approved. Lastly, the update committee considered the analysis of "Constrained Lands" when recommending zoning changes. As the constrained lands (see Map 26) map shows, areas which could be considered for commercial development, such as Rt. 414, are really constrained by steep slopes. Further, areas which might be appropriate for new developments, such as River Road, are constrained by floodplains. This analysis will assist our zoning recommendations in encouraging development in areas that are not constrained.



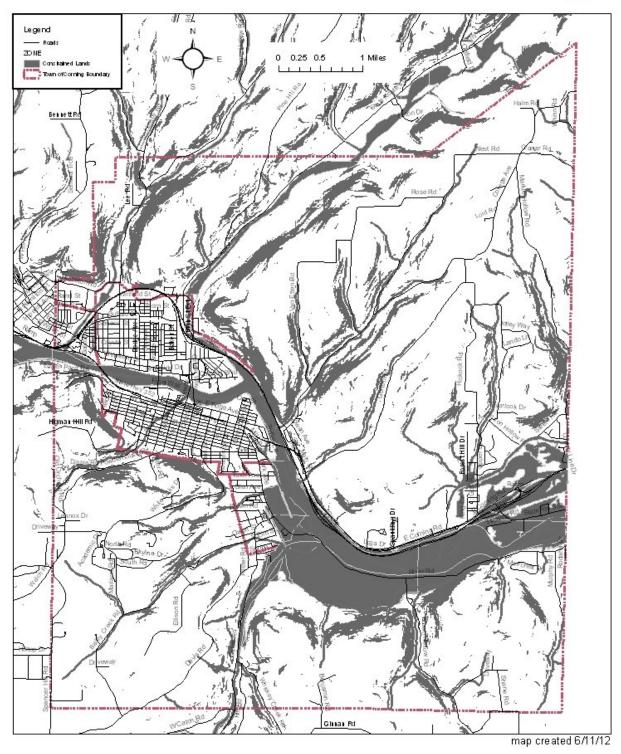
Steep slope cartoon from: http://www.planning.utah.gov/CriticalLar ds/Critical%20Lands%20PDFs/steepslope



Floodplain explanation from:
http://pinalcountyaz.gov/Departments/Public
Works/FloodControlDistrict/Floodplain/Pages

Town of Corning Constrained Lands Map





Map 26- Constrained Lands Map

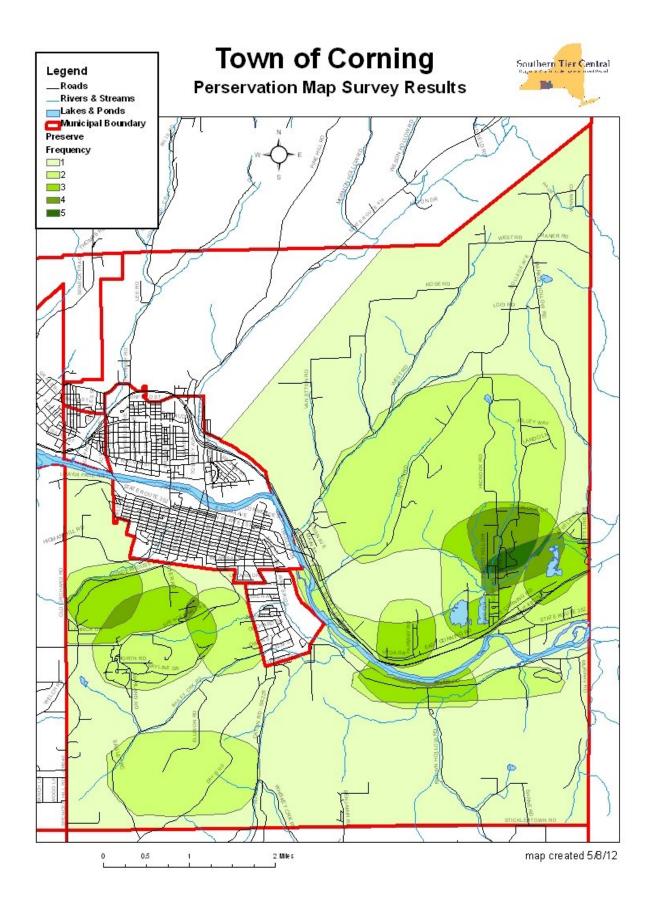
To assist our zoning recommendations, public opinion was considered. As described in Chapter Two, the public was asked to circle on maps areas they want to preserve and areas they want to grow.

Preservation: (see Map 27) shows areas that were circled as preservation areas. These areas focused primarily on the residential neighborhood on Goff Road and Forest Hill Drive, as well as, some concentration on River Road and Corning Community College area.

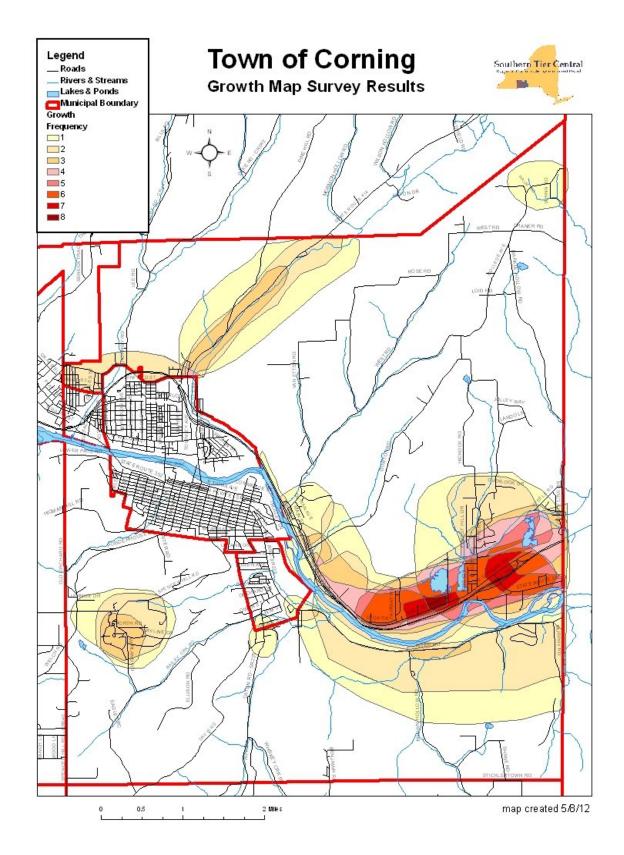
Growth: (see Map 28) shows areas that were circled by participants as areas for growth. These areas included Rt. 414, East Corning and Corning Community College.

Map 29 demonstrates Map 27 and Map 28 overlaid. This shows the areas of contention. The largest areas of contention are Corning Community College area and East Corning Road. Corning Community College, most of the areas of contention seems to be in the neighborhoods surrounding the college. So it is recommended that the zoning for that area continue to be R1-C/R-1. The contention on East Corning Road was largely outweighed in areas by a much higher frequency of participants asking for growth in those areas. The concern on the preservation map seemed to be preserving the neighborhoods and allowing for a buffer between commercial and residential developments.

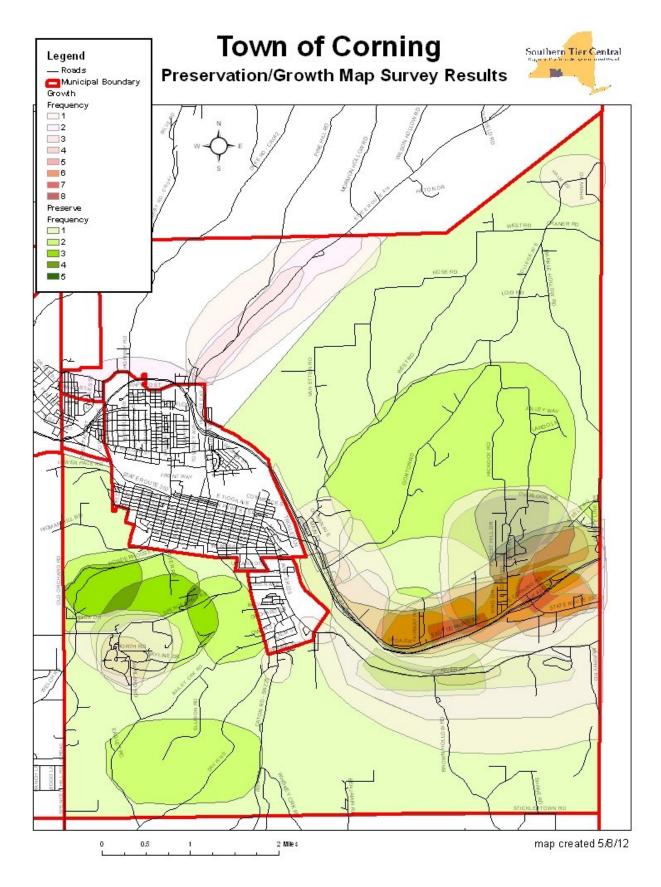
The one area of growth that was uncontested was Rt. 414. While this area would be a great area to grow, there is some limit to the growth due to steep slope and stream constraints. Recommendations for the type of growth appropriate can be found in Chapter 6.



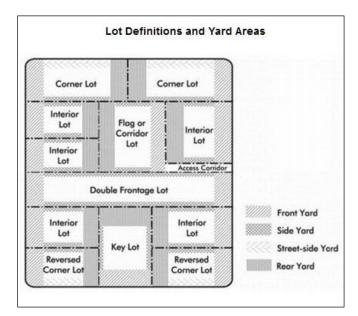
Map 27- Preservation Map Survey Results



Map 28- Growth Map Survey Results



Map 29- Preservation/Growth Map Survey Results



Example of yard and lot definitions. Found: http://www.codepublishing.com/CA/elkgrove/frameless/index.pl?path=../html/ElkGrove23/ElkGro

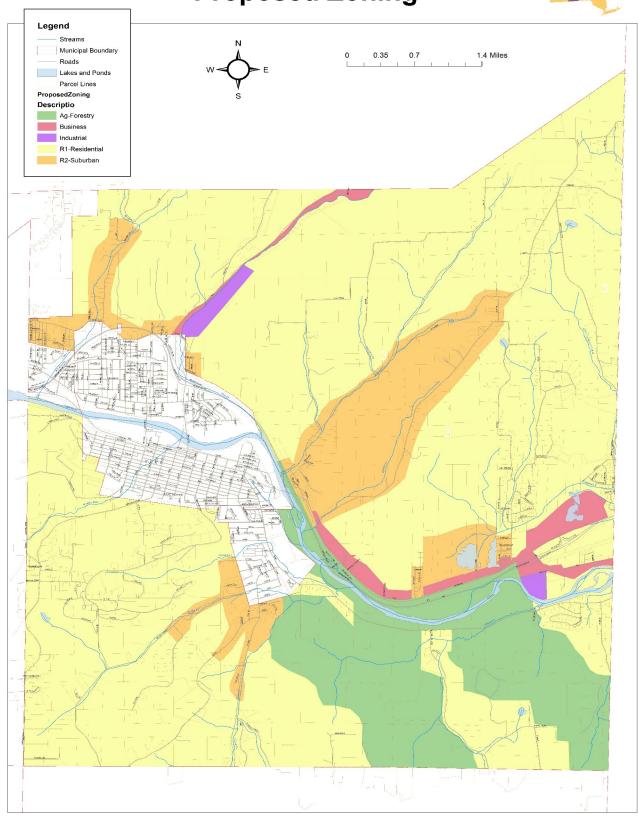
The town's zoning law also has some areas inconsistency and clarification. One of these issues is with the definitions of "yard". Rather than reading a "front yard" is what is in front of the house. it reads it is only the setback distance. So if a house is set back 100' and the yard setback is 75'; a home could build accessory structures in front of the house in the 25' area that sits between. All yard requirements should be

revised to state from the edge of the principal structure to the parcel line.

Another area of concern is Accessory Uses. Currently the zoning law does not limit the size of an accessory buildings or the number of accessory buildings allowed. The law should be rewritten to make some limitations on these items. The size of an accessory use should be limited and in an appropriate proportion with the principal structure on the property. The number of accessory buildings should be limited to no more than two (2) to every principal structure.

Town of Corning Proposed Zoning





Map 30- Proposed Zoning

16/25/12

Policy: To focus new development on unconstrained lands. Preserving constrained lands, scenic vistas and opens space. Easing the cumbersome process of planning board, zoning board and town board approvals.

Recommendations:

- 8a. Enforce buffers and setbacks between commercial and residential uses.
- 8b. Change the zoning law to be more streamlined in approving a variance. Currently the town's zoning law requires planning board to view an application and offer a recommendation to the ZBA and then 45 days to pass then the ZBA can consider the variance. Recommend shortening the 45 day time to 10 days with option for planning board to consider application up to 45 days.
- 8c. Town of Corning follows their own zoning code on any municipal owned property and encourages all other exempt/governmental agencies to do the same.
- 8d. Revise definitions for front yard, side yard and rear yard to read from the edge of the principal structure to the lot line.
- 8e. Revise Accessory use laws. Consider limiting the size of accessory buildings and the number of allowed accessory buildings on one parcel.
- 8f. Condense R1 and R1-C into one district called R1. The use table is the same for these two areas, so there should be very little concern about this change.
- 8g. Eliminate the "neighborhood business" district notated on the use chart, as it is not incorporated into the zoning map.
- 8h. Condense "Residence, Suburban, Med Density" with "Residence, Suburban, Low density". Call "Residence, Suburban." There currently is not enough distinction between the two districts.
- 8i. Add an A-R district for "Agricultural-Residential" developments.
- 8j. Add an F-A district for "Forrest Agricultural" that will really serve as constrained lands. This will help protect the floodplains, steep slopes and streams.
- 8k. Industrial district be expanded so to allow for any industrial activities that come to town. Consider placing on River Road as it heads into Big Flats.
- 8l. Adopt a stream buffer ordinance requiring all land use activities to be at least a 50' buffer away from the stream and planning board can require more if need be.
- 8m. Combine PD and PRD to be the same as PD. A planned district has a distinct "Planned District" law to follow; there is little difference between the two. A cluster development law and subdivision law will assist any residential developments.

Chapter 9 Renewable Energy

VISION: The Town of Corning has encouraged the development of renewable energy sources and support generating facilities located in appropriate places in the town. The town's regulations are not unduly burdensome or difficult in regards to the development and location of new renewable energy sources.

Wind

New York's wind resource has the potential to provide more than 5,000 megawatts (MW) of clean energy. As of the fall of 2011, 16 wind energy projects are operating with a rated capacity of about 1,339.2 MW in Erie, Clinton, Franklin, Herkimer, Lewis, Madison, Steuben, and Wyoming counties. Two wind projects are currently under construction, one in Clinton County and one in Steuben County. Approximately 25 wind projects are under active review or with permits granted but which have not yet begun construction.

Wind energy development is an important component of New York's clean renewable energy initiative as well as of New York's ability to achieve the Renewable Portfolio Standard of 25% of energy produced from renewable sources by the year 2013.

Wind power creates no toxic air emissions or greenhouse gases, nevertheless environmental reviews are conducted by New York State Public Service Commission's (PSC) siting commission and other statuary parties, such as the NYSDEC, to evaluate potential issues related to the construction and operation of wind energy projects:

- A. **Noise and aesthetics**: Residents that live nearby to wind power projects may have concerns about the noise from the turbines or consider them unsightly.
- B. **Environmental impacts**: Another concern is the possibility of birds and bats being injured or killed by rotating blades. Ongoing research conducted throughout New York and the northeast will help scientists and the public better understand the effects of wind power development on birds and bats. PSC must also evaluate conditions related to the construction and operation of wind farms to avoid adverse effects on forests, grasslands, wetlands or sensitive ecosystems. ¹

In August 2011 Governor Cuomo signed into law the Power New York Act of 2011. Part of this new law, know as Article X, re-establishes a state-level "fast-track" power plant siting process that will apply to electricity generating facilities 25 MW and greater capacity. This includes proposed utility scale wind farms. These proposals will henceforth be reviewed and permitted by a state level siting commission consisting of state agency officials and two ad hoc members of the host community. The state-level review would replace the SEQRA process typically led by local municipalities. The siting board could also overrule aspects of local zoning ordinances if it determined that they would place an unreasonable burden upon developers; and local municipalities are not allowed to impose any additional

¹ http://www.dec.ny.gov/energy/40966.html 2013 Town of Corning Master Plan Chapter 9 – Renewable Energy

requirement on applications under the law. This change is intended to streamline the siting process for new power plants.

Presently no wind farms are located in the Town of Corning; however, there are currently four existing or proposed wind projects in Steuben County: (DEC, 2012)

Cohocton Wind Farm

http://www.cohoctonwind.com/cohocton/index.cfm

Howard Wind Project

http://www.howardwindfarm.com/

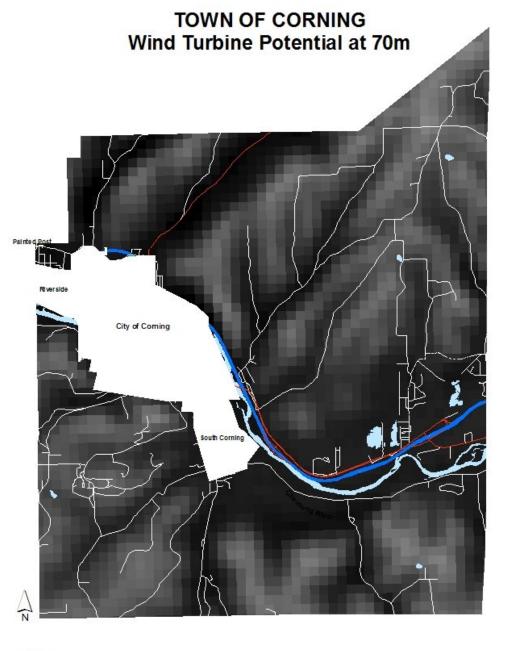
Prattsburgh-Italy Wind Farm

http://www.ecogeneis.com/home.html

Steuben Wind Project

http://www.eon.com/en/businessareas/35696.jsp

The Wind Turbine Potential (see Map 30) map on the following page indicates areas in the Town of Corning that have a higher potential to support wind development. The lighter grey regions have the highest potential at 70m, while the areas in black have the lowest potential for wind development.



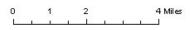


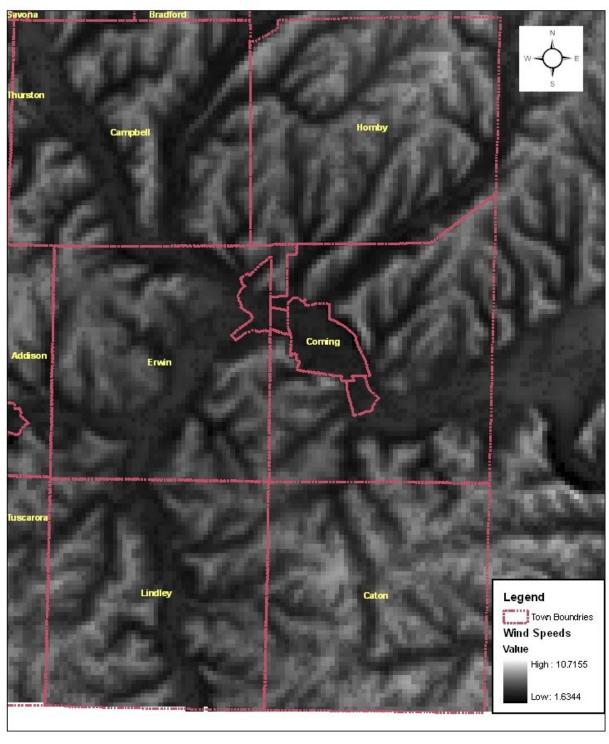
Data source: STC Database, X:\NYS_Data\Wind Data2\Grids\ | Map by Meghan Thoreau Jacquet | Projection: NAD 1983 State Plane New York Central

Map 31 - Wind Turbine Potential at 70m

Town of Corning Wind Turbine







Map 32 – Wind Turbine

Policy: Encourage small scale wind development within the town.

Recommendations:

- 9a. Review town wind regulations to ensure they are feasible on a small scale.
- 9b. Review town wind regulations and ensure that issues such as bird migration and flicker are taken into consideration during the site plan review process of a wind project.
- 9c. Educate residents and farmers on the advantages of small scale wind in the production of energy for their home and farming operations.

Biomass

Biomass resources are renewable and of biological material. Their source can be wood, waste, gas, or alcohol fuels. Energy can also come from living biomass or plant life, that generates electricity while it remains alive; but most biomass energy is harnessed through conventional means that rely on direct incineration. The most populate plants grown for industrial biomass are miscanthus, switchgrass, hemp, corn, poplar, willow, sorghum, sugarcane, and select tree species.

Switchgrass is of interest in NYS because it is adapted to a wide range of soil types, including soils with less than perfect drainage. Cornell Cooperative Extension (CCE) Steuben County has worked with local producers who have expressed an interest in growing switchgrass for wildlife cover, bedding, and the future potential of energy crop use.

Burning firewood also releases greenhouse gases during combustion. However, burning firewood that has been grown in sustainable wood production systems can significantly reduce greenhouse gas emissions, compared to emissions from non-renewable energy sources. This is because unlike fossil fuels, biomass is a renewable resource and the CO2 released from burning biomass can be re-sequestered in subsequent rotations. (Liz Hamilto, 2008)

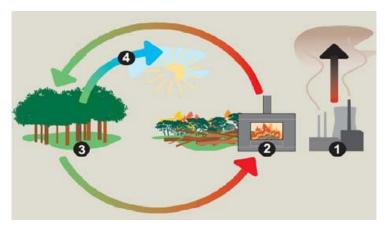


Figure 7 - Biomass

Fossil fuels such as oil, gas and coal fired electricity release carbon dioxide into the atmosphere during production and burning. Carbon dioxide is also released when wood is burnt in fireplaces or wood heaters and during bushfires. However, in sustainably grown and managed forests and plantations, growing trees absorb most of the carbon dioxide that is emitted during the harvesting, processing and burning of the firewood.

These trees then release oxygen into the atmosphere as well as storing carbon, resulting in a reduction in greenhouse gases and a virtually carbon neutral process. (Liz Hamilto, 2008)

Policy: Consider Biomass as a legitimate energy source.

Recommendations:

9d. Communicate with Steuben County Cornell Cooperative Extension about the opportunities for farmers to grow switchgrass in the town. Work to connect the town's farmers with resources available concerning Biomass.

Unlike other renewable electricity sources such as solar and wind, biomass can be used to generate electricity on demand or provide a base-load electricity supply. There is also the advantage that woody biomass can be burnt in many existing coal-fired power stations; a process known as co-generation.

According to the NYSDEC Low-grade/underutilized timber and mill residue products directory there is one fuel dealer listed: InstantHeat Pellets, Inc. in Addison. They sell 100% pure wood fiber/wood pellets from hardwood products environmentally safe 8367 BTU/hr.

Amount of greenhouse gas from different energy sources (kg CO2 kWhr-4) (Keryn Paul, 2003)

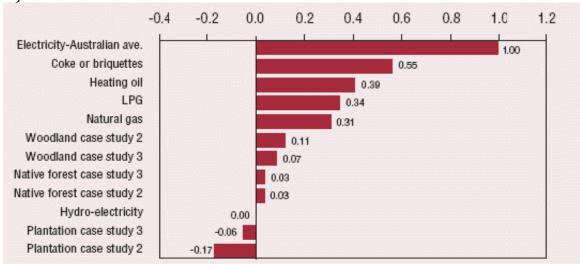


Chart 16 - Greenhouse Gases Produced by Energy Sources

Timber Resources

Almost all of these woodlots have been logged at least once for timber or firewood and the process still continues. Most of the woodlots in the town that are 50 acres or more in size are enrolled in a 480a forest tax exemption program. This exemption is approved by the DEC and has a 10 year plan attached to it which must be followed in order to receive the benefit. The plans in place help to manage the forest land of the town.

Much tillable land is still in use by dairy farmers and other types of farmers. However, since the number of dairy farms has decreased, many areas that were once used for pasture and are now returning to woods and timber.

The Town of Corning recognizes that the timber resource in the town is a renewable resource of significant value and will be harvested over the course of time. The town also recognizes that if timber harvesting practices are poorly conducted, they can result in significant damage to adjacent lands; to water quality; and to public roads. Thus, the town passed a timber harvesting law that's purpose is to protect neighboring lands, water quality and public roads from damage caused by timber harvesting.

Policy: Support sustainable operations of timber harvesting within the town.

Recommendations:

- 9e. Review town's current Timber Law and amend to better control the harvesting of Timber.
- 9f. Ensure that the town's Road Use agreement is being enforced on timber trucks that meet the requirements.
- 9g. Increase communication with NYS DEC about timber operations that are and are not compliant with DEC regulations.

Solar

Solar is the world's most used energy resource. Solar energy deployment has been growing over the last decade, forty percent annually. New solar insulations include solar photovoltaic (PV) electric power, thermal megawatts (MWTh) of solar water heating, pool heating, and solar space heating and cooling. By 2025 it's estimated that solar energy will contribute to ten percent of the country's energy demand. Future advances will be more "plug and play" technology that will be straightforward, easy to assemble, and plug directly into the power grid.

The US is the highest producer of solar power, producing more than half of all solar thermal power in the world. The New York State Renewable Energy Task Force has recommended that New York increase its generation of electricity from photovoltaic's eight-fold by 2011. There are power plants under construction with many more proposed. Financial assistance for the installation of residential and commercial photovoltaic (PV) systems is available. There are funds administered by New York Energy Research and Development Authority (NYSERDA) that provides financial assistant for installation of residential and commercial photovoltaic (PV) (saving consumer 40% to 50% of the installed cost.)

Policy: Support and encourage the use of solar energy for home and businesses within the town.

Recommendations:

- 9h. Inform residents and business owners of the efficiencies that can be accomplished through solar energy. Advertise to these residents the tax credit that you can receive by installing solar panels.
- 9i. Contact NYSERDA and organize a public information session concerning Solar Energy and tax credits hosted by the Town of Corning.

Chapter 10 Mineral Extraction

VISION: Resource extraction has always been an important societal goal in New York State. The Town of Corning welcomes this expanding industry, but does so expecting the industry and its regulators to consult municipal planning documents and properly mitigate any negative impacts that might result from industry activities.

Natural Gas

Natural gas has been commercially drilled in New York State since 1821. It has been piped to towns for light, heat, and energy since the 1870s. The first storage facilities were developed in 1916. Hydraulic fracturing was first used in New York to develop low permeability reservoirs in the Medina Group around the 1970s-80s. Six new Trenton-black River fields were discovered in 2005. Since then several wells targeting the Trenton-black River formation were drilled in the Town of Corning (DEC, 2011); and soon New York State may witness its first Marcellus Shale 'play.' ¹

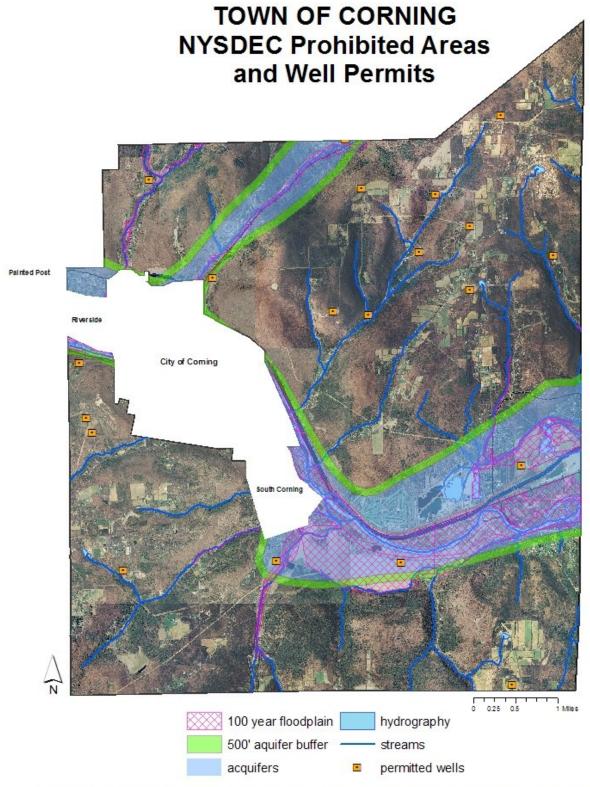
Recent advances in horizontal drilling and hydraulic fracturing have allowed deep gas reserves, such as Marcellus shale, to finally be economically feasible to develop. The Utica Shale is a deeper and more expansive formation that may also have economic viability for the state. Both formations are found throughout the municipal boundary; refer to Appendix A for maps on depth and thickness of these formations.

Steuben County government formed an advisory committee, Steuben County Natural Gas Task Force, in June 2010. If New York State follows similar patterns observed in other states experiencing intensive drilling, we will see changes in population, land use, community dynamics, local economies, and government service demands, including law enforcement, emergency response, and human services. The advisory committee addresses natural gas development related impacts and may assist local governments, like the Town of Corning, or other agencies with impacts and/or opportunities when appropriate.

The increased demand for cleaner energy and the nearness these reserves sits to the northeast's population hubs makes these particular 'plays' significant. There are certain financial benefits landowners may receive for leasing their land and certain economic gains a community could reap, but there will be challenges and costs that are associated to these benefits.

2013 Town of Corning Master Plan Chapter 10 – Mineral Extraction

¹ Play refers to a shale gas area. There are dozens of plays across the county.



^{*} Note: there are four existing well permits in the aquifer or floodplain. These permits were issued before the SGEIS was finished. The prohibited areas only apply to "new"horizontal high-volumn hydrolic fracturing well permits.

Data source: DEC Data Well Search | http://www.dec.ny.gov/dmx/extapps/GasDil/search/wells/index.cfm | downbaded 21 December 201 Wikhburgi Gard CTD Starker (Control | 1 Hamburg Torgan) hower 1 | Bolantion NAD 1923 Chita Block Many Verb Control



Map 33 - NYSDEC Prohibited Areas and Well Permits

Surface Mining

Surface mining provides the raw materials for consumer goods. It is the basis for many construction projects. The availability of "hydraulic" cement was as important in the success of the Erie Canal as it is to the maintenance of the New York State Thruway. Mines provided materials to improve the standard of living and the quality of life.

However, during the last five to ten years, there has been a steady decrease in the number of mines and mining applications in New York. This is because most mines produce materials used for construction aggregates, that is, crushed stone and sand and gravel. These are products that are high in volume but low in value. They must be produced close to market lest the value of transporting the material to the site of use exceeds the valued of the product itself. Depending on variables such as the cost of fuel and traffic congestion, the cost of hauling distances of thirty miles or less can be greater than the value of the material being delivered (Kelly, 2011).

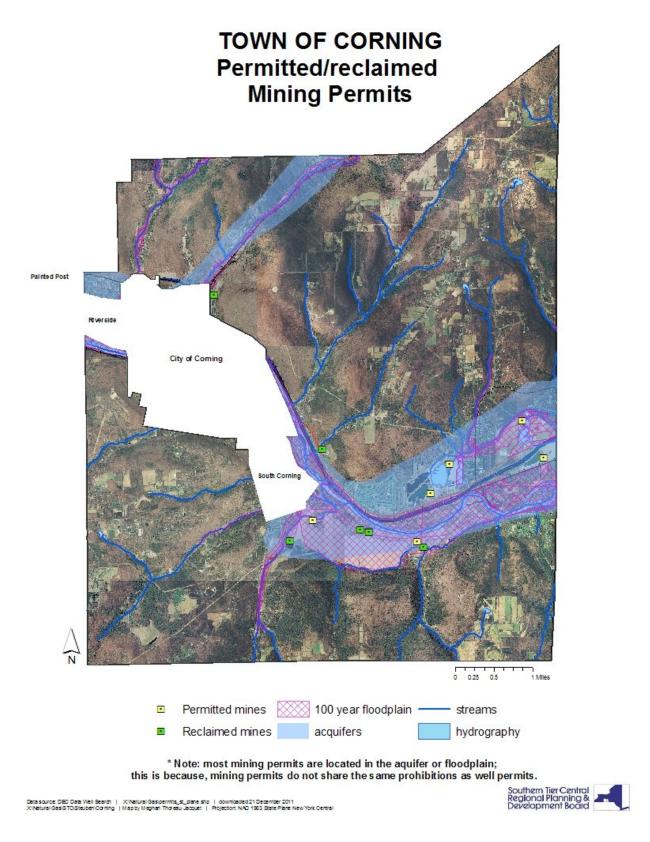
A total of 358.93 acres of land, in the Town of Corning, has been affected by surface mining since 1975. ^{2,3} Mining disturbs less than 0.014 percent of total land in the town. Since 1975, 13 mining permits were issued in the town. Seven active permits are still in use, totaling 132.73 acres actively being mined. To date 188.8 acres of the 358.93 acres has been through a reclamation process. Expected land uses after mining reclamation are agricultural cropland, meadows, grass land, lakes/ponds, and/or wetlands.



/www.nysm.nysed.gov/publications/record/vo

² Total acreage was calculated using the' Searchable on-line Mining Database.' This system to allows users to generate dynamic queries and save the output either as an Excel based file or in a comma separated value format; http://www.dec.ny.gov/cfmx/extapps/MinedLand/

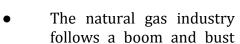
³ The Mined Land Reclamation Law was enacted in 1975. The Division of Mineral Resources maintains a data management system on mines regulated under the MLRL. Mines operated and closed prior to that date were not regulated or tracked by the Division. Roughly 5,400 mines statewide are in that system with approximately 2,100 active mines and the rest reclaimed since 1975.



Map 34 - Permitted/Reclaimed Mining Permits

Issues

- The Town of Corning has significant mineral resources that have a considerable benefit and impact to the economic health of the town.
- The natural gas industry is very comprehensive and far-reaching with a complex network of subcontractors, support companies, and specialists.





cycle with hard to measure variables that make planning and mitigating this industry challenging for local officials.

- Mineral extraction and mining operations affects many sectors of government and community; e.g. emergency medical services, roads, fire, health care, social services, police, water, sewer, courts. It also has broader socioeconomic impacts; e.g. workforce, economy, unemployment, wages, housing prices, housing availability, and temporary housing/hotel/motel.
- Primary regulatory control of mineral extractions resides with the New York State
 Department of Environmental Conservation and its Division of Mineral Resources.
 The Bureau of Oil and Gas Permitting and Management regulates oil and gas
 resources and the Bureau of Resource Development and Reclamation oversees the
 mined land program.
- The Town of Corning has jurisdiction over land use planning and control by various means such as zoning, land use ordinances, and code enforcement, but this authority is limited when dealing with mineral extraction and may only apply to secondary activities; e.g. light/noise, storage facilities, driveway permits, temporary housing facilities, and road-use agreements.

Policy: The Town of Corning recognizes that surface and mineral owners have certain legal rights and privileges, including the right to extract and develop these interests. Private property owners also have certain legal rights and privileges, including the right to have the mineral estate developed in a reasonable manner and to have adverse impacts mitigated. The property rights of mineral lessees must be balanced with the rights of private property owners and the general public.

Policy: Strengthen the Town of Corning's jurisdiction through updating the town's zoning, land use ordinances, and code enforcement laws.

Recommendations:

- 10a. Adopt camping regulations and definitions.
- 10b. Review mobile home court ordinances. Define differences between camping, mobile home court, RV park, recreational vehicle and mobile home.
- 10c. Adopt Right to Farm Law for the Town of Corning to protect agricultural lands and uses.
- 10d. Adopt regulations on short-term temporary employee housing regulations.
- 10e. Update regulatory definitions to include industry terminology, map-camp, temporary employee housing, storage yards, compressor station, drilling rig, etc.

Policy: Ensure mineral extraction activity is being properly tracked at the town level to benefit local decision-making and planning processes; e.g. rig count, permit locations, active well site locations, truck routes, storage facilities, etc.

Recommendations:

- 10f. Assign municipal officers/staff additional roles and responsibilities; e.g. meetings, data collection, analysis, regulator.
- 10g. Assign municipal staff to keep track of and participate in Steuben County Natural Gas Task Force to ensure the town's efforts is best aligned with the Steuben Counties.
- 10h. Enforce the town's zoning ordinance and land use laws such as the road use agreement consistently and fairly.
- 10i. Create a baseline community profile; e.g. identify historical and current date, government costs and services, vacant and occupied housing stock, underutilized commercial/industrial properties, possible short term employee housing, and major stakeholders list, significant agricultural properties, tourism destinations school districts associated bus routes, mass transit, tour bus routes, critical environmental areas and desirable areas for future development.
- 10j. Review commercial/industrial water/sewer rates and regulations to ensure rates cover municipal costs.
- 10k. Maintain an inventory of viable sand and gravel resources in the town using information available from the NYSDEC searchable on-line mining database. (http://www.dec.ny.gov/cfmx/extapps/MinedLand/search/mines/).
- 10l. Maintain an inventory of viable well permit resources in the town using information available from the NYSDEC searchable on-line wells data search.

 (http://www.dec.ny.gov/cfmx/extapps/GasOil/search/wells/index.cfm)

Policy: Protecting the quality and quantity of water in the town is of utmost importance; especially our drinking water sources. High volumes of fresh water are required for drilling activities and the potential threat to water contamination from underground pollution and surface spills, chemical or diesel, is serious and should be control and managed accordingly. Mining and drilling activity is regulated through NYSDEC, but it is important to ensure our water resources. Therefore more local planning documents and oversight should be considered. All mining activities occur in the aquifer/floodzone and well permit process involves consulting local planning documents before permit is granted.

Recommendations:

- 10m. Advise local residents to get their private drinking wells tested for base line compound levels prior to drilling activities. (e.g. list of compounds/price est. to test for
 - http://www.stcplanning.org/usr/Program Areas/Water Resources/Water%20Quality/FINAL%20WELL%20TESTING-%207-28-11.pdf)
- 10n. Consider modifying Article 6A Aquifer Protection Overlay Zone, to expand its intent to other communities that depend on a public water supply system which draws water from the aquifer.
- 10o. Adopt wellhead protection regulations.
- 10p. Adopt brine/waste disposal regulations.

IMPLEMENTATION STRATEGY

The Town of Corning's future will be dependent on the successful implementation of the Town's Master Plan. This Master Plan is written to guide the town for the next five to ten years. It is understood that no one can predict what the future holds. When significant new developments or changes in the town occur the Town's Mater Plan should be reevaluated and updated. The town will need to periodically review progress on the plan and update the plan in coming years. 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 or can be completed through working with Southern Tier Central Regional Board's funding or other state and regional entities.

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 Master Plan and will evaluate the plan yearly for progress.

The Master Plan update committee has evaluated all of the recommendations and created a schedule for completion. Each recommendation has been designated for completion in either "short term", "medium term" or "long term". These designations are defined as follows:

Short Term – Should begin work immediately and completed within two (2) years. **Medium Term** – Should be completed within three (3) to eight (8) years. **Long Term** – Can be expected to take over eight (8) years to complete.

Below is a table of all of the recommendations within the plan and the time period at which they should be completed.

	TOWN OF CORNING IMPLEMENTATION SCHEI	DULE		
Chap	oter 1	Short Term	Med Term	Long Term
1a.	Explore public transportation opportunities with neighboring municipalities as there are few options and there may be an increased need with a rising student population and growing elderly population in the town.	707.11	X	70777
1b.	With the new Corning Hospital development, we should see a drastic shift in the workshed and commuteshed. The town should work to take advantage of the increased employees coming into the town with further multi-family residential and commercial development along Rt. 352. (see Chapter 6 recommendations.)	X		
Chap	oter 2			
2a.	Encourage any new building of or renovation of single family housing to multifamily housing and low maintenance living. Change zoning to allow for two-family dwelling, multi-family dwellings and townhouse dwellings in current R2, R3, PRD, B1 and B2 as Conditional Use Permits.	Х		
2b.	Expand R2 zone in College Avenue and Gorton Road areas to allow for less restrictive residential use zoning.	X		
2c.	Town of Corning should seek funding through grant programs such as CDBG, NY Main Street and HUD to demolish condemned homes, renovate out of code homes and other improvements to housing and commercial buildings.	X		
2d.	Encourage strong and consistent code enforcement within the town. The Town of Corning should allocate additional funding to fully enforce their zoning law as well as the building code of New York State. Taking appropriate action against land owners who are noncompliant with the Town's Property Maintenance Law; including taking non-compliant land owners to court as necessary.	X		
2e.	Town of Corning should work with property owners to advertise available rental properties online. This will appeal to young professionals researching relocation to the area online. Many of these services are free. Create informational hand out for property owners explaining how to post an apartment online on websites like "apartments.com" or "rent.com". The town should also consider posting these advertisements on their own Town of Corning website.		X	
2f.	Maintain current zoning at R-1 around the Corning Community College.	X		

		Short Term	Med Term	Long Term
2g.	Town of Corning should work with CCC to create a more open transparent relationship, working to find common ground between CCC and the residents of the neighborhood around them. CCC should put on public events and open their facilities for use by the Town of Corning residents. The Town of Corning should advertise CCC events to encourage cooperation between the two entities.	Х		
Chap	ter 3			
3a.	Work with natural gas providers to ensure that availability of service reaches all homes within the Town of Corning.		X	
3b.	Encourage natural gas providers to share their gas line GIS data with the town so the town can better plan based on infrastructure availability.		X	
3c.	Work with natural gas providers on any new compressor stations. Request that any new developments match the character of the neighborhood, screening the industrial look of a compressor station from sight and creating a structure that looks like the surroundings. The example (at the right) is located in the Town of Caton and built by Corning Natural Gas, is hard to see from the road and was designed to look like a barn to match their rural characteristic.		X	
3d.	Work with owners of Hickling Station and NYS DEC to clean up the station and make it a better entry into the Town of Corning.		X	
3e.	Work with owners of Hickling Station and request that any "known" contaminants on the site be investigated. Consider applying for a DOS Brownfields Opportunity Area (BOA) Program grant to do a full analysis of possible Brownfields within the town.	X		
3f.	With additional water infrastructure needs and recommendations from NYS DOH, it is recommended that ALL NYSDOH recommendations are met and considered. Careful budget planning will need to take place in order to prepare for the expense of new water tanks and replacement of old lines.	Х		
3g.	Monitor impacts of development on top of Gorton and Hickcock Road and consider the need for a new well to meet increased demand.	X		
3h.	Conduct yearly public outreach and meetings to ensure residents feel a part of the process and fully understand the needs of the town's water system and the ramifications of no action.	X		

		Short	Med	Long
2:	Change and the second of the s	Term	Term	Term
3i.	Change water quality reports to be more user friendly and to include a section that outlines future needs and cost of the		X	
	system. Include graphics and make available online. Do one			
2.	yearly public update on these reports.		V	
3j.	With expanding service and development in the town, there		X	
	may be a future need for water employees. Evaluate yearly,			
	the needs of the water department and consider the addition			
	on a half time or one full time employee to assist with new			
21-	developments.	V		
3k.	Maintain and enforce current zoning law requiring parcel	X		
	size of 2 acres and density as defined by the zoning law's			
	density chart. Only consider changes to these two items if			
0.1	public sewer becomes available.		37	
3l.	Review the prior work such as the sewer feasibility study		X	
	and Hickling sewer work. Consider options for grant funds			
	to study as well as implement a plan that includes			
	neighboring municipalities. Department of States LGe grant			
	program may help with this study as it would be considered			
	a shared service. Consider the addition of a study option of			
	connecting in East Corning with the Town of Big Flats.		***	
3m.	In the town's work to create more transparency within the		X	
	local government, consider regular meetings concerning the			
	water and sewer needs of the town. Create a regular forum			
	(2-4 times a year) that allows residents voices to be heard			
	and also serves as public education to better explain why			
	upgrades may be more cost effective sooner rather than			
	later.			
3n.	The Town of Corning administration should work closely			X
	with all neighboring municipalities to determine future			
	needs, desires and realities when it comes to the extension of			
	sewer infrastructure. Town of Corning and Town of Big Flats			
	should create a long term plan and analysis of how to extend			
	the system along Route 352.			
30.	Plan and work with FERC for greater communication and		X	
	sharing of information with the town. Request better			
_	advanced notice of projects within the town.			
3р.	Request of FERC and natural gas companies use current /	X		
	existing right of ways for new construction and pipelines			
	where possible.			
3q.	Consider adoption of Pipelines & Informed Planning Alliance		X	
	(PIPA) standards at the municipal level. See. <u>www.pipa-</u>			
	<u>info.com</u> .			

		Short Term	Med Term	Long Term
3r.	Review report and work conducted by Delta Engineering and promptly make any recommended improvements.	X		
3s.	Use and enforce the town's newly adopted Road Use Agreement with all weight and volume of vehicles using town roads.	X		
3t.	Town highway superintendent continues to assess all town roads yearly for needed improvements.	X		
3u.	Work with Steuben County to improve the safety of Spencer Hill Road to handle the increases in traffic.	X		
3v.	Improve intersections on Route 414 to meet New York State standards and to increase viewing distance at the intersections.			X
3w.	Assess local roads and local laws for compatibility with "Complete Streets" guidelines. Make necessary changes to connect dead end / cul-de-sac roads.			X
Chap	ter 4			
4a.	Conduct a study as to how the town's fire districts could best be organized.		X	
4b.	Enter into inter-district agreements between fire departments for an increase in shared services and coverage.			X
4c.	Encourage the communication between the town through regular meetings, the town's fire department and special entities such as Corning Community College and Corning Hospital to ensure that current fire districts are prepared for demands that may be put on them.	X		
4d.	Town conduct annual survey (maybe in conjunction with yearly newsletter mailing) to evaluate residents feelings towards current police coverage.		X	
4e.	Evaluate yearly crime counts within the town to determine if there has been any increase due to the new developments.		X	
4f.	The Town of Corning should work with the Village of South Corning and jointly apply for Local Government Efficiency (LGe) program funding to study the options for intergovernmental efficiency including the dissolution of the Village of South Corning. Also consider LGe planning funds to study options for infrastructure needs such as a sewage treatment plant agreement with the Village of South Corning and/or City of Corning. LGe funding could also go towards studies of consolation of fire departments (see recommendations concerning fire service.)			X

		Short Term	Med Term	Long Term
4g.	Each department within the Town of Corning should be tasked with seeking efficiencies through agreements with neighboring municipalities, considering all of the categories in the box to the right of this page.			X
4h.	All grant applications should be submitted as a cooperative grant with a neighboring municipality. Consider a state archives grant, LWRP grant and other projects working with Village of South Corning, Town of Caton, Town of Big Flats, Village of Painted Post, Village of Riverside and City of Corning.			X
4i.	Send a yearly newsletter, try and coincide with other yearly mailings for efficiency purposes. In newsletter explain what has happened in the town over the past year. What big purchases have been made, why, what new grants were received, changes in staffing at the town. Also make sure to advertise the town's website whenever possible. Work to get residents used to checking the website for information. Make sure the website is listed on ALL town correspondence.		X	
4j.	Change town hall hours to make the town hall more accessible to the public. Have town hall open one night until 7pm, with a skeleton staff.		X	
4k.	Install a message board on the outside of town hall that is regularly updated with a calendar of events and public hearings listed.	X		
4l.	Continue to improve the town's website with frequent updates to the calendar and a full list of public hearings.	X		
4m.	Conduct targeted mailings to adjacent property owners when a public hearing due to subdivision, conditional use permit, zoning change or variance is scheduled.		Х	
4n.	Town supervisor and town board implement best practices for budgeting and capital planning for known future expenses.	X		
40.	Town considers and applies for grants that may cover some of these larger, one time costs.	X		
4p.	Town supervisor and department heads meet regularly to discuss future needed expenses and costs.	X		
Chap	ter 5			
5a.	Plan for buried utilities along roadways throughout the town; Corning will become very aesthetically pleasing.			X
5b.	Develop 'welcome' signage along major roadways, to strengthen the community of the town and the 'Corning Valley'.		X	
5c.	Install and maintain 'green' street lighting where needed and near the City of Corning boundary.		X	

		Short	Med	Long
5d.	Institute uniform driveway ordinances throughout the entire	Term	Term	Term X
Su.	town.			Λ
5e.	Strictly apply the junk laws to all properties within the	X		
	viewshed roadways.			
5f.	Incorporate form based zoning along vital thoroughfares and		X	
	visually cohesive neighborhoods.			
5g.	Existing structures along Rt. 414 are protected by New York	X		
	State Law, but any substantial changes or new structures			
	should only be permitted in accordance with the floodplain			
	permits, and new-restrictive zoning. Flood-safe structures			
	and flood safe uses should continue in proximity to Post			
	Creek (camping, farming, outdoor recreation, fishing, gun-			
۲۱.	sports); all other uses should be restricted.			V
5h.	Existing structures along Rt. 414 do not have a cohesive			X
	visual appearance. For the betterment of the town,			
	structures and uses on 414 should be complementary (at the very least, not conflicting). Continued small industrial			
	development (workshops, storage, machining, and repair) is			
	possible. If the town wants to pursue this type of growth the			
	area must be re-zoned accordingly.			
5i.	Any new, massive residential developments/subdivisions			X
	that are accessed from Pine Hill Road or Mormon Hollow			11
	Road will place increased demand on these substandard			
	Route 414 intersections. Increased traffic will necessitate			
	intersection re-constructions at a cost to the town and			
	possibly including eminent domain proceedings with several			
	property owners along Rt. 414. Plan accordingly. The			
	results of this analysis are consistent with the I-86/I-99			
	Economic Development Blueprint.			
Chap	ter 6			
6a.	Consider green infrastructure practices. The town could		X	
	benefit from encouraging green infrastructure practices on			
	all new development.			
6b.	Evaluate local laws for consistence with green infrastructure		X	
	principals.			
6c.	Making training available to the town's highway	X		
	superintendent to begin implementing culvert designs that			
	will assist in slowing down rain water runoff.			
6d.	Enforce the current zoning law requiring building to be on	X		
	less than a 10% slope to save the town money in the long			
	run.			

		Short Term	Med Term	Long Term
6e.	The town should require a licensed professional engineer to review all SWPPP to ensure they truly meet their green infrastructure state mandated requirement listed in New York State's Stormwater Manual available online at http://www.dec.ny.gov/chemical/29072.html .	X		
6f.	Better advertise current town recreation opportunities through the hosting of events at current town parks.		X	
6g.	Increase town recreation opportunities through the implementation of trail and boat launch construction along the Chemung River as recommended by the Southeast Steuben River Vision Project. Consider working with neighboring municipalities from the original plan to apply for Local Waterfront Revitalization Plan (LWRP) funding to cover the cost of implementation.			Х
6h.	Preserve open space through land conservation methods. Work with Finger Lakes Land Trust to preserve open space and consider the adoption of a conservation subdivision law; allowing for greater density on subdivided parcels in exchange for the conservation of other lands.			Х
Chap				
7a.	To build "green" infrastructure and Low Impact Development (LID) that will enhance the aesthetics of the town as these practices absorb and use water. These include re-directing downspouts from buildings and area residences to rain gardens or bio-retention areas, using pervious pavers or other materials that infiltrate water, and building "living walls" or "green" roofs, and by reinstituting a tree program. Some green infrastructure projects may be eligible for New York State's Green Infrastructure Grant Program (GIGP) for funding.			Х
7b.	To protect and restore riparian buffers so that they function again as wildlife habitat and provide shade along the stream banks cooling and improving fish habitat.			X
7c.	Consider wetland protection as part of the site plan review process for proposed development.		X	
7d.	Consider modifying Article 6A - Aquifer Protection Overlay Zone (see Map 21), to expand its intent to other communities that depend on a public water supply system which draws water from the aquifer.		X	
7e.	Adopt Town Law requiring all wells and septic systems be tested on any transfer of land regardless of mortgage requirements			X
7f.	Town of Corning to periodically test all wells and septic systems to ensure clean water.			X

		Short	Med	Long
		Term	Term	Term
7g.	Beneficial Floodplain Functions: Pursue opportunities to			X
	protect and enhance the beneficial functions of undeveloped			
	floodplain areas. These may include:			
	a) Developing trails and other open space uses in			
	unprotected floodplain areas. Consider the			
	Southeast Steuben River Vision Project			
	recommendations.			
	b) Enhancing the flood storage and energy dissipation			
	functions of riparian areas by establishing native			
	vegetation, creating wetlands, or otherwise restoring			
	natural functions along Chemung River, Pole Creek,			
	and Whiskey Creek.			
7h.	Floodplain Map: Support any revision to the town's Flood	X		
	Insurance Rate Map that would result in a more accurate			
	representation of flood risks.			
7i.	Floodplain Development Standards: Enforce existing	X		
	floodplain development standards in order to protect against			
	flood damage and maintain the town's good standing in the			
	National Flood Insurance Program. Obtain training for code			
	enforcement staff, planning board members, and zoning			
	board of appeals members. Request technical assistance			
	from outside agencies (NYSDEC and STC) as needed.			
7j.	Elevated Buildings: Conduct a public information campaign		X	
	to promote local acceptance of elevated buildings, so that			
	applicants for new and substantially improved floodplain			
	structures will choose to comply with floodplain			
	development standards rather than request variances.			
7k.	Remove Flood-prone Development: Support the removal of			X
	flood-prone development from unprotected floodplain areas.			
	Approach property owners to determine their interest in			
	voluntary buyout and relocation programs when federal			
	grant funding is announced and/or following damaging flood			
	events.			
7l.	Retrofit Floodplain Development: Provide information and		X	
	technical assistance for implementing floodproofing			
	techniques (such elevating utilities and using flood-resistant			
	building materials) in order to reduce the susceptibility of			
	existing floodplain development to flood damage. Obtain			
	training for code enforcement staff.			

		Short Term	Med Term	Long Term
7m.	Industrial Zone: The town's industrial zone is located in the 100-year floodplain along the east of Pole Creek and east along the Chemung River. Businesses and industry that are currently located in this and other flood-prone areas should incorporate flood resistance into their facilities and operating procedures. They should have emergency plans in place to provide for notification of anticipated flooding so that vulnerable equipment and materials can be elevated or relocated. In light of the potentially significant economic impacts of a flood, the town should work with each business to develop a strategy for minimizing flood losses. Alternate locations outside of the floodplain should be promoted for new development.		X	
7n.	Residential Zones: The town's residential zones are located in the 100-year floodplain along Chemung River and portions of the Cutler, Winfield, and Whiskey Creeks. These properties have the potential for significant economic impacts from a flood; the town supports property owners in minimizing flood losses. Alternate locations outside of the floodplain should be promoted for new residential development.		X	
70.	Flood Insurance: Provide the owners of floodplain property 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.	X		
7p.	Community Rating System (CRS): Evaluate the feasibility of participating in the Community Rating System by reviewing application materials, identifying existing activities that might qualify for credit, and assessing the value to the community (from reduced flood insurance premiums and increased resilience to flood damage). If the town chooses to participate in CRS, the town supervisor can appoint a CRS Coordinator to complete the application process. Assistance is available from the NYSDEC and STC.		X	

		Short Term	Med Term	Long Term
Chap	ter 8			
8a.	Enforce buffers and setbacks between commercial and	X		
01	residential uses.	**		
8b.	Change the zoning law to be more streamlined in approving	X		
	a variance. Currently the town's zoning law requires			
	planning board to view an application and offer a recommendation to the ZBA and then 45 days to pass then			
	the ZBA can consider the variance. Recommend shortening			
	the 45 day time to 10 days with option for planning board to			
	consider application up to 45 days.			
8c.	Town of Corning follows their own zoning code on any	X		
	municipal owned property and encourages all other			
	exempt/governmental agencies to do the same.			
8d.	Revise definitions for front yard, side yard and rear yard to	X		
	read from the edge of the principal structure to the lot line.			
8e.	Revise Accessory use laws. Consider limiting the size of	X		
	accessory buildings and the number of allowed accessory			
_	buildings on one parcel.			
8f.	Condense R1 and R1-C into one district called R1. The use	X		
	table is the same for these two areas, so there should be very			
0	little concern about this change.	**		
8g.	Eliminate the "neighborhood business" district notated on	X		
8h.	the use chart, as it is not incorporated into the zoning map. Condense "Residence, Suburban, Med Density" with	X		
OII.	"Residence, Suburban, Low density". Call "Residence,	Λ		
	Suburban." There currently is not enough distinction			
	between the two districts.			
8i.	Add an A-R district for "Agricultural-Residential"	X		
	developments.			
8j.	Add an F-A district for "Forrest – Agricultural" that will really	X		
	serve as constrained lands. This will help protect the			
	floodplains, steep slopes and streams.			
8k.	Industrial district be expanded so to allow for any industrial		X	
	activities that come to town. Consider placing on River Road			
01	as it heads into Big Flats.	V		
8l.	Adopt a stream buffer ordinance requiring all land use	X		
	activities to be at least a 50' buffer away from the stream and planning board can require more if need be.			
8m.	Combine PD and PRD to be the same as PD. A planned	X		
01111	district has a distinct "Planned District" law to follow; there	71		
	is little difference between the two. A cluster development			
	law and subdivision law will assist any residential			
	developments.			

		Short Term	Med Term	Long Term
Chap	ter 9			
9a.	Review town wind regulations to ensure they are feasible on a small scale.		X	
9b.	Review town wind regulations and ensure that issues such as bird migration and flicker are taken into consideration during the site plan review process of a wind project.		X	
9c.	Educate residents and farmers on the advantages of small scale wind in the production of energy for their home and farming operations.		X	
9d.	Communicate with Steuben County Cornell Cooperative Extension about the opportunities for farmers to grow switchgrass in the town. Work to connect the town's farmers with resources available concerning Biomass.		X	
9e.	Review town's current Timber Law and amend to better control the harvesting of Timber.	X		
9f.	Ensure that the town's Road Use agreement is being enforced on timber trucks that meet the requirements.	X		
9g.	Increase communication with NYS DEC about timber operations that are and are not compliant with DEC regulations.	Х		
9h.	Inform residents and business owners of the efficiencies that can be accomplished through solar energy. Advertise to these residents the tax credit that you can receive by installing solar panels.		X	
9i.	Contact NYSERDA and organize a public information session concerning Solar Energy and tax credits hosted by the Town of Corning.		X	
Chap	ter 10			
10a.	Adopt camping regulations and definitions.	X		
10b.	Review mobile home court ordinances. Define differences between camping, mobile home court, RV park, recreational vehicle and mobile home.	X		
10c.	Adopt Right to Farm Law for the Town of Corning to protect agricultural lands and uses.		X	
10d.	Adopt regulations on short-term temporary employee housing regulations.	X		
10e.	Update regulatory definitions to include industry terminology, map-camp, temporary employee housing, storage yards, compressor station, drilling rig, etc.	X		

		Short Term	Med Term	Long Term
10f.	Assign municipal officers/staff additional roles and responsibilities; e.g. meetings, data collection, analysis, regulator.	Term	X	Term
10g.	Assign municipal staff to keep track of and participate in		X	
	Steuben County Natural Gas Task Force to ensure the town's efforts is best aligned with the Steuben Counties.			
10h.	Enforce the town's zoning ordinance and land use laws such as the road use agreement consistently and fairly.	X		
10i.	Create a baseline community profile; e.g. identify historical and current date, government costs and services, vacant and occupied housing stock, underutilized commercial/industrial properties, possible short term employee housing, and major stakeholders list, significant agricultural properties, tourism destinations school districts associated bus routes, mass transit, tour bus routes, critical environmental areas and desirable areas for future development.			X
10j.	Review commercial/industrial water/sewer rates and regulations to ensure rates cover municipal costs.	X		
10k.	Maintain an inventory of viable sand and gravel resources in the town using information available from the NYSDEC searchable on-line mining database. (http://www.dec.ny.gov/cfmx/extapps/MinedLand/search/mines/).		X	
10l.	Maintain an inventory of viable well permit resources in the town using information available from the NYSDEC searchable on-line wells data search. (http://www.dec.ny.gov/cfmx/extapps/GasOil/search/wells/index.cfm)		Х	
10m.	Advise local residents to get their private drinking wells tested for base line compound levels prior to drilling activities. (e.g. list of compounds/price est. to test for http://www.stcplanning.org/usr/Program Areas/Water Resources/Water%20Quality/FINAL%20WELL%20TESTING-%207-28-11.pdf)	X		
10n.	Consider modifying Article 6A - Aquifer Protection Overlay Zone, to expand its intent to other communities that depend on a public water supply system which draws water from the aquifer.	X		
10o.	Adopt wellhead protection regulations.		X	
10p.	Adopt brine/waste disposal regulations.		X	