

Joint Implementable Comprehensive Plan

Town of Chautauqua and Village of Mayville

Steering Committee No. 8 – Wed., June 30, 6:00 p.m.

Hybrid: Carlson Center and Zoom

Notes

WELCOME AND PURPOSE

For the final meeting of the comprehensive plan process, the consultant team and steering committee convened to review recent public engagement results and the draft plan. Since the June committee meeting, the consultant team conducted a topic survey focused on specific plan recommendations and hosted a public meeting to gather feedback from residents and stakeholders. Following the review of engagement results, the committee discussed related plan items. Before releasing the draft plan to the public, the consultant team sought committee input on the future land use map and solar suitability analysis. Committee comments will be incorporated into a revised draft of the plan.

DISCUSSION

PUBLIC ENGAGEMENT RESULTS

The consultant team reviewed the results of the public meeting. Some of the highlights included:

- Implementing a façade improvement program for commercial businesses and developing a market for campaigning round year-round local attractions were very highly rated as a potential strategy to improve economic vitality.
- Some suggestions for the Land Use and Development chapter included the addition of more public spaces like pavilions and waterfront access, as well as expanding knowledge about residential renewable energy grants.
- Suggestions for underutilized properties included using the Ethan Allen warehouse as education hub and making a hub for Rails to Trails on Water St.
- Participants highly valued connecting the Chautauqua Institution grounds to the Village, as well wayfinding signage.

The consultant team reviewed the results of the topic survey, which received 41 responses. A low response rate is not unusual at this stage in the process. Some of the highlights from the survey included:

- Respondents described the Town and Village by their sense of community, outdoor recreation, and natural beauty.
- Most survey respondents supported acquiring the parcel adjacent to Lakeside Park and a trail connecting the Institution to the Village.
- Other ideas included a splash pad, golf carts, and more events like Music in the Park.

Committee comments and questions regarding the public engagement results included:

- There was a lot of interest in creating a bike path from the Chautauqua Institution to Lakeside Park. We do not know if those responses came from residents of the Town and Village or the Chautauqua Institution members.
- The survey questions were not weighted, though most respondents did answer all of the questions.

FUTURE LAND USE MAP AND SOLAR SUITABILITY ANALYSIS

The consultant team provided an overview of the draft future land use map. A future land use map is a planning tool that shows how land is intended to be used, such as for housing, business, industry, or open space, over a set period. It helps guide zoning and development decisions to align with community goals and the comprehensive plan's vision, but it is not an enforceable policy. A future land use map does not regulate individual parcels, but rather considers overall patterns and their interplay across the whole community.

The following typologies were used in the draft future land use map:

- **Natural Resources:** Farmland and natural areas that protect the environment, provide recreation, and support wildlife habitat.
- **Rural Community:** Low-density, scattered residential and agricultural uses with limited infrastructure.
- **Traditional Neighborhood:** Mainly residential with mixed uses, offering walkable environments and low residential density, extending from more developed areas.
- **Lakeside Community:** Low-density residential and seasonal areas focused on lake access, recreation, tourism, and small-scale commercial uses.
- **Mixed-Use Neighborhood:** Centered on a Main Street, combining commercial, institutional, and residential uses with a historic, walkable character.

- **Institute:** Dedicated to the educational, cultural, and recreational functions of the Chautauqua Institution.
- **Enterprise:** Industrial areas for manufacturing, warehousing, and distribution.
- **Reinvestment Area:** Overlay district aimed at growth, investment, and revitalization.

Committee members were asked to review the proposed future land use designations and discuss whether the uses were accurately represented. The following is a summary of the conversation:

- The future land use map should use the term “Institution,” not “Institute,” in any reference to the Chautauqua Institution.
- Questions were raised regarding how the future land use plan aligns with current moratoriums. The moratoriums are in place pending adoption of the plan.
- Concern was expressed that county agricultural maps identifying prime farmlands are not reflected in the current future land use maps. Agricultural districts and agricultural uses are categorized under “Rural Community” in the future land use map. To better identify the use of agriculture, this typology should be called “Agricultural Community.”
- The committee noted the need to add the Prendergast NYSDEC Boat Launch area to the map, as well as Lakeside Park, which should be included in the mixed-use designation.

The future land use and solar suitability maps are designed to complement each other but show different information. Two versions of the solar suitability map were provided to the committee: one identifies entire parcels that contain any areas considered suitable or potentially suitable for solar development, while the other highlights only the specific portions within each parcel classified as suitable, potentially suitable, or not suitable.

On these maps, red indicates areas identified as relatively more suitable for solar based on GIS analysis, while yellow marks areas within agricultural districts that may be more suitable but do not fall on prime agricultural land. The GIS analysis incorporated data on prime agricultural lands, agricultural districts, natural heritage communities, and natural resources, including protected areas, state forests, wetlands, woodlands, and conservation easements. The map only shows areas based on this analysis, but best practices should also regulate these areas.

The following is a summary of the conversation:

- There was minimal support among committee members for commercial-scale solar or wind development in any location, given that the character of these communities is oriented primarily toward tourism, natural/lake scenery, and productive agriculture.
- There was a suggestion to remove the map showing commercial solar from the plan, emphasizing that the solar suitability map should serve as a guidance tool for zoning board decisions rather than an explicit directive. Including the map in the plan itself could have unintended consequences, though it will be a useful resource for the zoning update.
- The committee expressed concern about opening the door for solar developers to target specific parcels or areas. Highly sensitive may be highlighted on the map.

The consultant team can provide the committee or staff with any of the layers of the map or analysis that may be helpful. Please let Jenni or Sarah know if, for instance, it would be useful to have a map showing only prime agricultural lands, etc.

REVIEWING THE DRAFT PLAN AND COMMITTEE COMMENTS

Since sending the committee the draft plan, the consultant team has been in communication with the engineers updating the Barcelona to Chautauqua Trail Study. As a result, the cost estimate for the proposed connectivity project between Lighthouse Point Road and the Chautauqua Institution has increased to just over \$6 million. This updated concept generally aligns with the intent of the feasibility study currently under development for the regional Barcelona to Chautauqua route, which aims to strengthen long-term goals for connectivity, accessibility, and multi-use functionality.

Prior to the meeting, the committee submitted written comments on the draft plan to the consultant team. Many comments focused on implementation, funding, and how best to communicate the plan. To address these concerns, the consultant team recommended establishing an implementation group composed of steering committee members and other relevant stakeholders, such as public works representatives or elected officials, to meet quarterly to track implementation progress, identify funding sources, and address emerging issues. In addition, the final plan will include a “start-up to-do list” outlining the most appropriate recommendations to pursue immediately after plan adoption, such as the joint zoning update or adding string lines to the Village.

The committee then discussed additional comments, questions, and concerns regarding the draft plan. Highlights included:

- The committee questioned why a cost estimate was provided for the Barcelona to Chautauqua Institution trail recommendation but not for other recommendations. The project has strong community traction, and a cost estimate can help staff apply for grant funding. The timing is also favorable, as the construction of Water District 5 presents an opportunity to complete related improvements. The Town previously changed zoning from Potter to Moore several years ago to encourage small business development in this corridor.
- Members discussed ways to maintain momentum after plan adoption, including quarterly implementation meetings and keeping the project website active. Following the business forum, potential partnerships could be formed such as with the Mayville–Chautauqua Business Association and the Chamber of Commerce who could play supportive roles.
- Committee members proposed developing a grant calendar with regular updates, as well as coordinating with CCPEG on the Consolidated Funding Application (CFA) process as part of the implementation process.
- Having an individual dedicated to Plan implementation may help the community champion it. This could look like contracting out for the role or funding a part-time position.
- Members acknowledged the challenge of drawing visitors from the lake into town, given the steep hill as a physical barrier.
- Concerns were raised regarding greenspace preservation, impacts on lake health, and balancing these priorities with potential tax revenue as related to Point Chautauqua development. It was noted that new development would be connected to sewer service (unlike existing Point Chautauqua), and developers have generally been responsive to environmental concerns.
- Committee members sought clarification on the term “property intervention,” noting that the wording should be adjusted to avoid implying involuntary action. They emphasized the importance of addressing property maintenance concerns proactively, before issues rise to the level of code violations. The committee expressed support for encouraging neighbor-to-neighbor assistance and for creating a “Senior Handy Helpers” volunteer program to collaborate with public works staff.
- The committee considered how pro-housing policies align with the broader goals of the plan, as it opens opportunities for housing needs and grants.

- Photos in the plan will be updated prior to the next draft. Members were asked to submit photographs for inclusion in the final plan. The acknowledgements section will also be updated.

SUMMARY AND NEXT STEPS

As the consultant team incorporates committee feedback, members are asked to submit any final comments on the current draft by **August 13**. Once the committee is satisfied with the plan, it will be posted on the project website for public review and feedback. An executive summary will be prepared to engage elected officials, the business community, and other key stakeholders. The draft plan has already been shared with state representatives to confirm compliance with the Smart Growth grant requirements.

Following public review, the adoption process will begin with consideration by the County Planning Board. The Town and Village will then schedule public hearings, after which the report will be submitted to the New York State Department of Environmental Conservation for SEQR review.