

## Joint Implementable Comprehensive Plan

### Town of Chautauqua and Village of Mayville

Wednesday, June 4, 2025, 6:00 pm – 7:30 pm

Lake Chautauqua Central School Auditorium

## Notes

### WELCOME AND PURPOSE

The Town of Chautauqua and Village of Mayville Implementable Comprehensive Plan is a joint effort that outlines a clear, community-driven vision for the next decade. As a part of the planning process, a second public meeting was held to update residents and stakeholders on the plan's progress and to gather input on draft recommendations. Feedback from the meeting will help shape the final recommendations.

Jenni Easton, project manager, provided a brief overview of the implementable planning process and highlighted the project milestones achieved so far. Based on the input received to date, the plan's four key focus areas are: **Economic Vitality, Community Livability and Housing, Land Use & Development, and Mobility & Access**. Following the presentation, participants were encouraged to explore various stations focused on each key issue. These stations featured draft recommendations and interactive activities designed to collect feedback, including rankings of usefulness and importance, land use decisions, and identifying opportunities for vacant or underutilized properties.

### MEETING RESULTS

The following is a summary of written and verbal feedback provided by attendees. They are organized by previously identified key issues.

#### ***Economic Vitality***

Participants were asked to rate the usefulness to the community and importance to the individual on the key strategies for economic vitality. A summary of these results include:

- **Implementing a façade improvement program for commercial businesses and developing a marketing campaign for year-round local attractions** were very highly rated strategies.
  - Murals should be painted on buildings uptown. Additionally, there should be fountains, sculptures, and other public art to enhance attractiveness
  - Leaning into historic places as tourist destinations (railroad depot)
  - The facades should not be modern/ should emulate a small pre-1970s village
  - There should be safe outdoor seating or cafes and restaurants
  - Utilize the kiosk outside the museum to promote other things in the community

- Other highly important and highly useful strategies include **developing an annual grant calendar, a business association tailored to Chautauqua-Mayville, and creating a business startup checklist**. Other strategies had mixed responses:
  - While an inventory and map of businesses had mixed perceived importance to the individual, it was widely considered useful to the broader community.
  - Adopting short-term rental regulations was viewed as personally important to many, though opinions on community-wide usefulness varied.

General comments from participants on economic vitality recommendations include:

- The greatest economic driver in Chautauqua-Mayville is the lake, it is important to create a sense of place and drive traffic to the area through mindful business development.
- Chautauqua Institution is a huge economic driver that Chautauqua-Mayville is not tapping into due to a lack of assets and businesses. Give Institution goers a reason to visit.
- Use the startup checklist to identify potential needs for businesses and their entrepreneurs.
- Would like Mayville to seek out money from the State the same way that neighboring Westfield does

## ***Community Livability & Housing***

Participants were asked their opinions on the key strategies for community livability, potential uses for underutilized properties, and assessments of housing conditions. A summary of these results include:

- **Improving property maintenance and code enforcement** was highly rated as a priority to improve community livability.
  - **Noise ordinances:** loud music at the pier/marina areas and loud pets on private property in Town.
  - **Boat & dock rules:** new for new codes for boat usage and management; concerns over restricted land access.
  - **Second homeowners:** desire for more community engagement from seasonal residents.
  - **Senior housing:** lots of interest in smaller, affordable homes for downsizing.
  - **Rental quality:** short term rentals are well-maintained while long term rentals are low quality due to absentee/slum landlords.
  - **Code enforcement skepticism:** some feel current enforcement over declining properties is ineffective; rebuilding may be more realistic long term.

- **Addressing vacant or underutilized properties** was highly rated as a strategy to improve community livability.
  - 74 Water Street is a parcel of land that is a high priority to the community.
    - Keep the area on the lakefront as a green space for the community and for family friendly recreation: summer programs, senior events, etc.
    - Hub for Rails to Trails
    - Many suggestions for the community to buy the lot
  - Ethan Allen Warehouse
    - Tear down the building and build apartments
    - Use as an “after BOCES” (the local hub for education opportunities for all age) to keep graduates in the community OR as senior housing
    - Space for artisans and craftspeople to work and connect
  - Lakeside Park (classified as underutilized by participants)
    - Central business district to attract tourists
    - More parking for cars, and a larger dock area for boats
    - Public facilities, such as restrooms and more pavilion rest areas that are cohesive with one another in aesthetic
  - Depot Freight Room/Railroad Depot
    - Many suggestions to use the current building as a Chautauqua Lake welcome center.
    - A few suggestions to transform into a boutique, café, bakery, or ice cream shop.
    - Add to the area around the Depot Museum to “become something bigger.”
  - The Red Brick Farm Market (5031 W Lake St.)
    - Suggestion for a boutique hotel or B&B with housing in the back lot of the parcel.
  - 115 W Lake Road
    - Suggestion to use the vacant restaurant space to put in a year-round restaurant space for permanent residents.
    - Use as a coworking space.
  - Pier area could have a larger dock/pier, parking, and bathrooms.
- **Improving and growing a tree canopy** was also considered an important strategy to improve community livability. Other strategies include pro-housing certifications, long-term waste management, broadband access, and workforce development.

## ***Land Use & Development***

Participants were asked their opinions on the key strategies land use and development through preserving green space and strategically channeling growth. A summary of these results include:

- **Preserving the character of Lakeside Park and enhancing waterfront access** were highly important recommendations. Comments on Lakeside Park and waterfront access include:
  - Create a beach.
  - Central business district to attract tourists.
  - More parking for cars, and a larger dock area for boats.
  - Public facilities, such as restrooms and more pavilion rest areas that are cohesive with one another in aesthetic.
  - Do not privatize the lake views or waterfront access.
  - Purchase Water Street to guarantee green space, access to waterfront, and smart development near Lakeside Park.
- **Protecting natural resources, agricultural character, and farmland** was very important to the community.
  - Participants expressed interest in expanding public access to information about renewable energy grants.
  - Some participants voiced concerns about large-scale wind energy, specifically opposing industrial wind turbines over 600 feet in height.
- **A set of current and future land uses**, including agricultural and natural resources, was presented to participants. The most important priority to the community of the uses shown were forested areas of protection and freshwater wetlands. The least important priorities were the Chautauqua Wetland Conservatory (CWC) preservation areas, agricultural districts, and the 100 Year Floodplain.

Other strategies important to the community are integrating steps from the Drink Water Protection Program into the community and undertaking a full zoning update in both communities. General comments from the community on land use and development include:

- Keep farmland and natural resources away from industrial use.
- Prioritize natural additions in future land development.
- Protect the Amish communities from industry

## ***Mobility & Access***

Participants were asked their opinions on the key strategies for mobility, access, and trail connections. A summary of these results include:

- **Connecting the Chautauqua Institution grounds to the Village, downtown, and/or uptown areas was the most important** to improve mobility and access.

Other suggestions from participants on these connections are:

- Greenbelts
- **Walkable trails:** supported by improving trail connections and a wayfinding signage program.
- **Sidewalk networks** to reduce reliance on cars.
- **Public Transportation:** a shuttle from Mayville to Chautauqua.
- A **set of trail improvements** was presented to participants. Feedback on specific improvements include:
  - Trail heads for the Snowmobile club and the proposed pedestrian connection to the Chautauqua Institution to Mayville were moderately to highly rated in importance.
  - A pedestrian trail loop at Pearl Gravitis Field has mixed responses from very low to very high importance.