



Village of Savona

Final Comprehensive Plan

Village of Savona, NY
August 2014

HUNT

ADOPTED BY THE
VILLAGE BOARD
8/21/14

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ACKNOWLEDGEMENTS

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LIST OF ACRONYMS

BACPAC	Bicycle and Pedestrian Advisory Committees for Chemung, Schuyler and Steuben Counties
CCE	Cornell Cooperative Extension
CPC	Village of Savona Comprehensive Plan Committee
ESD	New York State Empire State Development
FEMA	Federal Emergency Management Agency
NYS DEC (DEC)	New York State Department of Environmental Conservation
NYS DHCR (DHCR)	New York State Department of Homes and Community Renewal
NYS DOS (DOS)	New York State Department of State
NYS DOT (DOT)	New York State Department of Transportation
NYS OPRHP	New York State Office of Parks, Recreation & Historic Preservation
NYS ORPS	New York State Office of Real Property Services
NYSERDA	New York State Energy Research and Development Authority
Steuben Co. IDA	Steuben County Industrial Development Agency
STBL	Southern Tier Bicycle League
STCRP&DB	Southern Tier Central Regional Planning & Development Board
STREDC	Southern Tier Regional Economic Development Council

EXECUTIVE SUMMARY

The Village of Savona is a rural community of approximately 800 residents located in Steuben County, New York. In 2013, the Village Board appointed a Comprehensive Plan Committee (CPC) of residents, business owners and local officials to develop a Comprehensive Plan update, as its previous plan dated back to 1967. A Comprehensive Plan describes three things: the existing condition of a place, a vision and set of goals, and an implementation plan for achieving the vision. The Plan that the CPC developed with input from a Community Survey, Student Survey and public meetings will provide a framework for updating land use regulations in the immediate future and communicating more effectively for the long term.

Savona is a historic Southern Tier village, bisected by the Cohocton River and Route 17/I-86, a four-lane highway traverses the region. The Village is comprised of residential neighborhoods and a commercial “Main Street” on East Lamoka Avenue, as well as other pockets of business, institutional and agricultural uses. Like many municipalities in upstate New York, Savona’s population is decreasing and jobs are scarce, but the median age here is younger than in the surrounding area, and residents are eager for new opportunities. They are also anxious to effect change, bring more business to downtown and more walking and bicycling opportunities to the streets. Both the highway and the river serve as important linkages to the surrounding area; however, while access to I-86 is easy and convenient, access to the river is less so. Many Savona residents as well as those in the larger region would like to see more recreational uses along the Cohocton River, which could bring in more tourists and opportunities for new businesses in the Village.

Vision

The recommendations within the Village’s Comprehensive Plan will help to achieve the community’s vision, as stated below:

In 2025, Savona is a distinctive village known for its historic downtown, quality neighborhoods and schools, and dedicated residents. With a location convenient to regional employment and retail, Savona is one of Steuben County’s most desirable places to live, work, and enjoy the outdoors.

Goals, Objectives and Action Items

The Village has identified the goals listed below as the major themes of this plan. The Objectives and Actions listed below each goal will help the Town to achieve them and the overall vision. These goals and objectives are meant to be encompassing in the sense that *they speak to the needs and desires of the public*, and are *issues that can be addressed within the ten-year implementation time frame of this plan*.

Goal 1: Build a resilient local economy.

In the current fiscal climate, economic development is typically first and foremost on the minds of local officials and residents as they plan for the future. In Savona, the objectives under this goal include regular coordination with regional development agencies, improving communication with and among residents, planning for a balanced mix of land uses and a predictable development process, and promoting workforce diversity and development. The Village intends to build on its positive attributes

such as a historic village core with existing infrastructure and engaged citizens who want to help attract new residents and businesses.

Goal 2: Improve the built environment.

Savona is blessed with many beautiful vistas and natural resources. It is an older village with important historic buildings and connections. However, many of the buildings have not been maintained for a variety of reasons, and one of the key comments in the community survey was the desire for the Village to look nicer. To that end, this plan recommends the following objectives: to develop the Four Corners into something for everyone, to strengthen the neighborhoods and improve the condition of housing, to conserve and reuse historic resources and to implement design standards so that any new construction fits in with the existing buildings and enhances the small-town character.

Goal 3: Recognize the value of and improve access to the natural environment.

The natural setting where Savona is located is not only beautiful and opportunities for outdoor activities abound. However, when looking at the future, Savona's residents (including children) would like better access to the Cohocton River and other resources. The plan promotes the following objectives to meet this goal and ensure that these resources will be available to future generations: acknowledge the reality of climate change and encourage adaptation, improve existing open space and recreational resources, and protect existing natural resources.

Goal 4: Develop an equitable and healthy community.

Many of the residents in Savona would like new opportunities for biking and walking, as the Village is an inherently walkable/bike-able place due to its compact development and relatively small size. The objectives under the umbrella of this goal include planning for at-risk populations, even targeting in on specific blocks for improvement, to continue to provide accessible and quality public services and resources, and to provide opportunities for physical activity and promote healthy lifestyles.

Future Land Use Plan

The Future Land Use Plan is a visual representation of the desired future land uses throughout the Village. Because Savona is largely built out, the plan is not proposing major changes as much as tweaks to the existing uses (enhancing the mix of uses, providing gateways, etc.) The map colors do not necessarily correspond to zoning classifications; however, the map should serve as the basis for zoning revisions in the coming years, taking into account market forces, regional planning and development issues. It should be noted that the Future Land Use Plan is general in nature and is not meant to convey the specific boundaries of future zoning districts (See Figure 8).

Implementation

Implementation of this plan will require the delegation of responsibility to various parties. While this document focuses on efforts that are within the Village's jurisdiction (for example, zoning changes), other actions may require the cooperation or lead by Steuben County or New York State agencies, particularly for funding or approval. Private organizations or business owners may also be called upon to take action. When actions are outside the Village's jurisdiction, local officials should continue to coordinate with those outside agencies. A detailed implementation matrix with short, medium and long term goals is the crux of Chapter 5. The highest priority actions identified within this document are comprehensive zoning revisions and increased communication. Both of these actions could be commenced if not completed in 2015. Zoning revisions could result in a more sustainable Savona and help to promote many of the goals within the Comprehensive Plan.

Chapter 1 / INTRODUCTION

The Village of Savona is a rural community of approximately 800 residents located in Steuben County, New York. The Village is triangular in shape and bisected by the Cohocton River and Route 17/I-86, a four-lane highway traverses the state's Southern Tier. Comprised of residential neighborhoods and a commercial "Main Street" on East Lamoka Avenue, as well as other pockets of business, institutional and agricultural uses, Savona is an older and established community. Its many long-time residents, as well as newcomers, are interested in developing strategies to help Savona improve its stature in the region, to take advantage of its convenient location near Corning, Bath and even Rochester, the Finger Lakes, natural resources and manufacturing jobs.

Savona is dealing with many of the benefits and challenges of upstate New York municipalities. The population is aging and new job opportunities are scarce, yet the median age is relatively low and the community is eager to affect change that will contribute to its "livability" and draw to new businesses and residents. While economic and environmental factors (fiscal challenges, climate change) may cause uncertainty, the social setting in the Village of Savona is that people are willing to listen to each others' ideas and hopefully act on those that resonate. With this in mind, the Village of Savona embarked upon a Comprehensive Planning process in 2013.

1.1 Purpose of a Comprehensive Plan

The purpose of a Comprehensive Plan is to act as a blueprint guiding future growth, development and conservation. Comprehensive Plans, while not mandated in New York, are valuable in that they outline a long-term *vision* and *goals*, set forth objectives and result in a list of feasible action items for the short-to long-term. This vision and goals should be a collective statement of residents, business owners and others with an interest in how a municipality is functioning. In addition, once a comprehensive plan is adopted, "all land use regulations of the community must be consistent with the comprehensive plan. In the future, the plan must be consulted prior to adoption or amendment of any land use regulation. In addition, other governmental agencies that are considering capital projects on lands covered by the adopted comprehensive plan must take the plan into consideration."¹

Savona's last comprehensive plan was written and adopted in 1967; therefore, rather than update that plan, the Village is rewriting the document. As stated above, this plan will become the Village's guide for land use regulations.

The purpose of the Village of Savona Comprehensive Plan is to provide policy and recommendations for Village officials, property owners and potential developers to ensure that:

- Development occurs in a planned and orderly manner which enhances the existing residential and commercial areas;
- Important features of Savona such as its community character, Main Street, scenic views, and open spaces are preserved or enhanced; and,
- Individual property owners may use and improve their property as they see fit while in accordance with the recommendations herein.

To be successful, the plan depends on both the personal commitment of Village residents to consider the long-term well-being of their children and grandchildren and the public commitment of Village

¹ Village Law, §7-722(11)(b)

officials to update local land use laws (such as zoning) with needed improvements. The commitment extends to actions such as enforcing laws and budgeting for major expenses such as sidewalks, street trees, community facilities and parks.

The plan is intended to serve as a guide for the next ten to fifteen years. However, this plan should be reviewed annually—say, every January—to gauge progress on implementation and to perform needed maintenance. A more formal revision should occur ten years after the plan is adopted.

As mentioned above, although comprehensive planning is not mandated by law, the state encourages comprehensive planning for the sake of the health, welfare, and general prosperity of its citizens. Current funding mechanisms look upon the existence of a current comprehensive plan as a benefit when distributing money for specific planning and development projects. Agencies look favorably upon evidence that a proposed project is reflective of the municipality's current vision, which has been developed as part of a participatory planning and visioning process.

1.2 Background and Overview

Comprehensive planning describes three things—the existing condition of the Village, the vision for the Village, and a “road map” for achieving that vision. To develop this Plan, the Village appointed the Village of Savona Comprehensive Plan Committee (CPC) to identify key issues, assist with public outreach and define the vision and goals of the plan. The CPC met monthly for eight months and was actively involved in all phases of Plan development. Its members represented various perspectives (civic groups, education, government, business owners and residents) and helped to publicize public meetings. Members also made presentations on topics of their choosing, ranging from history to local businesses.

In addition to their regular meetings, the CPC conducted a public outreach process that included a variety of opportunities for input. Those involved with this plan strived to ensure that the Comprehensive Plan would reflect the entire community's vision for the future. The public outreach strategy included the following elements.

Community Survey

In November and December 2013, the Village conducted a community survey to obtain input on a wide range of issues and to help inform the focus and direction of the Comprehensive Plan. The survey included a range of questions addressing quality of life, values, and community needs, as well as demographic information. The Village mailed one survey to each household, approximately 265 in total. 104 surveys were returned for a response rate of about 40 percent. The CPC also chose to distribute a shorter survey to all students within the Campbell-Savona Central School District from grades 5-12. The results of the student survey helped the Committee to recommend specific land uses tailored to the desires of younger residents.

Community Survey: Summary

- Residents largely agree that Savona is a safe, affordable village and a good place to raise a family.
- New and improved housing should be a priority.
- Many would like to see improvements at Four Corners area, better sidewalks/bike trails, better lighting, upgrades at park.
- Local retail and restaurants would be welcomed, as would a Farmers Market, mixed-use and home-based businesses.
- Concern about protecting natural, historic, agricultural resources.
- Comments: more community events, senior activities, youth center, businesses, beautification.

Both surveys and their results can be found in Appendix A.

First Public Meeting

To gather additional public input and describe the planning process in more detail, the Comprehensive Plan Committee held a village-wide Public Meeting at 7:00 pm on March 5, 2014. At this meeting, the CPC presented an overview of comprehensive planning as well as highlights and analysis from the Community Survey. Attendees also participated in a Visual Preference Survey to provide feedback about the type of development that they would like to see in Savona, and utilized existing land use maps to represent changes that they would like to see the plan propose.

Student Survey: Summary

- Favorite things: The Community, Library, King's Market, natural beauty, sports, Village Park, opportunities to be involved.
- Least favorite things: Lack of things to do, run-down homes and buildings, unsafe streets and neighborhoods, busy roads.
- What they would build: Dog park, picnic area, gym, skate park, ice skating rink, gaming area, place for kids to hang out, dance studio, pool, stage or theater, park improvements, nature center, nature trail, garden, new restaurants.

S.W.O.T. Analysis

At the Public Information Meeting, attendees were invited to participate in a SWOT Analysis (Strengths, Weaknesses, Opportunities, and Threats) of the Village of Savona. This analysis allowed the attendees to brainstorm about the issues and characteristics, positive or negative, associated with their village. The following are key issues that came out of the SWOT Analysis:

<u>Strengths</u> Family-oriented Location on I-86 School District	<u>Weaknesses</u> Dark exit and entrance ramps (on I-86) Lack of signage for Savona businesses at entrance to Village
<u>Opportunities</u> Vacant lots at Four Corners Rest Area Riverfront Park Car Wash Laundromat Local Restaurant	<u>Threats</u> Owners of significant properties (particularly at Four Corners) Truck Traffic on main roads Speeding cars Potential for Inergy Midstream

The CPC analyzed the findings from the SWOT to identify common themes and priority issues within the community. The issues helped to solidify the four specific focus areas to be addressed within the Comprehensive Plan. The focus areas, described in detail in Chapter 3, are:

1. Build a resilient local economy.
2. Improve the built environment.
3. Recognize the value of and improve access to the natural environment.
4. Develop an equitable and healthy community.

Public Hearing and Adoption

The CPC's public hearing was held on May 22, 2014 to review the Draft Comprehensive Plan and provide an opportunity for public comment. The CPC forwarded the Draft Plan by resolution to the Village Board

on June 11, 2014. The final public hearing was held on August 21, 2014, at which the Plan was adopted by the Village Board.

1.3 Regional and Local Planning Efforts to Date

Since the Village was founded in 1883, it has adopted one formal document meeting the definition of a Comprehensive Plan (1967). The Village has also participated in several other planning efforts as described below.

Village of Savona 1967 Comprehensive Plan

The last comprehensive plan was written by Brown & Anthony City Planners in August, 1967, and was funded in part by a grant from the Urban Renewal Administration of the U.S. Department of Housing and Urban Development under the Urban Planning Assistance Program. The plan included existing conditions summaries of the Village and surrounding region, a diagnosis of present trends and future needs, development goals and objectives, a development plan (for land use, traffic, community facilities and public utilities) and implementation plan. It also provided a recommended zoning ordinance that helped to inform the Village's 1970 code, which is still in use. At the time of this plan's writing, the four-lane highway (Route 17/Interstate 86) had not been constructed—Route 17 was still a two-lane road providing access across the Southern Tier, and the lack of a major highway was a concern. The plan states that the region has grown only moderately over the years due primarily to "its location and its historical lack of first rate transportation facilities."

The Plan notes that the 1960 Census determined that of the 290 housing units at that time, only 5% were in "deteriorating" or "dilapidated" condition, which was very low for the region.

Recommendations for those properties include sprucing the grounds and painting; in addition, junked cars should be eliminated and construction materials shouldn't be stored in residential areas. Other general goals include eliminating "the spread of strip business developments" and adding to community attractiveness through suitably-located commercial uses, to conserve the use of land and cost of municipal resources, and to enhance the aesthetic aspects of the community. Some of the major recommendations in this plan, such as a public water supply and municipal open space have been implemented. The four-lane expressway was in planning stages at the time this report was written, and some businesses that cater to travelers were opened as the result of the interchange.

Within this plan are recommendations for Subdivision Regulations (which were adopted and included in the plan) and a Zoning Ordinance and Map, discussed below. The plan also advocated for a Building Code, Housing Code and specific Administrative Procedures. The final section, Plan Implementation, includes a Fiscal Analysis and a Capital Improvements Program, and led to the installation of the public water supply and establishment of the Village Park.

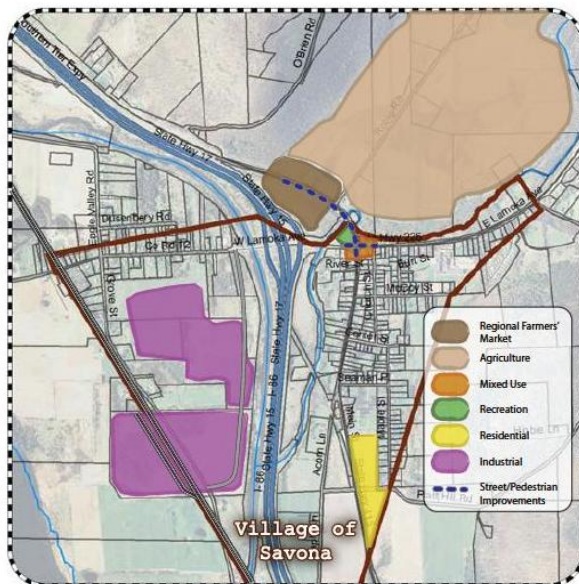
Village of Savona Zoning Ordinance

The Village's current Zoning Ordinance was adopted in 1970 (Local Law No. 1 of 1970) and revised numerous times since; most significantly, in 1994 (Local Law No. 1 of 1994). The Zoning Ordinance established and delineated the following Zoning Districts: R-1, R-2 and R-3 (Residence), B-1 (General Business), B-2 (Core Business), I-1 (Industry) and F (Flood Plain). The law also sets out the permitted uses and Area/Bulk Schedule for each district. The 1994 amendment included changes to allow multi-family dwellings in R2 districts, made modular homes as-of-right uses in all residential districts, deleted certain accessory uses, amended the density control schedule and established a Flood Plain Overlay Zone with boundaries corresponding to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps and Flood Boundary and Floodway Maps contained therein. The 1994 law also

amended off-street parking regulations and signage regulations. The Village's Subdivision Law was adopted in 1967 and included in the 1967 plan. This Comprehensive Plan will give the Village Board and other officials guidance as to how to update the Zoning Ordinance and/or Subdivision Laws, with the current vision in mind.

Bath and Savona Economic Development Plan

In 2012, Peter J. Smith and Company developed a strategy for economic growth along the Interstate 86 corridor from Kanona (exit 37), through Bath (exits 38 and 39), to Savona (exit 40). This study resulted in the "Bath and Savona Economic Development Plan" and included recommendations for land use, transportation and infrastructure improvements at each of those exits. Collectively, the report's function was to promote the following vision statement: "Bath and Savona are vital, economically diverse communities of residential choice. Their locations provide their employers, residents and visitors with access to markets, jobs and recreation destinations throughout the Southern Tier, Finger Lakes and beyond." The goals listed within the report range from creating opportunities for investment, develop the existing employment base and enhance the community character.²



For Savona specifically, the report recommended a "Local Production" theme featuring a Regional Farmers' Market, Mixed-Use downtown development, food processing and production, and new residences. It also recommended improvements to the downtown public space and pedestrian linkages and a new road from Lamoka Avenue to the south, parallel to the Cohocton River. The land use recommendations (Regional Farmers Market, Agriculture, Mixed Use, Recreation, Residential and Industrial) and Street/Pedestrian Improvements are shown in the above graphic. Although the idea of a Regional Farmers Market merits further discussion, other locations such as an available development site within the Village should be considered.

1.4 Comprehensive Plan Framework

The Village of Savona Comprehensive Plan is comprised of the following Chapters:

- 1 - Introduction
 - 2 - Existing Conditions
 - 3 - Vision, Goals, Objectives & Actions
 - 4 - Future Land Use Plan
 - 5 - Implementation Matrix
- Appendices - Community Survey and results, Correspondence

² <http://www.steubencountyida.com/wp-content/uploads/2012/08/Bath-Savona-Economic-Development-Plan-Executive-Summary.pdf>

Chapter 2 / EXISTING CONDITIONS

2.1 Location

The Village of Savona is located in east-central Steuben County, in the Southern Tier region of New York State (see Figure 1). It is approximately one square mile and triangular in shape. Savona borders the Town of Bath on all sides except for its southern boundary with the Town of Campbell (as shown in Figure 2). Savona's boundaries are roughly defined by Route 226/Lamoka Avenue to the north, residential neighborhoods and Maple Street to the east, and Grove Street and the B&H Rail line (formerly Bath & Hammondsport Railroad) to the west. The Village is bisected by the Cohocton River and a tributary, Mud Creek, and I-86 which all run north to south.

The nearest population centers are the cities of Corning, fifteen miles to the southeast, and Bath, which is six miles to the northwest along I-86. The Village includes a mix of uses including a traditional downtown commercial center, various residential areas, agricultural land, community services and open space, all of which are described later in this chapter.

2.2 History

In 1793, Thomas Corbitt, the first known settler to the area, built a sawmill and inn near the mouth of Mud Creek in anticipation of new settlers. The location had fertile river-bottom land and waterways for transportation and for powering industry, and was referred to as "Tommy Corbitt's at the mouth of Mud Creek" (shortened to "Mud Creek".) In 1813, residents organized the first school district with the first school in a log cabin on the Corbitt farm. In 1848, the district built a two-room school on McCoy Street. A steady increase in residents gave rise to new Baptist and Methodist churches, and by 1824 the population was large enough to support a post office. In



1828, Horace Mott built a hotel on the southeast corner of the four corners, the first of three on this site that were centers of village life and landmarks for the next 170 years (the last one, the brick-veneered Damoth Hotel with its mansard roof, was demolished in 2000). Archibald Gates opened the first store in 1833, the Hughes brothers built a flouring and grist mill on the river in 1839, Dr. Marsena Terry arrived in 1844 and undertaker Alvah Webster in 1847. Other essential businesses followed—blacksmith and wagon shops, a harness shop, a cooper's shop, a tannery and shoemaking shop.

The first industries in Mud Creek were agriculture and lumbering, and service businesses grew the tiny settlement into a hamlet. Arks and rafts were built to carry farm produce and lumber down the river to markets as far as Baltimore, then dismantled and sold before the men walked or rode back to their homes. In 1849, the Erie Railroad was completed through Steuben County. In October 1850, Mud Creek was changed to Savona, after the city in Italy. In 1852 another railroad, running north from the Erie at Painted Post, was built through Savona on its way toward Wayland (it would become the Rochester branch of the Erie in 1863). Along with the railroad came change and new jobs. River traffic ceased as farmers no longer had to wait on the spring thaw and rain to get their products to market. Refrigerated cars meant dairy was no longer just a local activity and stock cars increased the buying and selling of farm animals. The road where the depot stood became Railroad Street and the hotel was known for

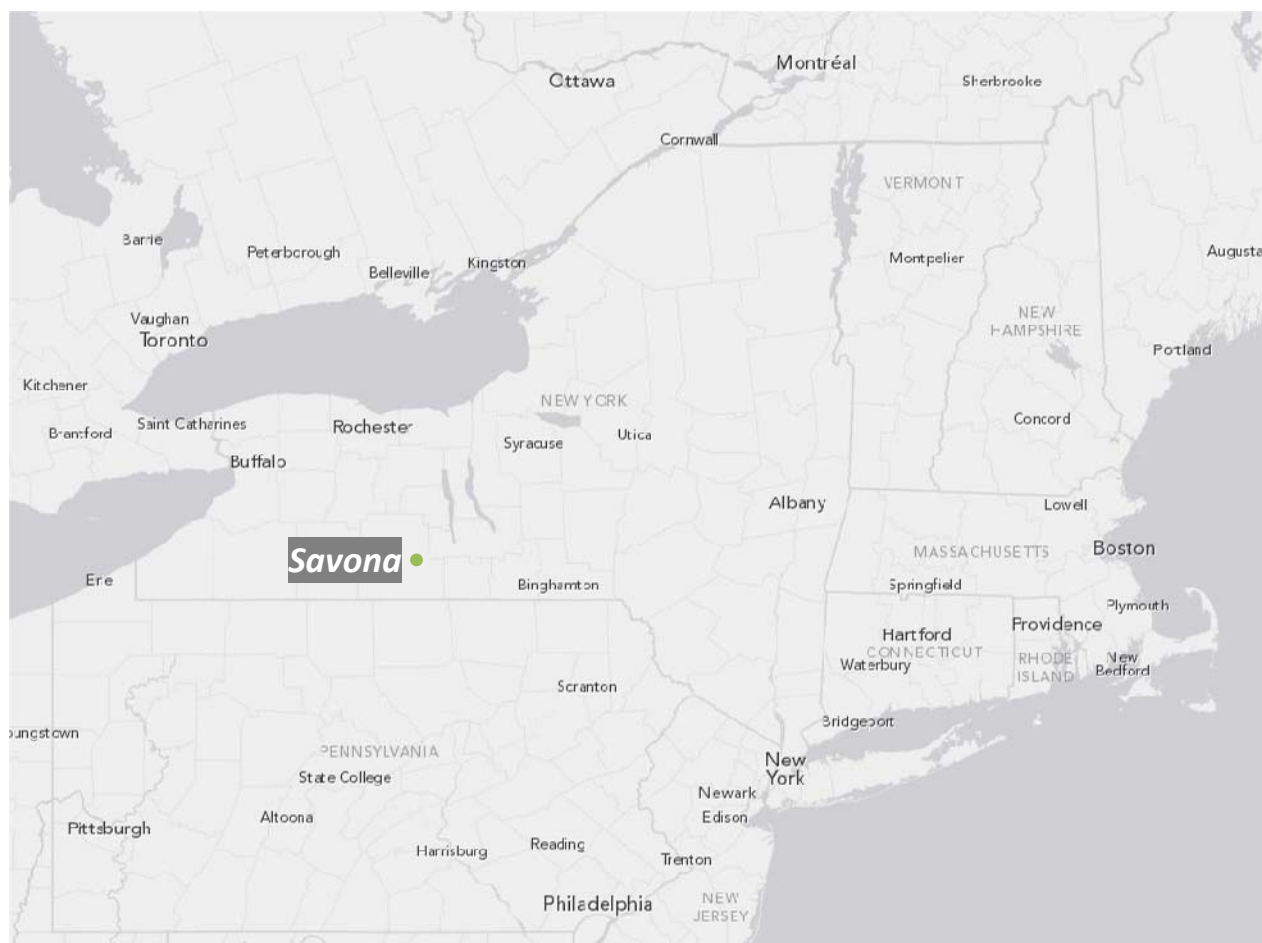
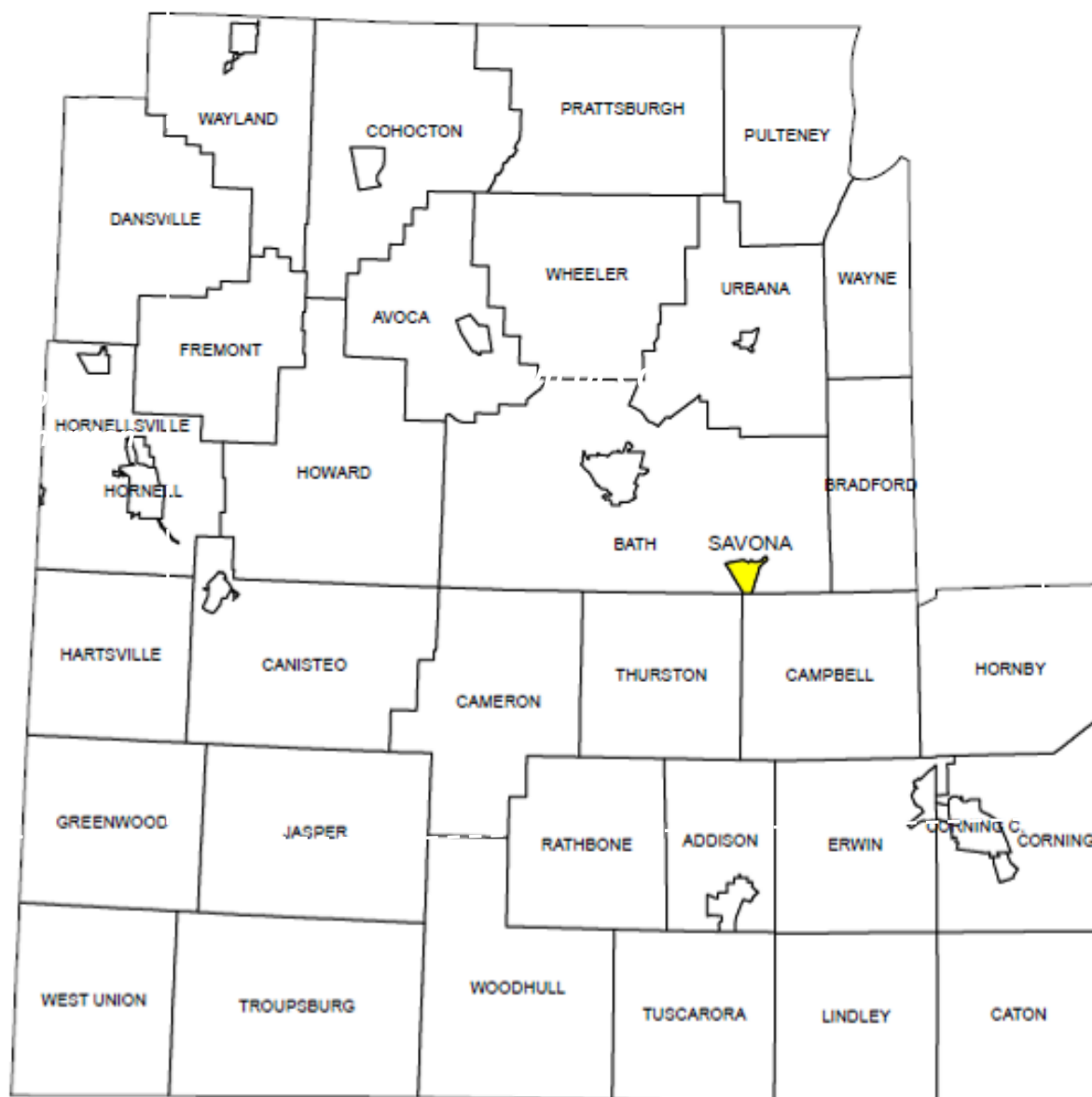


Figure 1
Location Map



Village of Savona

Town of Bath

Figure 2
County Municipalities

many years as the Railroad House. At the same time, the lumber boom was slowing with the depletion of the valley forests and competition from western states.

During the Civil War, Steuben County met its quota of troops through volunteer companies. Over 200 men enlisted from Savona alone. After the pioneer cemetery near the Baptist church ran out of room, in 1862 Parley and Sally Seamans deeded part of their farmland around their private cemetery and a right-of-way from Main Street to the Town of Savona. The right-of-way became a street that is now Seamans Place, and Seamans Cemetery is the final resting place of seventy Civil War soldiers.

The second half of the 19th Century was busy in Savona. In 1870, the Village had twenty-three businesses, and by 1890 it had forty-four. In the 1870s three new streets were laid out—Orchard, Burt and Maple—and more than fifty new houses built. More farmland was subdivided for housing in the 1880s and 1890s on Center Street and West Lamoka Avenue. New industries appeared, the DL&W railroad was completed in 1882 and the depot opened in 1884. A grain warehouse, hay press, coal shed and stock pen were built nearby, joining similar businesses at the Erie station. The village was formally incorporated in 1883, and Hessel Smith was elected President (as the executive position was then titled). In 1886, a larger two-story school replaced the old one. In 1887, the first newspaper appeared, and the Savona Review published weekly for the next forty years.

In 1906, Savona may have reached its commercial peak. A Board of Trade was organized to induce manufacturers such as Coleman Iron Works of Elmira to move to the Village. Savona's small size and population most likely kept it from attracting a significant amount of industry. Around that time, voters approved measures to create a fire department and erect a corporation building to house the equipment and village offices, after a decade of disastrous fires that destroyed blocks of stores at a time. In 1921, the Village received electrical power. However, the number of businesses declined steadily with the advancement of the automobile, although some new types appeared as traffic increased on Main Street: gas stations, repair shops, tourist homes, food stands and motels. The abandonment of the hill farms and the population shift to cities where jobs were located was a factor in the decline.

The Erie Rail Road mostly followed the west side of the river until it crossed near the Savona Diner and then paralleled Main Street south. The tracks were removed when the future I-86 was built in the early 1970s; the depot was in the path of the new river bed. The DL&W Rail Road, which forms the western boundary of the village, is still in use. It is owned by B & H Rail Corp., a subsidiary of the Livonia, Avon & Lakeville RR. The old depot was moved to a site near Lake Salubria on Route 415 in Bath.

2.3 Profile

2.3.1 Demographics

Examining the Village's previous and current demographic characteristics is important in order to understand its growth trends. This section will describe existing conditions regarding population characteristics such as age, educational attainment and median household income. In some cases, the Village data is compared to the Town of Bath, Steuben County and/or New York State as a whole to provide a basis for comparison.

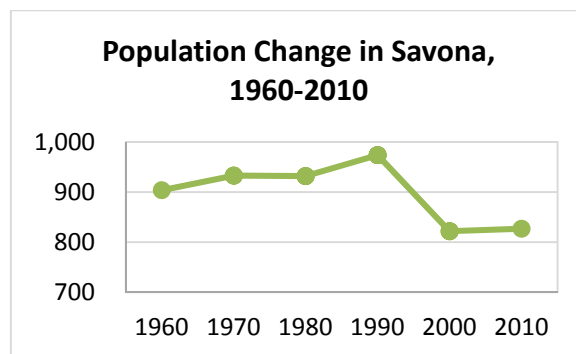
Table 1
Basic Characteristics

County	Steuben
PMSA (Primary Metropolitan Statistical Area)	Corning, NY CBSA
NYS Dept. of Labor Market Region	Southern Tier
Distance to Rochester	91 miles
Distance to Buffalo	112 miles
Transportation Network	Road: I-86/U.S. 17, I-99/U.S. 15 and NYS 415; Air: 26 miles west of Elmira-Corning Regional Airport (ELM)
2010 Population	827
Total Area	1 sq. mi.

Source: NYS Department of Labor, Google Maps, U.S. Census

Population

As of the 2010 census, there were 827 people in Savona, representing a minor increase from the 2000 population of 822. The Village's population peaked in 1990 at 974 and decreased sharply between 1990 and 2000, reflecting the decreasing manufacturing sector and resulting regional population loss during that period. The population trends from 1960-2010 are shown in the chart to the right.³



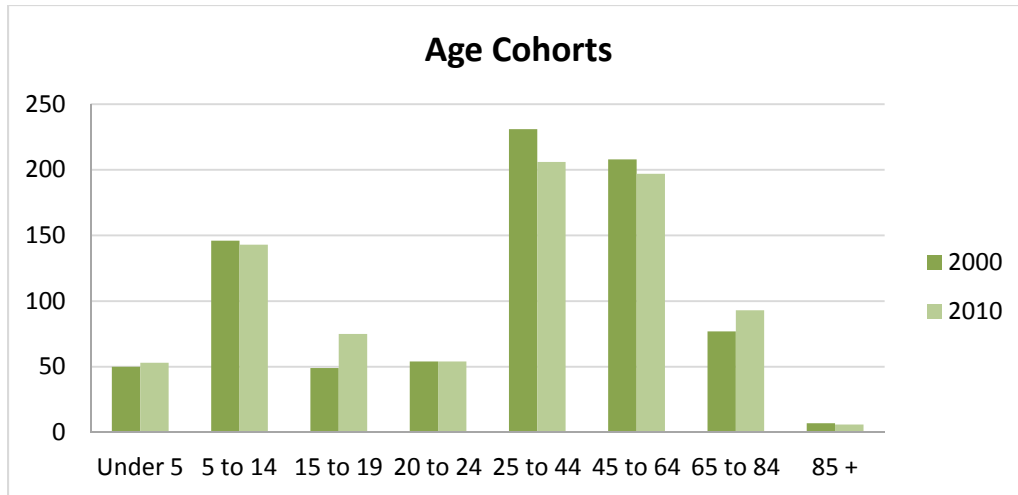
Age and Race

Contrary to regional population trends, Savona's population appears to be trending younger while the number of school-aged children is holding steady. Among the various age groups (or "cohorts") from 2000 to 2010, the Under 5 and 5 to 14 groups stayed about the same, as shown in the chart below. The number of 15-19 year olds increased while 20 to 25 year olds also stayed the same. The number of 25 to 44 year olds and 45 to 64 year olds decreased, while the number of 65 to 84 year olds increased and 85+ stayed the same. The Median Age is 32.9, which is notably lower than that of Steuben County and NYS as a whole (which both have a Median Age of 38.)

Although these numbers are minor shifts, they indicate that the Village should plan for all segments of the population, particularly for seniors and school-age children. As a bedroom community to the nearby population centers in Corning and Bath, Savona may want to take steps to attract potential residents who prefer a quiet, small town atmosphere with the convenience of the Interstate and nearby employment and retail opportunities.

The population is predominantly white, with 97.5% identifying themselves as such, 0.8% identifying themselves as African American and 0.7% as Hispanic or Latino of any race.

³ American Community Survey, census.gov



Households and Families

A household is an occupied housing unit, such as a house or apartment unit. In 2010, the Village contained 304 households. Approximately 73% (223) of these households are considered “family households,” which are made up persons related to each other by birth, marriage or adoption. This is almost 10% higher than in Steuben County as a whole, where 64% of households are family households. The census also provides a breakdown of these households by family construct, finding that 44% of households in Savona are comprised of a husband-wife family (19% of which have children living with them), 7% are male householders with no female present (3% with children) and 22% are female householders with no male present (16% with children.) As a basis of comparison, Steuben County is comprised of 48% husband-wife family, 5.6% male householders (3.4% with children) and 11% female householders (6.5% with children) households. By those standards, the number of female-only householders in Savona is quite high, and the Village may want to consider strategies to reach out to and assist those families via child care, after-school programs, or housing or transportation assistance depending on the amount of funding available.

Non-family households made up of single persons or unrelated occupants count for the other 27% of all households in Savona. In Steuben County, 36% of the households are non-family households.

Of the family households in Savona, 41% include individuals with children aged 18 and younger and 25% include individuals aged 65 and older. Compare those numbers to Steuben County, in which 30% of households have children and 27.5% include seniors. Again, the relatively high percentage of households with children, along with anecdotal information gained from outreach during the comprehensive plan process, points to the fact that Savona would benefit from additional activities and social outlets for school-aged children, many of whom likely have working parents and have expressed interest in such opportunities.

Housing Units

The total number of housing units in Savona is 314, almost half of which were built in 1939 or earlier. The number of structures built in the following decades up to 1999 varied from 13 to 30, but only one structure has been built since 2000. In terms of units per structure, 205 units (or 65%) are single-family homes, 22 are two units, 26 are 3-4 units and 7 are 5-9 units. Eleven percent of the total housing structures in Savona are mobile homes.

The residential areas in Savona range from higher-density, more traditional neighborhoods on the east side of the Village to larger-lot, postwar development on the west side. As described in the Historic overview above, the majority of historic homes and structures are located on the east side of Savona, while the west side includes newer homes on larger lots.

Also as of the 2010 census, the median home value in Savona is \$80,000 and the median rent is \$636 per month. Due to an influx of temporary residents in the Southern Tier who moved to the area for natural gas opportunities in recent years, the vacancy rates in Steuben and Chemung Counties were quite low until recently. Rents may have decreased slightly since the census data was published as much of the natural gas work has moved out of the area.

Tenure and Ownership

Of Savona's 314 housing units, 301 (or 96%) are occupied and 13 units are vacant. Of the occupied housing units, 220 (or 72%) are owner-occupied and 84 (28%) are renter-occupied, compared to 69% owner-occupancy in all of Steuben County. The average household size is 2.25 persons for owner-occupied units and 2.78 persons in renter-occupied units. In terms of the year that householders moved into each unit, 35% of residents moved into their current homes between 2000 and 2009, followed by 22% who moved between 1990 and 1999.

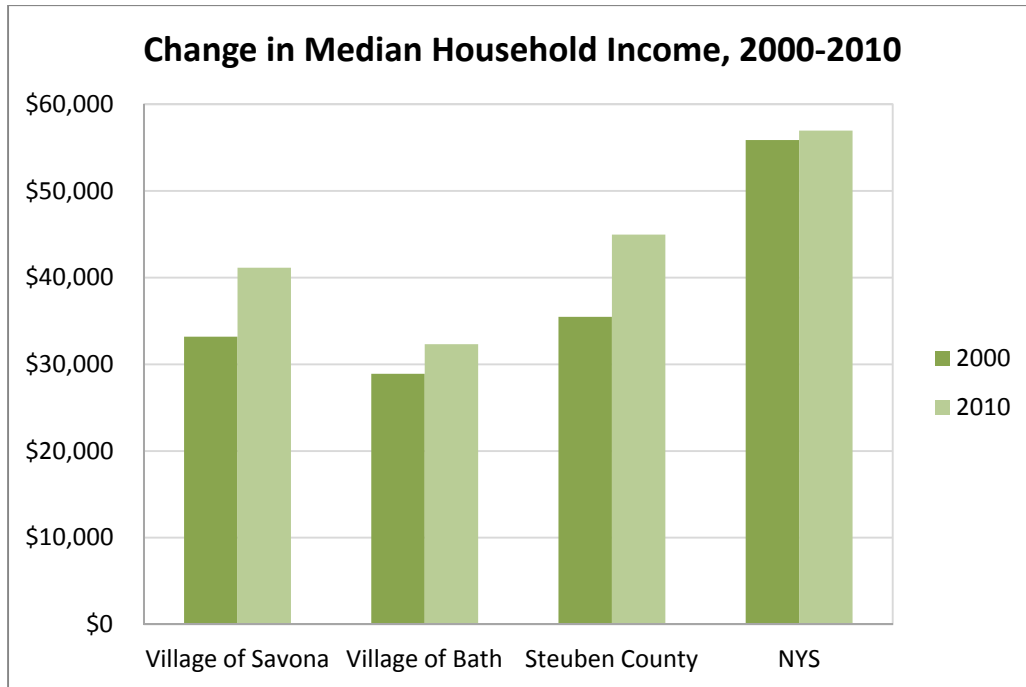
2.3.2 Workforce and Employment

The social and economic condition of a community is reliant at least partially on its residents' ability to succeed in the labor force. It is important to understand labor trends as Savona develops strategies both internally and with regional economic development agencies aiming to connect residents with the labor market. The Village should know what types of employment its current residents are involved in and then encourage strategies that make it attractive to both current and potential residents.

Household Income

An understanding of the income and employment characteristics of the Village is needed to guide the economic development goals for the Comprehensive Plan. As will be discussed in later chapters, working knowledge of the depth of resources of Savona's residents will help determine what types of local and regional businesses are needed and should be pursued.

As of 2010, the median household income is \$39,609, which is lower than that of Steuben County (\$44,967) and New York State (\$56,951). The median household income in Savona does reflect a notable rise since the 2000 census, at which point the median income was \$33,182. Approximately 17% of the population lives below the poverty line, including 23.6% of those under age 18 and 2.5% of those aged 65 or over. One statistic that is a particular cause for concern is that of the female-only households with children under 18, 47% are living under the poverty level. According to 2010 Census data, children in Savona who are less than 5 years of age are particularly at risk of living under the poverty level.



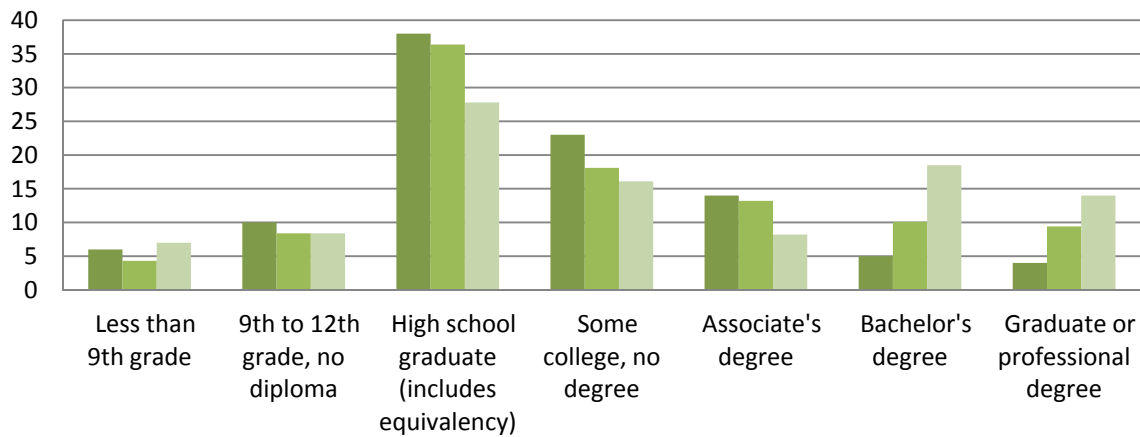
Of the approximately 573 residents aged 16 and over, 302 (or 53%) are active participants in the labor force and the unemployment rate is a low 2.8%. Savona's working residents represent a variety of occupations fairly evenly, with approximately one-third (30%) in Sales and Office occupations and 25% in Management, Business, Science and Arts. The Service, Construction and Production occupations are fairly evenly distributed with 14%, 14%, and 18% in those areas, respectively. Looking at the same group of workers in terms of industry, the largest number of Savona's residents (27%) work in Educational Services, Health Care, and Social Assistance, while 13% work in Manufacturing and another 13% are in Arts, Entertainment, Accommodation, and Food Services.

In terms of commuting to work, the vast majority (95%) drive alone, 3.4% carpool, 1.5% utilize public transportation, and none of the respondents walk or work from home.

Educational Attainment

A community's overall education levels strongly influence the economic success of a community. In addition, an understanding of them is important as they are indicative of the types of jobs and industries a municipality can hope and strive to attract. As shown in the graphic below, 84 percent of Savona residents have a high school degree or greater, meaning that it is in line with the rest of Steuben County and NYS as a whole. Attainment of "some college, no degree" and the Associate's degree is higher in Savona than in Steuben County and NYS, but the Village is significantly below County and State attainment in terms of bachelor's and graduate degree attainment.

Educational Attainment in Savona, Steuben County & NYS



Local Economy

General observations, survey data and committee discussions indicate that the existing business mix in the Village is weighted toward services and retail. The Four Corners contains local businesses such as King's grocery store and an antique store, as well as the Arrow Mart, a convenience store/gas station and Fossil Rock Acres. Mom's Diner and the Flying H Grocery & Deli are located south of the four corners on Route 415. Savona's other businesses of note are Steuben Sporting Goods and Steuben Auto on West Lamoka Avenue. Major employers of Savona residents include the Campbell-Savona Central School District and Corning Incorporated.

Land use for commercial and industrial uses comprises only 6.5% of Savona's total land area, and is primarily in the form of small retail establishments. Agricultural land accounts for approximately 14% of the area. The Four Corners area contains a number of small retail businesses and is considered the main commercial area in the Village. Other highway-commercial uses are located along 415. Savona's existing businesses continue to prosper and the local economy is relatively stable.

It is important to consider, particularly during an economic downturn, that for a municipality to be successful it is not necessary to "grow" outward in the traditional sense. Instead, one may choose to expand on its positive attributes and target areas for infill growth in order to increase productivity and thereby boost the economic bottom line without the expense of additional infrastructure. The Route 415/226 intersection may be a reasonable location to allow a higher concentration of businesses (or a mix of uses) than currently exists.

Regional Economic Development

Of note from an economic development standpoint are several local or regional economic development projects currently in progress. While they may not directly affect Savona, the recommendations may affect how land use or zoning are modified in the nearby area.

The "Cleaner, Greener Southern Tier" (CGST) study is a regional effort that aims to create more sustainable communities by funding smart development practices. Phase I of CGST was the development of a sustainability strategy that includes a list of priority projects. In 2013, New York State Energy Research and Development Authority (NYSERDA) began allocating funding for these priority projects

with the goal of reducing greenhouse gases throughout the Southern Tier region, and it is hoped that all of the communities within the region will benefit from the implementation of this strategy.

The conversion of Route 17 to I-86 is a regional effort to attract business and tourism to the Southern Tier, and it is hoped that Savona will benefit from its immediate proximity to the highway. New York State Department of Transportation (NYSDOT) is in the midst of this effort to increase safety through significant upgrades to this route. Because Savona lacks a public sanitary sewer system, it has not been able to capitalize on its location by providing hotels or major services for travelers.

The Steuben County Industrial Development Agency (IDA) is focused on retaining and growing the County's economic base, enhancing economic infrastructure, managing the development of the natural gas industry and other energy resources, and attracting and supporting service based and professional service sector businesses. The IDA provides expert advice for municipalities looking to attract or expand businesses.

In 2011, Governor Cuomo created ten Regional Councils throughout the state, including the Southern Tier Regional Economic Development Council (STREDC) to develop long-term strategic plans for economic growth for their regions. These councils are public-private partnerships made up of local experts and stakeholders from business, academia, local government, and non-governmental organizations, and are a key component of the Governor's transformative approach to economic development. STREDC has been instrumental in funding projects throughout the eight-county region in which Savona is located. Moving forward, the Village will work to provide STREDC with information about proposed capital and maintenance projects such as those listed in this plan's implementation matrix, with the goal of obtaining state funding for those projects that will advance the strategic plan and economic development goals within.

Fiscal Conditions and Tax Rates

The tax base of the community consists of the value of all fully taxable real property within the Village boundary. The value of such property is generally referred to, and is published by the tax assessor of the community, as the Assessed Valuation. The Assessed Valuation generally does not reflect the market value of the property, but rather a specified percentage of market price level in the locality. The Assessed Valuation is used to prepare the annual property tax roll and to compute tax rates and their application to property.

The Tax Base. The tax base may be affected by changes in the proportion of property subject to taxation, policies in the tax structure regarding exemptions, and changes in the value of property in the community. Municipalities cannot tax the property of federal, state, and county governments and does not tax its own municipal or school properties. This class of property is wholly exempt from property tax assessment. In addition, certain quasi-public properties, such as churches and hospitals, are exempt from taxation.⁴

In order to ensure an equitable sharing of County and State tax burdens, New York State (after studying the assessed value in a community) fixes a rate on the valuation that indicates the ratio of assessed valuation to the full value of the property. For example, NYS Office of Real Property Services indicated

⁴ Comprehensive Development Plan for the Village of Savona, NY, Brown & Anthony City Planners, Inc. August 1967, 111-112.

that the property in Savona was assessed at 47% of its full value in 2013.⁵ The top taxpayers in the Village are: Corning Natural Gas, Getty Leasing/Arrowmart, Scott Wright/Steuben Auto/Sporting Goods, NYSEG, and Savona Estates. The following chart shows the amount that the Village has raised by tax for the past five fiscal years.

Table 2
Village Tax Information

Year	Taxable Value	Amount Raised by Tax	Tax Levy Increase	Tax Rate Per \$1,000 ⁶
2013-2014	9,452,143	160,950.00	-0.14%	17.0279
2012-2013	9,607,464	161,179.00	2.19%	16.7764
2011-2012	9,699,452	157,648.00	1.72%	16.2468
2010-2011	9,686,630	154,936.00	2.90%	15.9949
2009-2010	9,698,663	150,450.00	1.96%	15.5124

Source: Village of Savona

In summary, the tax base is that portion of real property subject to taxation by the municipality for municipal purposes. It is expressed in terms of assessed valuation which generally represents a percentage of its full value.

The Tax Rate. The tax rate is the amount per \$1,000 of full taxable assessed valuation that is required to raise the funds needed in the operation of the community. Overlapping jurisdictions make tax rates difficult to ascertain but for the purposes of this analysis, an approximation of the rate sufficient to provide information on scope and trends is satisfactory. Since tax rates are generally computed on the basis of assessed value, they must be converted to a full value rate to be of any worth to fiscal analysis. The following table shows the tax rates in Savona (based on a tax rate per \$1,000 assessed valuation) for the 2013/2014 fiscal year.

The Village, Steuben County, and the Campbell-Savona School District levy real property taxes on properties throughout the Village. Village taxes represent the smallest component of the overall property tax range, and the school district taxes represent the largest component.

Table 3
Tax Rates based on 2013-2014 Assessment Rolls

Village of Savona	17.03
Steuben County ⁷	20.00830
Campbell Savona School ⁸	41.6969
Equalization Rate (Village only)	.47

Source: Village Assessor, Steuben County

⁵ <http://orpts.tax.ny.gov/>

⁶ The taxable value for the Village of Savona has decreased in this five year period, which resulted in an increase to the tax rate. Also, before the 2% tax cap was implemented, the Village was already maintaining a levy increase in that range, thereby being fiscally responsible to our taxpayers.

⁷ Includes Town (3.5726) and Fire Department (1.60305) tax rates.

⁸ Includes Library (.0404) tax rate.

Revenues. The revenues in the Village of Savona include those funds that have been raised by taxes and several other sources, as shown in the following table.

Table 4
Top Revenue Sources, 2013-2014

Village Taxes	\$160,950.00
Non-Property Tax Distribution (County Sales Tax)	\$68,500.00
CHIPS Highway Aid (NYS)	\$37,500.00
Fire Protection (Town of Bath)	\$33,000.00
Fines/Forfeited Bail	\$18,000.00

Source: Village of Savona

Expenditures. Expenditures in the Village include current operations, capital outlay and debt service. In the first category are those required for the normal operation and maintenance of the Village. Capital outlay reflects payment for those items such as heavy equipment and improvements for which indebtedness could have been incurred. Debt service reflects the costs of redemption of long-term obligations of the community and includes both principal and interest. This table shows the top expenditures, not including salaries.

Table 5
Top Expenditures, 2013-2014

Fire Department Contractual	\$37,650
Workmen's Compensation	\$24,000
Insurance	\$20,000
Park Contractual	\$14,810
Street Lighting	\$13,500
Snow Removal/Salt	\$12,750
Buildings & Grounds	\$10,700
Roads Contractual	\$10,000
State Retirement	\$9,750
Trees	\$7,500

Source: Village of Savona

Debt Position. The amount of debt a municipality may incur is closely tied to the tax base and increases with the expansion of the tax base. Savona's short-term debt is in the form of a General Fund that was issued in May 2013 for \$270,000. At the current rate of 2.20%, the debt will mature in May 2014. The final outstanding balance is \$270,000. This is a BAN (Bond Anticipation Note) that can be renewed annually for three more years and then must go to an SIB (Statutory Installment Bond) for a five-year term.

The Village's long-term liabilities include a General Fund (SIB) for \$70,000 that will be paid in full by March 2017, and a Water Fund (SIB) for \$2,564,653 that will be paid in full by March 2038.

The Village also has the following general fixed assets as shown in the following table.

Table 6
General Fixed Assets

Type	Balance 5/31/11	Additions	Deletions	Balance 5/31/12
Land	\$7,170	--	--	\$7,170
Buildings	\$1,460,743	\$18,400	--	\$1,479,143
Machinery & Equipment	\$672,669	\$8,020	\$500	\$679,889
TOTAL	\$2,140,582	\$26,420	\$500	\$2,166,202

Source: Village of Savona

Summary. The Village is in solid fiscal condition, with a relatively low debt load and tax increases that (even prior to the NYS requirement) are under the 2% property tax cap limit. The following table provides a summary of the fiscal budget.

Table 7
Summary of Fiscal Budget, 2013-2014

Appropriations (Expenditures)	\$348,123.15
Estimated Revenues	\$182,504.15
Unexpended Fund Balance	\$4,669.00
Raised by Taxes	\$160,950.00

Source: Village of Savona

2.3.3 Community Resources

Village-Owned Property

The Village owns the following buildings or structures: Village Hall on McCoy Street, Savona Free Library (located in the same building as Village Hall), Savona Fire Department on McCoy Street, the water plant on Eagle Valley Road, and water tank on Platt Hill Road. Village Hall has offices for the Mayor, Village Clerk, Deputy Clerk, and Code Enforcement, as well as the Village Court and a public meeting room. The Village also owns the Village Park, described in more detail below.

Parks and Open Space

The 4.7-acre Village Park is an open space located at the eastern end of McCoy Street, across from Campbell-Savona Elementary School. The park includes three baseball fields, a playground, restrooms and a pavilion, and is used by residents, Cinderella softball, Little League and various tournaments. As recently as 2013, the Village has invested in improvements to the park that include electrical upgrades, a kitchen upgrade and new salt barn.

Cemeteries

One cemetery, Seamans Cemetery, is located within the Village of Savona. The Town of Bath owns an unnamed cemetery on Main Street, for which the Village may consider taking ownership.

Schools

Since 1992, the Campbell-Savona Central School District (CSCSD) has served the Village. The Elementary School (Grades K-5) is located in Savona, one-quarter mile east of the Four Corners, while the District offices and the Junior/Senior High School are located on County Route 125 in Campbell. The CSCSD's vision states: "Our school community creates and promotes an inspiring environment that supports our students and fosters lifelong learning." According to the district offices, CSCSD had a 2012-2013 total

enrollment of 900 students. Graduating classes are typically between 55 and 65 students. The district recently renovated both the Elementary and Junior/Senior High School, making sustainable or “green” improvements such as replacing light fixtures with LED lights, creating a new STEM (Science, Technology and Math) classroom, and installing photovoltaics on the roof to harvest energy. The District also has a highly supportive faculty and staff community that run elementary aged clubs and athletics such as soccer, basketball, wrestling, computer, swimming, and many others along with a strong Junior/Senior athletics and music program.

Healthcare

Savona contains no hospitals or other health care facilities. Nearby hospitals in the area include Guthrie Corning Hospital, Ira Davenport Memorial Hospital (Arnot Health) in Bath, and the Bath VA Medical Center. The Campbell Community Fitness Center is a new facility in the Campbell-Savona Junior/Senior High School which includes a gym, swimming pool and walking track. Children are welcome to use the facility for free, while adults pay a small annual fee.

Senior Services

As larger numbers of residents reach retirement age and the senior population continues to grow, the Village, in coordination with neighboring municipalities such as the Towns of Campbell and Bath, will need to address specific senior service and access needs. Access to medical care, social activities and basic needs such as grocery stores and pharmacies can be a challenge for seniors, and the Village leadership should be mindful of this when making policies about transportation and land use. Savona has one senior group that meets every third Wednesday at Savona Federated Church. Although Savona doesn’t have any residential facilities specifically for senior living, within Steuben County are many such complexes such as the Steuben County Health Facility, the VA’s long-term care facility and several others in Erwin, Painted Post and Corning.

Civic Groups

In addition to the Senior Citizens group mentioned above, other volunteer groups within the village include the Savona Firemen’s Auxiliary and the Shepherds Cupboard Community Food Pantry, which serves the Campbell-Savona School District and distributes food the second Thursday of every month at the Church of the Good Shepherd.

Events

Residents of Savona look forward to the Village’s annual events and, according to the Community Survey, are happy with the variety of activities throughout the year. These include Community Yard Sales in May (as well as a village-wide trash pick-up), Memorial Day Parade, Savona in the Park on the third Saturday in July, Music in the Park in July, and Christmas Magic on the second Saturday in December.

Churches

Two houses of worship are located within the Village of Savona, including Savona Federated Church (Baptist) and the Church of the Good Shepherd (Episcopal). These organizations provide community services such as senior luncheons, summer programs



for children and distribution for the Food Bank of the Southern Tier, as noted above.

2.3.4 Historic Resources

The block of stores on East Lamoka Avenue and the former Savona National Bank building dating back to the early 1900s are what remains of the commercial center, which formerly occupied all four corners of the Village's main intersection. Other remaining historic buildings include the Baptist church and the distinctive Episcopal church, designed by a Savona native, James Gates Moore.

Some of the oldest residences of note include: Hiram Hughes house (22 Main); Tolbert house (11 Maple Lane); A.H. Gates house (9 Little Acorn Lane); Hessel Smith house (38 Main); James Moore house (25 Main); Thomas Corbitt house (48 E. Lamoka); David Whitaker house (31 Main); Parley Seamans house (81 Main); Elisha McCoy house (16 McCoy); and James Tyler house (15 Church).

None of the old industrial buildings remain in the area where most of the industry occurred—around the Erie station, where Hubbard's saw mill, the Coleman works, the pea vinery and the M.J. Ward feed plant were located. Most of the earliest store buildings are also gone, except for two that were moved to new locations in the 19th Century and converted to residences, now located at 8 Orchard Street and 11 Maple Lane.

2.3.5 Government

Elected Officials

The Village is governed by an elected Mayor and four additional Trustees, which are elected to two-year terms. The Board of Trustees is responsible for implementing policies and directives. Trustees are assigned job responsibilities such as oversight of Trees/Streets, Planning & Zoning Liaison, Park/Buildings & Grounds, Fire Department Liaison, Sidewalks/Street Lights and Signs/Drains.

Staff

Members of the Village staff include the Village Clerk, Code Enforcement Officer, Public Works Superintendent, Justice Court and Assessor. Village services include water supply, seasonal composting, snow removal, park maintenance and other services such as building permits, zoning and planning issues and code enforcement.

Boards

The Village has a Planning Board and a Zoning Board of Appeals, each of which is comprised of five volunteers who serve four-year terms on a staggered schedule. The Planning Board meets monthly or as needed, and is responsible for approving site plan applications. The ZBA also meets monthly or as needed, and is responsible for granting zoning variances.

2.3.6 Emergency Services

The Steuben County Sheriff and NYS Police provide police protection within the Village, as they have for the past forty years. Both maintain a fairly consistent presence in Savona. Since 1967, the Village has contracted with Bath Volunteer Ambulance Corps for ambulance service. Advanced life support is provided by Rural Metro Medical Services on an as-needed basis.

The Savona Fire Department was established in 1906 following a series of devastating fires in Savona. The department serves an approximately 24-square-mile area that includes the Village of Savona and a portion of the Town of Bath. The department is overseen by a membership of 35 volunteers that

provide firefighting, EMS, rescue and basic hazardous material services. They also respond to other calls for assistance such as fallen trees, flooding, wind damage, and hazardous road conditions. On average, they respond to about 280 calls for assistance per year. The department's current apparatus consists of two pumper trucks, a tanker, one heavy rescue, one brush truck, an EMS vehicle and utility van.

2.4 Existing Land Use

Land use classifications are determined by the county assessor according to a system established by the New York State Office of Real Property Services (NYSORPS). NYSORPS uses nine categories to classify land based on the primary use of each property. As shown in Figure 3, the Village is primarily residential in character, with bands of commercial uses, agricultural and industrial land. The Cohocton River, which bisects the Village, is bounded on either side by floodplain/open space. As shown in Table 8, Land Use, residential properties make up the largest amount of any land use type within Savona (28%). Almost 25% of the land is classified as vacant, 21.6% is water, and 13.9% is Agricultural. Savona has a very small percentage of land classified as commercial and recreational use.



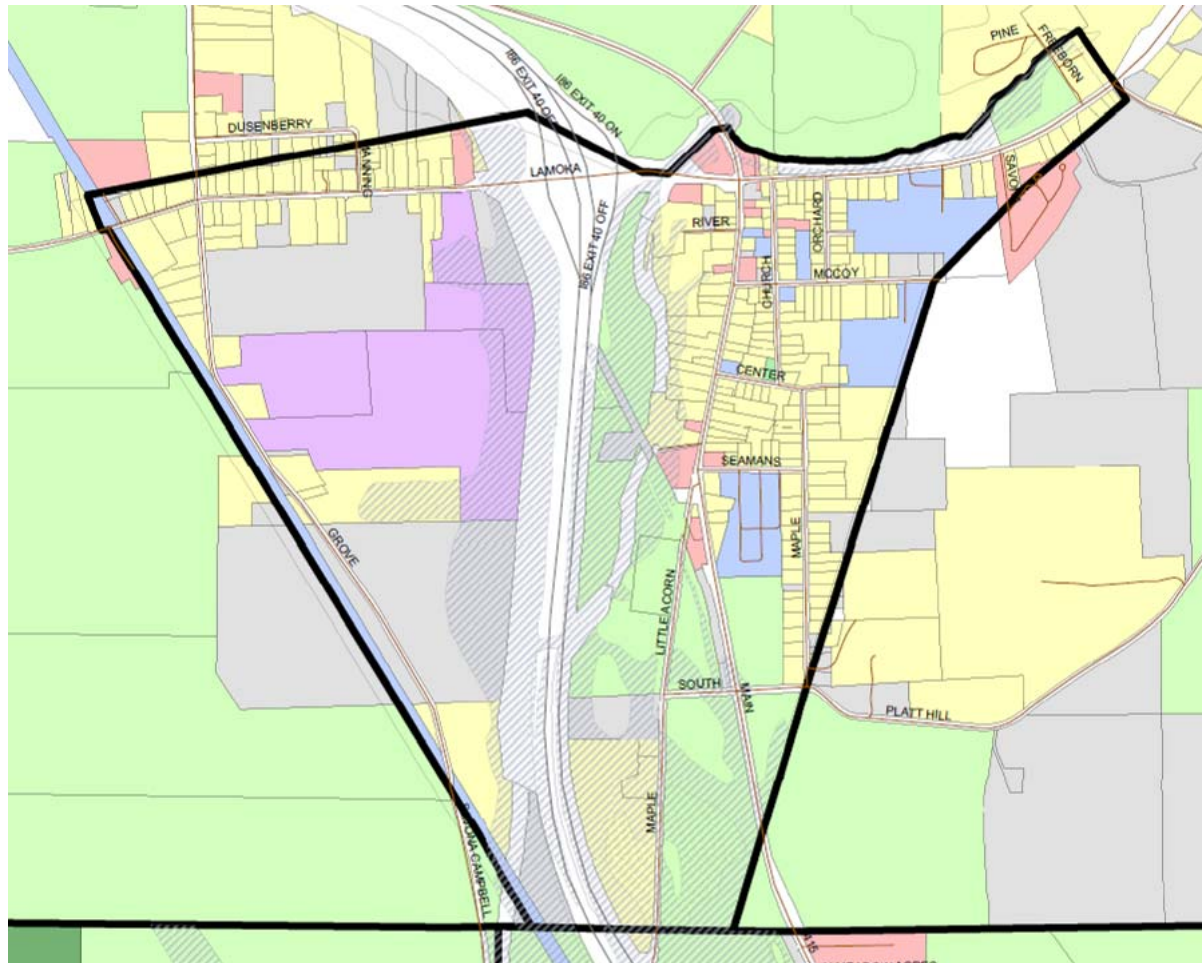
Table 8
Land Use

Land Use Classification	% of Village Land
Residential	28.1%
Vacant Land	24.8%
Water & Other	21.6%
Agricultural	13.9%
Community Services	5.1%
Industrial	4.7%
Commercial	1.8%
Recreational	0.1%

Source: Steuben County Planning, NYS Office of Real Property

Agricultural Districts

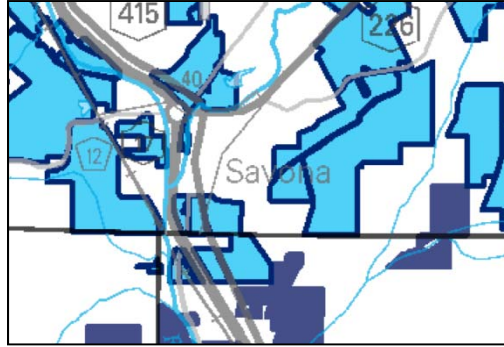
The New York State Legislature is required by the New York State Constitution to protect agricultural lands. The Agricultural Districts Law, Article 25AA of the Agriculture and Markets Law (1971) was implemented to preserve agricultural products and land resources, and to encourage agricultural production. There are many benefits to maintaining the State's Agricultural Districts, as they include limitations on the exercise of eminent domain on certain projects and the mandate that State agencies encourage viable farming as a matter of policy. Primary responsibility for the creation, review and management of Ag Districts is administered at the County level. Steuben County intends to update its Agricultural and Farmland Preservation Plan in 2014, and Savona will participate in this project.



Land Use

- Agricultural
- Residential
- Vacant land
- Commercial
- Recreational
- Community Services
- Industrial
- Public Services
- Forested, Conservation, Parks

Figure 3
Existing Land Use



Sections of Ag. District 2 are located in Savona⁹

2.5 Zoning

The Village Zoning Law was adopted in 1970 (Local Law No. 1 of 1970) and most recently revised in 1994. As shown in Table 9, Zoning, the majority of the Village is zoned for one of three Residence districts. The zones are shown in Figure 4 and described in more detail below.

Table 9
Zoning

Zoning District	Acres (number)	% of Village Land
R-1 (Residence)	279.55	42.0
R-2 (Residence)	125.6	18.9
R-3 (Residence)	70.2	10.5
B-1 (General Business)	17.25	2.6
B-2 (Core Business)	5.15	0.8
I-1 (Light Industrial)	55.75	8.4
F (Flood Plain)	112.15	16.8

Source: Steuben County Planning Department

The R-1 (Residence) District, which requires one-acre minimum lot sizes for residential development, is located primarily on the outer edges of the Village. One- and two-family dwellings are permitted as-of-right with many other uses also permitted by right or with a Special Use Permit from the Zoning Board of Appeals. There is one R-1 area in the center of Savona that bisects some parcels—ten parcels are half-R-1 and half-R-3. (This is a confusing condition that could be resolved in a future rezoning.)

R-2 (Residence) District parcels are located throughout Savona and include residential uses on smaller (9000 s.f. minimum) lots. Permitted uses are similar to those in an R-1 District, with the exception that farm animals are not allowed in R-2.



R-3 (Residence) District is the area within the Village that is roughly bound by East Lamoka Avenue, Orchard Street, Maple Street, Seaman Place and Route 415. This District also has a 9000 s.f. minimum lot size but a larger allowable maximum lot coverage—up to 60% may be covered. The R-3 also allows multi-family dwellings and boarding houses.

⁹ <http://cugirdata.mannlib.cornell.edu/pdf/agSTEU2012.pdf#zoom=75>

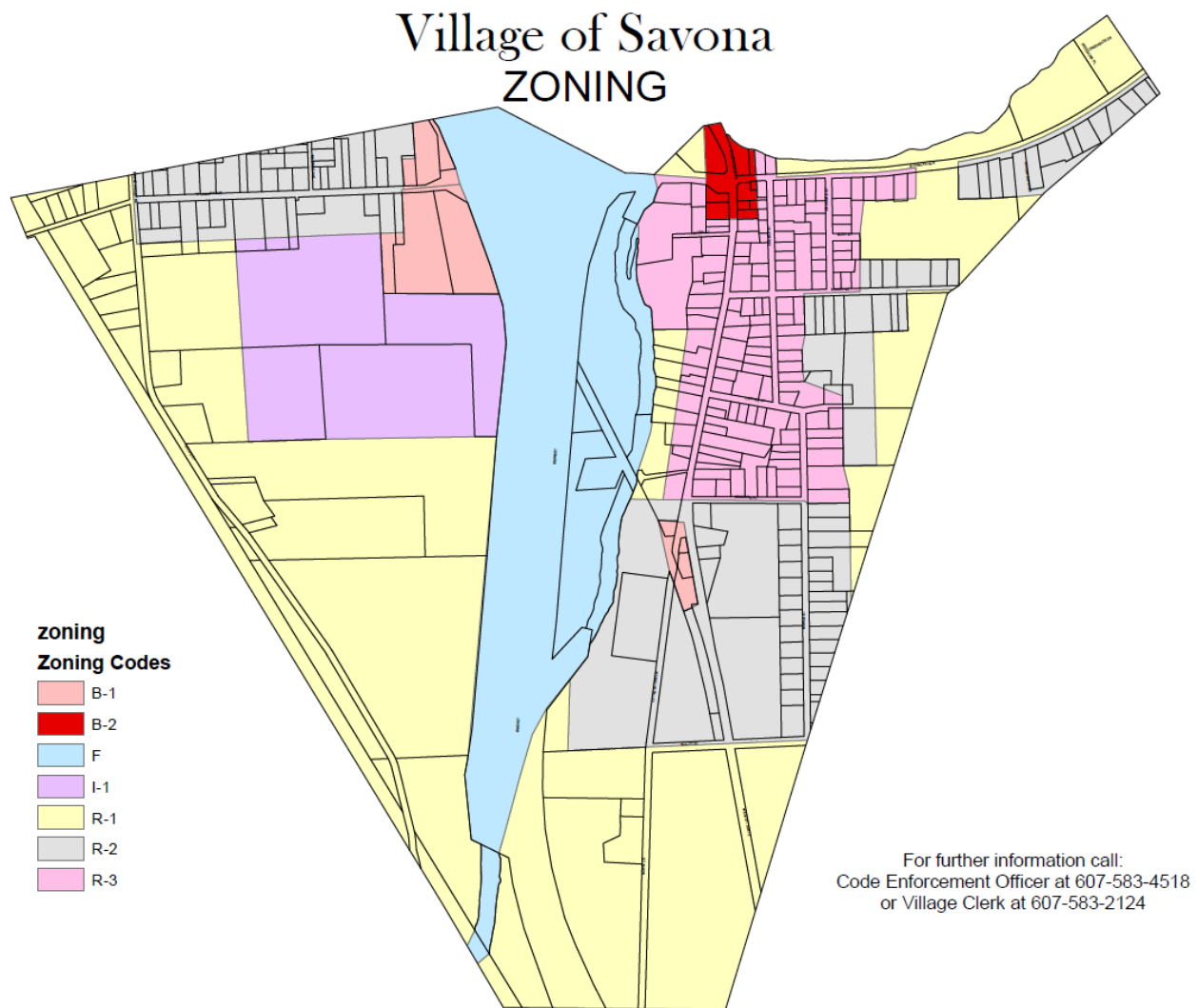


Figure 4
Existing Zoning

B-1 (General Business) is located in two areas—one on the west side of the I-86 interchange and the second near the intersection of Route 415 and Little Acorn Lane. Business uses such as Offices and restaurants are allowed by right, while other uses such as gas stations and accessory uses are allowed with a Special Use Permit.



B-2 (Core Business) is a small district located at the intersection of Routes 226 and 415 in the Central Business District. The allowed uses are the same as those in the B-1, but minimum lot sizes are only 2,500 s.f. as opposed to 10,000 s.f., and the front yard dimension must be zero, meaning that any new development there must be flush with the sidewalk, reflecting the traditional development on East Lamoka Avenue.

The I-1 (Light Industrial) district is located on the west side of Savona, where the prevalent uses are mining and vacant land. The “light industrial” uses permitted here include research laboratories and manufacture, fabrication, extraction, assembly, warehousing and other handling of material. Extractive operations and soil mining are specifically prohibited in the Village, as are manufacturing uses that emit any odors, dust, smoke or other offensive emissions.

The F (Flood Plain) District was originally established in 1970; subsequently, the Flood Plain Overlay Zone was established in the 1994 zoning amendment to strengthen the goals of the Flood Plain District. Its boundaries correspond to those identified by the Federal Emergency Management Agency (FEMA) on its Flood Insurance Rate Maps (FIRM) and Flood Boundary and Floodway maps contained therein. The intent of this district is to control development in the flood plain that has the potential to cause damaging flood heights and velocities by obstructing flows and reducing flood storage, and further, to protect human life and health, minimize property damage, minimize surface and groundwater pollution and provide public awareness of the flooding potential. Permitted uses include agriculture as-of-right and other uses such as golf courses, stables, and commercial parking lots by Special Use Permit.

2.6 Natural Resources

Understanding demographic data and trends helps to portray the direction an area is going, but environmental factors dictate how future development should occur. Features such as steep slopes, and major water bodies may define areas where future development should be avoided. Planning for land use in concert with existing environmental conditions promotes the protection of valuable natural resources (See Figure 5, Topography.)

2.6.1 Wetlands

Through two state laws, New York State Environmental Conservation Law Article 24 (Freshwater Wetlands) and Article 25 (Tidal Wetlands), NYS Department of Environmental Conservation (NYS DEC) currently regulates wetlands over 12.5 acres. Article 24 of the Fish and Wildlife regulation has bearing on the type of DEC permits issued in these protected areas. Although no wetlands are located within the Village limits, one “wetland checkzone” (SV-10) is located directly to the northeast; therefore, if any development is proposed in this area, the following note from DEC’s website may apply: “New York’s freshwater wetlands maps only show the approximate location of the actual wetland boundary. They are not precise ... the “check zone” is an area around the mapped wetland in which the actual wetland may occur. If you are proposing a project that may encroach into this area, you should check with your

regional DEC office to make sure where the actual wetland boundary is.”¹⁰ It is important to preserve the wetland areas, as they retain stormwater, reduce flood damages, support valuable fish and wildlife habitat, facilitate groundwater recharge, provide biological and chemical water treatment, and provide open space, and aesthetic and educational resources.

2.6.2 Cohocton River and Streams

Savona is crossed in two places by the Cohocton River, a 58.5 mile long waterway that is part of the Susquehanna River watershed, flowing to the Chesapeake Bay. It is fed by many small tributaries in the surrounding highlands, and then joins the Tioga River to form the Chemung River near Corning. While the river flows north-south to the west of I-86, a smaller tributary named Mud Creek forms the northeastern boundary of the Village, just north of East Lamoka Avenue (Route 226) and joins the main branch toward the central area of Savona.

2.6.3 Floodplain

The Federal Emergency Management Agency (FEMA) has established both the 100-year and 500-year floodplains, which are the estimated areas of inundation during a 100-year or 500-year storm, respectively. These floodplains lie along the flat lands on either side of the Cohocton River. The flood of record for the Cohocton River was the Finger Lakes Flood in 1935. The Village of Savona Flood Insurance Study (which provides supporting documentation for the Flood Insurance Rate Map) indicates that the Village flooded from the Cohocton River and Mud Creek in 1935 and 1972.¹¹ The damages in 1972 were "relatively light," resulting primarily from groundwater and surface water (with 7 to 9 inches of rain producing "severe runoff conditions"). The threat of flooding from the Cohocton River had been "significantly reduced" by relocation of the riverbed to the west and construction of the highway between the river and developed areas in the village.

The effective Flood Insurance Rate Map indicates that the village currently has very little development within the mapped floodplain, which is the area with a 1% or greater probability of flooding in any given year. The majority of the mapped floodplain is zoned in a Floodplain District. Agriculture is the dominant land use as the floodplain areas contain some of the most fertile soils. The potential threat of flooding along the rivers points out the significance of controlling the amount of impervious surface (such as pavement or other impenetrable material) that accompanies development. The importance of planning for open space and the use of alternative materials and methods to control the runoff from impervious surfaces will be instrumental in attempting to manage future flooding.

2.6.4 Significant Habitat

The New York Natural Heritage Program, which is run by the NYS Department of Environmental Conservation Division of Fish, Wildlife and Marine Resources, surveys and monitors rare animals, rare plants, and significant ecological communities throughout the state. According to the letter from the DEC New York Natural Heritage Program dated July 26, 2013, the Village of Savona does not contain any rare or state-listed animals and plants, significant natural communities or other significant habitats. (See Appendix C.)

¹⁰ <http://www.dec.ny.gov/imsmaps/ERM/viewer.htm>

¹¹ The Flood Insurance Rate Map is the official map of a community on which FEMA has delineated both the special hazard areas and the risk premium zones applicable to the community (www.fema.gov).

2.7 Topography

Steep slopes are defined as areas that exceed a certain percent slope, and because they are often associated with other environmental features such as rock outcrops, shallow soils, and bedrock fractures, are typically difficult to develop. Although it is not impossible to develop on steep slopes, many municipalities choose to limit the amount of development on such natural resources, protecting the natural terrain, vegetation and ridge lines by regulating the amount of land disturbance in such areas. Slopes in excess of 15%, which are generally considered moderately steep and qualify for protection, are generally not found throughout Savona (see Figure 6.) As is typical, those lands in the floodplain/floodway on either side of the Cohocton River are the least steep areas. In planning for future development and conservation, topography in Savona will likely not be a significant factor.

2.8 Public Infrastructure

2.8.1 Water

The Village has one water district with boundaries concurrent with its own. This district has been intact since 2007 and now serves Village residents, one school building and multiple businesses. Of the 283 properties in the district, 172 are currently connected. New York State laws regarding municipal water supply may require additional properties to be connected into the system in the future.

2.8.2 Sewer

Savona does not have public sewer service. Village officials have considered the potential development of a public sewer system in past years, but costs have deterred further discussion. New York State is currently funding waste water engineering studies that help to clarify the cost and scope of such a project. The Village may consider applying for an engineering planning grant that would fund the study.

2.8.3 Utilities

NYSEG provides electricity and Corning Natural Gas supplies natural gas to commercial and residential customers in Savona. While consumers have various choices for cable, Internet and other telephone, several companies remain the primary providers in Savona. Time Warner Cable is the main provider of cable television and also provides high-speed Internet and digital telephone service. Satellite service is also used by some residents. Ample local and long-distance telephone service exists. Southern Tier Network, Inc. is currently building an optical fiber broadband ring in Steuben, Schuyler, and Chemung Counties. When completed, the network will enable access to the highest speed broadband connectivity available in the three-county region, significantly expanding services in currently underserved rural areas and providing a catalyst for future economic development in the Southern Tier.

2.8.4 Waste Disposal

Residents in Savona are responsible for their own waste disposal and recycling. Residents may hire a private waste hauler or haul waste to the Steuben County Landfill on their own. The Village provides curbside leaf pickup in October and November.

2.9 Transportation Network

The transportation network determines how easily residents are about to move to and throughout the Village, and what goods and services they are able to easily access. The transportation system in Savona consists of roadways, public transportation, a railway and sidewalks. Although the goal of this Comprehensive Plan is not to develop a long-range transportation plan, it will analyze and consider transportation issues as they are inherently related to land use and zoning decisions.

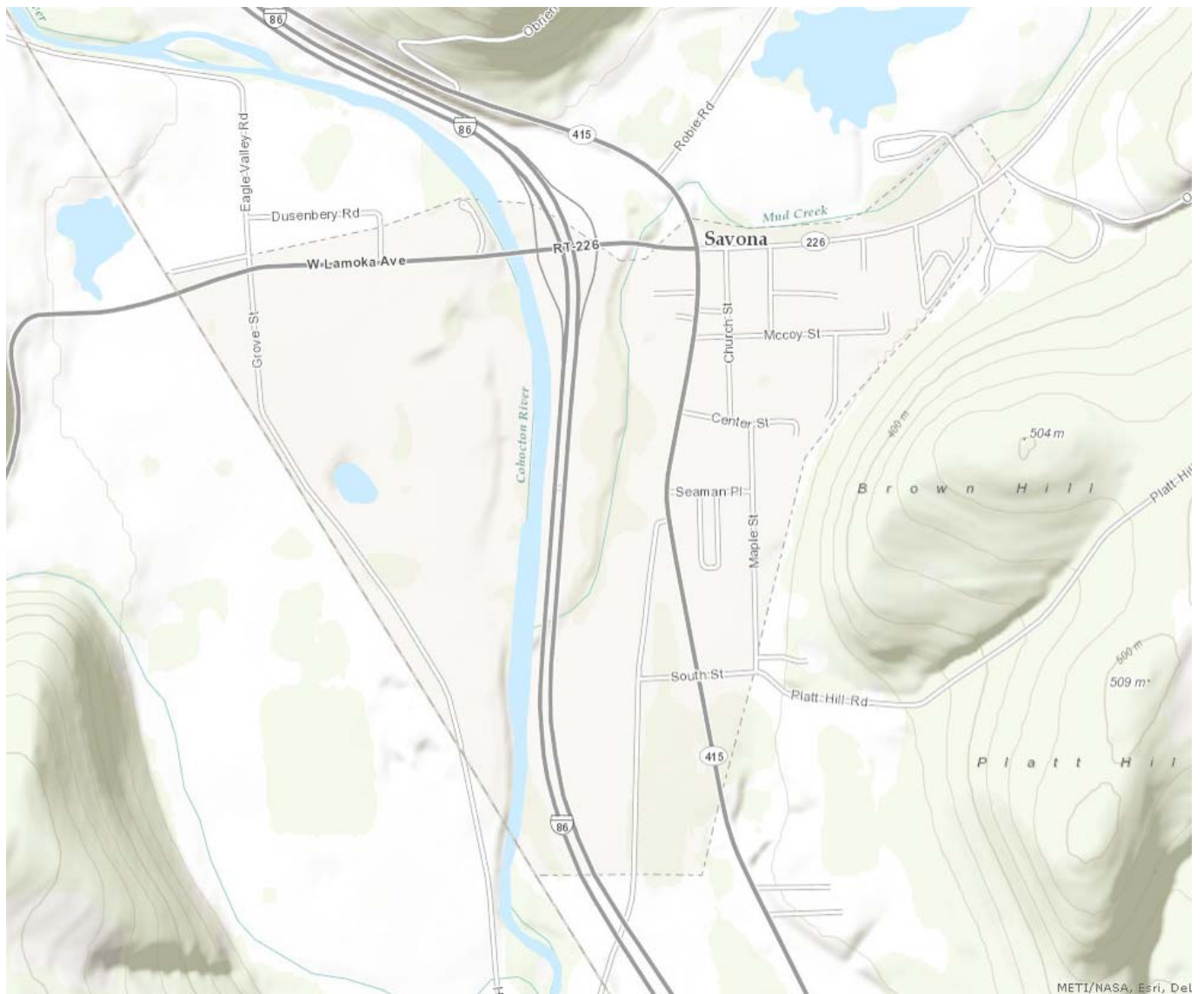


Figure 5
Topography



Figure 6
Aerial Photograph

The transportation considerations impacting land use planning decisions can be divided into two categories that may be thought of as external and internal. The former involve those that affect the delineation of Village areas that are recommended for open space preservation or development/redevelopment for mixed-use, residential, commercial, industrial, public or other use. They require consideration of different neighborhood needs for connections to the rest of the Village and region and the impact of different land uses on these connections. The latter is concerned with the layout of through and local transportation service within the different areas, and zoning and subdivision regulations that impact development as it occurs.

The ability of existing routes to accommodate future demand and the feasibility of new and improvements to existing routes should bear on the land use decisions. Planning for future land use should consider, among other factors, the different needs for access and service of different types of land use. It should then evaluate the capacity of local and regional routes serving the different areas to provide those connections and service. This involves an assessment of major routes, their capacity, and existing and projected use. It also involves a generalized estimate of the transportation impact of land use alternatives. In addition to traffic capacity, the highway and street networks, bicycle and pedestrian networks, and connections to transit will be evaluated and considered in the Future Land Use plan.

2.9.1 Road Network

Within Savona's boundaries, the roads are primarily maintained by the New York State Department of Transportation (NYSDOT) and the Village. Although Steuben County Department of Public Works maintains many County roadways, both of the roads that it maintains leading into Savona (County Routes 125 and 12) stop at the Village line. As a result, DPW does not maintain any roads or bridges within the Village. Figure 7 shows the locations of the local roads and transit routes.

Within Savona, NYSDOT maintains 3.17 miles of roadway. Maintenance includes plowing, sanding, repairing asphalt and other actions needed to keep roads in a state of good repair. Within Savona, NYSDOT maintains I-86, a limited-access Principal Arterial Interstate which bisects the Village from north to south. It also maintains NYS Route 415—a major collector which runs roughly parallel to the Interstate and also connects Bath and Corning—and Route 226, which runs east-west and is also known as West or East Lamoka Avenue.

As of this writing NYSDOT has one project within Savona on its program of projects, "SR 415 Campbell to Savona Maintenance Paving." The let date for this project is now set for April 2017. Although NYSDOT could modify this date, the project will likely remain part of the 2017 construction season. If this Comprehensive Plan presents a vision for land use or other development along this Route 415 that is different from its existing condition, Village representatives should meet as early as possible with NYSDOT to discuss how the roadway could be modified to reflect the wishes of residents. Aside from this paving project, other demand maintenance actions such as maintenance-level paving jobs are neither currently scheduled nor likely, according to NYSDOT.

The Village contracts with a private contractor to maintain and plow the local roads that are not maintained by NYSDOT or the County.

2.9.2 Public Transportation

Steuben County Public Transportation operates a Bath-Corning route, Steuben County Transit #2, which stops at Savona Route 415/Route 226. This bus stops eight times per day going in either direction and

provides service from Bath to the Corning Transportation Center.¹² The County strives to provide affordable and reliable transit service, charging \$1.00 in fare per trip (\$0.50 for seniors).

Other transportation options include the three local taxi businesses (J&T Taxi, Corning Cab and Vets One Cab), Steuben Area Rides operated by Arc of Steuben, Pathways bus and a car-pool ride share. The main coordination service for other agency transportation such as Medicaid Transport is 211. Catholic Charities and Trillium Health also provide transportation to clients for various medical appointments and job interviews.

2.9.3 Bicycles & Pedestrians

The Village is well suited for bicycling. Its relatively low traffic volumes, quiet streets and relatively flat elevations create an attractive bicycling environment. Like many rural areas, Savona does not have an extensive network of formal bicycle and pedestrian facilities. However, the Village may want to consider accommodating bicyclists and pedestrians as these activities increase in popularity as inexpensive and convenient forms of exercise and transportation.

NYS Route 415 is a designated Bicycle Route, with wide shoulders to accommodate cyclists. Other popular routes are Maple Lane (CR 125 to Campbell) and West/East Lamoka Avenue. Sidewalks are present on most streets and other roads such as Route 415 have shoulders wide enough for walking. The Village is responsible for maintaining and providing winter maintenance on its sidewalks.

In 2013, the Village funded a tree planting project along portions of Main Street and Lamoka Avenue. When mature, the trees will provide a comfortable amount of shade for pedestrians along those roads.

2.9.4 Wayfinding

Wayfinding refers to a signage and other graphic communication that assists people in orienting themselves and navigating a place. Wayfinding systems are used not only functionally, but also as a mechanism to market and evoke a sense of history and character. Traditional downtowns or hamlet areas frequently incorporate this type of signage into their streetscape improvements. Due to its scale and small business district, Savona could benefit for increased signage, particularly for signs directing travelers to local services and attractions. Currently, the Village maintains typical street signs such as directional, stop signs, intersection markers, road name signs, seasonal signs, and the like.

¹² <http://www.steubentransit.com>

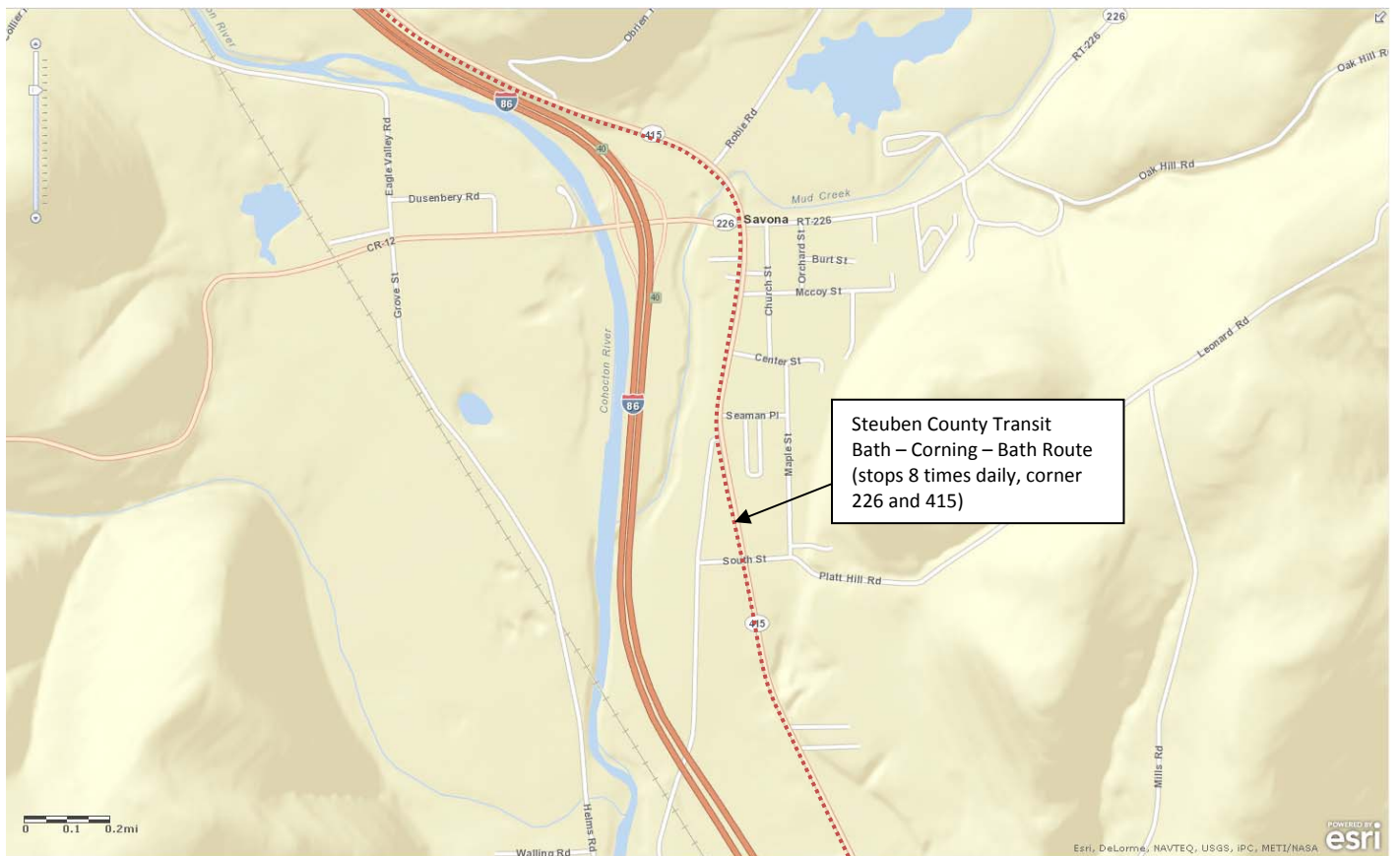


Figure 7
Transportation Network

Chapter 3 / VISION, GOALS, OBJECTIVES AND ACTIONS

3.1 Plan Framework

The recommendations within this Comprehensive Plan will assist the Village of Savona in achieving its vision for the next decade. The Comprehensive Plan Committee has developed this plan to help Savona achieve its economic development goals and expand the rural residential and village center characteristics that its residents value. Throughout the planning process, the committee members working with residents and business owners have defined a *vision* for Savona. The major Goals, Objectives and Action Items—defined below—are designed to bring about an implementation of the Vision.

Goals are generalized, broad or overarching statements identifying what the Village wants to accomplish. Goals should be clear, concise, and realistic, and include a vision of community desires for the future. The goals should be representative of ideas and values expressed throughout the public outreach process. When formulating goals, the Committee discussed how they would like Savona to look and feel, ten to twenty years in the future.

Objectives are more specific and further well-defined than goal statements. Objectives state what the Village must do in order to satisfy their stated goal or vision statement. Objectives are listed in the plan in priority order.

Actions are the actual tasks that need to be accomplished in order to achieve the Village's goals and objectives. A plan will be considered a much stronger document if the action steps are *SMART*¹³:

Specific – What is to be achieved? Who or what is expected to change and by how much? When is the change to occur? Who is responsible for taking the lead? What partnerships need to be fostered in order to achieve the desired outcome? Each Action should include a timeframe, lead partner, proposed partnerships, and proposed funding sources.

Measurable – Can the information in your action step be collected, detected, or obtained from records?

Achievable – Can the action steps really be met? Are your proposals realistic?

Relevant to the larger goal and/or objective – do the action steps reflect the Village's desired accomplishments?

Timed – Do the action steps include a timeframe during which they will be achieved? Timeframes can help create the motivation needed to meet a commitment by setting a deadline for initiating or implementing a project.

The full implementation strategy with a “smart” list of Actions is discussed in Chapter 5.

¹³ City of San Antonio Planning Department, Action Steps for Neighborhood Plans, August 2006.

3.2 Vision Statement

The CPC agreed on this simple vision statement, which is brief enough for the residents of Savona to recall when discussing the plan's purpose. The goals listed below will help guide the implementation plan, which in turn will lead to fulfillment of the vision.

In 2025, Savona is a distinctive village known for its historic downtown, quality neighborhoods and schools, and dedicated residents. With a location convenient to regional employment and retail, Savona is one of Steuben County's most desirable places to live, work, and enjoy the outdoors.

3.3 Goals

The four goals listed below were developed through several months of public outreach and conversations among the CPC and with other residents and officials in the region. They represent the most significant topics to address in the Comprehensive Plan. Within each goal, the Objectives and Actions listed below will guide the Village toward its full potential. Section 5 includes a matrix that prioritizes the Actions into an Implementation Plan.

3.3.1 Goal 1: Build a resilient local economy.

Objective 1.1: Because economic development is a regional activity, the Village should regularly coordinate with regional agencies on its development and conservation goals.

Actions:

- **Coordinate regularly with regional groups and development agencies** such as Steuben County IDA, Three Rivers Development, and Southern Tier Regional Economic Development Council (STREDC) regarding potential development sites and projects. Communicate regularly with STREDC to obtain financial support for achieving goals and seeking funding.
- **Provide and maintain infrastructure capacity in line with growth or decline demands.**
 - Continue to maintain the Village water system.
 - Pursue a grant for an NYS DEC Wastewater Engineering Planning Study, which will help determine the costs and scope of work for a public sanitary sewer district.
 - Work with NYS DOT to maintain and improve roadways on a regular schedule.
 - Investigate the option of extending the village boundaries into the Town of Bath, to encompass the Village water tank site and parcels that are split between the two municipalities. Properties annexed into the Village would be eligible to hook into the municipal water system (whereas now they are not eligible.)
- **Maintain a presence on CEDS.** Nominate certain projects annually to the Comprehensive Economic Development Strategy (CEDS) list maintained by Southern Tier Central Regional Planning and Development Board. The purpose of the CEDS is to analyze the regional economy and serve as a guide for establishing regional goals and objectives, developing and implementing a regional plan of action, and identifying investment priorities and funding sources; therefore, it is important for Savona to maintain a presence on this list.
- **Capitalize on the regular influx of visitors** through Savona during the Wineglass Marathon, events at Finger Lakes wineries, NASCAR and other events at Watkins Glen International.

Coordinate with event organizers to ask what the Village could provide to enhance the visitor experience, distribute information, or otherwise provide mutually beneficial services.

- **Promote, support and invest in businesses that serve local needs are compatible with the vision and goals of the Village.** Use local resources in a way that enhances economic opportunities while improving social conditions and supports locally owned and produced goods and services, which foster connections and sense of place.

Objective 1.2: Improve communication and engage residents in an organized way.

Actions:

- **Better publicize announcements** ranging from meetings, volunteer opportunities, and weather emergencies to annual events and concert series through various social media outlets and the Village website, www.villageofsavona.com.
- **Engage all residents, particularly seniors and youth** through events at Village Hall and the Library/Meeting House. Assemble a group of volunteers to coordinate “pop-up events” such as ice cream stands or music performances.
- **Enforce the street number ordinance** requiring street numbers to be placed on all houses or mailboxes. This is a public safety as well as a communications issue. If needed, investigate grant funding or volunteers to help homeowners bring their properties into compliance.
- **Utilize SeeClickFix and Snowcrew** to communicate directly with and receive feedback from residents. SeeClickFix is a communications platform for citizens to report non-emergency issues, and governments to track, manage, and reply--ultimately making communities better through transparency, collaboration, and cooperation. (If a resident sees a pothole, he/she could take a photo of it and post it to the Savona SeeClickFix page, where someone at Village Hall will receive an email with the photo and a map. That person can then follow up with the appropriate party to fix the pothole and “close” the issue.) Snowcrew is a related platform that allows users to request assistance with snow shoveling or to find folks in need of assistance.

Objective 1.3: Plan for a balanced land use mix and predictable development process.

Actions:

- **Revamp the Zoning Ordinance.** Zoning was first adopted in 1970 and amended in 1994. The law is not easy to read, and is not reflective of the goals within this Comprehensive Plan. The Village should consider hiring a consultant to provide a Diagnostic Report on the Zoning Ordinance, reporting back on recommended changes and format. The Village should also consider investing in an online format such as General Code’s online code library. Issues to examine include:
 - Allowing more or different land uses within certain districts, including the Four Corners and Route 415. Look at allowable uses in the B-1 District on Route 415, is it an appropriate mix? See Future Land Use map.
 - Allowing increased density, particularly in underutilized areas and near transit stops in the Four Corners.
 - Implementation of a simple “form-based code” for the Four Corners/B-2 District that would prescribe how new development will look rather than what is allowed to be built there.
 - Implement Design Guidelines. Currently, the Village does not have any guidelines to ensure that new commercial buildings will fit the community’s small-town character.

The Village should consider adopting simple design guidelines that reflect key features of attractive existing buildings in the community, such as pitched roofs, front entries that face the street, and height minimums. Numerous communities in New York and the US have adopted such guidelines to protect their community character.

- Consider strategies for addressing potential gravel mining operations both in and adjacent to the Village.
- Place buildings close to the street with parking lots in back, and new housing in close proximity to everyday destinations such as shops, schools, and civic places.
- Review sign regulations. The current zoning law contains a number of standards governing the size and location of signage. These standards, as well as those for illuminated signs, should be reviewed to ensure that they reflect the vision in this Comprehensive Plan to maintain Savona's rural, small-town character.
- Strengthen protections for wetlands and streams. Vegetated buffers along streams are critical in maintaining water quality and also allowing space for stormwater to disperse and infiltrate. Scientific studies show that a 100-foot non-disturbed buffer is needed to preserve water quality and to adequately manage stormwater. The Village should consider restricting vegetation removal in the 50-foot buffer area except for trails, approved utilities and roads, emergency flood response and similar activities. In the longer-term, discuss and consider increasing the buffer to a minimum of 100 feet.
- Also, encourage property owners to plant trees and limit mowing in the buffer area, as more trees and vegetation near streams and rivers result in better water quality. They help to reduce runoff and clean stormwater as it flows from developed areas toward waterbodies.
- Examine off-street parking regulations to ensure that they provide sufficient parking without resulting in excessive pavement and runoff.
- Examine landscaping standards for parking lots. Consider allowing stormwater to drain into depressed landscaped areas, instead of elevating landscaped areas and placing curbs around them, thus reducing offside stormwater runoff.
- Consider a tree conservation ordinance. Currently, the Zoning Ordinance has no language encouraging developers to preserve trees and vegetation on development sites. While the Village has not experienced any significant tree removal in recent history, simple standards for protecting existing trees to the extent feasible and protecting mature trees during construction may be appropriate in the event of future undeveloped parcels.
- Allow live-work spaces in the B-2 district.

Objective 1.4: Plan for workforce diversity and development.

Actions:

- **Conduct an informal survey** of Savona residents who are looking for employment. Make some informal determinations about what type of jobs would match the existing skill set of residents and share information with regional development agencies. Outline some of the barriers to good jobs and brainstorm about how they might be overcome. (with IDA, REDEC)
- **Work with School District on Community Development initiatives.** Work with the Campbell-Savona Central School District to provide a list of opportunities for required community service.

3.3.2 Goal 2: Improve the built environment.

Objective 2.1: Develop the Four Corners Area into something for everyone.

Actions:

- **Meet with NYS DOT about Savona’s desire for Routes 226 and 415 to serve multiple functions**, serving not only cars but also transit, bicycles and pedestrians. Plan for connections to a system of bicycle-friendly infrastructure in the form of sidewalks, on-street and off-street bike/pedestrian paths, and dedicated or shared bike lanes, in addition to roads.
- **Inquire with DOT about the possibility of a standard traffic light** being installed to replace the four-way stop at the Four Corners, thereby improving safety at this major Village intersection.
- **Install bike racks and benches** at strategic areas such as the Four Corners and the Meeting House. NYS DOT is providing a new transit shelter at the southwest corner at a date to be determined.
- **Encourage and plan for infill development or redevelopment** of underutilized or vacant parcels in this area, as they are convenient and have ready access to existing infrastructure.
- **Install a “Welcome to Savona” sign** on Route 226 off of the I-86 exit, possibly with advertisement opportunities for local businesses.



Objective 2.2: Strengthen the neighborhoods. Take steps to improve the quality of housing and variety of housing types.

Actions:

- **Institute a paint program.** Investigate resources such as the Home Depot Foundation or the Lowe’s Foundation for paint donations that can easily be stored and distributed to interested homeowners. In addition, Lowe’s offer grants to municipalities looking for support for building renovations and grounds improvements on an annual application cycle.¹⁴
- **Initiate a Village housing trust fund** for emergency improvements, accessibility, or energy improvements.
- **Make the streets comfortable for walking.** Install adequate and attractive street lighting and make sure there is a shady place to walk.
- **Provide tax incentives** for homeowners or developers to invest in Savona. For example, provide a five-year tax credit for homebuyers who buy and restore houses in need of major rehabilitation, or who buy from developers who restore such houses.
- **Establish a tree-planting program.** Building on the recent Village-wide tree planting initiative, develop a survey mechanism by which the trees can be observed and maintained, or replaced when necessary. Set up a tree fund for replacements.
- **Recruit non-profit volunteers to assist residents in home improvements.** Students, Habitat for Humanity, other corporate volunteer groups may be interested in improving the appearance of the Village. This committee should represent a number of groups including residents, business owners, not-for-profit organizations, the Village government and other stakeholders.

¹⁴ <http://responsibility.lowes.com/community-relations/lowes-grant-programs/?pageType=cr>

- **Document new code enforcement goals and work with the Code Enforcement Officer** to quantify and expand enforcement efforts.
- **Create a landlord database.** A simple spreadsheet that is maintained by Village Hall will help track down landlords with problem properties.
- **Create a vacant buildings database.** For the few vacant buildings in Savona, maintain a spreadsheet with the owners' contact information to document and help expedite any issues.

Objective 2.3: Conserve and reuse historic resources.

Actions:

- **Work with Village Historian to document buildings or sites** with exceptional value or quality for illustrating or interpreting the cultural heritage of a community.
- **Work with Savona Free Library** to publicize the merits of the restoration of the Meeting House, and apply for recognition from preservation groups.
- **Determine whether any properties should be nominated for National Register.** Consider establishing a historic district in the hamlet area.
- **Research funding opportunities** for renovating historic structures.
- **Consider taking ownership of the unnamed historic cemetery** on Main Street (currently owned by the Town of Bath) and naming it after the Corbitts, the founding family of Savona.

Objective 2.4: Implement design standards, green building design and energy conservation.

Actions:

- **Require any new Village building to minimize environmental impacts** over the course of its lifespan. Goals of energy and resource efficiency, waste reduction and pollution prevention.
- **Promote the installation and use of green infrastructure** and rain gardens on public and private land.
- **Implement green building design and energy conservation.** A green building is characterized by design features that, if used as intended, will minimize the environmental impacts of the building over the course of its lifespan. The goals of green building design are energy and resource efficiency, waste reduction and pollution prevention, and occupant health and productivity.
- **Investigate the feasibility of alternative energy sources for Village facilities and vehicles.** These may include solar panels, thermal heat, electric vehicles or other sources.

3.3.3 Goal 3: Recognize the value of and improve access to the natural environment.

Objective 3.1: Acknowledge the reality of climate change and encourage adaptation. Climate change adaptation involves adjusting natural and human systems to the effects of sea level rise, increased frequencies of extreme weather events, and long-term shifts in precipitation levels, growing season length, and native vegetation and wildlife populations. Successful adaptation strategies reduce community vulnerability and minimize adverse effects on the environment, economy, and public health.

Actions:

- **Develop an emergency plan for extreme weather events.** Install a generator in Village Hall and ensure that officials have a plan in place to communicate with each other with residents.
- **Discourage development in hazard zones,** which are areas subject to a high potential for natural events (floods, high winds, etc.) that could result in human casualties and damage to the built

environment. Development in hazard zones includes any construction or site disturbance within an area of high risk relative to other areas within a jurisdiction.

- **The Village should maintain the open space** within the Cohocton River and Mud Creek Floodplains, as shown in Figure 3 and consider banning all new development in the floodway. Low-impact uses such as recreation or farming may be allowed, but permanent buildings and hardscapes should be discouraged.
- **Educate residents and enact policies to reduce carbon footprints.** The term carbon footprint describes the amount of carbon dioxide and other greenhouse gases emitted by an entity (such as the Village) in a certain time frame. It provides a measure of the environmental impact of a particular lifestyle or operation, and encompasses both the direct consumption of fossil fuels as well as indirect emissions associated with the manufacture and transport of all goods and services the entity consumes. Encourage residents to determine their carbon footprint (perhaps as part of a larger Earth Day activity) and discuss how to reduce it and save money and resources at the same time. These strategies can be as simple as installing occupancy sensors in Village facilities or encouraging residents to buy local.

Objective 3.2: Improve existing built recreational resources

Actions:

- **Improve playgrounds and parks** per comments in the student survey. If possible, discuss merging Campbell-Savona Cinderella leagues and work together to improve and maintain the Village Park ball fields.
- **Plan and use public spaces in a grassroots manner.** For example, transform an underutilized public space or storefront into a community arts space or create an open play street. The Savona Free Library owns a large parcel of land that will likely not be developed in the immediate future; in the meantime, the Village could buy some Adirondack chairs, paint them in bright colors, and create a “Village Front Lawn” for anyone to enjoy. These spontaneous social events can happen simply by engaging and empowering effective groups of neighbors.

Objective 3.3: Protect existing natural resources.

Actions:

- **Restore, connect and protect natural habitats.** Create access to the Cohocton River through a walking trail and maybe even a boat launch. This may be done as part of a longer, Intermunicipal Cohocton River Trail. A boat launch would provide an opportunity for larger boats to be launched into the river, and potentially bring recreational tourists to Savona. (River Friends)
- **Recognize that the scenic, open space and habitat values of the open space** around Mud Creek and the Cohocton River are important to the Village, and only allow flood-prone uses such as trails, parks, ball fields, and agriculture in those areas.
- **Provide for solid waste reduction.** Solid waste is defined as garbage resulting from human activities, and can include food scraps, yard waste, packaging materials, broken or discarded household items, and construction and demolition debris. Many common solid waste items can be diverted from the waste stream and recycled into new products or composted. The Village should work to provide an area for composting, which will help to keep food waste out of landfills.

3.3.4 Goal 4: Develop an equitable and healthy community.

Objective 4.1: Plan for the physical, environmental and economic improvement of at-risk blocks and populations.

Actions:

- **Identify and target at-risk blocks or parcels for strategic reinvestment.** At-risk areas are those that are experiencing falling property values or physical deterioration. These blocks may be suffering from a variety of reasons and often exhibit high factors of physical and social disorder (ranging from vandalism and litter to crime, loitering and drug use.)
- **Take steps to help improve the health and safety of the at-risk population,** which is vulnerable to health or safety impacts through factors such as socioeconomic status, gender, age, behavior or disability status. These populations may have additional needs due to destabilizing events such as extreme weather or due to an economic downturn. These populations may include children, the elderly, the disabled, and those who are transportation disadvantaged. Connect with these residents through informal conversations and means of communication – even if Village officials or volunteers walk around and pass out flyers with contact information, events, programs, opportunities for meals and transportation providers.
- **Provide community garden plots** in an accessible area for residents to grow their own food.
- **Establish an annual Village Clean-Up Day.** Provide additional trash pick-up, lawn waste disposal and electronics disposal on a designated day or weekend every year. Provide community service hours to children willing to organize and assist residents.

Objective 4.2: Continue to provide accessible and quality public services, facilities and resources.

Actions:

- **Plan for access to healthy, locally-grown food.** Initiate a monthly Farmers Market at an accessible and central location. (USDA grant funding)
- **Ensure that all public facilities and spaces are accommodating**--in that they have an access route, entrance, restroom, drinking fountain and fire alarms to accommodate persons with physical limitations.
- **Continue to provide annual activities that residents enjoy and appreciate.** Possibly coordinate with nearby municipalities such as Campbell or Thurston to plan a regional Yard Sale Day.
- **Coordinate with the Savona Free Library** to encourage and promote events in the Meeting House beginning in summer 2014. The group plans to utilize the newly-renovated Meeting House as an accessible public space for residents of all ages to engage in educational and social activities, including yoga classes, movie screenings and a regular story hour for children. The Library is also raising funds for an expansion to the Meeting House and the Village should assist in these efforts to the extent possible (letters of support, etc.)

Objective 4.3: Plan for physical activity and healthy lifestyles.

Actions:

- **Reduce barriers in the design of the physical environment in order to increase rates of physical activity and benefit health.** This may come in the form of keeping all sidewalks in a state of good repair, adding a walking path to the park, adding bike lanes to roads as well as bike racks downtown, and more crosswalks, etc.

- **Provide greenways** (corridors of undeveloped land for environmental and recreational use) to connect areas of open space.
- **Study possible areas for new trails.** Work with volunteers, scouts and the Finger Lakes Trail Conference to build them, and then promote trails through the Village website and other regional/trail websites and maps. Coordinate with the Town of Campbell on its river trail development effort. Post on www.corningfingerlakes.com and other appropriate regional websites.

3.3.5 General Actions

- Join the Climate Smart Communities compact (NYS). Benefits include networking opportunities, assistance from NYS DEC on best practices, and points toward grant applications.
- Appoint an individual or small group of volunteers to report back to the Village Board every six months regarding progress on this Implementation Plan. Seek participation from a diverse group of residents. Adjust action steps and priorities over time if conditions change.
- Coordinate local plans with regional plans (county transportation improvements, county ag and farmland protection, county comprehensive plan and even adjacent comprehensive plans)
- Promote regional cooperation and sharing of resources.
- Encourage consistency between local capital improvement programs and regional infrastructure and economic development priorities.
- Link the goals of the comprehensive plan with the Village's annual budgeting process.
- Revisit the Comprehensive Plan on a regular basis.

Chapter 4 / FUTURE LAND USE

4.1 Purpose of Land Use Planning

The goal of the Future Land Use Plan is to provide a general pattern for the location, distribution and character of the future land uses within the Village of Savona. The plan, as shown in Figure 8, visually represents the desired land use modifications based on the findings of the comprehensive plan process. Savona is a compact village that is primarily “built out” – meaning, that although there is some open land, the zoning classifications are such that the opportunities for development or change are concentrated in the existing residential and commercial districts. The Comprehensive Plan Committee also considered the limitations of Savona’s infrastructure as well as existing regional market conditions into consideration when contemplating Future Land Use, resulting in changes that are relatively minimal.

The Village Board, Planning Board and ZBA should evaluate any future rezoning and policy in the context of the entire Comprehensive Plan, including the Future Land Use Plan. The Future Land Use Plan should serve as the basis for a revision of the Village’s zoning ordinance. However, the Future Land Use Plan is not a zoning document or land use regulation. Whereas a zoning code is a regulatory mechanism, a Future Land Use Plan should guide development over a longer period of time while indicating the particular types of uses the Village desires and expects to see in future development. Like this entire document, *it is the basis for new land use regulations, but it is not a law.*

The amount of developable land in Savona is largely dictated by its size and vacant parcels. Much of the Village is already developed, or currently classified as industrial or agricultural. In the future those industrial or agricultural parcels on the west side may be suitable for additional development, but currently insufficient demand exists for those owners to sell or develop residential subdivisions. In addition, some of the undeveloped areas are located in floodplain that is not ideal for the development of hardscapes such as permanent buildings or pavement. By developing this Future Land Use Plan, the Village has identified where to invest in capital investments such as bike lanes, or increase density through zoning to foster appropriate development in the next ten years. The Village should also consider a waste water engineering planning grant to explore the provision of public sanitary sewer. This would greatly increase the potential for development density, and possibility of attracting new retail tenants for development parcels near the I-86 interchange.

4.2 Community Survey and Visual Preference Survey

The CPC conducted a Village-wide Community Survey at the outset of the comprehensive plan process, the results of which helped to bring focus to the group’s goal-setting. The group also distributed a Student Survey to all of the students from grades 5-12 at the Campbell-Savona Elementary School and Junior/Senior High School to gauge their opinions about quality of life and activities. In terms of existing and future land use, residents responded favorably to suggestions for improving the existing park, installing better street lighting, preserving natural and historic resources and improving housing quality. The survey reinforced the notion that residents believe Savona is an affordable, pleasant and safe place to live and raise a family. However, like many municipalities in the Southern Tier, Savona would benefit from increased job and retail opportunities, as well as a wider variety of housing types. Residents (particularly the students) responded favorably to the suggestion for expanded and safer bicycle and pedestrian opportunities, as well as more youth activities. The majority of respondents in both surveys

would like to see growth and infill at the Four Corners, as well as access to and along the Cohocton River. These desires are reflected in the Future Land Use Plan.

Savona is located at the crossroads to Bath, Corning and (along 226) to Watkins Glen. We should be growing by this fact alone but have not. We need to capitalize on Savona's location at this crossroads.

--Community Survey respondent

Additional important findings from the Community Survey include the following:

- 89% feel agree that Savona is a good place to live and raise a family.
- Only 33% feel that Savona's appearance is inviting and appealing.
- 70% agree that the Village should work to beautify Main Street/Four Corners.
- 75% believe that the Village should work to improve the condition of its housing.
- 69% believe that Savona is affordable while 76% consider it to be safe.
- 64% would like more opportunities for safe bicycling and walking around the Village.
- In terms of new housing, 58% would like to see new single-family homes and 61% feel that new senior housing is needed. The need for more apartments or townhomes was perceived to be much lower.
- In terms of activities and open space, many respondents believe that a youth center is needed, as well as bike lanes and better street lighting for safe walking.
- When asked about land use, the majority of respondents are in favor of more single-family residential, mixed-use, retail, offices and agriculture. 60% feel that home-based businesses should be encouraged and 79% would like to have a local farmers market.
- When asked about supporting the following types of businesses in Savona, 74% would support locally-owned retail, 80% would support locally-owned restaurants, 56% would support fast food, 57% would support a coffee shop, 54% would support another grocery store and 80% would support a farmers market.
- In terms of local issues, the responses were split in terms of those who believe that public sewer is an important issue (50%) and those who do not (32%). 19% believe that it's a moderately important issue.
- Respondents believe that natural resource protection and preservation of agricultural land are important issues.
- Helping seniors to stay in their homes is a very important issue, with 77% of respondents stating that it is "very important" to "extremely important."
- Many respondents also believe that improving the quality of housing options is important, as is the issue of attracting businesses and job opportunities.

We would like to see more locally-owned and operated small businesses. We think Savona is great as a small town, where everyone knows everyone and is a safe place to raise a family.

--Community Survey respondent

On March 5, 2014, the CPC held a Public Meeting, during which the consultant discussed why the Comprehensive Plan update was occurring now, presented a snapshot of demographics, land use and zoning in Savona and discussed the results of the Community Survey and Student Survey. Attendees marked up large maps with existing land use classifications with ideas about Future Land Use. They also responded to the overview of summary results from the Community Survey and Student Survey. Several

attendees commented that the housing needs to be improved and that crime is a problem on certain streets, but overall residents enjoy living in Savona.

During the March 27, 2014 monthly CPC meeting, the committee participated in a Visual Preference Survey to demonstrate what types of buildings and scale of development they like and would like to see in Savona. The VPS consisted of 40 images in seven categories: Residential, Commercial/Retail, Village Center, Office and Industrial, Open Space, Bicycle and Pedestrian Amenities, and Images of Savona.

By examining the rankings under each of the seven categories, the Committee discovered that residents like Savona the way it is, but as stated previously, would like some additional housing and retail choices. The information and images from this survey should help the Village Board, when making modifications to the zoning ordinance and/or adopting new design standards. Below are some of the most relevant visual examples from the VPS.



This photo of a historic residential area ranked high in the VPS. Small town charm reflects that which is found in pockets of Savona.



VPS respondents liked this example of an accessory apartment over a garage, showing that extra housing units can be functional while fitting into the community fabric.



This corner café with sidewalks and outdoor tables received high marks as well. With some zoning changes and an owner with a vision, this could be possible on West Lamoka Avenue.



This Village Green is attractive, welcoming and functional, and would fit into the existing character of Savona while providing a market venue.



Some of Savona's historic buildings could be utilized as office or incubator space in addition to or rather than as multi-unit dwellings.



This open space with pedestrian connections and seating was a popular option in the VPS.



As the CPC discovered from the Community Survey and Student Survey, bike lanes in Savona would be welcomed.



In addition to bike lanes, walk/jog paths for recreation and transportation are high on the list of residents' desires.

4.3 Future Land Use

Figure 8, Future Land Use, is the culmination of months of discussions, survey results, and environmental factors that helped the CPC determine what changes in land use will help Savona to achieve its vision. After the Comprehensive Plan is adopted, the Village should take the steps needed to revise its Zoning Ordinance to reflect this map. For example, the uses allowed at the intersection of Route 415 and Main Street should be expanded to allow for a greater mix. Likewise, the zoning at the Four Corners should be expanded to foster traditional mixed-use development in a slightly larger area. Note that the Future Land Use map is not meant to convey the specific boundaries of future zoning districts or changes but shows the general areas for any modifications. Zoning district boundaries will be determined in detail during the zoning phase, and should follow parcel boundaries whenever possible.

4.3.1 Four Corners Area

The Four Corners is the historic center of Savona and the intersection of Routes 415 and 226, where most residents and visitors pass through at least once a day. Although many of the historic buildings are gone, including the hotel, pharmacy and bank, one of the corners has retained its traditional building form with several established businesses. In addition, it is within walking distance of most of Savona. Because of its significance as the village center and the first impression of Savona, many of the survey responses included comments asking for improvements in the Four Corners—more buildings, more stores, more pedestrian amenities such as lighting, benches and flowers. Because the road network, sidewalks and building infrastructure remain, the Four Corners is a logical place for the Village to encourage new mixed-use development such as new retail stores and upper-story apartments. As used in this plan, the term “mixed-use” refers to development that integrates a compatible mix of residential, commercial/retail, open space and/or community facility uses into one neighborhood or general area.



New development in the hamlet area, be it infill development or new construction, should be consistent with the design principles preferred by local residents and found in traditional small towns—large windows, awnings, brick facades, traditional signage, and the like. The Village should consider implementing design standards within the Zoning Ordinance to ensure that new development fits into the area’s traditional scale. A combination of buildings that are of the same scale (preferably 2-3 stories) and style are preferred. Small retail businesses and live-work spaces would bring vitality to the hamlet area. Buildings constructed up to the sidewalk with parking to the side or behind the buildings would reinforce the walkability of the Four Corners.



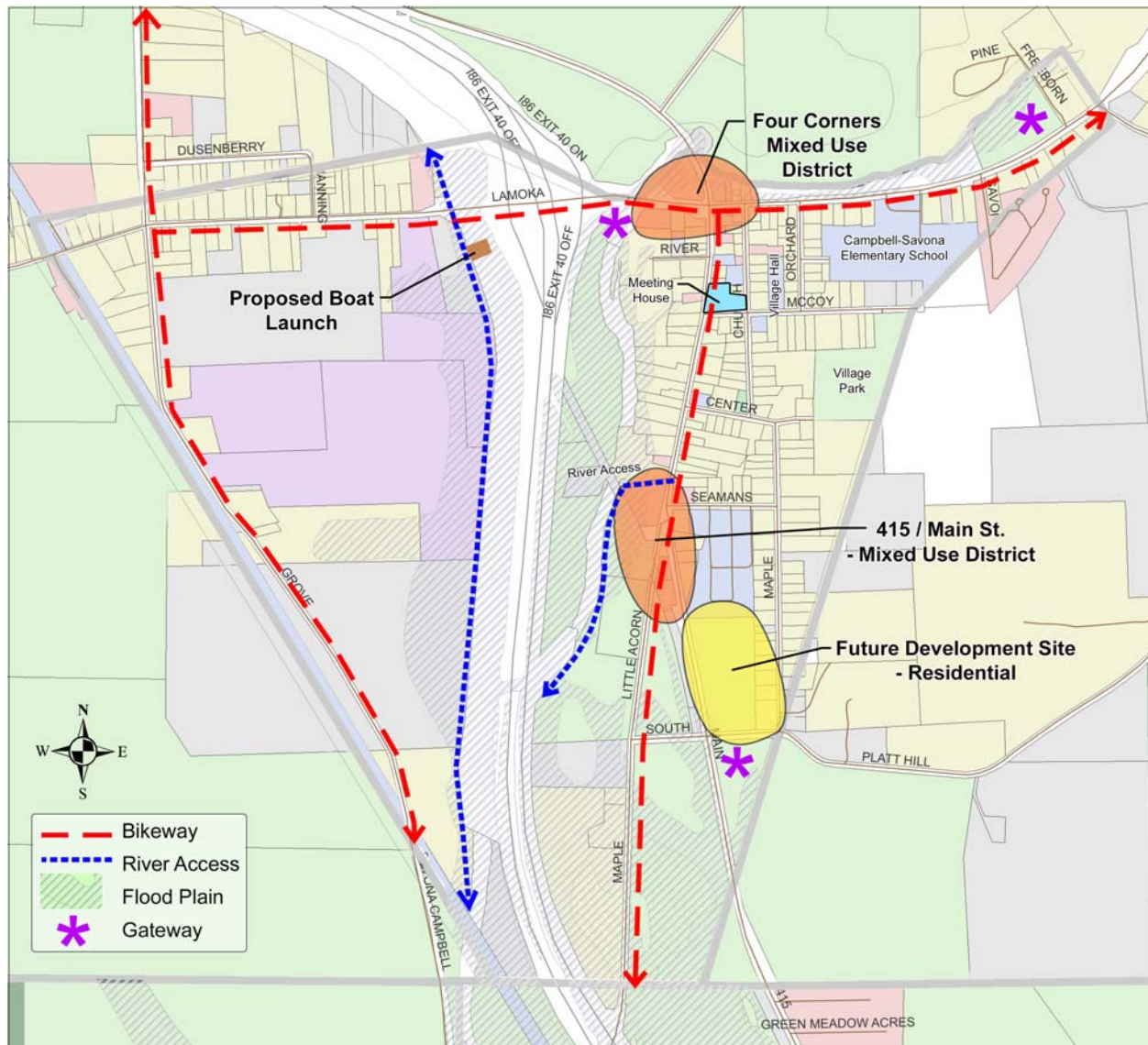


Figure 8
Future Land Use Plan

As part of its revision of the zoning ordinance, the Village Board should also consider revising its sign ordinance to ensure that the requirements for signs in the Four Corners reflect the scale of the neighborhood. (For example, “sandwich board” signs and window letters should be allowed, while LED or flashing signs should not.)

4.3.2 Village Gateways

A *gateway* is a point along a roadway, or a short stretch of roadway, that signifies the entrance or transition into a community. Because of its location at an I-86 exit, Savona has the opportunity to develop a gateway on Route 226 near the Four Corners. This may be considered the primary gateway, while other entrances to the village from 415 (north and south) and 226 from the east are also important entrances. Although Savona’s gateways are mainly on rural roads, they still contribute to the first impression of visitors and a small decorative sign at each place may be appropriate. The presence and condition of gateway areas is also closely tied to residents’ sense of pride and the lasting identity of a place.



Currently, the only gateway into Savona that includes a welcome sign and decorative element is on Main Street is on Route 226 near the Arrow Mart. This sign could be enhanced and also be the first in a series of matching signs for other village facilities. The Future Land Use map recommends that additional gateways be added in at least one more location (on Route 415 from the south), with the Village Board and/or a volunteer committee to ensure that the gateways remain in a state of good repair.

4.3.3 Residential Neighborhoods

Throughout this planning process, the condition of Savona’s housing stock has emerged as a major concern. Members of the CPC and survey respondents are concerned about the trend in recent years of single-family homes being subdivided into separate apartments, some of which are not properly maintained. The CPC often discussed the variety and quality of housing, and the ramifications of deteriorating housing stock.



Tillie Baker of Cornell University presented the findings of a build-out analysis that she wrote to determine how much new housing could be built under Savona’s existing zoning. The report helped the CPC understand how and where new housing could be developed if such demand exists. As stated in Chapter 2, the Zoning Ordinance includes three residential districts: R-1, R-2 and R-3. Townhouse development is allowed in R-2 and R-3, and cluster development is also permitted in R-3.

According to the most recent Tax Assessor data, the following residential types are present in Savona:

Table 10
Residential Parcels

Residence type	Count
Single family home	210
Two family home	17
Three family residence	3
Rural residence with acreage	2
Mobile home	9
Mobile home park	1
Multiple residences	1
Commercial with incidental residence	1
Total	244

The data in the table above show that single-family homes are the most prevalent in Savona, characterizing 86% of structures. While it is unclear at this time how many of them have been subdivided, this plan assumes that market conditions are driving the subdivision of single-family homes, and this may indicate that there is demand for more higher-quality, compact housing in Savona.



The build-out analysis is an impact assessment of the current zoning regulations enacted in Savona. It imagines that the locality is “built out” to capacity by showing how many parcels could be subdivided according to the minimum lot area requirements stipulated by zoning, and therefore how many additional parcels/dwellings would be allowed under the current regulations. The analysis identified the number of parcels available for subdivision (those in agricultural districts and/or floodplains were removed, as were those that would not be appropriate for subdividing such as the school, park and cemetery). This yielded the following results:

Table 11
Buildout Analysis

	Total Number of parcels	Total Number of parcels (Agricultural Districts removed)	Parcels available for subdivision (all constraints removed)	% Total Parcels available for subdivision	# of additional dwellings possible
R-1	83	71	22	27%	61
R-2	139	132	76	55%	101
R-3	142	142	46	32%	59

This table shows that the greatest potential for build-out based on land area alone is in the R-2 district (Maple Street and West Lamoka Avenue areas), with 101 additional dwellings possible compared with 61 in the R-1 district and 59 in the R-3 district. The analysis may be useful to the Village Board when it

examines the Zoning Ordinance in the future. For example, in order to increase the number of potential additional dwellings, the Village might consider reducing the amount of land required per dwelling in order to accommodate even more residences in R-2 and R-3 districts, while retaining or even increasing the larger minimum lot requirement in R-1 to discourage further subdivision in this primarily agricultural area.

The analysis does not consider the *type* of housing which could be developed in future, only the additional number of dwellings possible based on land area alone. Development of row houses, apartments, and residences above retail stores could increase the housing options available in the Village while using available land efficiently. If well-managed, increased density in residential development is associated with more efficient public services (for example, a sewer district would serve more residences in a smaller area of land), and enables localities to provide a range of housing options.¹⁵ A number of large parcels located in the R-3 district very near the Four Corners could be prioritized for subdivision and build-out. Higher-density residential development would be most appropriate in R-3 considering that there is significant potential for build-out in this area.

Regardless of size, new residential development should be appropriate in terms of similar size and scale to the adjacent areas. The Village may want to consider allowing “in-law” apartments or rental units over garage buildings to provide extra income and the opportunity for multigenerational housing in areas where the infrastructure is sufficient.

4.3.4 Route 415

The area where Route 415 and Main Street intersect is currently zoned B-1 and contains a mix of commercial uses. As this is a crossroads and an entry point into the residential areas of the Village, it is a natural place for traffic to slow down.



NYS DOT has one project within the Village on its list of upcoming projects, maintenance paving of Route 415 from Campbell to Savona in the 2017 paving season. The bid date is currently set for April 2017. This is significant because the Village could utilize this Comprehensive Plan and the desires on part of the residents for additional walking and biking opportunities as the basis for a conversation with DOT prior to the beginning of this project. It is possible that DOT could consider modifications to the road within the Village to be more bicycle and pedestrian-friendly, aligned with the policies of the Complete Streets Act that NYS adopted in 2011. The Complete Streets Act requires state, county and local agencies to consider the convenience and mobility of all users when developing transportation projects that receive state and federal funding. A more “complete” Route 415 would help to bring about those changes visualized in this plan.

4.3.5 Cohocton River Path, Parks and Open Spaces

The Community Survey included questions about the Village’s parks and recreation resources. Currently, residents are satisfied with the amount of open space in Savona, but would like to see upgrades to Village Park, which is located just south of the Elementary School on the west side. The Future Land Use map proposes the designation of many through routes with adequate shoulders as bikeways through

¹⁵ American Planning Association (APA). (2008). Density. <http://www.planning.org/pas/quicknotes/pdf/QN12.pdf>

and around the Village. Village officials would need to discuss appropriate signage and possibly additional road striping with NYS DOT, who owns and maintains Routes 415 and 226.

In addition to making those improvements, the Village is interested in developing a walk/bike path along the west side of the Cohocton River. The Town of Campbell is in the early stages of developing a river trail along the section of river going through Town; if this plan comes to fruition it may be possible to extend the path north to Savona and possibly both directions to additional municipalities in Steuben County. Although this is a medium-term goal and therefore not anticipated to be completed in the coming months, this trail could help to promote regional economic development by attracting bicyclists and pedestrians, and potentially even connecting to a larger network of recreational trails. The Village is also interested in constructing a boat launch near the bridge at East Lamoka Avenue that would provide access for boats and bicycles/pedestrians.

Once the river trail is completed, the Village should work with the adjacent municipalities (Campbell in particular), Friends of the Chemung River Watershed, the Finger Lakes Trail Conference and other groups to actively market this regional recreational amenity.

Chapter 5 / IMPLEMENTATION

Implementation of the Comprehensive Plan will be an ongoing process. While some recommendations can be carried out in a relatively short period of time, others may only be realized by the end of a ten-year planning period or beyond. For Savona, creating an implementation table, assigning responsibilities and developing priorities is the first step towards successful plan implementation.

Many of the relevant funding sources are provided by various New York State agencies, through annual grant programs or other sources. These potential sources are subject to change, as the State's programs and levels of dedicated funding change from year to year. The Village of Savona should work with the various State agencies and Southern Tier Regional Economic Development Council to remain aware of these changes as well as additions to the potential funding sources.

Please refer to the List of Acronyms in the Table of Contents for the full names of the potential partner agencies and funding sources.

5.1 High-Priority Actions

Two of the high-priority actions within this plan will help to resolve several of the challenges currently facing the Village. These are to revise the Zoning Ordinance, as well as codify and ensure consistency, and improve communication between the Village and residents. These recommendations are described in more detail below. The Plan recommends that the Village take these actions in the next year.

5.1.1 Revise the Zoning Ordinance

The Village Zoning Ordinance dates to 1970, when Local Law 1 was enacted. Subsequently, Local Law 1 of 1994 made some necessary changes, such as additions to the signage requirements and floodplains. At this time, however, the law needs to be reformatted, codified and updated to reflect the community vision. Issues of concern include the following:

	Action	Responsible Party(ies)	Potential Partner(s)	Potential Funding Sources
1.3	Provide a Diagnostic Report on the Zoning Ordinance – see all recommendations in Section 3.3.1	Village Board	Consultant	STREDC, NYSEDA, Village
1.3	Code online (General code)			
1.3	Parcels that are bisected, put in one district			
1.3	Implement Design Guidelines.			
1.3	Review sign regulations.			
1.3	Strengthen protections for wetlands and streams			

5.1.2 Improve Communication between Village Hall and Residents

Another issue that frequently arose during the planning process was the need for more communication between the Village and residents of Savona. This can be done with relatively simple and inexpensive actions such as those listed in the following table.

	Action	Responsible Party(ies)	Potential Partner(s)	Potential Funding Sources
1.2	Better publicize announcements ranging from meetings, volunteer opportunities, and weather emergencies to annual events through various social media outlets and the Village website.	Village Board	Village Clerk, webmaster, volunteers	Village
1.2	Utilize SeeClickFix and Snowcrew to communicate directly with and receive feedback from residents.			

5.2 SHORT-TERM

The Plan recommends that the Village and its potential partners embark on these actions in the next one to two years.

	Action	Responsible Party(ies)	Potential Partner(s)	Potential Funding Sources
1.1	Pursue a grant for an NYS DEC Wastewater Engineering Planning Study.	Village Board	NYS DEC, STREDC	Village, NYS DEC
1.1	Work with NYS DOT to maintain and improve roadways on a regular schedule.	Village Board	NYS DOT	Village, NYS DOT
1.1	Investigate the option of extending the village boundaries into the Town of Bath, to encompass the Village water tank site and parcels that are split between the two municipalities.	Village Board	Town of Bath	n/a
1.2	Assemble a group of volunteers to coordinate “pop-up events” such as ice cream stands or music performances.	Village Board	Volunteers	NYS grants for arts (NYSCA)
1.2	Enforce the street number ordinance requiring street numbers to be placed on all houses or mailboxes.	Village Board	Code Enforcement	Village
1.4	Work with the Campbell-Savona CSD to provide a list of opportunities for required community service.	Village Board, Village Clerk	CSCSD	n/a
2.1	Meet with NYS DOT about the desire for Routes 226 and 415 to serve multiple functions and request a standard traffic light at 415/226.	Village Board	NYS DOT	NYS DOT, Village

2.1	Install bike racks and benches at strategic areas such as the Four Corners and the Meeting House.	Village Board, Library Board	Business owners	Main Street funding, library, businesses
2.1	Install a welcome sign on Route 226 off of the I-86 exit, as well as on 415 from the south and 226 from the east.	Village Board	Business owners	Village
2.2	Institute a paint program.	Village Board	Code Enforcement	Home Depot, Lowe's
2.2	Recruit non-profit volunteers to assist residents in home improvements	Village Board	Volunteers	n/a
2.2	Document new code enforcement goals and work with the CEO to quantify and expand enforcement efforts.	Village Board	Code Enforcement	n/a
2.2	Create a landlord database and a vacant buildings database.	Village Clerk	Volunteers	Village
2.3	Work with Savona Free Library to publicize the merits of the restoration of the Meeting House, and apply for recognition from preservation groups.	Village Board	Library Board, OPRHP	USDA, NYS OPRHP
3.1	Develop an emergency plan for extreme weather events.	Village Board	Fire Dept., County DPW	Village, FEMA
3.1 3.3	Discourage development in hazard zones. Maintain the open space within the Cohocton River and Mud Creek Floodplains. Only allow flood-prone uses such as trails, parks, ball fields, and agriculture in those areas.	Village Board	NYS DEC, STRP&DB	n/a
4.1	Provide community garden plots in an accessible area for residents to grow their own food.	Village Board	Volunteers, CCE	n/a
4.1	Establish an annual Village Clean-Up Day.	Village Board	Adjacent Towns, CSCSD	n/a
4.2	Coordinate to encourage and promote events in the Meeting House beginning in 2014.	Village Board	Library Board, CCE, 171 Cedar Arts	n/a
	Appoint an individual or small group of volunteers to report back to the Village Board every six months regarding progress on this Implementation Plan.	Village Board	Appointees, volunteers from CPC	n/a
	Link the goals of the comprehensive plan with the Village's annual budgeting process.	Village Board		n/a

5.3 MEDIUM-TERM

The Village should consider moving forward on these actions in the next two to five years.

	Action	Responsible Party(ies)	Potential Partner(s)	Potential Funding Sources
1.1	Capitalize on the regular influx of visitors during the Wineglass Marathon, events at Finger Lakes wineries, WGI.	Village Board and volunteers	WGI, FLX Tourism, Wineglass, ESD	n/a
1.4	Conduct an informal survey of Savona residents who are looking for employment. Determine what type of jobs would match resident skill sets; share information with development agencies.	Village Board	IDA, Three Rivers, ESD	IDA, Village
2.1	Encourage and plan for infill development or redevelopment of underutilized or vacant parcels in the Four Corners area.	Village Board	Consultant (as part of zoning project)	Village, ESD, STREDC
2.2	Initiate a Village housing trust fund for emergency improvements, accessibility, or energy improvements.	Village Board	Arbor Housing, County	Village, NYS DHCR, Local endowment
2.2	Make the streets comfortable for walking. Install adequate and attractive street lighting and make sure there is a shady place to walk.	Village Board	NYS DOT, BACPAC	NYS grants (DHCR, Main Street)
2.2	Provide tax incentives for homeowners or developers to invest in Savona.	Village Board	IDA, ESD	n/a
2.2	Building on the recent Village-wide tree planting initiative, develop a survey mechanism by which the trees can be observed, maintained or replaced.	Village Board	NYS DEC, Arbor Day Foundation	Village, Urban Forestry Grant
2.4	Require any new Village building to minimize environmental impacts over the course of its lifespan.	Village Board	NYSERDA	n/a
2.4	Promote the installation and use of green infrastructure and rain gardens on public and private land.	Village Board	NYS DEC	NYS DEC Green infrastructure
2.4	Investigate the feasibility of alternative energy sources for Village facilities and vehicles.	Village Board	NYSERDA	NYSERDA, Village
3.1	Educate residents and enact policies to reduce carbon footprints.	Village Board	NYSERDA	n/a

3.2	Improve playgrounds and parks per comments in the student survey.	Village Board		NYS Parks, grants
3.2	Plan and use public spaces in a grassroots manner.	Village Board	Library Board, volunteers	Village, private funds
3.3	Restore, connect and protect natural habitats.	Village Board	NYS Parks	Grants
3.3	Provide for solid waste reduction.	Village Board	Volunteers, Casella	Composting grants
4.1	Identify and target at-risk blocks or parcels for strategic reinvestment.	Village Board	Arbor Housing	n/a
4.2	Plan for access to healthy, locally-grown food. Possibly initiate a Farmers Market.	Village Board	USDA, local farmers	USDA
4.2	Ensure that all public facilities and spaces are accommodating to those with physical limitations.	Village Board		NYS grants
4.3	Reduce barriers in the design of the physical environment in order to increase rates of physical activity and benefit health.	Village Board		NYS grants
4.3	Study possible areas for new trails.	Village Board	County, Town of Campbell, Finger Lakes Trail, STBL	NYS Parks, DEC, DOS, Natl. Parks

5.4 LONG-TERM

The list of long-term actions should be considered in the next six to ten years.

	Action	Responsible Party(ies)	Potential Partner(s)	Potential Funding Sources
2.3	Work with Village Historian to document buildings or sites with exceptional value or quality.	Village Board	Village Historian	n/a
2.3	Determine whether any properties should be nominated for National Register. Consider establishing a historic district in the hamlet area.	Village Board	Village Historian	NYS OPRHP
2.3	Research funding opportunities for renovating historic structures.	Village Board	Village Historian	NYS OPRHP, Cornell
2.3	Consider taking ownership of the unnamed historic cemetery on Main Street	Village Board	Town of Bath	Village
2.4	Implement green building design and energy conservation.	Village Board	NYSERDA	NYSERDA
4.1	Take steps to help improve the health and safety of the at-risk population.	Village Board	Arbor Housing	n/a

4.3	Provide greenways (corridors of undeveloped land for environmental and recreational use) to connect areas of open space.	Village Board	County, Adjacent Towns, STBL	NYS Parks grants
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5.5 ONGOING

The Village should continue the following actions on an ongoing basis.

	Action	Responsible Party(ies)	Potential Partner(s)	Potential Funding Sources
1.1	Coordinate regularly with regional groups and development agencies regarding development sites, funding.	Village Board	IDA, Three Rivers, STREDC	n/a
1.1	Continue to maintain the Village water system.	Village Board		EFC
1.1	Promote, support and invest in businesses that serve local needs are compatible with the vision and goals of the Village.	Village Board	Volunteers, local business owners	n/a
4.2	Continue to provide annual activities that residents enjoy and appreciate.	Village Board	Volunteers	Village
	Join the Climate Smart Communities compact (NYS).	Village Board	NYS DEC	n/a
	Coordinate local plans with regional plans.	Village Board	County, adjacent towns	n/a
	Promote regional cooperation and sharing of resources.	Village Board	County, IDA	n/a
	Revisit the Comprehensive Plan on a regular basis.	Village Board	Volunteers	n/a

Appendix A

Community Survey and Student Survey Results

Village of Savona Comprehensive Plan Community Survey

The Village of Savona is in the process of updating its 1967 Comprehensive Plan. A Comprehensive Plan is a policy document that will describe the Village's vision, goals and objectives to guide growth for the next ten or more years. The Comprehensive Plan Committee (CPC), a group comprised of Savona residents and business owners, is distributing this survey to gather your input on a wide range of topics as part of the project. Your participation is important to ensure that the plan reflects the ideas and opinions of our residents. During the course of this project over the coming months, the CPC will provide additional opportunities for you to comment on the proposed Plan and its goals.

This survey will take between 5-10 minutes to complete. Please return your completed survey to the Village of Savona, either in person at the Village Clerk's office (15 McCoy Street) or by mail with the enclosed postage-paid envelope by **WEDNESDAY, DECEMBER 11**. Email the committee at compplan@villageofsavona.com or call 607-583-2124 with additional questions or comments. More information about the Comprehensive Plan is at www.villageofsavona.com.

1. In what area of Savona do you live? (choose one).

- a. I live west of 17/I-86. 35%
- b. I live east of 17/I-86. 65%

2. What is your age range? (choose one).

- a. 18-24 0%
- b. 25-44 16%
- c. 45-54 18%
- d. 55-64 21%
- e. Over 65 44%

3. How long have you lived in Savona? (choose one).

- a. Less than one year 2%
- b. 1-5 years 10%
- c. 6-10 years 10%
- d. 11-20 years 14%
- e. More than 20 years 65%

4. Which best describes your living situation? (choose one).

- a. I own and live in single-family home. 90%
- b. I own and live in a multi-family home. 4%
- c. I rent a single-family home. 2%
- d. I rent an apartment in a multi-family home. 1%
- e. Other 3%

5. What is your primary employment status? (choose one).

- a. Employed 40%
- b. Homemaker 1%
- c. Student 0%
- d. Unemployed 4%
- e. Retired 53%

6. If you are a student or employed, how do you typically get to school or work? (choose one).

- a. I drive. 96%
- b. I walk. 4%
- c. I ride my bike.
- d. I carpool.
- e. I take the bus (or other form of public transportation.)

7. To what extent do you agree with the following statements about the Quality of Life in Savona?

	Strongly disagree	Disagree	No opinion	Agree	Strongly Agree
a. Savona is a good place to live and raise a family.	3	2	7	58	31
b. Savona's appearance is inviting and appealing.	11	38	19	28	5
c. The Village should work to beautify Main Street.	1	8	22	42	28
d. Savona has a community image that is different from other places in the region.	2	20	39	34	5
e. The Village should work to improve the condition of its housing.	2	3	20	42	33
f. Savona is affordable.	4	9	19	60	9
g. Savona is safe.	3	11	11	63	13
h. I'm happy with the number of community events in Savona.	1	21	25	44	9
i. I would like more opportunities for safe bicycling and walking in the Village.	1	5	32	43	19

8. Do you think that additional housing of the following types is needed in Savona?

	Strongly disagree	Disagree	No opinion	Agree	Strongly Agree
a. Single-family homes	1	13	27	44	14
b. Apartment Buildings	20	22	25	25	8
c. Upper-Story apartments (above shops or garages)	14	17	39	28	3
d. Townhomes	10	19	38	30	3
e. Senior Housing	1	12	26	46	15

9. Do you feel the Village should encourage or do the following (related to recreation and open space)?

	Definitely no	Probably no	Maybe	Probably yes	Definitely yes
a. Improve existing parks and rec. facilities.	4	11	28	33	24
b. Develop new recreational facilities.	6	17	25	30	21
c. Start a community garden.	8	25	32	22	12
d. Create more Village events.	1	17	40	25	17
e. Develop a youth center for after-school.	3	14	25	30	28
f. Provide better sidewalks and new bike lanes.	5	13	24	35	23
g. Reserve land for permanent open space.	8	23	31	16	23
h. Plant more street trees.	16	27	21	19	17
i. Install better street lighting.	4	11	23	27	36

10. Do you feel the Village should encourage development of the following land uses?

	Definitely no	Probably no	Maybe	Probably yes	Definitely yes
a. Single-family Residential	1	10	26	31	33
b. Multi-family Residential	12	26	35	16	11
c. Mixed-Use (i.e., stores with apartments above)	9	19	30	33	10
d. Light Industrial	7	13	31	34	16
e. Retail Stores	3	4	25	41	26
f. Offices	6	9	32	34	20
g. Agriculture	4	20	35	24	18
h. Home-based businesses	2	9	29	40	20
i. Farmers Market	1	3	17	39	40

11. Would you support the development of the following types of businesses in Savona?

	Definitely no	Probably no	Maybe	Probably yes	Definitely yes
a. Locally-owned retail stores	2	3	21	47	27
b. Fast-food restaurants	6	17	20	36	20
c. Locally-owned restaurants	0	3	17	47	33
d. Coffee and Tea Shop	4	13	26	33	24
e. Gas/convenience store	7	23	26	26	18
f. Office Park	8	28	33	18	13
g. Car dealership	18	40	25	9	9
h. Wine/Liquor Store	21	26	23	17	12
i. Grocery Store	10	16	21	34	20
j. Farmers Market	2	4	14	39	41
k. Bed and Breakfast/Inn	5	15	28	28	24

12. How important are the following issues for Savona?

	Not important	Slightly important	Moderately important	Very important	Extremely important
a. Development of a public sewer system.	23	9	19	23	27
b. Establishment of a historic district.	14	30	34	13	10
c. Revision of the current zoning ordinance.	12	17	34	25	11
d. Potential for accessory natural gas drilling uses (storage, etc.) in the Village.	41	11	24	11	14
e. Protection of natural resources.	5	4	26	33	31
f. Preservation of agricultural land and farms.	4	6	25	29	37
g. Helping seniors to stay in their homes.	3	1	19	25	52
h. Preservation of historic resources.	7	11	37	20	25
i. Improving the quality of housing options.	2	9	28	32	29
j. Attracting businesses and job opportunities.	4	6	17	24	49

13. Implementing some aspects of the comprehensive plan may cost the Village additional money. For which of the following actions might you agree to pay an incremental increase in Village taxes?

	Definitely no	Probably no	Maybe	Probably yes	Definitely yes
a. Conservation of open space or environmentally-sensitive land	20	25	33	12	10
b. Construction of new <u>sidewalks</u> to connect residents to parks, schools, stores, river, etc.	18	21	29	18	14
c. Construction of <u>trails</u> for recreation and to connect residents to parks, schools, stores, river, etc.	19	23	24	22	11
d. Streetscape/road beautification	18	16	32	18	16
e. Parkland acquisition	23	23	32	15	6

SUMMARY OF COMMENTS

- Clean up of the buildings and houses, particularly in the Four Corners area.
- Need nice welcome signs. Develop old hotel site and old pharmacy building. Remove brick chimney on Church St. Remove grange and house next to it.
- More local businesses.
- A recreational/ community center
- Better code enforcement. Home owners should be made to clear piles of junk on front porches, around and behind houses. People should take pride in our village and clean up their properties.
- I would like to see the village do more for the old folks and the handicapped.
- Have a place to put yard debris. Have the leaves sucked up through a street vacuum instead of having to bag them and put them out by the road.
- Should have sidewalks on BOTH sides of ALL streets on BOTH sides of the village (west and east sides.) Less large truck traffic on side streets. Should stay on 415 or rt. 226 only.
- Savona needs a town cop. The west side grove street etc has heavy traffic most of them go way too fast. It's just a matter of time before someone gets killed.
- Take propane truck off the main road and put on back roads.
- Upset about being charged for water I'm not hooked up to.
- Apply for grants from NYS to attract businesses, maybe a well-managed truck stop or car wash.
- Take the west side out of the village. Allow mobile homes on the west side.
- The owners of 80 Main Street would be willing to make a single family or multi units if permitted following the new comp plan. Bryan & Colleen Ryan
- I would like to see all the money taken out of the youth fund to pay other bills put back and create a job force for 14 to 17 yr olds. Have the trustees oversee this program.
- I would like village to keep the food bank program open for just the people in our area (not open to all like PA and Addison). Have them prove they live within 5-10 miles from town.
- Since the village people pay for the insurance on buildings and park area. Village people should be able to use this area without having a million dollar policy of their own.
- Would like to see more locally-owned and operated small businesses. We think Savona is great as a small town, where everyone knows everyone and is a safe place to raise a family.
- Perhaps sub-divide junked-up area for various groups, i.e.: a small dog park, area for teaching dog obedience, area for skateboards, bikes, etc.

- I sincerely thank all of those involved working to make our village of Savona a much nicer place to visit, live and to possibly bring small industry to our area.
- Would beautify Main Street. We need to look like Hammondsport!
- Holiday flags - maybe on street corners. White metal bases (\$10 ea) with small holiday flags.
- More community events.
- More police supervision of school and park.
- Additional financial help in preserving older homes to energy efficiency and historical look.
- Arrow mart parking lot too much drug activity.
- Savona is a crossroad to Bath, Corning and especially 226 to Watkins Glen, it should grow by this fact alone but has not. We need to promote the fact that Savona is this crossroads.
- Enforce regulations to clean up existing eyesores and violations.
- Keep existing infrastructure (street and sidewalks) maintained in good condition.
- Continue/expand communications from board to residents - like the notes enclosed in water bills - consider people that do not have computers.
- Continue brush pick up or have an area where residents can take their brush and yard clippings.
- Create a sewer district.
- A senior/youth center combination.
- A better community bulletin board, visible from main thoroughfares.
- Better access to parks via walkway/bicycle paths.
- Use our access to Finger Lakes to our advantage in attracting tourists.
- I live at the end of Center St. Recently a stop sign was put up at the corner of Maple and Center St. Ext. although people are stopping at the center st. ext. sign, people aren't always stopping at the Maple St. stop sign. 90% of the time they blow right through it. I have almost been hit because I am going straight on down Center St. and they assume I am turning on Maple or they don't stop like they are supposed to!
- The speed limit down Center St. Ext should be 15 mph. People drive here like it's a race track.
- We understand a gravel pit is going to be built at the South end of Maple St./Platt Hill area. If so is to happen, we will most likely be leaving Savona - Noise, dust, big trucks, etc. is something a homeowner should not have to endure. We had no say in whether this should happen. I thought we had a "voice" in whether a business was going to be built right next to a homeowner.
- Something to be done to enforce the care and appearance of the homes in Savona.
- Retain quiet atmosphere and increase activities/ services for residents.
- I would also like to see the Dalrymple Gravel property developed into a lake or campground.
- Lights on ramps coming into village.
- Park: Add toddler area with benches, an adolescent area with slide, swings and teeter-totters along with additional benches (gazebo) in lot near new library; with possible area for tables along roadside (edges) of grass for farmer/flea market.
- Housing repairs for poor and seniors - we should have a volunteer group of all ages and fundraising to pay for supplies as well as accept donations of good supplies.
- Several community gardens in which all can volunteer and all can benefit.
- Create volunteer groups to do most everything - no need to pay someone to cut a tree when skilled volunteers can do it.
- Before planting more trees forcing people to mow around them - ask first - not everyone wants a tree in their way.
- My recommendation is to dissolve the village and its taxing authority.
- Enforcement of leash laws and people picking up after pets.

Village of Savona Comprehensive Plan: Student Survey

The Village of Savona is working with an urban planner to update its **Comprehensive Plan**. You might be wondering, “What is an urban planner... and what is a comprehensive plan?” An urban planner is someone who works with villages, towns and cities to understand its housing, business, transportation, parks and water issues (and more), and think of ways to make those village, towns and cities even better places to live and work. A Comprehensive Plan is a document that will describe the Village as it is now, describe how its residents—including you—would like to see it change, and then figure out what actions the Village should take in order to bring about that change. The Comprehensive Plan Committee (CPC) is a group of Savona residents who wanted to get your input, because your opinions are important. What would you change to make Savona better for you? Feel free to tell your parents about this project, too!

1. Where do you go to school? (choose one).

- a. Campbell-Savona Elementary School 34%
- b. Campbell-Savona Jr./Sr. High School 66%

2. Where do you live? (choose one).

- a. Savona 29%
- b. Campbell 50%
- c. Other: 21%

3. If you live in Savona, how long have you lived here? (choose one).

- a. We just moved here. 11%
- b. A few years. 35%
- c. My whole life. 54%

3. How do you typically get to school? (choose one).

- a. In a car. 35%
- b. I walk. 3%
- c. I ride my bike. 2%
- d. I ride the bus. 60%

4. What do you think about the following statements? (Results given as %)

	NO	MAYBE	YES
a. Savona is a good place to grow up.	8	58	34
b. Savona is a pretty place.	28	48	25
c. I wish there was more to do in Savona.	7	19	73
d. Savona is different than nearby places (Campbell, Bath, Corning, etc).	16	37	47
e. I often walk or bike around Savona.	64	13	24
f. I wish that I could walk or bike around Savona more easily.	51	27	22
g. I feel safe in Savona.	20	46	34
h. We have a nice park in Savona.	30	46	24
i. If we had a community garden in Savona, I might go there after school.	54	33	13
j. If we had a nice youth center in Savona, I might go there after school.	35	34	31

5. How important are the following things to you?

	NOT IMPORTANT	SORT OF IMPORTANT	IMPORTANT
a. Nature	7	28	65
b. School	11	25	64
c. Art (creating or looking at it)	19	39	43
d. Sports (playing or watching)	8	24	67
e. Music and Concerts (playing or listening)	15	33	52
f. After-school activities (Scouts, etc.)	25	43	32

6. Which of these things do you like to do?

	DON'T LIKE TO DO	SORT OF LIKE TO DO	REALLY LIKE TO DO
a. Go out to eat at a sit-down restaurant.	6	30	64
b. Go out to eat at a fast-food restaurant	22	43	35
c. Participate in community and school events.	20	48	32
d. Go to the park.	24	45	31
e. Play sports.	11	21	68
f. Ride my bike.	22	35	44
g. Spend time outside (hiking, gardening, fishing, etc.)	7	25	68
h. Play or listen to music.	5	17	78
i. Play video games.	23	32	45
j. Work part-time or volunteer.	19	51	30
k. Go to the movies/watch movies.	5	24	71
l. Hang out with friends.	3	9	89

7. What is your FAVORITE thing about Savona?

8. What is your LEAST FAVORITE thing about Savona?

9. If you could build ONE new thing in Savona, what would it be? If you don't live in Savona, tell us what you'd like to build in YOUR town. (If you need more room, feel free to attach additional pages.)

Village of Savona Comprehensive Plan
 CSCS School
 Student Comment Summary
 December 2013

FAVORITE	LEAST FAVORITE	ONE THING I'D BUILD
<ul style="list-style-type: none"> • Ice cream • Soccer, sports • School, staff, faculty • My family lives here • Kings Market • Playground • My friends • Creek/Cohocton River • Nice environment • It is pretty and quiet • The name SAVONA • The library • You get a chance to be involved in the community • Chance to be in sports • They might build a dance studio • Savona Cinderella softball and soccer fields • Round lake (the lake on Round Lake Road) • I can walk to Dandy Mart • The local businesses • The park • Movie section of Savona school library • The fire station. I'm a volunteer for the fire station • The trees and hills • Mom's Diner • King's grocery store and arrow mart and flying H • The creek • I have plenty of room. • I like going to school. Also I feel safe in Savona. • The library, but it would help if you made it bigger and with more books. • You can find your way around Savona. • Riding my bike • It is a small town and you don't get in trouble • I have a lot of people that know me, strangers are nice 	<ul style="list-style-type: none"> • When you report something bad nothing gets done, you can't have 2nds at lunch, not having enough time during specials • The crazy drivers • The siren at 9:00 • Not a lot of stores (for food, etc.) • The lack of things to do. • The creepy people. • Walking around it's kind of creepy. • They don't have cheerleading and no skateboarding ring. • I don't like how the houses look weird on the outside. • The park. • School. • It's really small and there's not enough things to do. • The old post office across from Kings • Fast food • No dance studio • The old brick building with broken glass, vehicles and other weird things. • Litter • The run-down softball field • The baseball fields (need new ones) • There aren't many hangout places for kids our age except for the friends house • The old buildings that are not being used. • The trailer park and that big part that has the broken car(s) by Kings. • There are no attractions. • It's not very welcoming. • The scary woods. • Savona needs a better park. • All the big trees that are all over the place. 	<ul style="list-style-type: none"> • Race car shop • Dog park, picnic ground, pond, park, ice cream shop, stores, ice skating rink, garden, candy shop, vet, hobo shelter, no gun shop • I would build a homeless shelter, library because obviously no one will finish the one they fixed up anytime soon! A vet. • Ice skating rink, gym (gymnastics), community pool • A fast food restaurant • I would like a gym that kids 10 years old and older can go. • A yogurt shop called sweet frog. • An animal shelter. • A skating rink. • Skate park, swimming pool, shooting range, gaming area. • An addition to the school and have a cheerleading gym and have real cheer for the school. • A video game store that has games from rated E for everyone to M for mature. • A skate park with lots of ramps, half pipes, pyramid, water fountain and it should have a small ramp for younger kids. • Trails for horses or 4-wheelers and maybe a horse stable and a frozen yogurt place. • Dance studio • I would like to build a subway, so everyone could get to places faster. • Theme park, bigger better park, carnival, free bakery, stadium, zoo, movie theater, lazer tag, go cart track • Stage or movie theater • Zoo • A campground • Arcade • Pool, restaurants, more houses (for more friends), library, movie theater, playground, hospital, arcade, mall • Lazer tag • A jail. • Game stop • Giant non-stop chocolate fountain • A park with twisty slides, fun swings and jump ropes, a public swimming pool or a

<p>to me, and Savona is just beautiful.</p> <ul style="list-style-type: none"> • Christmas parties (Santa, carols, hot cocoa), library, walking dog, riding bikes, 4th of July fireworks at park. • It is very cute • Good clean neighborhoods • That I can see tree covered hills wherever I look. That there aren't lots of large factories that pollute the air. • It has a lot of open space. 	<ul style="list-style-type: none"> • It has no arcade. • The housing and that I do not feel save in my friend's house at the trailer park and they need a Wendy's. • The roads because they are very bumpy. I would like it if it was smooth. It would be very helpful. • No lights on the soccer field • A lot of the kids are so negative. • The playground • It is kind of a run-down town • It isn't always safe around Savona. • The houses are too close together. • No football program! • There aren't many good restaurants. They don't have a lot of places to hang out. • Nothing – I like everything about Savona. • The park next to my house is run down and not fun. • I don't like Savona's busy road. 	<p>skate park or a dog park.</p> <ul style="list-style-type: none"> • A swimming pool with an arcade that is free and music, no Justin Bieber songs. • A nature center. If we had one I might go there after school. • Animal shelter. • Hunters Safety course • Bike ramps, skate park • Build a place where homeless people can come and eat when they're hungry and they need a place to sleep. • Bike lanes, parks • A photography shop. • A mansion. • A big nature trail for people to walk and run • A brand new playground, and an animal shelter. Also, an orphanage. • A sports center with ping pong, tennis, baseball, football, etc. • A giant fun house, playground, soup kitchen, robots that do your chores • A garden • Hot tub with jets and seats on the outside • A place to have concerts for the homeless and have hot meals. • Build a place for the elderly people and a girls-only club building. • An indoor community pool, an ice rink or bowling alley, a kids and teen place to hang out after school. • I would like to build nothing because it is fine where I live. • A nice big family friendly restaurant where people can come in and enjoy themselves and watch the football game. • I'd build a big house that connects to my house that the dogs and cats could live in.
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Village of Savona Comprehensive Plan
CS Jr/Sr High School
Student Comment Summary
December 2013

FAVORITE

- Small
- Close-knit community
- Beautiful scenery
- Outdoors
- Being with friends, family
- Subway
- Kings Market
- Library and its programs
- Easy to get around
- I'm able to walk to the stores, around town
- Savona Diner/Mom's Diner
- Fresh food
- Fossil Rock Acres
- Secluded and quiet
- School playground
- Sports fields, soccer goals
- Trees and woods to play in
- The farms between Savona and Campbell
- Ice cream shop
- All of the events
- It's clean
- School and teachers

LEAST FAVORITE

- Nothing to do/not much to do
- Some unfriendly people
- Trailer Park near grade school/people doing drugs there
- Quiet like a ghost town
- Not pretty
- No rec center
- Fire whistle
- The people
- Far from everything I want to do
- No big stores
- Broken-down building across from Kings
- Speeding cars
- I don't like town, I like the country.
- Houses are crowded
- Undeveloped-ness and empty buildings
- Not a safe place
- Highway 226
- How it looks, not everyone tries to keep it clean and care about their houses or yards
- Not all the houses are nice, some are about to fall down

ONE THING I'D BUILD

- Gym or Fitness Center
- Activities
- Swimming pool
- Guitar shop/music
- Community store
- Community center
- Motocross track
- Fast food (KFC, Taco Bell)
- Small grocery store for people who do not drive or want to shop close to home
- Bowling Alley
- Zipline
- Restaurants
- Music venue
- Rec center with rock climbing, track, basketball, homework help, computer lab, other activities
- PC shop/game stop
- Craft store
- Theater
- Big, new park
- Community Garden
- A zoo
- Movie theater
- Animal shelter
- More paved roads so it is safe to ride bikes
- A ceramics center
- Rebuild the softball fields and have more sports

Appendix B

Build-out Analysis

Built-Out Analysis for the Village of Savona, New York



Prepared for Nicolette Barber, AICP LEED AP ND

By Tillie Baker (MRP '14)

Department of City and Regional Planning, Cornell University

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Background

The Village of Savona is located in Steuben County in upstate New York. Incorporated in 1883, the Village is named after Savona in Italy. At the 2010 census, the population was 827.

In October 2013 the Village embarked on a process to update its 1967 Comprehensive Plan with Nicolette Barber, AICP of Hunt Engineers. The comprehensive plan is not a law, but acts as a blueprint for how the Village will develop in the future, outlining a vision, goals, objectives, and a series of action items towards this end. All future regulations will be enacted in accordance with this document.

Conversations between Nicolette and the Village have revealed that the Comprehensive Planning Committee is especially concerned about housing in Savona. Though the Committee feels there is a decent variety of housing in the Village, in recent years, a number of single-family homes have been subdivided into separate apartments, some of which have not been properly maintained. This recent development is concerning to the Committee.

The Village's Zoning Ordinance dates from 1970, with revisions made in 1994. The Ordinance has three residential districts: R-1, R-2 and R-3. Townhouse development is allowed in R-2 and R-3, and cluster development is also permitted in R-3. According to the most recent Tax Assessor data, the following residential types are present in Savona:

Residence type	Count
Single family home	210
Two family home	17
Three family residence	3
Rural residence with acreage	2
Mobile home	9
Mobile home park	1
Multiple residences	1
Commercial with incidental residence	1
Total	244

Table 1.

The data in Table 1 show that single-family homes are the most prevalent in Savona, characterizing 86% of homes.

The 2010 Census reveals that in terms of housing tenure, Savona has approximately the same level of renter-occupied housing as Steuben County, but substantially less than nearby Bath and New York State (Figure 1). Just over 70% of housing is owner-occupied with less than 30% of housing renter-occupied.

While it is unclear at this time what is driving the subdivision of single-family homes, this trend may indicate that there is demand for more compact housing in Savona.

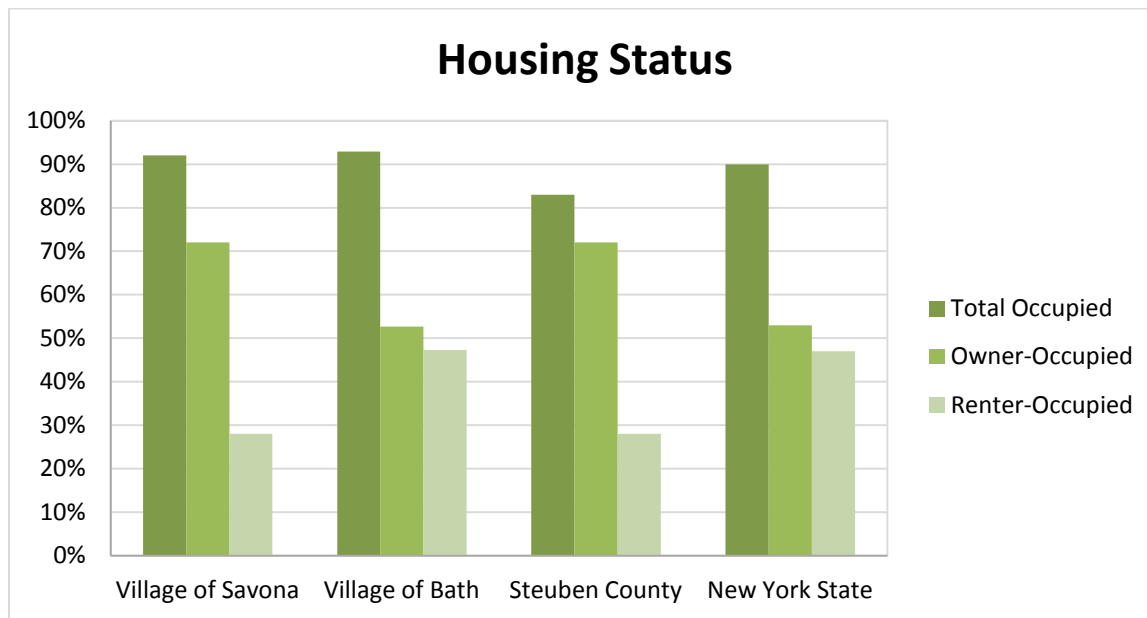


Figure 1: Housing tenure in Savona. Source: 2010 Census.

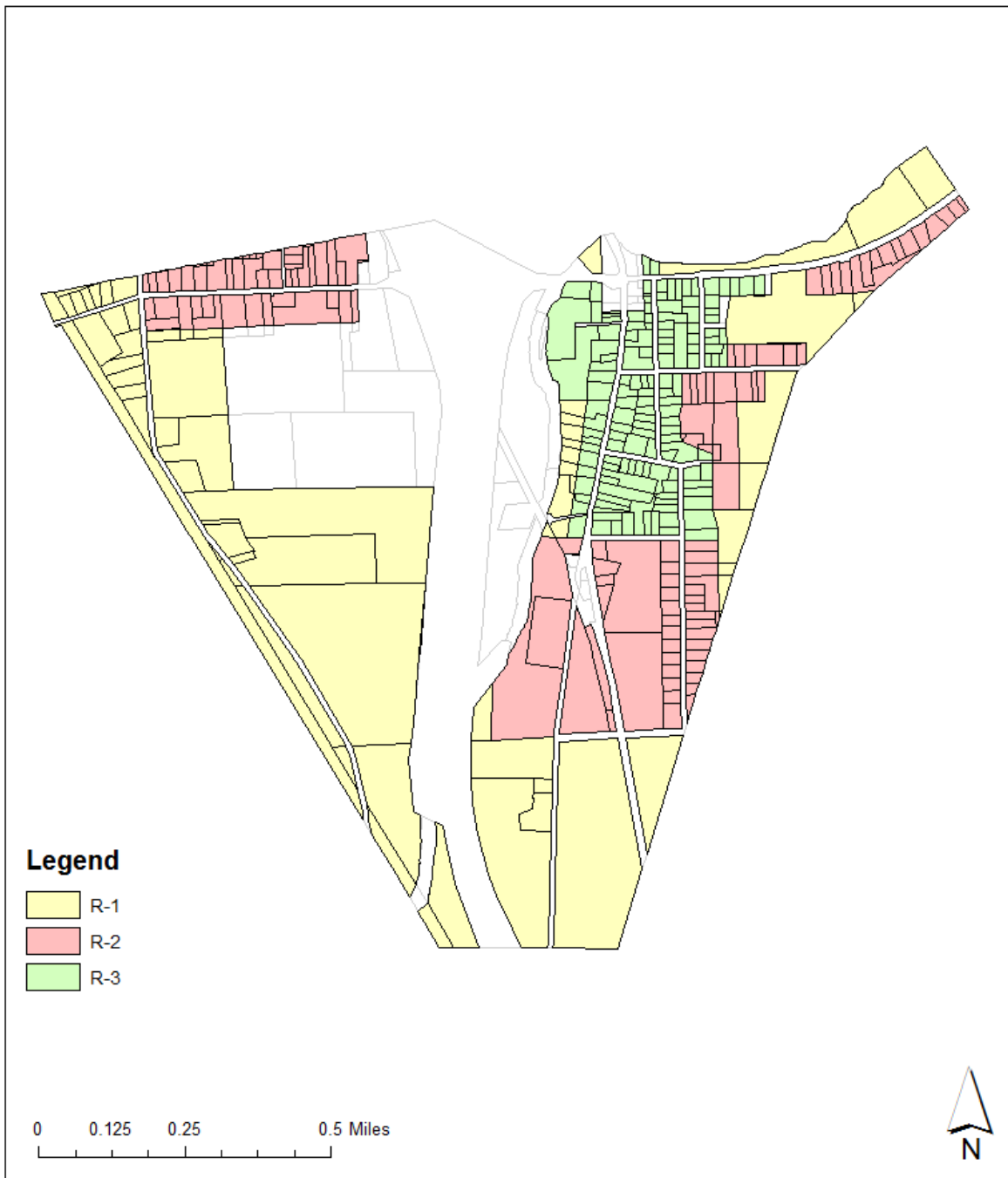
What is a build-out analysis?

A build-out analysis is essentially an impact assessment of the current Zoning regulations enacted in a locality. It imagines that the locality is “built out” to capacity by showing how many parcels could be subdivided according to the minimum lot area requirements stipulated by the Zoning Ordinance, and therefore how many additional parcels (and dwellings) would be allowed under the current regulations.

The build-out analysis assumes that the Village will be built-out completely, rather than showing how development might occur incrementally over time. Though it is very much an academic exercise, a build-out analysis is a useful way for decision makers in Savona to understand the pattern of development possible under the Zoning Ordinance as currently enacted, and can therefore inform possible changes to the Ordinance which might be outlined in the Comprehensive Plan.

GIS is a powerful tool for conducting a build-out analysis, as it enables the analyst to quickly identify the location and area of land available for further subdivision, and thus ‘build-out’. The analysis can be performed at a number of geographic levels, ranging from a parcel-level analysis to an entire region. As the Village of Savona is relatively small, it is feasible to carry out the present analysis at the parcel level. As the Village is currently concerned with housing, this build-out analysis will focus on R-1, R-2 and R-3 Residential areas only (Map 1).

Village of Savona: Residential Districts



Author: Tillie Baker
Date: December 5th, 2013
Data Source: Steuben County
Projected Coordinate System:
NAD 1983 State Plane New York Central FIPS 3102 (Feet)

Map 1.

Residential Districts

1. **R-1.** The R-1 district is rural in character, and many parcels in this area have productive agricultural land. Parcels designated R-1 are located around the perimeter of the Village, in both West and East Savona. A significant proportion of land in the R-1 district is protected by New York State Agricultural Districts, which are designated “to encourage the continued use of farmland for agricultural production”.¹ The minimum lot size in the R-1 district is 1 acre, or 43,560 square feet, with a maximum coverage by buildings of 25%.



Figure 3: R-1

2. **R-2.** The R-2 district is more suburban in character. The minimum lot size is 9,000 square feet per family, meaning that only larger lots can accommodate multiple dwelling units. R-2 parcels are located in both West and East Savona. In East Savona, they are located between R-1 and R-3 districts. Maximum building coverage in R-2 is 60%.

¹ Source: New York State Department of Agriculture and Markets.



Figure 4: R-2

3. **R-3.** The R-3 district is only located in East Savona, and is also suburban in character. The R-3 district has the highest number of small parcels, and approximately 20 parcels out of a total 142 in this district are currently not compliant with Zoning as they are smaller than the minimum lot size of 9,000 square feet (Appendix 1). Maximum building coverage in R-3 is 60%.



Figure 5: R-3

Assumptions

For simplicity and ease of comparison, a number of assumptions need to be made for the present analysis. These are outlined below.

1. **Parcels that *can* be subdivided, will be.** In general, build-out analyses assume that parcels with existing dwelling units are already ‘built-out’ and are therefore unavailable for future development. However, due to the relative ease of conducting a parcel-by-parcel analysis for Savona, parcels with dwellings will not automatically be considered ‘built-out’. Instead, a visual assessment will be conducted to determine which parcels might accommodate further subdivision. Once land available for future development is identified, a number of constraints need to be taken into consideration, as these will impact on the amount of land which is actually available for subdivision (see next section).
2. **Current parcel boundaries remain unchanged.** The analysis will consider subdivision of existing parcels (as explained in 1. above) rather than aggregate parcels prior to subdivision. It is assumed that 15% of land will be sufficient to allow for the addition of road access and other rights of way, thus parcel area will be reduced by 85% before subdivision calculations are performed.
3. **Frontage requirements are not taken into account.** Zoning regulates more than minimum lot sizes. Height and bulk restrictions also apply in Savona, as do minimum yard dimensions (Table 2). For simplicity, this analysis only takes account of minimum lot size. It is assumed that any subdivisions of land will be in accordance with other Zoning requirements.
4. **Only development of further single-family homes is considered.** The Zoning Ordinance does allow for townhouse development in R-2 and R-3 Districts, and for Cluster Development. Therefore, the analysis’ estimate of additional dwellings will be conservative.
5. **Current population trends and growth are not considered.** The analysis visualises a future scenario of full build-out and therefore does not take account of current population growth or housing demand.
6. **The analysis is an estimate only.** Any GIS analysis is only as accurate as the data used. Therefore, the results will show the best estimate based on the quality of the available data.

Constraints

The parcels available for subdivision are subject to the following constraints:

1. **Zoning.** The Zoning Ordinance imposes the following constraints on residential development in Savona:

Minimum Lot Sizes			Minimum Yard Dimensions			Maximum Lot Coverage
	Area per family (sq.ft)	Width at building line (ft)	Front	Side	Rear	
R-1	43,560 (1 acre)	300'	35'	20'	50'	25%
R-2	9,000	100'	25'	12.5'	25'	60%
R-3	9,000	75'	25'	12.5'	25'	60%

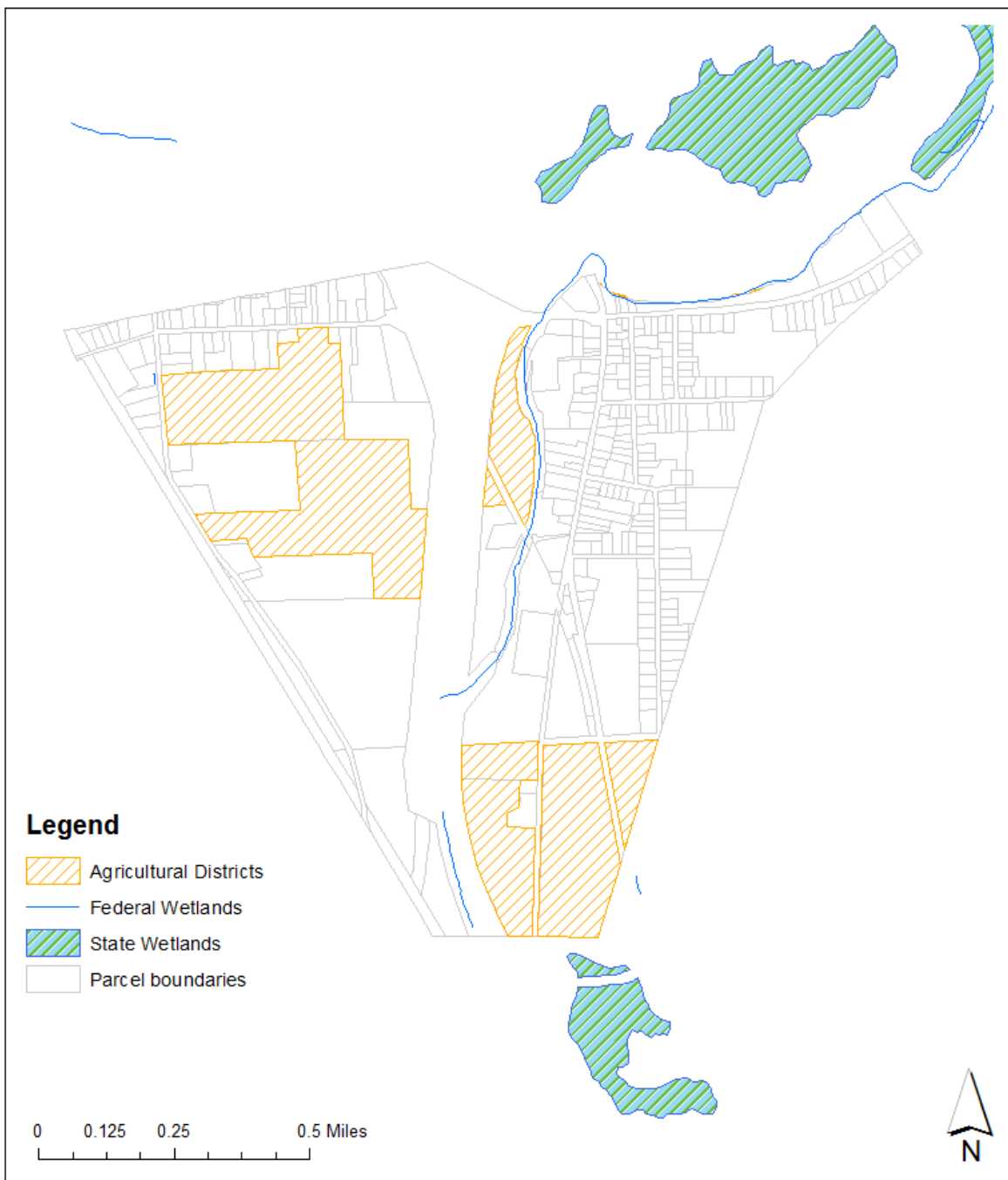
Table 2.

Note: the area *per family* dwelling in the R-2 district is 9,000 square feet. The 1994 Amendment to the Zoning Ordinance states that in this district, each dwelling unit shall require an additional 1,000 square footage per additional unit. For ease of analysis, this extra 1,000 requirement is not considered.

2. **Environmental conditions.** A build-out analysis will always take account of environmental restrictions when calculating the land available for further development, such as floodplains, wetlands, difficult soils, or very steep slopes. In Savona's case, there are no wetlands in the developed area of the Village (Map 2).
3. **Agricultural districts.** An important constraint in Savona is the presence of Agricultural Districts, which are not considered to be available for development as they are expressly designed to protect arable land for the purposes of farming (Map 2).

According to previous studies, 10-20% of parcel area should be removed to take account of space needed for roads, sidewalks and other Village infrastructure. For simplicity, this analysis will use 15%, following Meltz (2010).

Village of Savona: Constraints to Build-Out



Author: Tillie Baker
Date: December 5th, 2013
Data Source: Steuben County
Projected Coordinate System:
NAD 1983 State Plane New York Central FIPS 3102 (Feet)

Map 2.

Data Sources

The following data layers were provided by Tom Sears, GIS Coordinator at Steuben County Planning:

- Village of Savona shapefile (which included the Towns of Bath and Campbell) with Tax Assessor data;
- Village of Savona Zoning shapefile;
- State Wetlands
- Federal Wetlands

NYS Agricultural Districts were downloaded through Cornell University's Geospatial Information Repository (CUGIR).

Data Preparation

Steps:

1. Though the data was primarily from the same source (Steuben County), the layers were in different projections and the vector lines did not always align exactly. All layers were converted into State Plane using the "Project" tool in GIS.
2. The shapefile including the Towns of Bath and Campbell was clipped to the Village of Savona boundary.
3. The geometry was cleaned up to align as much as possible. For example, the agricultural district layer did not align exactly to the parcel layer (Figure 6).

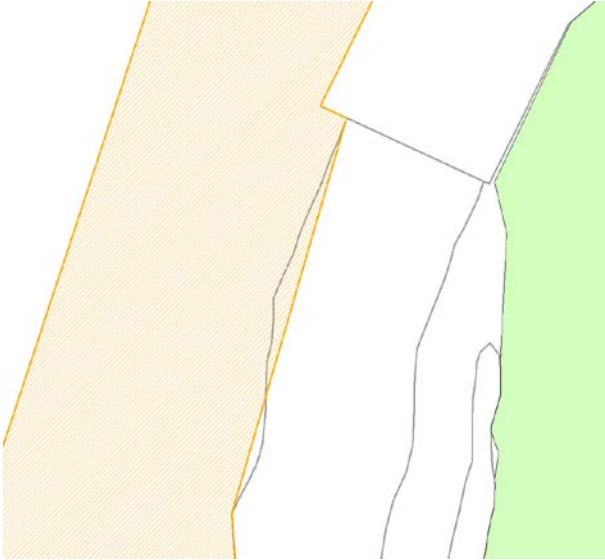


Fig 6. Example of two data layers with inconsistent boundaries (Agricultural Districts and Parcels)

4. A new layer of building footprints was created with the Polygon tool by tracing over a Basemap.

Methodology and Workflow

Steps:

1. The Zoning District layer (Appendix 2) was combined with the Parcel layer using the “Intersect” tool to create a new layer that combined features of both layers. (As their spatial extent was the same, this function could also have been performed using the “Union” tool.) This meant that parcels could be identified within each Zoning district.
2. Separate layers were exported for R-1, R-2 and R-3 districts from the Intersect layer.
3. Agricultural districts were removed from the R-1 and R-2 layers to ensure that this area would not feature in the build-out calculations. (Agricultural Districts were not a constraint for the R-3 District – see Map 3.)
4. R-1, R-2 and R-3 layers were cleaned up to remove anomalies created in the Erase step (Figure 7). Roads and water areas included in the shapefile were also removed, leaving only parcels in residential districts on which the analysis would be performed.

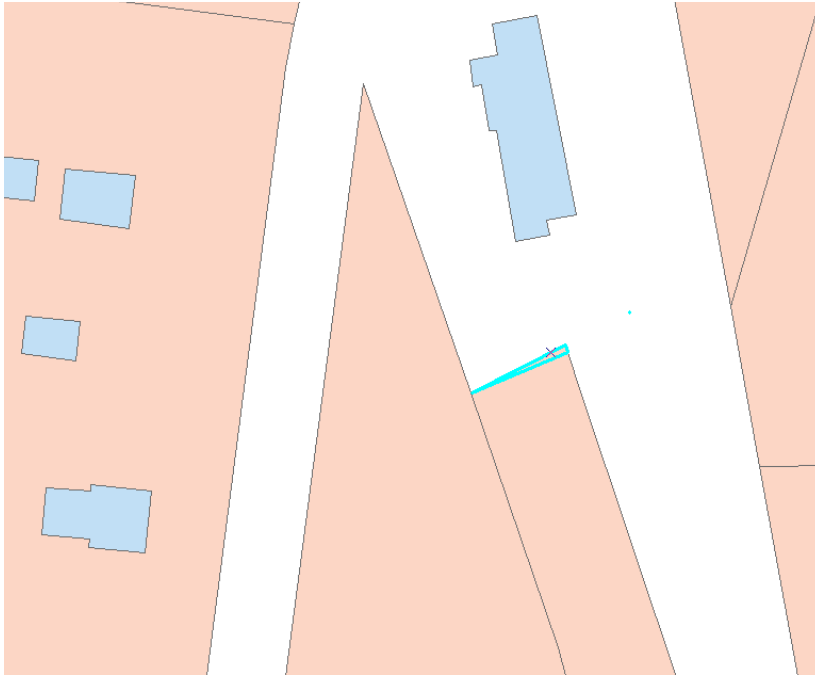
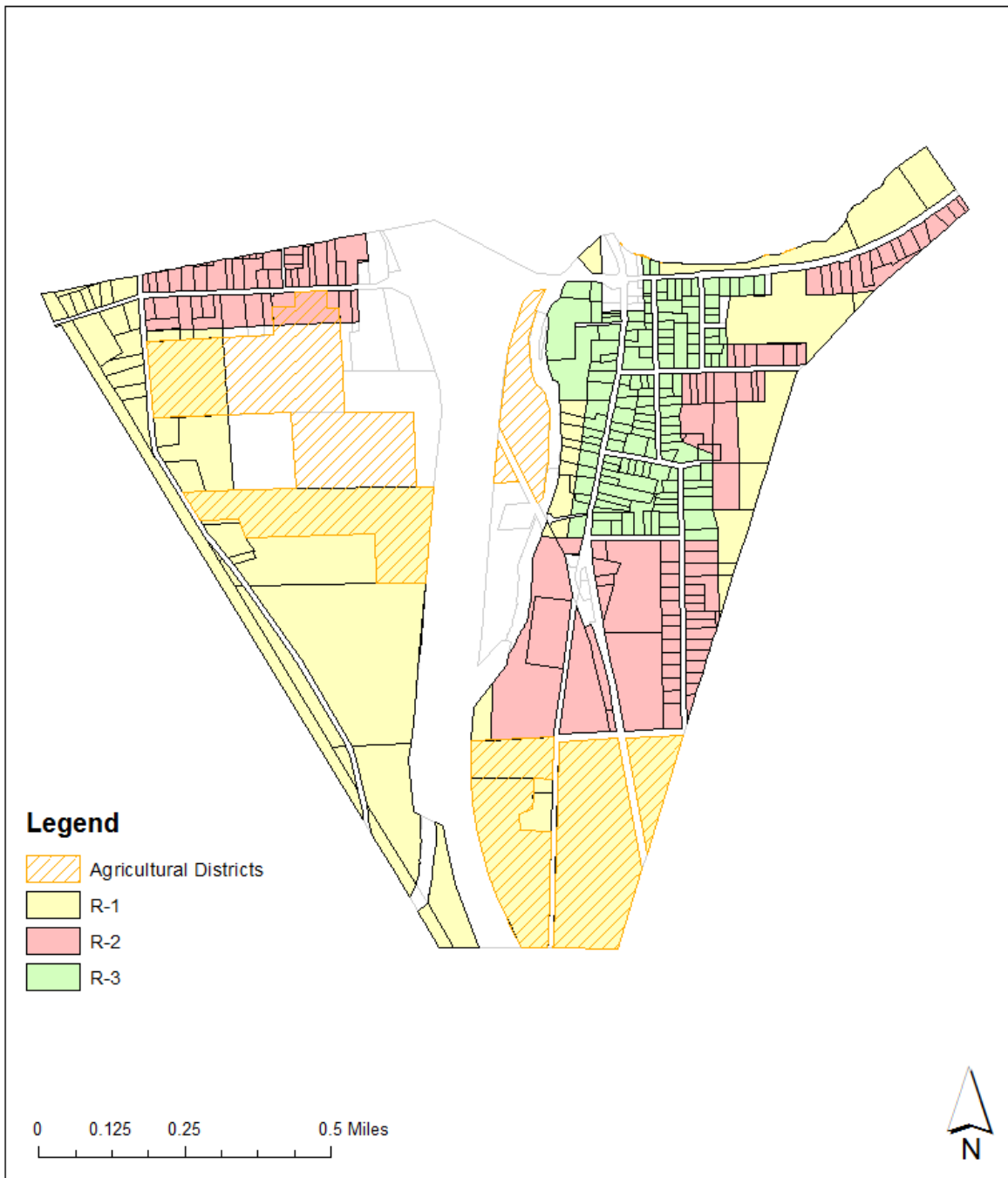


Figure 7. Example of polygon anomaly to be removed in R-2 district.

5. Area calculations were not included in the original files, so a column for area (in square feet) was added to the attribute table for the parcel data using the “Add Field” command. The field was populated with area data using the “calculate geometry” command. Area was only added to the R-1, R-2 and R-3 layers with building constraints removed to avoid confusion, as these layers would be used for the final build-out analysis.

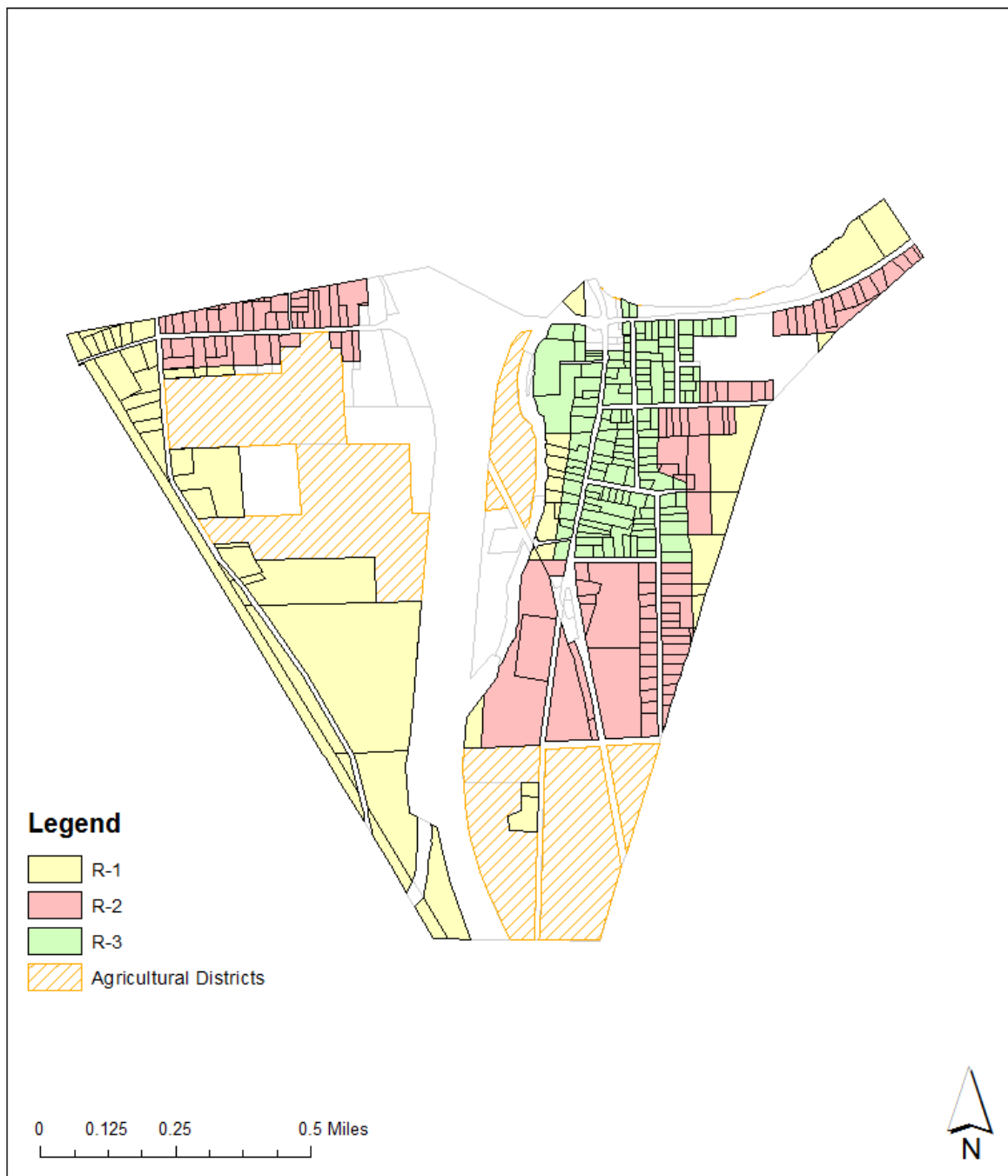
Village of Savona: Residential Districts with Agricultural District Overlay



Author: Tillie Baker
Date: December 5th, 2013
Data Source: Steuben County
Projected Coordinate System:
NAD 1983 State Plane New York Central FIPS 3102 (Feet)

Map 3. Note that the Agricultural Districts overlap parcels in the R-1 and R-2 Zoning districts.

Village of Savona: Residential Districts with Constraints Removed



Author: Tillie Baker
Date: December 5th, 2013
Data Source: Steuben County
Projected Coordinate System:
NAD 1983 State Plane New York Central FIPS 3102 (Feet)

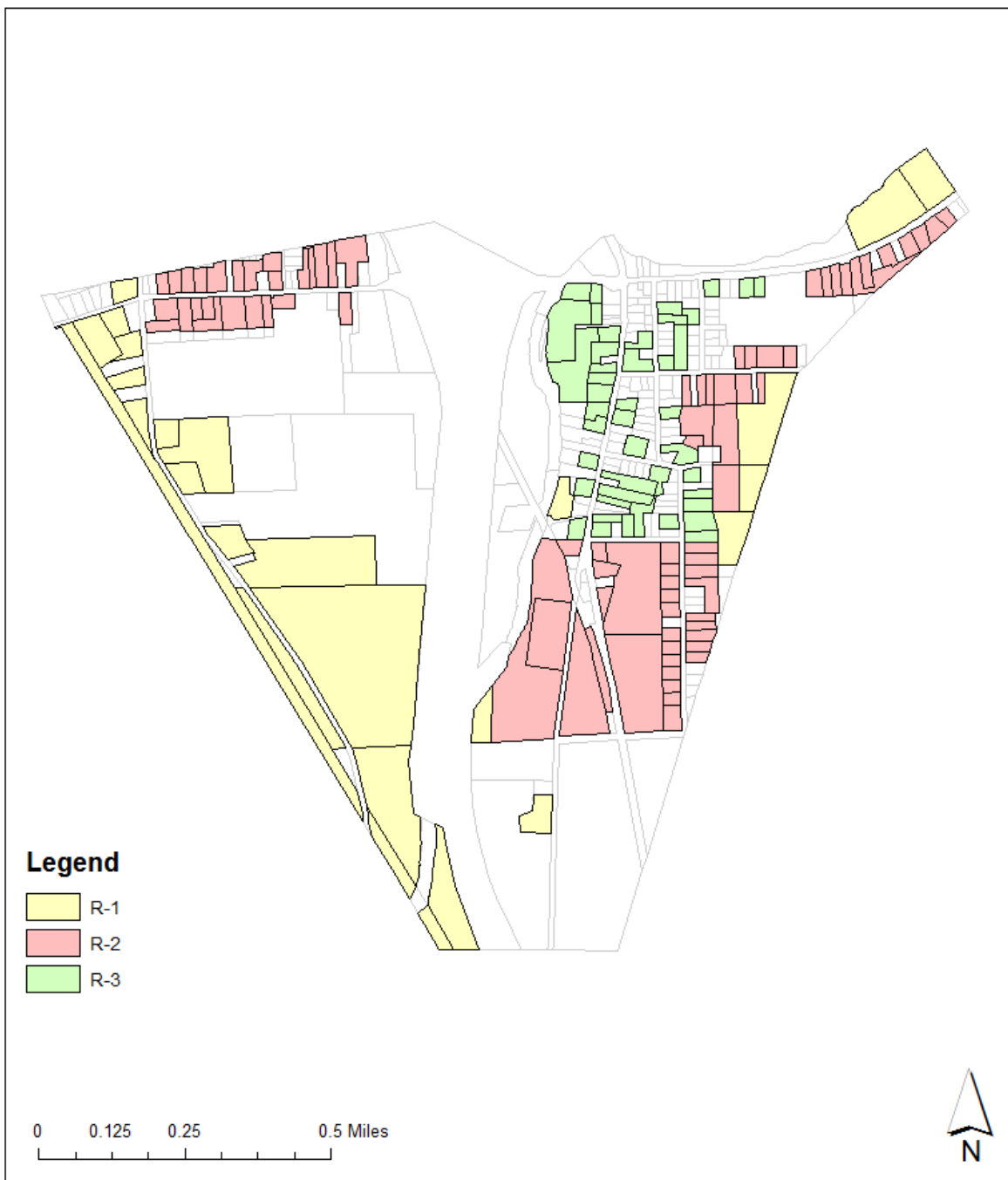
Map 4.

6. To perform the build-out analysis, it was necessary to identify all the parcels in Residential Districts that would be available for further subdivision according to the minimum lot requirements in each District. For the R-1 District, the minimum lot size was 1 acre, or 43,560 square feet. For the R-2 and R-3 Districts, the minimum lot size was 9,000 square feet. As each additional dwelling requires 9,000 square feet, in these districts a minimum lot size of 18,000 square feet was used to identify parcels available for subdivision.
7. An SQL query was used to select parcels available for further subdivision (and therefore build-out) based on gross parcel area. In the R-2 and R-3 districts, only parcels greater than 18,000 square feet can support additional dwellings because Zoning requires 9,000 square feet of land per dwelling.

District	SQL Query
R-1	“Area_SqF > 43,560”
R-2	“Area_SqF > 18,000”
R-3	“Area_SqF > 18,000”

The parcels available for further subdivision based on their area were exported into a new layer (Map 5).

Village of Savona: Parcels Available for Subdivision



Author: Tillie Baker
Date: December 5th, 2013
Data Source: Steuben County
Projected Coordinate System:
NAD 1983 State Plane New York Central FIPS 3102 (Feet)

Map 5.

8. The attribute tables of the resulting layers were exported to .dbf format and imported into Excel, where the final calculations for build-out potential were made using the following column headers:

Operation for R-1 (minimum lot size per dwelling = **43,560**)

OBJECT ID	Property Class	Parcel SqF	Parcel SqF *0.85	Parcel SqF *0.85 / 43,560	Round Down (to nearest whole number)	# Existing dwellings*	Round Down – # Existing dwellings
-----------	----------------	------------	---------------------	---------------------------------	--------------------------------------	-----------------------	-----------------------------------

(Full spreadsheets are included in Appendix 3)

Operation for R-2 and R-3 (minimum lot size per dwelling = **9,000**)

OBJECT ID	Property Class	Parcel SqF	Parcel SqF *0.85	Parcel SqF *0.85 / 9,000	Round Down	# Existing dwellings*	Round Down – # Existing dwellings
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(Full spreadsheets are included in Appendix 4 & 5)

***Note:** for the “# of Existing Dwellings” column in R-2 and R-3, the potential for further subdivision was judged by eye based on the building footprint layer. Depending on the location of dwellings, some parcels were deemed unavailable for build-out even though the area was theoretically available. A parcel containing office buildings was shown to have enough area available for a total of four dwellings. Even though the parcel only had two buildings on the site, due to their awkward location it was decided that only one extra building could be accommodated. Parcels with area which rounded down to 1 which already had a dwelling were deemed fully built-out based on area as these parcels could not be subdivided further (Figure 8).

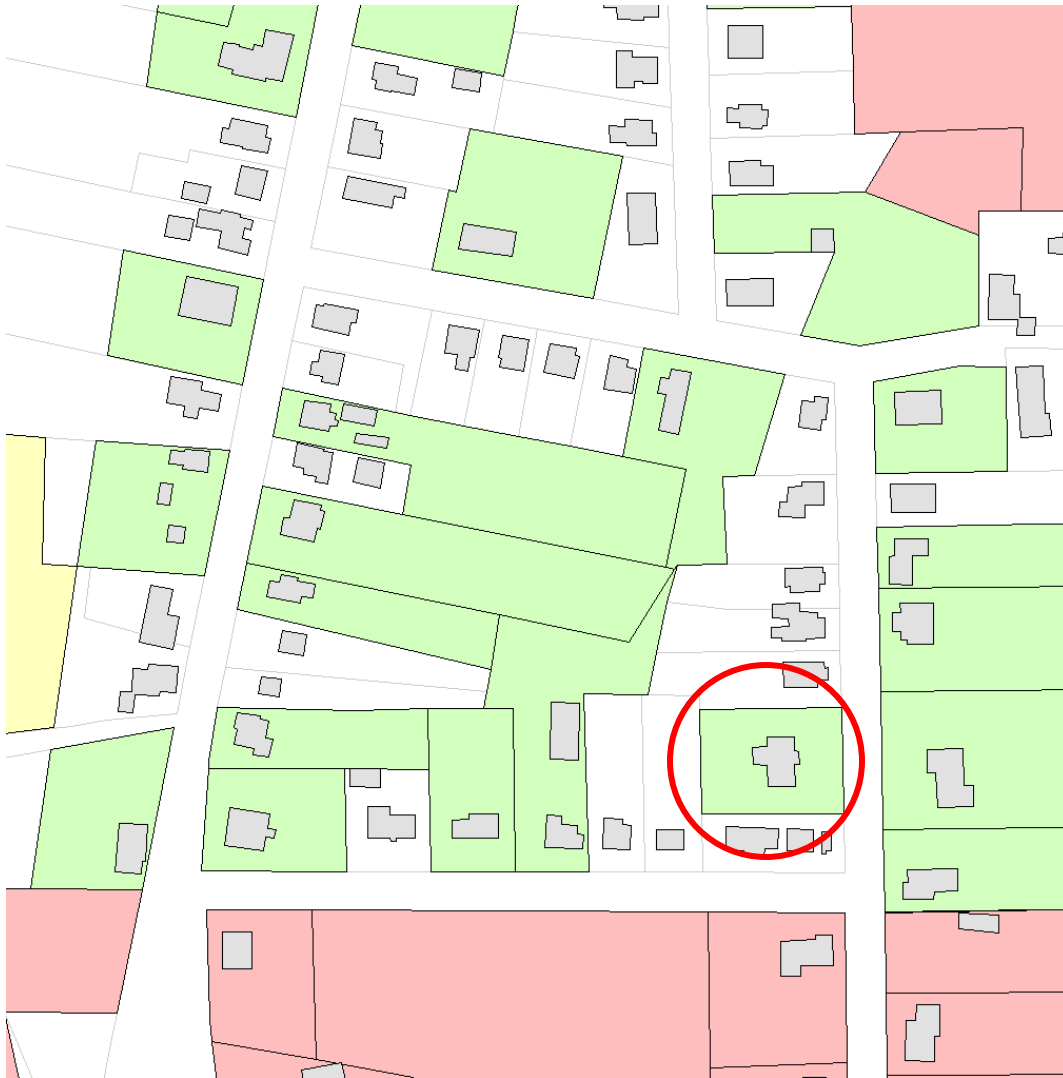


Figure 8. Parcels with potential for subdivision were judged by eye. For example, the circled parcel was considered fully built-out, because the dwelling is located in the center of the parcel. By contrast, the long parcels to the upper left of the circled parcel can be easily subdivided.

9. Close analysis of the property codes included in the spreadsheet files revealed a number of further constraints to residential development. A number of parcels located in Residential Districts were not given over to Residential uses and in some cases were not compatible with residential development. These parcels were identified by the property class code used by the Tax Assessor (the codes are available online through New York State), which gives the most accurate parcel-by-parcel information regarding land use.

The following land uses were deemed incompatible with further subdivision and removed from the analysis:

- 105 – Agricultural vacant land (productive)
- 120 – Field crops
- 416 – Mobile home park (even though mobile home parks are residential, according to property tax codes they are considered to be a commercial land use)
- 612 – School
- 682 – Recreational facilities
- 695 – Cemeteries
- 720 – Mining and quarrying

The parcels are shown in Map 6 and were not considered in the build-out calculations.

Village of Savona: Parcels Not Considered for Subdivision



Author: Tillie Baker
Date: December 5th, 2013
Data Source: Steuben County
Projected Coordinate System:
NAD 1983 State Plane New York Central FIPS 3102 (Feet)

Map 6.

Results and Analysis

The further parcels unavailable for subdivision were taken into account, yielding the following table of results:

	Total Number of parcels	Total Number of parcels (Agricultural Districts removed)	Parcels available for subdivision (all constraints removed)	% Total Parcels available for subdivision	Number of additional dwellings possible
R-1	83	71	22	27%	61
R-2	139	132	76	55%	101
R-3	142	142	46	32%	59

The results of the build-out analysis show that the most potential for build-out based on land area alone is in the R-2 district, with 101 additional dwellings possible compared with 61 in the R-1 district and 59 in the R-3 district.

The results are surprising in the sense that it is reasonable to expect that more land would be available in the R-1 district (even though it has the smallest number of parcels than R-2 or R-3, the parcels are significantly larger). However, once the Agricultural districts were taken into account as a constraint to further subdivision, only 27% of the land in R-1 was in fact available for residential development. Development in R-1 is also restricted by the larger minimum lot size in this district.

Though Savona could be described as a rural community, it has a distinctive town center characterized by historic buildings along East Lamoka Avenue (Figure 9). The parcels which are currently not compliant with zoning (Appendix 1) are concentrated in the R-3 district, which could be considered the most ‘townlike’ or dense area in the Village. Though noncompliant, these smaller parcels add to the character of residential development in Savona.



Figure 9. Historic East Lamoka Avenue, Village of Savona.

This analysis has considered the number of additional dwellings possible by subdividing land in residentially-zoned districts. The analysis has assumed that current zoning requirements regarding minimum lot sizes would be retained. However, this is only one scenario of many possible scenarios. In order to increase the number of potential additional dwellings, the Village might consider reducing the amount of land required per dwelling in order to accommodate even more residences in R-2 and R-3 districts, while retaining (or even increasing) the larger minimum lot requirement in R-1 to discourage further subdivision in this primarily agricultural area.

The analysis has not considered the *kind* of housing which could be developed in future, only the additional number of dwellings possible based on land area alone. Development of row houses, apartments, and residences above retail stores could increase the housing options available in the Village while using available land efficiently. If well-managed, increased density in residential development is associated with more efficient public services (for example, a sewer district would serve more residences in a smaller area of land), and enables localities to provide a range of housing options (APA, 2008). Map 5 demonstrates that there are a number of large parcels in the R-3 district, located very close to the main intersection in Savona, which could be prioritized for build-out. Denser residential development would be most appropriate in R-3 considering that there is significant potential for build-out in this Zone.

Increased density is also beneficial to the environment. Savona is primarily rural in nature, and the Village has already protected a substantial portion of its agricultural land through the designation of Agricultural districts. Concentrating development in R-3 and R-2 would enable Savona to protect this important agricultural resource. Though density is often associated with high-rise tower blocks, there are many fine examples of dense, low-rise residential development in upstate New York. For example, in Geneva and Rochester (Figures 10 and 11).



Figure 10. Downtown Geneva. Source: George Frantz.



Fig 11. Park Avenue, Rochester. Source: George Frantz.

Even though the potential for build-out is most substantial in the R-2 District (where 101 dwellings are possible), Savona might consider first developing available land in the R-3 District, as there is potential for 59 additional dwellings in this area. It is important to remember that the R-3 district allows for townhouses and has smaller lot width requirements than R-2, meaning the results of the present analysis are conservative. There is also potential for dwellings in R-2 and R-3 to cover more of the lot than is currently the case, as the Zoning Ordinance allows up to 60% of the lot to be built out.

This build-out analysis has illustrated the potential for Savona to develop additional residences according to the currently enacted Zoning Ordinance. The results indicate that there is most potential for build-out in the R-2 district, but significant potential for further residences in the R-3 district, especially if different kinds of residential development are considered and minimum lot size requirements reduced. With 86% of homes currently characterized as single-family, there is certainly potential for Savona to vary the kinds of housing available to current and future residents, and to achieve this potential build-out in existing residential districts.

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All photographs by the author unless otherwise indicated.

APPENDIX 1: PARCELS CURRENTLY NON-COMPLIANT WITH ZONING

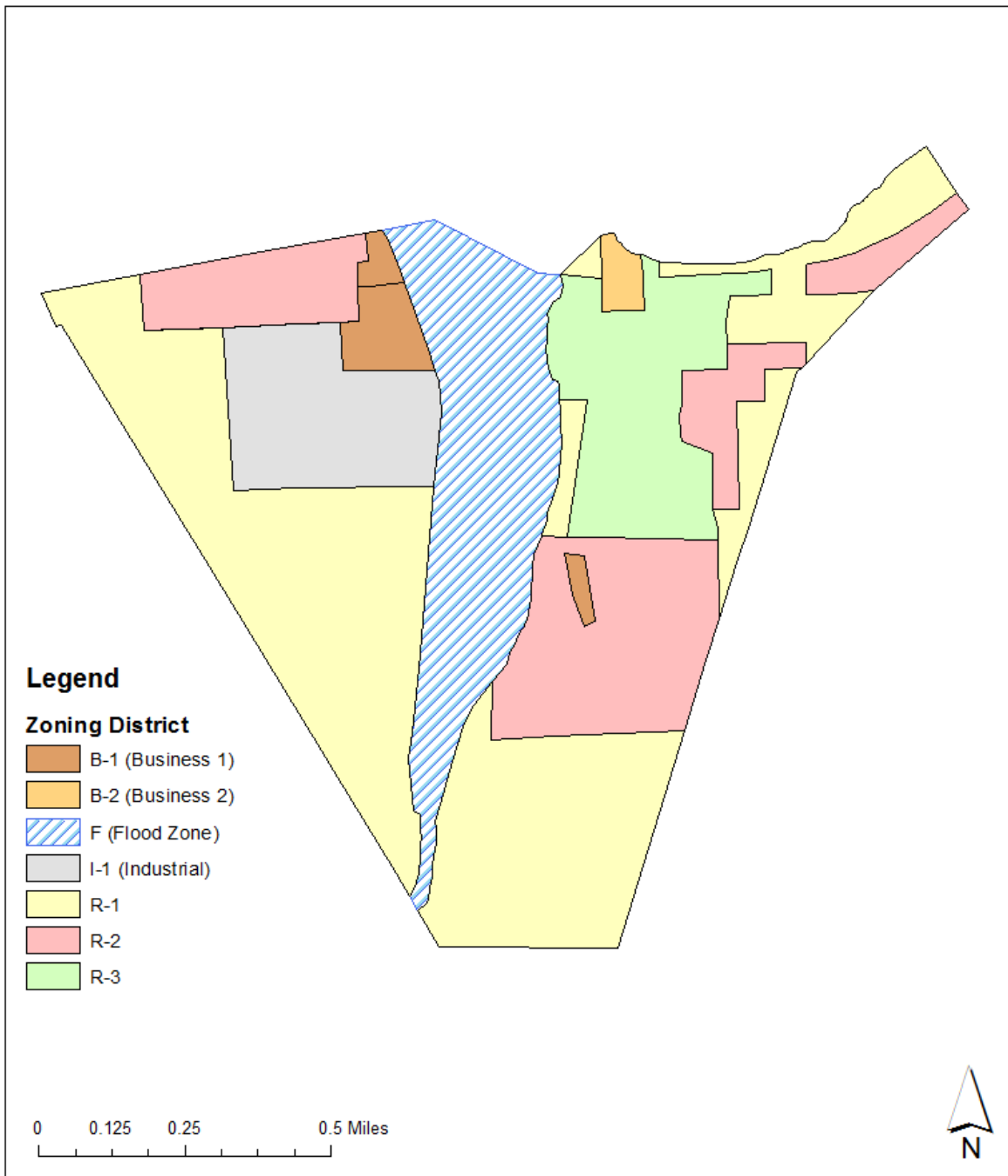
Village of Savona: Parcels Noncompliant with Zoning



Author: Tillie Baker
Date: December 5th, 2013
Data Source: Steuben County
Projected Coordinate System:
NAD 1983 State Plane New York Central FIPS 3102 (Feet)

APPENDIX 2: ZONING MAP

Village of Savona: Zoning Districts



Author: Tillie Baker
Date: December 5th, 2013
Data Source: Steuben County
Projected Coordinate System:
NAD 1983 State Plane New York Central FIPS 3102 (Feet)

Appendix C
Steuben County Planning 239-m review

Received 7/14/2014
AKD

STEUBEN COUNTY PLANNING DEPARTMENT

REVIEW OF PROPOSED ZONING ACTION

(in accordance with Section 239-m of the General Municipal Law)

(This page to be completed by the local municipality)



A. Referral from the GOVERNING BOARD OF TRUSTEES ~~Board~~ of the (City) (Town)
(Village) of SAVONA

B. Proposed Action:

<input type="checkbox"/> Adopt Zoning Regulations	<input type="checkbox"/> Special Use Permit
<input type="checkbox"/> Amend Zoning Regulations	<input type="checkbox"/> Site Plan Approval
<input type="checkbox"/> Use Variance	<input checked="" type="checkbox"/> Adopt Comprehensive Plan
<input type="checkbox"/> Area Variance	Other: _____

Brief Description of the Proposed Action:

THE VILLAGE BOARD OF THE VILLAGE OF SAVONA IS PROPOSING TO ADOPT A COMPREHENSIVE PLAN TO ACCOUNT FOR CHANGES THAT HAVE OCCURRED SINCE THE COMPREHENSIVE DEVELOPMENT PLAN OF 1967 AND TO REFLECT THE VILLAGE'S CURRENT VISION FOR FUTURE GROWTH.

B. Required Information: (Please include all that apply)

☐ A copy of any required applications completed by the applicant
☐ A map showing the property involved, including surrounding properties and streets
☐ A copy of the proposed site plan
☒ ~~A text of the zoning provision at issue, or the proposed amendment~~ MEMO TO ALL INTERESTED PARTIES
☒ A copy of any SEQR documents
☒ Other relevant information attached: Village of Savona Final Draft Comprehensive Plan *1
RESOLUTION 01-2014 (www.villageofsavona.com)
☒ CPC RESOLUTION JUNE 2014

C. Municipal Official Sending Referral: (Recommendation will be returned to this address)

Name GREGGIE S. HARRIAN Title MAYOR

Address 15 McCoy St, Savona, NY 14879

*1 FULL COPY OF THE FINAL DRAFT AND ITS ATTACHMENTS ARE AT
www.villageofsavona.com

(This Page To Be Completed By The Steuben County Planning Department)

ZONING REFERRAL RECOMMENDATION from the PLANNING DEPARTMENT

To the Board of Trustees ~~Board of the (City) (Town) (Village)~~

of Savona

The Steuben County Planning Department has reviewed the action subject to this referral and recommends the following:

☒ County review has not revealed any significant inter-community or county-wide considerations. Your decision should be based solely on your study of the facts of the case.

☐ County review has revealed significant inter-community or county-wide issues. These considerations include: _____

Therefore, it is recommended that:

☐ The proposal be **approved**.

☐ The proposal be **approved**, subject to the following **modifications or conditions**:

☐ The proposal be **disapproved**, for the reasons stated below:

(Action contrary to this recommendation can be taken only upon the affirmative vote of a majority plus one of all members of the local agency)

☒ Other comments: Your Comprehensive Planning Committee should be commended. Very nice document.

Amy R. Dlugos
Amy R. Dlugos
Planning Director

07/18/2014
Date

(GML Section 239-m requires that the municipal agency making the referral to the County shall provide a report of the final action it has taken, to the County planning agency, within thirty (30) days of the action.)

Appendix D
NYS DEC Natural Heritage Program Letter

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Division of Fish, Wildlife & Marine Resources
New York Natural Heritage Program
625 Broadway, 5th Floor, Albany, New York 12233-4757
Phone: (518) 402-8935 • **Fax:** (518) 402-8925
Website: www.dec.ny.gov



Joe Martens
Commissioner

July 26, 2013

Tillie Baker
Hunt Engineers, Architects, & Land Surveyors, P.C
100 Hunt Center Airport Corporate Park

Horseheads, NY 14845

Re Comprehensive Plan for the Village of Savona
Town/City: BATH. County: STEUBEN.

Dear Tillie Baker :

In response to your recent request, we have reviewed the New York Natural Heritage Program database with respect to the above project.

We have no records of rare or state-listed animals or plants, or significant natural communities, at your site or in its immediate vicinity.

The absence of data does not necessarily mean that rare or state-listed species, natural communities or other significant habitats do not exist on or adjacent to the proposed site. Rather, our files currently do not contain information which indicates their presence. For most sites, comprehensive field surveys have not been conducted. We cannot provide a definitive statement on the presence or absence of all rare or state-listed species or significant natural communities. This information should not be substituted for on-site surveys that may be required for environmental assessment.

This response applies only to known occurrences of rare or state-listed animals and plants, significant natural communities and other significant habitats maintained in the Natural Heritage Data bases. Your project may require additional review or permits; for information regarding other permits that may be required under state law for regulated areas or activities (e.g., regulated wetlands), please contact the appropriate NYS DEC Regional Office, Division of Environmental Permits, as listed at www.dec.ny.gov/about/39381.html.

Sincerely,