

Village of Montour Falls and Town of Montour

Schuyler County, New York



Intermunicipal Comprehensive Plan and Associated Ordinance Updates

What is a Comprehensive Plan?

According to New York State law, a Comprehensive Plan is:

the materials, written and/or graphic, including but not limited to maps, charts, studies, resolutions, reports and other descriptive material that identify the goals, objectives, principles, guidelines, policies, standards, devices and instruments for the immediate and long-range protection, enhancement, growth and development. . . .

New York State Consolidated Laws, Section 272-a 2(a)

What is a Comprehensive Plan?

Once adopted, the plan becomes the legal basis by which the Town creates or amends its zoning ordinance.

It is also an opportunity for the entire community in both the Town and Village to reflect on the opportunities and problems facing them and to come together to establish a set of policy recommendations to respond to these circumstances.

OUR AGENDA

- Review of Survey Results
- Preview of Plan Goals
- The Role of Design Guidelines
- Discussion of Zoning Issues
- Next Steps

REVIEW OF THE COMMUNITY SURVEY

Purposes:

- Collecting information about the community
- Collecting opinions
- Understanding whose opinions we're getting

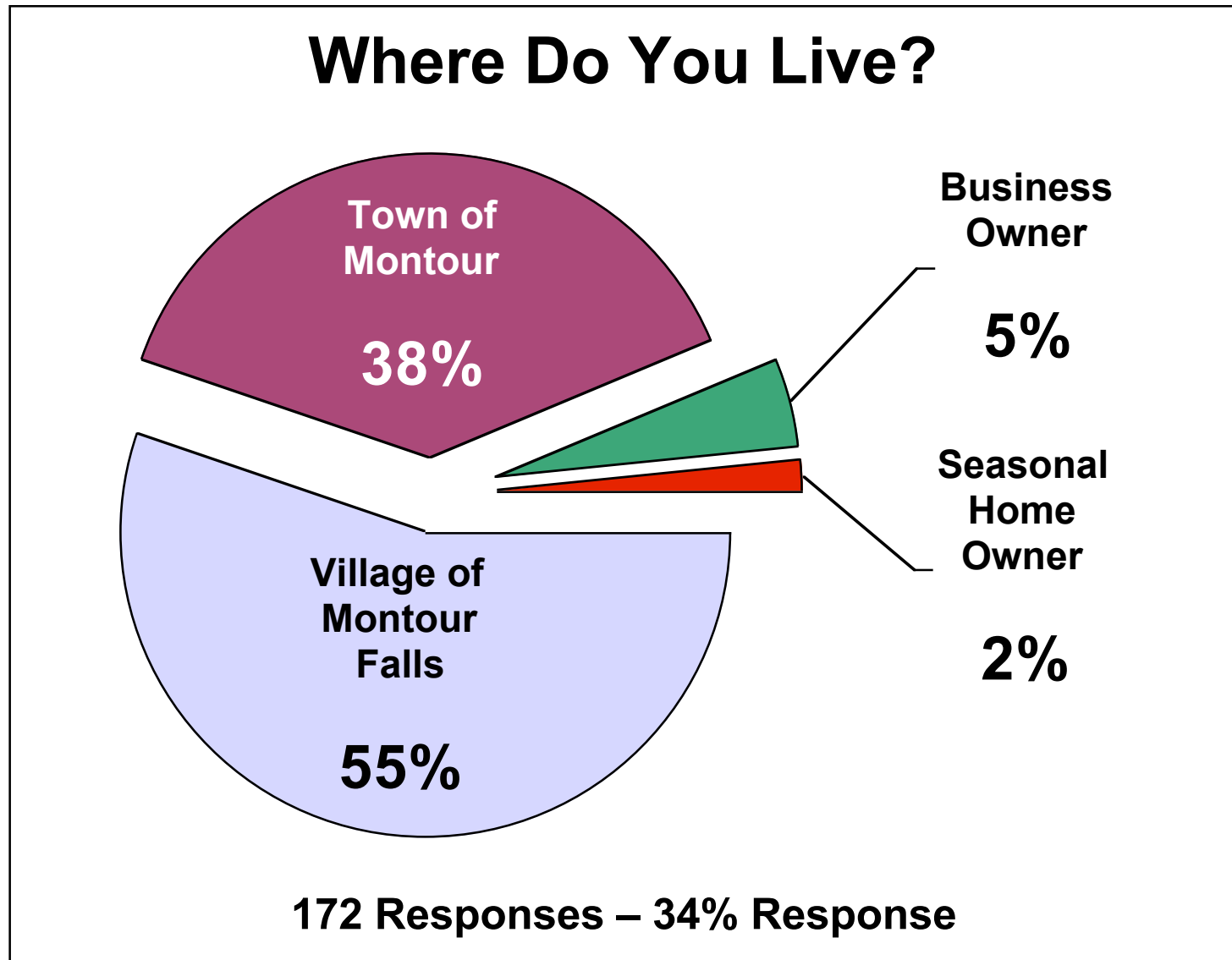
Approach:

- Random survey of 500
- Mix of taxpayers and voters
- Sent pre-meeting, deadline of September 30

Use of Results:

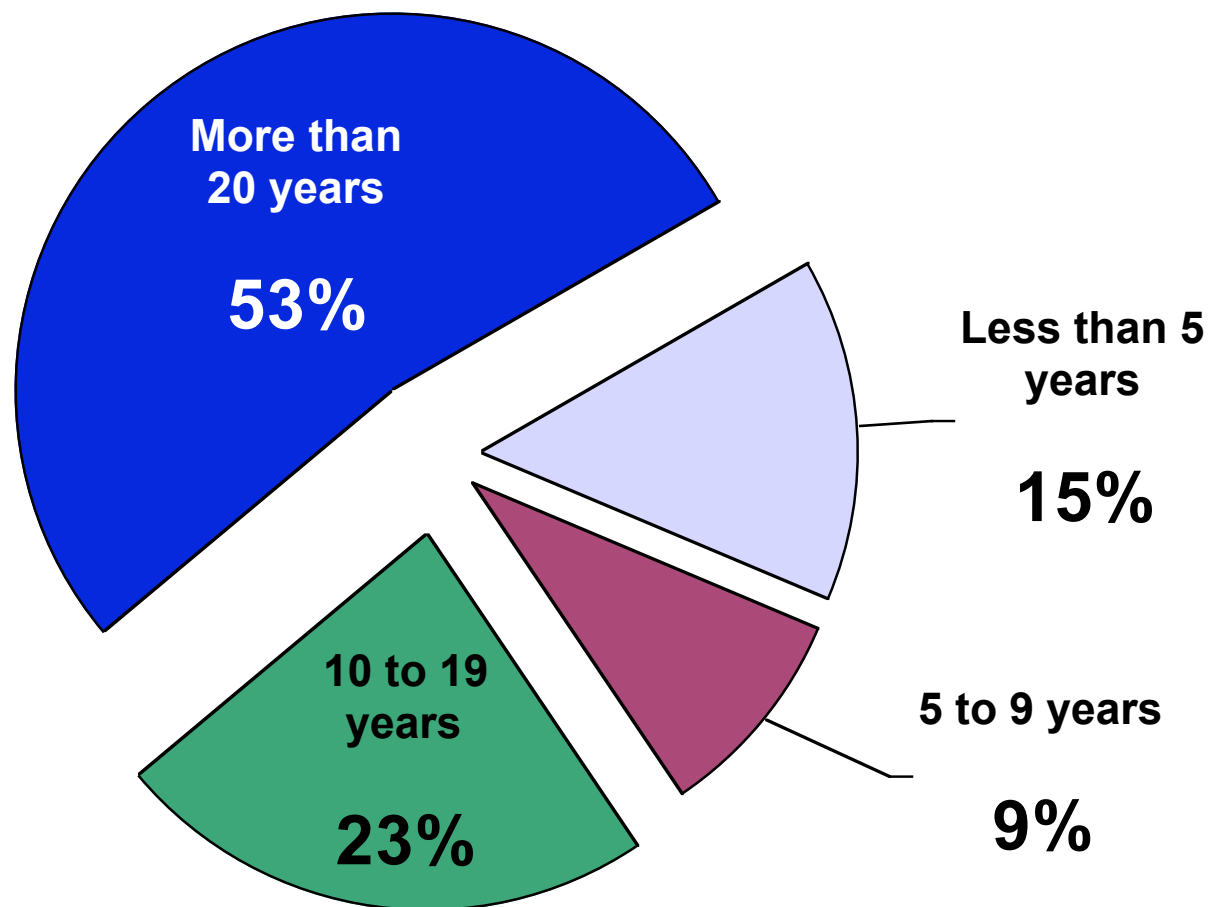
- Formulating *Comprehensive Plan* Goals & Objectives
- Developing Zoning Recommendations
- Informing community (www.shepstone.net/Montour)

REVIEW OF SURVEY RESULTS

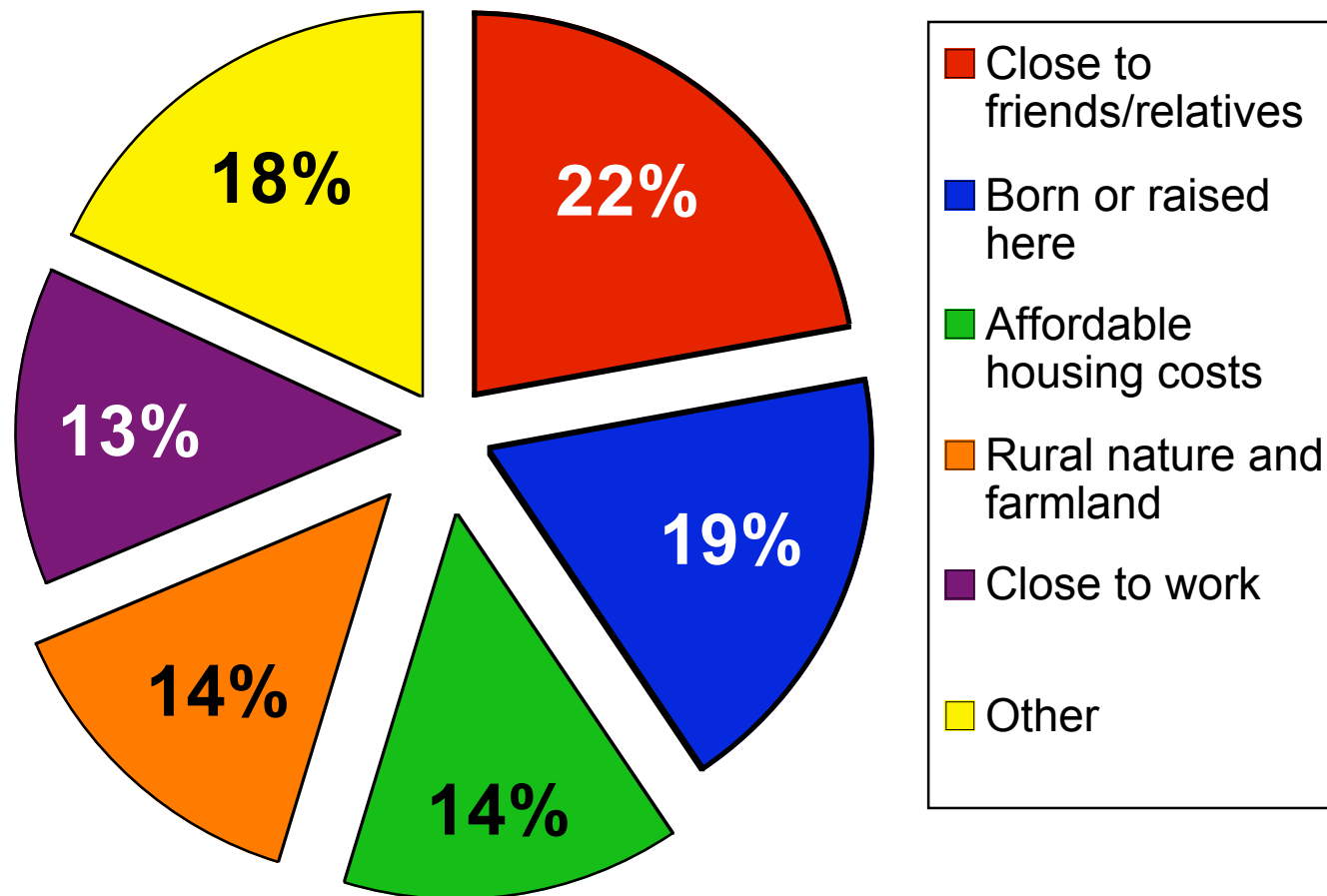


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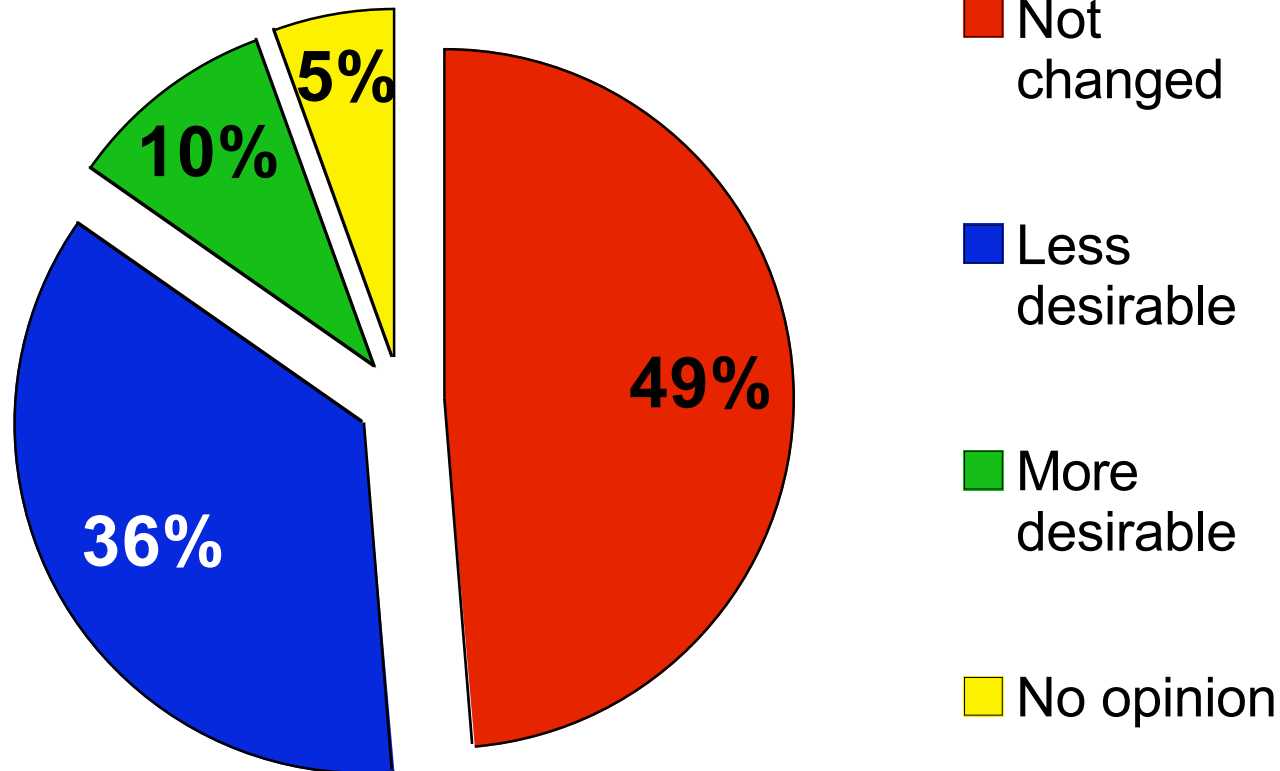
How Long Have You Owned Home Here?



Why Do You Live Here?

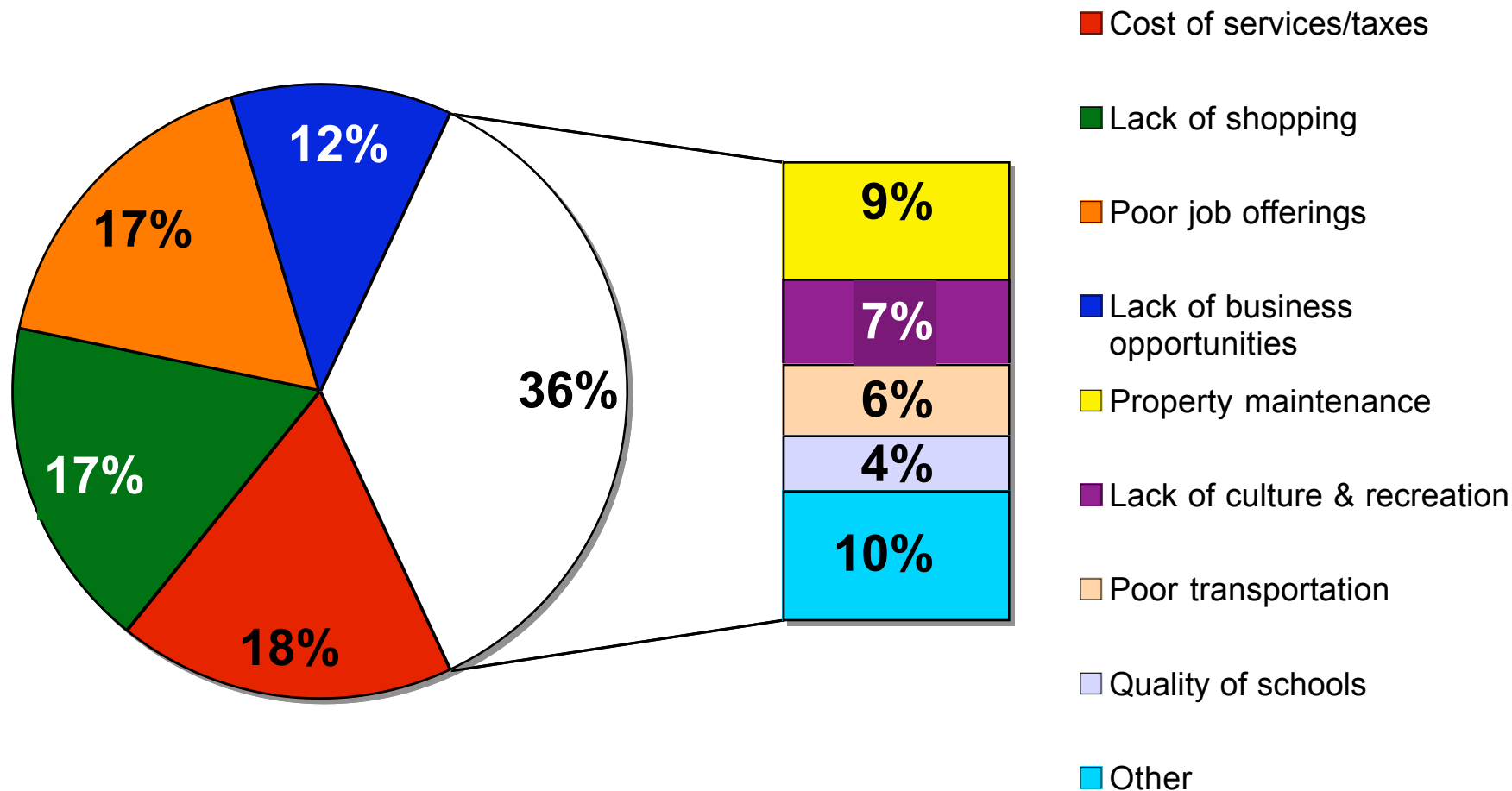


How Have Town and Village Changed?



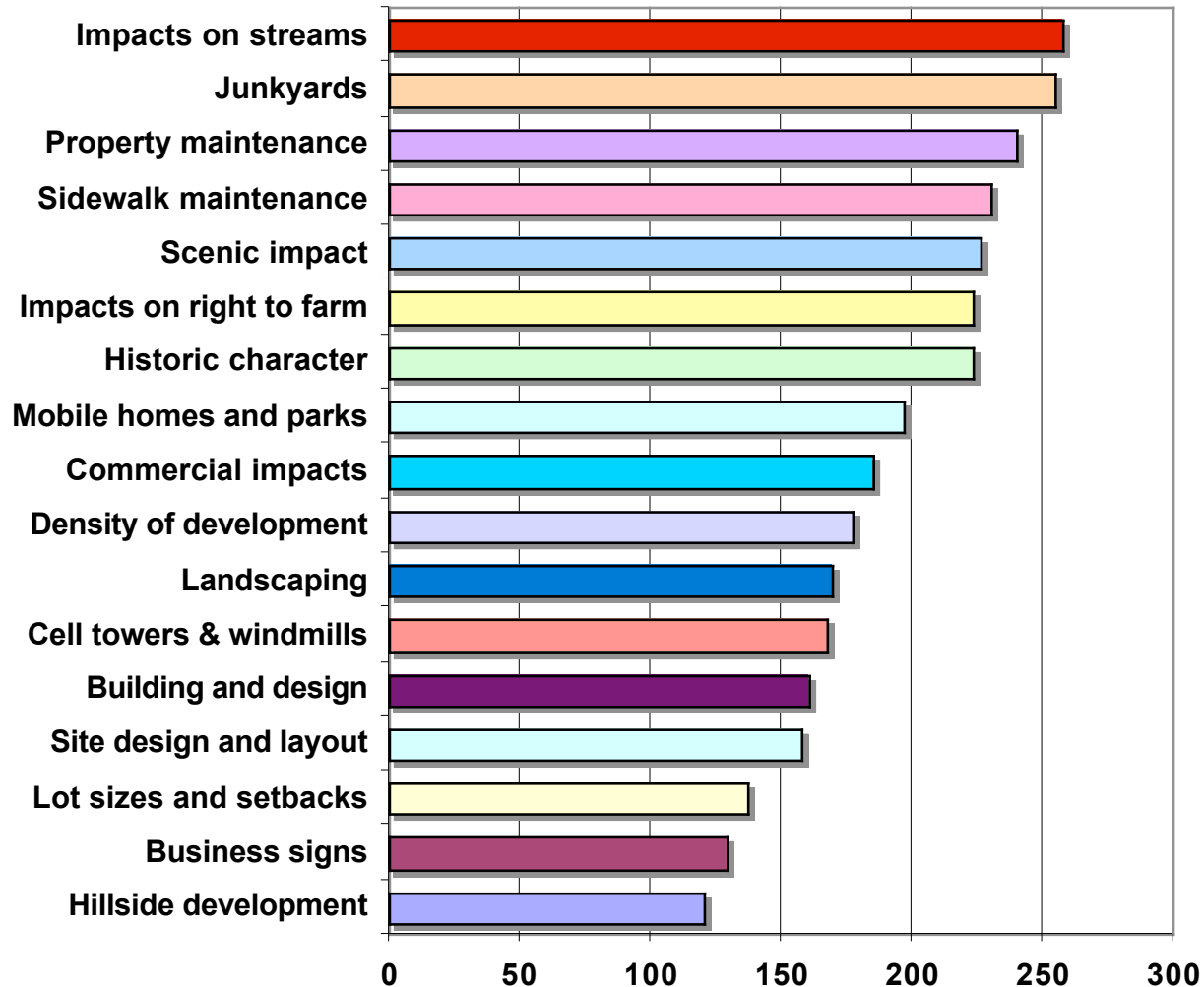
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What Do You Like Least About Town and Village



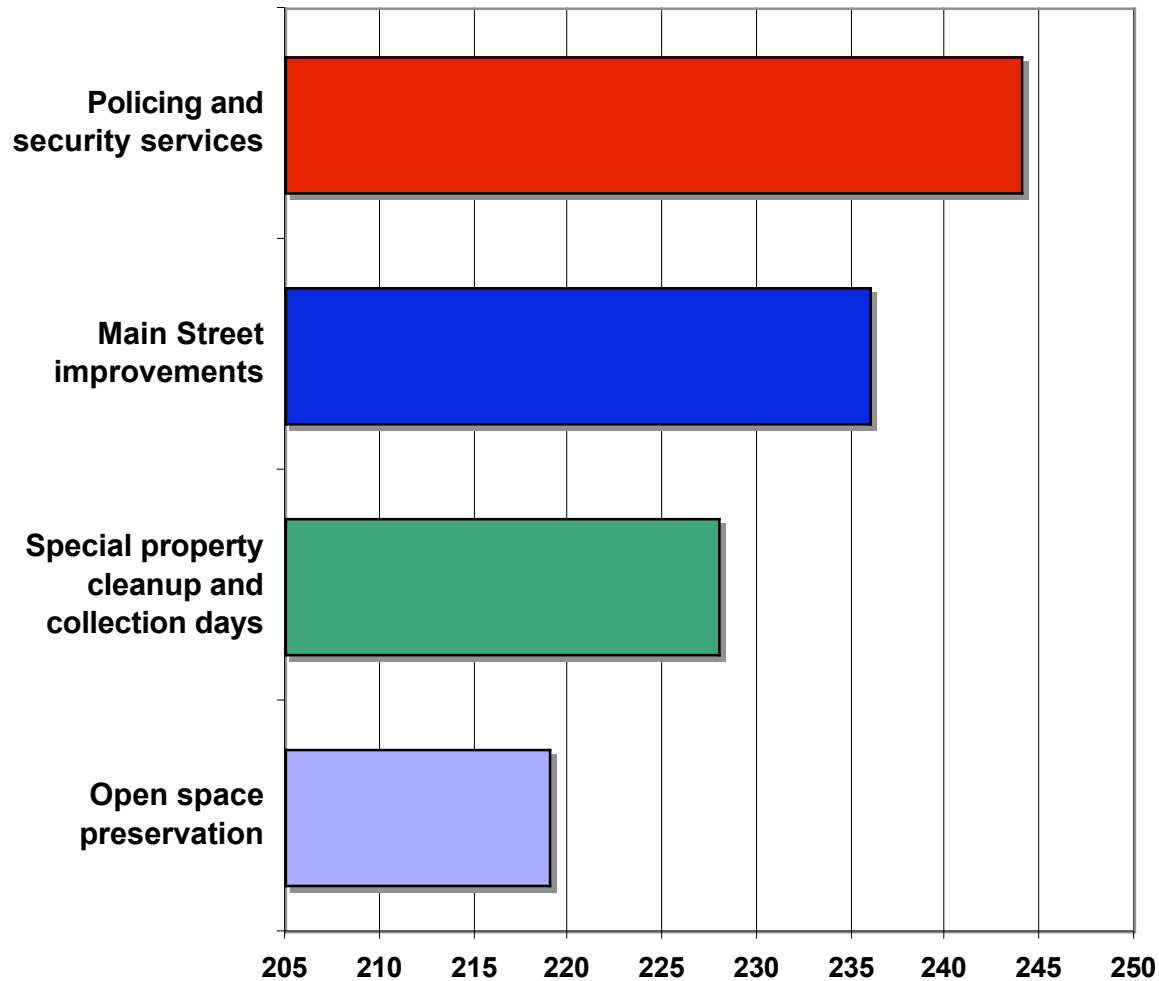
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Importance of Reviewing Development



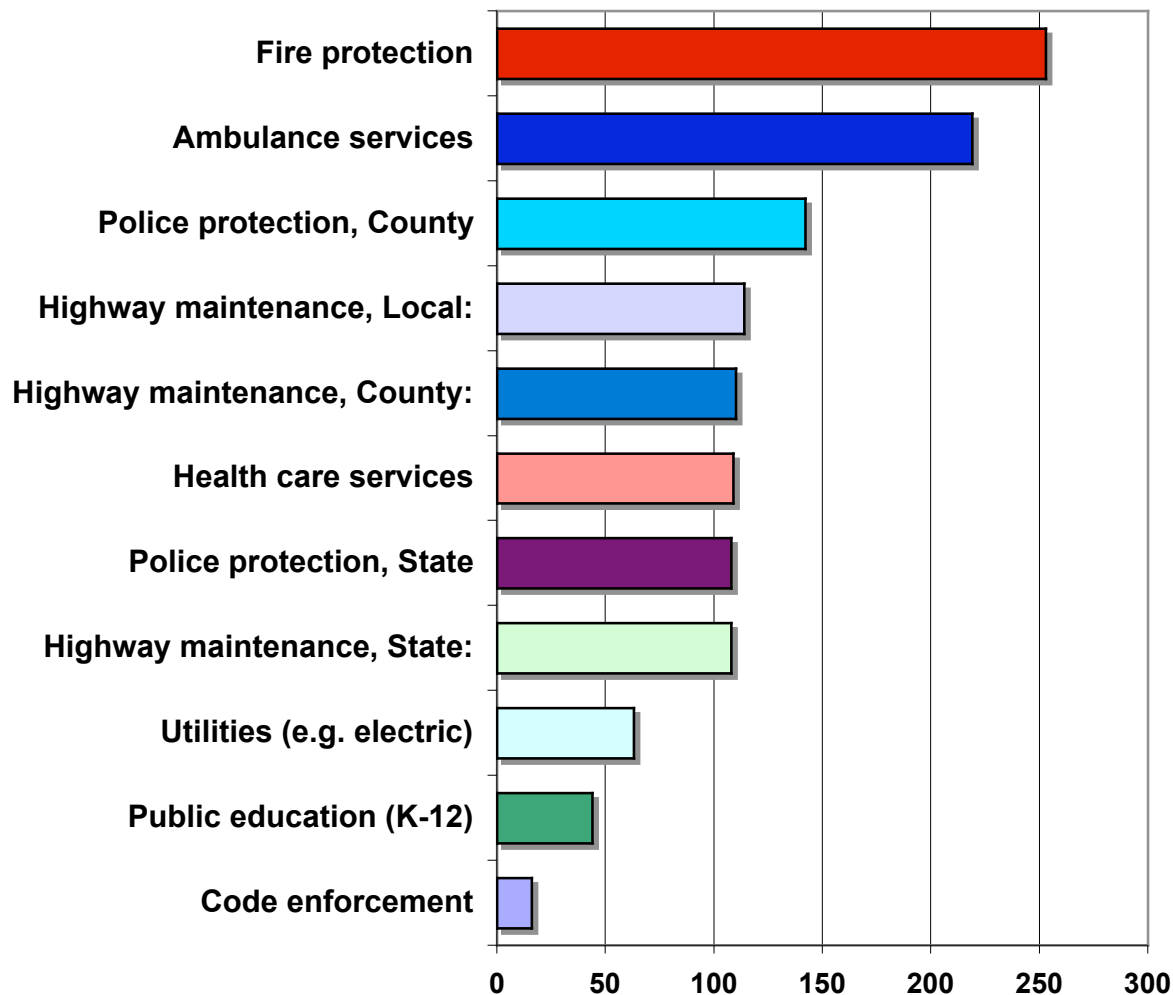
REVIEW OF SURVEY RESULTS

What Do You Want Spend Taxes On?



REVIEW OF SURVEY RESULTS

How Do You Rate Services?



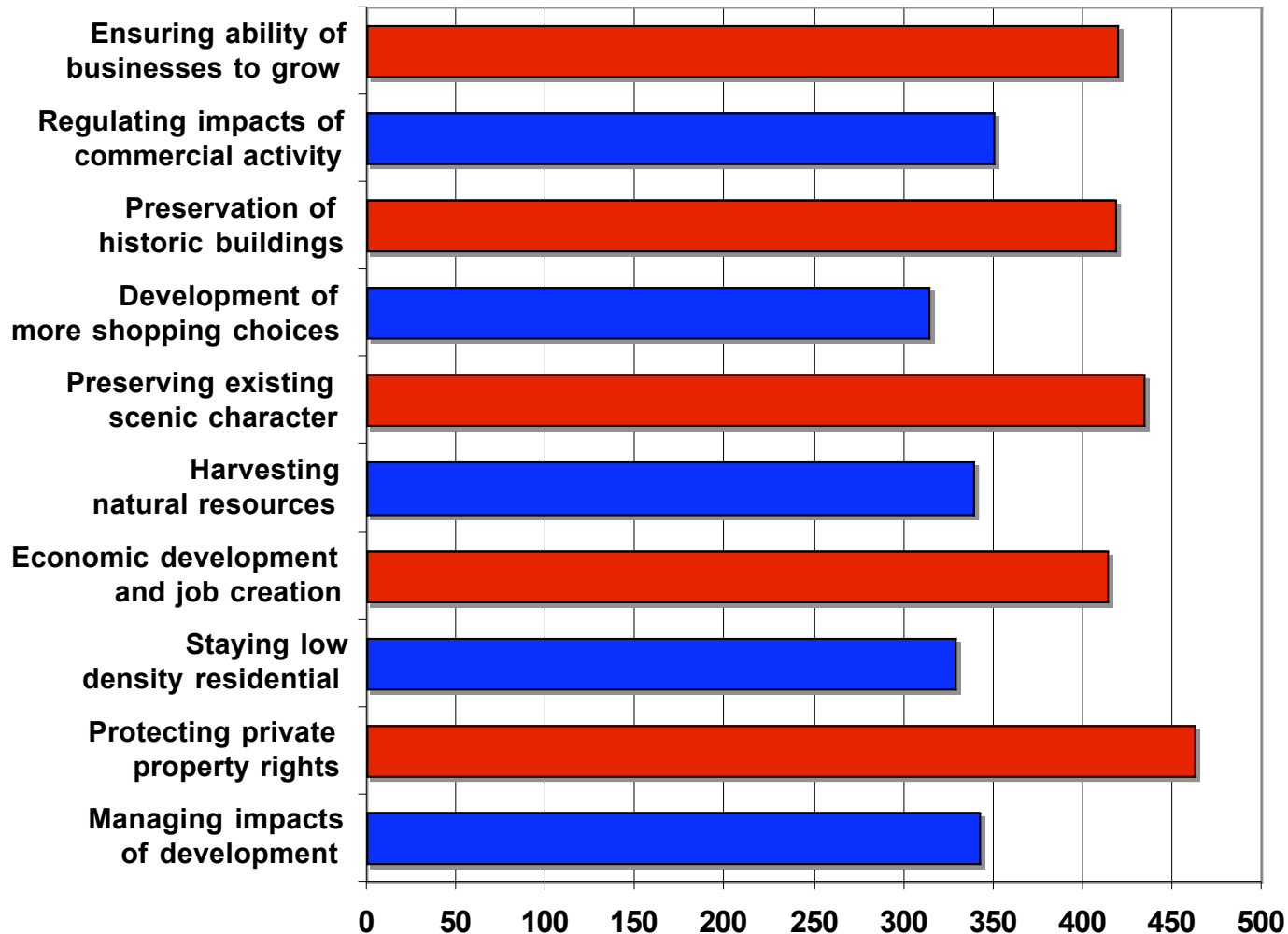
REVIEW OF SURVEY RESULTS

Is It Important To Be: YES

Regulating junk vehicle storage?	88%
Protecting right to timber using sound management practices?	82%
Protecting right to farm using sound management practices?	83%
Regulating mobile home parks?	81%
Conducting site plan review of commercial uses?	82%
Regulating property maintenance?	73%
Regulating construction of cellular communications towers?	72%
Regulating wind power generation facilities?	64%
Regulating home occupations?	45%

REVIEW OF SURVEY RESULTS

Comparison of Values

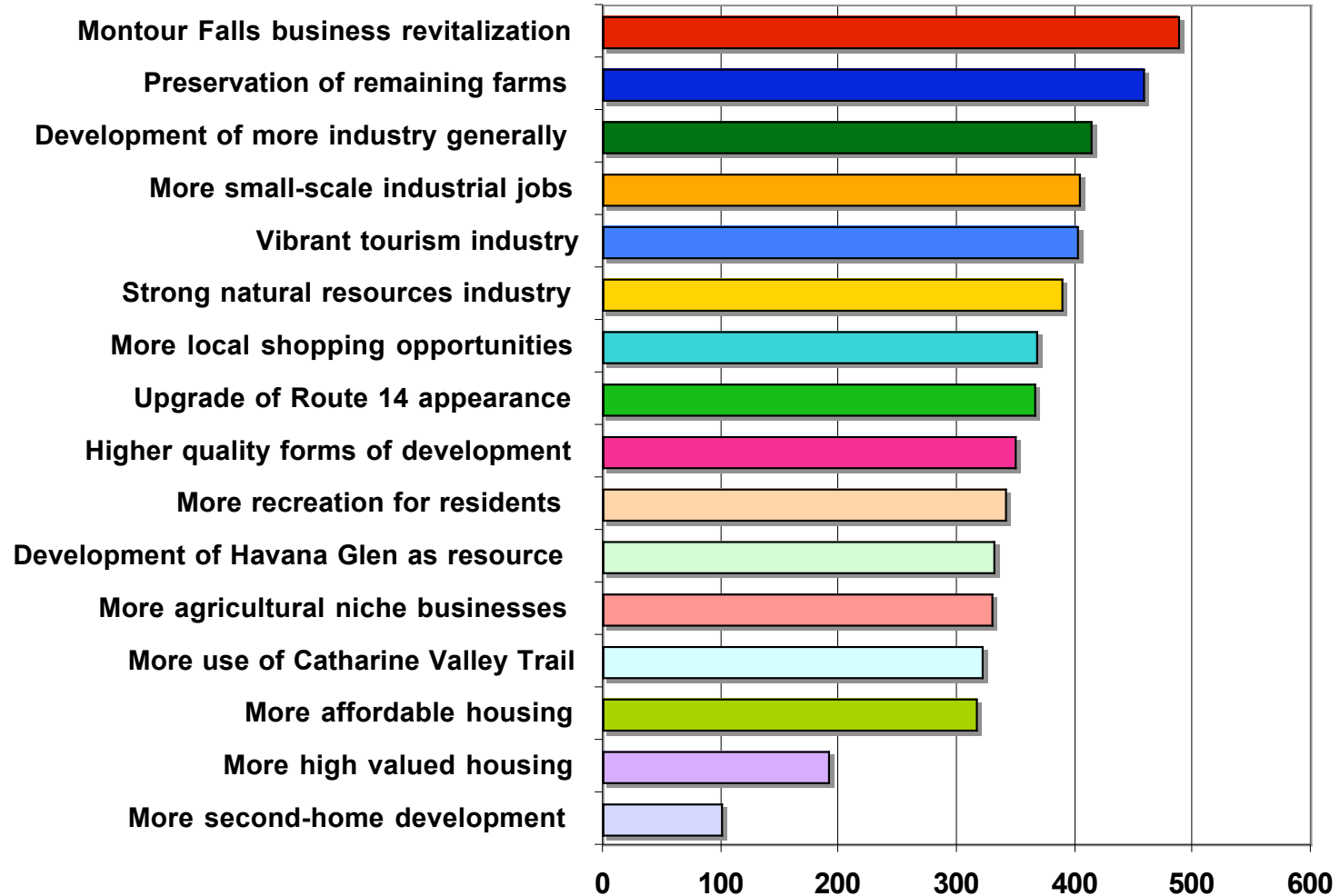


REVIEW OF SURVEY RESULTS

Views on Local Zoning:

55	I don't know enough about it to offer an opinion.
32	The problem is the not the rules themselves but the enforcement.
26	Although improvements can be made, it strikes the right balance.
20	I'd like to see a much stronger zoning law.
16	Zoning is just too complicated. Simplify it.
15	The zoning law is fine the way it is - don't change it.
15	The existing zoning goes too far and infringes on property rights.
12	It's important to regulate land use but my activities are no problem.
8	There would be no need for zoning if neighbors exercised consideration.
4	I'd like to see existing zoning thrown out altogether.

Community Goals



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- 3.1.7 Provide adequate sidewalks and parking so that commercial areas can accommodate vehicular and pedestrian traffic from tourists, wherever possible, ensuring sidewalks and trails create strong pedestrian links between tourism resources and commercial districts.

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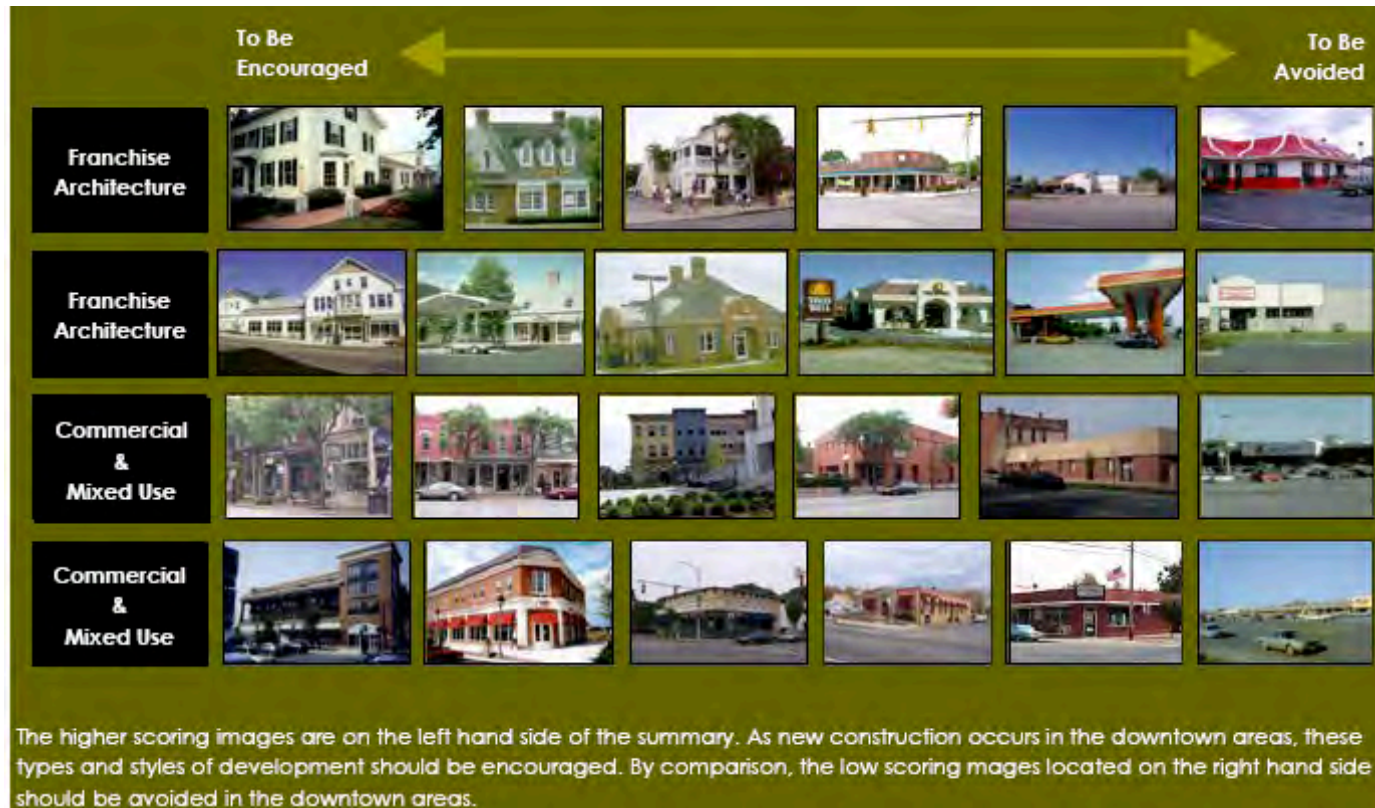
ROLE OF DESIGN GUIDELINES

The Downtown Improvement Strategy for the Villages Of Watkins Glen and Montour Falls included a community visioning exercise



It provides some guidance in terms of residents' preferences for the appearance of Montour and Montour Falls

ROLE OF DESIGN GUIDELINES



ROLE OF DESIGN GUIDELINES: Things we like



ROLE OF DESIGN GUIDELINES: Things we like



ROLE OF DESIGN GUIDELINES: Things we like



ROLE OF DESIGN GUIDELINES: Things we don't like



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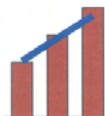
ROLE OF DESIGN GUIDELINES: Things we don't like



ROLE OF DESIGN GUIDELINES: Small things add up. . .



...and make us miss the big picture



...and make us miss the big picture



ROLE OF DESIGN GUIDELINES: Landscaping



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ROLE OF DESIGN GUIDELINES: Building Placement



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ROLE OF DESIGN GUIDELINES: Parking & Signage



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ZONING OBSERVATIONS

Town of Montour

Town of Montour

- **A schedule format is needed to make the regulations more user-friendly.**

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- **Stormwater is not addressed in meaningful way.**
- **Parking standards are inadequate.**

DISCUSSION OF ZONING ISSUES

Town of Montour Zoning Law - Schedule of District Regulations - October 19, 2006 DRAFT

District Intent	Principal Permitted Uses	Special Uses	Accessory Uses	Development Standards																																																																						
R-1 One-Family Residential District: This district is intended to protect the primarily residential character of single-family developments and neighborhoods.	One-family dwellings	Cemeteries (except animal cemeteries) Communication towers Greenhouses & nurseries Monasteries and convents Places of worship	Home occupations Private garages Professional offices Other customary residential accessory uses	<table> <tr> <td></td><td>A</td><td>B</td><td>C</td><td>D</td></tr> <tr> <td>Minimums:</td><td></td><td></td><td></td><td></td></tr> <tr> <td>Lot area (sq. ft.):</td><td>43,560</td><td>43,560</td><td>43,560</td><td>43,560</td></tr> <tr> <td>Lot width (feet):</td><td>N/A</td><td>N/A</td><td>N/A</td><td>N/A</td></tr> <tr> <td>Lot frontage (feet):</td><td>50</td><td>50</td><td>50</td><td>50</td></tr> <tr> <td>Lot depth (feet):</td><td>N/A</td><td>N/A</td><td>N/A</td><td>N/A</td></tr> <tr> <td>Front yard:</td><td>75</td><td>75</td><td>75</td><td>75</td></tr> <tr> <td>Side yard:</td><td>20</td><td>20</td><td>20</td><td>20</td></tr> <tr> <td>Rear yard:</td><td>50</td><td>50</td><td>50</td><td>50</td></tr> <tr> <td>Maximums</td><td></td><td></td><td></td><td></td></tr> <tr> <td>Building coverage:</td><td>50%</td><td>50%</td><td>50%</td><td>50%</td></tr> <tr> <td>Building stories</td><td>2.5</td><td>2.5</td><td>2.5</td><td>2.5</td></tr> <tr> <td>Building height (feet)</td><td>35</td><td>35</td><td>35</td><td>35</td></tr> <tr> <td colspan="5"> A = On-site sewage and water B = Central water only C = Central sewage only D = Central sewage & water </td></tr> </table>		A	B	C	D	Minimums:					Lot area (sq. ft.):	43,560	43,560	43,560	43,560	Lot width (feet):	N/A	N/A	N/A	N/A	Lot frontage (feet):	50	50	50	50	Lot depth (feet):	N/A	N/A	N/A	N/A	Front yard:	75	75	75	75	Side yard:	20	20	20	20	Rear yard:	50	50	50	50	Maximums					Building coverage:	50%	50%	50%	50%	Building stories	2.5	2.5	2.5	2.5	Building height (feet)	35	35	35	35	A = On-site sewage and water B = Central water only C = Central sewage only D = Central sewage & water				
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RLB Residential - Limited Business District: This district is intended to allow for mixed-use forms of development in areas where residents can access services by both pedestrian and vehicular means.	Agriculture Cemeteries (except animal cemeteries) Greenhouses & nurseries* One-family dwellings Places of worship* Two-family dwellings	Bed and breakfasts and tourist homes Clubs and lodges Communication towers Health clinics Hospitals, except animal hospitals Monasteries and convents Mortuaries Multiple residences	Home occupations Private garages Professional offices Other customary accessory uses	<table> <tr> <td></td><td>A</td><td>B</td><td>C</td><td>D</td></tr> <tr> <td>Minimums:</td><td></td><td></td><td></td><td></td></tr> <tr> <td>Lot area (sq. ft.):</td><td>20,000</td><td>20,000</td><td>20,000</td><td>10,000</td></tr> <tr> <td>Lot width (feet):</td><td>50</td><td>50</td><td>50</td><td>50</td></tr> <tr> <td>Lot frontage (feet):</td><td>N/A</td><td>N/A</td><td>N/A</td><td>N/A</td></tr> <tr> <td>Lot depth (feet):</td><td>N/A</td><td>N/A</td><td>N/A</td><td>N/A</td></tr> <tr> <td>Front yard:</td><td>30</td><td>30</td><td>30</td><td>30</td></tr> <tr> <td>Side yards (one/both):</td><td>4 / 14</td><td>4 / 14</td><td>4 / 14</td><td>4 / 14</td></tr> <tr> <td>Rear yard:</td><td>35</td><td>35</td><td>35</td><td>35</td></tr> <tr> <td>Maximums</td><td></td><td></td><td></td><td></td></tr> <tr> <td>Building coverage:</td><td>50%</td><td>50%</td><td>50%</td><td>50%</td></tr> <tr> <td>Building stories</td><td>4</td><td>4</td><td>4</td><td>4</td></tr> <tr> <td>Building height (feet)</td><td>45</td><td>45</td><td>45</td><td>45</td></tr> <tr> <td colspan="5"> A = On-site sewage and water B = Central water only C = Central sewage only D = Central sewage & water </td></tr> </table>		A	B	C	D	Minimums:					Lot area (sq. ft.):	20,000	20,000	20,000	10,000	Lot width (feet):	50	50	50	50	Lot frontage (feet):	N/A	N/A	N/A	N/A	Lot depth (feet):	N/A	N/A	N/A	N/A	Front yard:	30	30	30	30	Side yards (one/both):	4 / 14	4 / 14	4 / 14	4 / 14	Rear yard:	35	35	35	35	Maximums					Building coverage:	50%	50%	50%	50%	Building stories	4	4	4	4	Building height (feet)	45	45	45	45	A = On-site sewage and water B = Central water only C = Central sewage only D = Central sewage & water				
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DISCUSSION OF ZONING ISSUES

Town of Montour Zoning Law - Schedule of District Regulations - October 19, 2006 DRAFT

District Intent	Principal Permitted Uses	Special Uses	Accessory Uses	Development Standards				
B-1 Business District: This district is intended to allow for higher-density commercial development in areas served with supporting infrastructure.	Agriculture	Communication towers	Parking areas for principal uses	Minimums:	A	B	C	D
	Bed and breakfasts and tourist homes*	Banks	Other customary accessory uses	Lot area (sq. ft.):	10,000	10,000	10,000	10,000
	Bus stations*	Clubs and lodges		Lot width (feet):	75	75	75	75
	Cemeteries (except animal cemeteries)	Commercial automobile parking lots		Lot frontage (feet):	50	50	50	50
	Greenhouses & nurseries*	Dance halls, theaters, bowling and billiards		Lot depth (feet):	75	75	75	75
	Health clinics*	Hospitals, except animal hospitals		Front yard:	10	10	10	10
	Offices*	Laundries		Side yard:	10	10	10	10
	Personal service businesses	Monasteries and convents		Rear yard:	10	10	10	10
	Places of worship*	Mortuaries		Maximums				
	Restaurants*	Motels and hotels		Building coverage:	75%	75%	75%	75%
	Retail stores and service establishments*	Motor vehicle sales		Building stories	4	4	4	4
		Motor vehicle service stations		Building height (feet)	50	50	50	50
		Shopping centers						
		Veterinarians and animal hospitals		A = On-site sewage and water	C = Central sewage only			
		Wholesale trade businesses		B = Central water only	D = Central sewage & water			
	I-1 Industrial District: This district is intended to allow for heavier commercial and industrial uses in areas with supporting infrastructure and without other conflicting land uses.	Agriculture	Building materials sales and storage	Parking areas for principal uses	Minimums:	A	B	C
Greenhouses and nurseries		Commercial automobile parking lots	Other customary accessory uses	Lot area (sq. ft.):	20,000	20,000	20,000	20,000
		Food processing plants		Lot width (feet):	100	100	100	100
		Junkyards		Lot frontage (feet):	50	50	50	50
		Laundries		Lot depth (feet):	100	100	100	100
		Motor vehicle and domestic fuels sales and storage		Front yard:	50	50	50	50
		Motor vehicle sales		Side yard:	50	50	50	50
		Motor vehicle service stations		Rear yard:	50	50	50	50
		Other industrial uses or trades		Maximums				
		Transportation terminals		Building coverage:	75%	75%	75%	75%
		Wholesale trade businesses		Building stories	4	4	4	4
				Building height (feet)	50	50	50	50
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		* Site plan review by Planning Board required						



ZONING OBSERVATIONS

Village of Montour Falls

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- **There are far too many districts.**

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- **Steep slope regulations too generic & enforceable.**
- **Solar and wind provisions unusual and perhaps unnecessary.**
- **Multi-family standards don't address management of common property.**
- **Nonconforming use rules unrealistic (can't expand).**