

Acknowledgements

Guided by the:

Comprehensive Planning Committee

Chair, David Lewis, Town Board Member
Kathleen Andrews, Citizen
David Crowley, Zoning Board of Appeals Member
Francis Henke, Town Board Member
Clayton Sauberan, Planning Board Member
Elise Speck, Planning Board Chair
Richard Winkky, Planning Board Member

A Special Thanks to:

Town Board

William Winkky, Supervisor
Lance Blakemore
Louis DeCicco
Francis Henke
David Lewis

Planning Board

Elise Speck, Chair
Vincent Azzarelli
Floyd Bennett
David Crowley
Edwin Derry
Marianne Kalec
Richard Winkky

Zoning Board of Appeals

Richard Coon, Chair
George "Bud" Kibbe
Richard LaPierre
Liane O'Brien
Anthony Pucci

Comprehensive Plan Editorial Staff

Dave Bubniak, STC Staff
Susan Cratsley, STC Staff
Victoria Ehlen, STC Economic Coordinator
Chelsea Robertson, STC Planner
Janet Thigpen, STC Flood Mitigation Specialist

Special Contributors

Jim Arey, Elmira Chemung Transportation Council
Greg Gronski, Chemung County Emergency Management Council Intern
Tim Rodabaugh, Town of Veteran Historian
Scott Shaw, Chemung County Planning Department
Rick Smith, Town of Veteran Historian

Any and all other individuals who contributed to this Plan.

TABLE OF CONTENTS

	Page
Introduction The Comprehensive Plan	1
Chapter 1 Socio-Demographics	6
Population	6
Demographics	8
Education.....	10
Income	12
Wealth/Poverty	12
Employment.....	13
Housing	14
Chapter 2 Utilities, and Infrastructure	16
Power in the Town.....	16
Gas Pipelines	17
Roads.....	20
Bridges and Dams	24
Air Transportation	24
Chemung County Transit.....	24
Water and Sewer	24
Septic Systems and Private Wells	25
Emergency Services.....	28
Emergency Preparedness	28
Chapter 3 Natural Resources	30
Parks and Recreation	30
Soils.....	35
Chapter 4 Water Resources	39
Streams.....	39
Stream Sampling Program.....	43
Chemung Canal.....	44
Watershed.....	45
Aquifer	47
Wetlands	47
Floodplains	48
Flood Hazards	52
Flood Insurance	52
Municipal Separate Storm Sewer System (MS4).....	53
Chapter 5 Renewable Energy	60
Wind	60
Biomass	62
Solar	65
Chapter 6 Agriculture and Farmland Protection.....	66
Agriculture and Water Quality	66
Agriculture Districts.....	67

	Agribusiness.....	70
	Land Use and Development Trends.....	71
Chapter 7	Mineral Extraction.....	72
	Natural Gas.....	72
	Surface Mining.....	75
	Mineral Extraction Issues.....	75
Chapter 8	Economic Development Potential.....	81
	Tax Benefits by Land Use.....	82
	Appropriate Economic Development within Veteran.....	82
	Inappropriate Economic Development within the Town.....	85
Chapter 9	Land Use and Zoning.....	87
	Current Zoning.....	87
	Current Land Use.....	88
	Constrained Lands.....	93
Implementation.....		95
	How to Implement.....	95
	Who Implements the Plan?.....	95
	Priority Level.....	95
	Time Frame.....	96
	Recommendations.....	96
Appendix.....		105

Charts:

Chart 1: Town’s Population	6
Chart 2: Town Population Pyramid	7
Chart 3: Chemung County Natural Increase	8
Chart 4: Chemung County Domestic Net Migration	8
Chart 5: Chemung County Projected Age Distribution.....	9
Chart 6: Educational Attainment (comparative)	10
Chart 7: Wealth and Poverty by Age.....	12
Chart 8: Employment Location.....	13
Chart 9: Value of New Home Construction	15
Chart 10: House Heating Fuel	16

Figures:

Figure 1: Veteran Residence.....	14
Figure 2: Maxwell Compressor Station, Town of Caton	17
Figure 3: Route 14, Town of Veteran	20
Figure 4: Soaring Eagles Golf Course	30
Figure 5: Sullivanville Cemetery	31
Figure 6: Catharine Creek, Route 13	35
Figure 7: Steep Slope, Route 13.....	36
Figure 8: Farm, Johnson Road.....	36
Figure 9: Catharine Valley Trail	39
Figure 10: Chemung Canal	44
Figure 11: Aquifers.....	47
Figure 12: Green Infrastructure Plan.....	56
Figure 13: Green Infrastructure Example	56
Figure 14: Scenic Agriculture, Town of Veteran	66
Figure 15: Ridge Road, Town of Veteran.....	67
Figure 16: Example Hydraulic Fracturing Well	72
Figure 17: Anatomy of a Well.....	73
Figure 18: Disguised vs. Traditional Compressor Site	79
Figure 19: Consultation Zone	80
Figure 20: Hubbard’s Market, Town of Veteran	81
Figure 21: Farm, Middle Road	82
Figure 22: Hobby Beekeeping, Route 13	83
Figure 23: At Home Business, Town of Veteran	83
Figure 24: Viewshed Analysis Example	89

Maps:

Map 1: School Districts	11
Map 2: Regional Commute Shed	13
Map 3: Town of Veteran Utilities	19
Map 4: NYS DOT Annual Average Daily Traffic Counts	21
Map 5: Town of Veteran Roads	22
Map 6: Town of Veteran Bridges and Dams	23
Map 7: Town of Veteran EMS Districts	26
Map 8: Town of Veteran Fire Protection Districts	27
Map 9: Town of Veteran Recreation	33
Map 10: Town of Veteran Soils	34
Map 11: Town of Veteran Hydrologic Soils	37
Map 12: Town of Veteran Steep Slopes	38
Map 13: Catharine Valley Trail	40
Map 14: Stream Assessments	42
Map 15: Chemung County Water Quality Stream Testing Locations	43
Map 16: Historic Canal System	45
Map 17: Town of Veteran Watersheds	46
Map 18: Aquifers, Floodzones, Wetlands, and Dams	51
Map 19: Chemung County MS4 Communities	54
Map 20: Town of Veteran 100M Wind	61
Map 21: Biomass Crop Trails	62
Map 22: Bioenergy, Biofuels and Biorefinery Facilities (Existing and Proposed)	64
Map 23: Agricultural Districts	68
Map 24: Chemung County Agricultural Areas of Consideration	69
Map 25: Town of Veteran Mines and Wells	74
Map 26: Town of Veteran Zoning	87
Map 27: Potential Commercial and Industrial Areas	90
Map 28: Town of Veteran Land Use	91
Map 29: Town of Veteran Constrained Lands	94

Tables:

Table 1: Income (comparative)	12
Table 2: Housing Built Date	14
Table 3: Soil Type	35
Table 4: Aquifers within the Town	47
Table 5: Wetlands within the Town	48
Table 6: 100-year Floodplain within the Town	49
Table 7: National Flood Insurance Program Statistics.....	53
Table 8: Town of Veteran’s 2011 Annual Well Production.....	72
Table 9: Land Use within the Town of Veteran.....	88

The Comprehensive Plan

Why we are here and what does it all mean?

In 2010 the Town of Veteran realized that their zoning law, last updated in 2000, was in need of an update. The Planning Board, Zoning Board of Appeals, Town Board and Code Enforcement Officer all felt that the current zoning was not fully meeting the needs of the citizens of Veteran. When it was recognized that an updated law would be needed, it was also recognized that to adequately write that law the Town would need to write a Comprehensive Plan. This plan would engage the citizens and Town officials so that they would have direction when updating the Zoning law. The first step in writing a Comprehensive Plan is to reach out to residents of the Town and ask for input.

The Town of Veteran completed a survey of its residents in 2010. The Comprehensive Plan Committee reviewed the results of the survey and used those results as guidance for the creation of the new Comprehensive Plan. After full review of the survey responses, the newly appointed Comprehensive Plan Committee identified nine key assumptions that guided the direction of the plan and recommendations made. The assumptions that guided the Comprehensive Plan process were:

1. Residents like the rural feel of Veteran and want to maintain that feel.
2. Residents would like to increase development, in order to increase tax base.
3. Residents are more opposed to large scale industrial, commercial and manufacturing than small scale agri-business, commercial.
4. Residents are in favor of gas drilling, but would like to proceed with caution.
5. Residents want better roads.
6. Residents are worried about traffic and increase in traffic.
7. Residents are not opposed to zoning.
8. Residents want protection for farmers and farmland.
9. Residents want to explore shared service opportunities.

A complete list of arrogated survey results can be found in the appendix.

Based on the survey results the Comprehensive Plan Committee created a vision for the Town and the plan as follows:

Veteran's vision is to maintain a peaceful, rural way of life while fostering a healthy, diverse economy and a government that is responsive to all its residents. Veteran strives to attentively manage all of its resources to sustain and maintain the serene and rewarding community that is Veteran today and will be Veteran tomorrow.

What is a Comprehensive Plan?

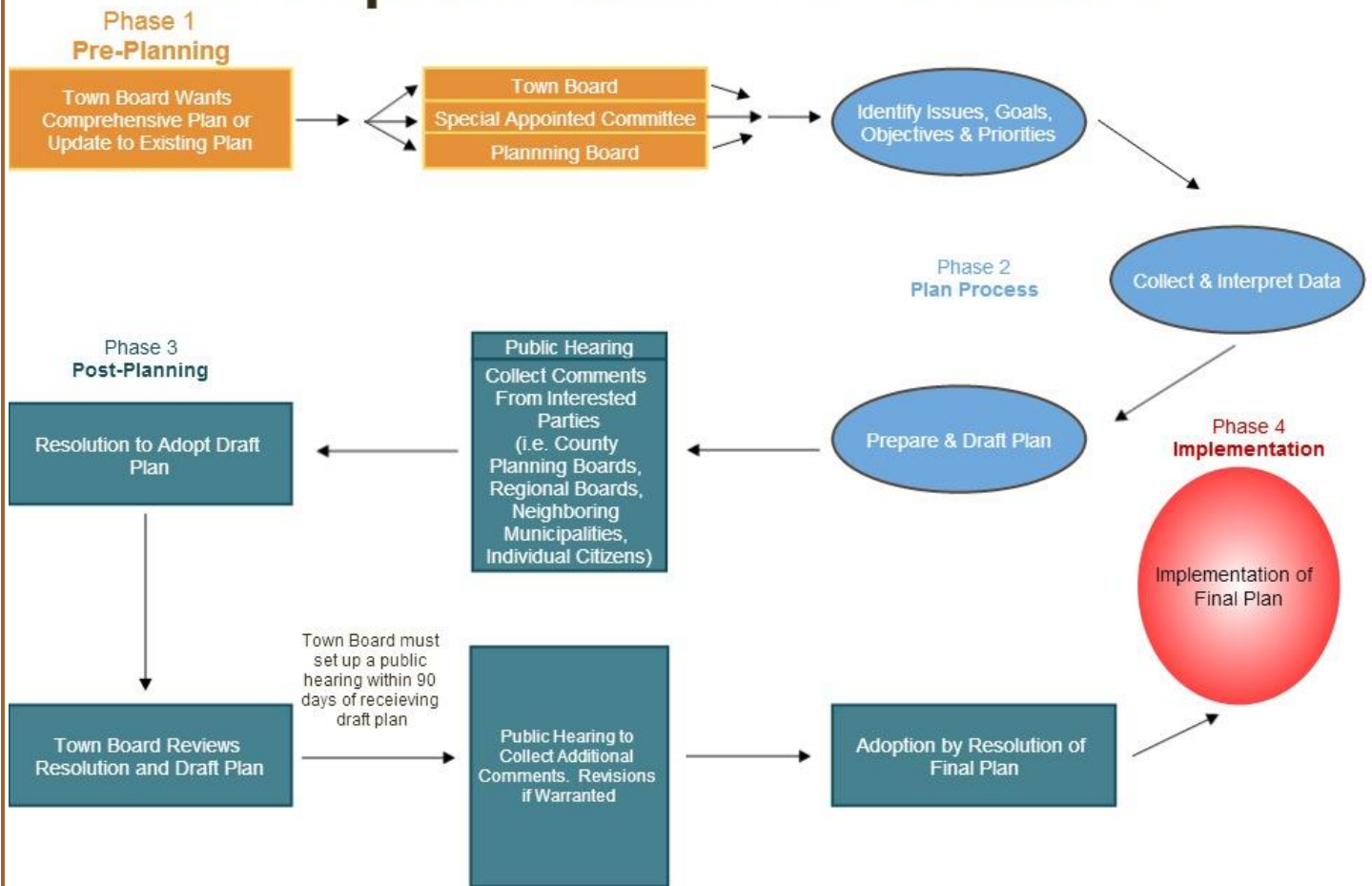
A Comprehensive Plan is a document that describes the character and goals of the community, as expressed in town-wide surveys and meetings, with all interested parties participating. The plan describes the community as it is, and expresses a vision for its future. It is an official public document adopted by the Town Board at a Town meeting. It provides guidance and recommendations for the development of the Town based on the wishes of its people. It is not an ordinance, and does not enact any regulations or restrictions, but it is a legal basis for local ordinances. It does not contain or enact any zoning ordinances. Any proposed new ordinances must be voted on separately by the Town Board of the Town of Veteran. The last time the Town of Veteran's Zoning ordinances were revised was in 1983, with amendments in 2000. A comprehensive plan can and should be revised periodically as the Town grows and changes. Veteran's current comprehensive plan was adopted at a Town meeting in 2004.

A Comprehensive Plan is meant to be not only adopted but used. After adoption of this plan by the Town of Veteran Town Board, it will be necessary to sift through the recommendations and begin implementation. It is advised that the Town Board appoint a committee or existing board to take this task on. Often the planning board is an appropriate party for this, but if the planning board's monthly schedule is too heavy to handle these additional tasks, it is recommended that the Town Board appoint a special committee with Town Board, Planning Board, ZBA officials and the Town Code Enforcement Officer for implementation.

While there are many recommendations throughout this plan that may require studies and grant writing or funding, the revisions to the zoning law should take first priority. These revisions will be extensive and take some time for a committee to work through. It is recommended that the Town Attorney and the Town Code Enforcement Officer be integral in revising the zoning law to ensure that it is enforceable. Once the committee assigned with this task has drafted a new zoning law, the draft will go before the Town Board for a public hearing and eventual adoption.

Implementing the Comprehensive Plan will take years. This is a long process that the Town can expect to work on for 10-15 years. Over that time, situations may change and the environment in the Town may change and a new Comprehensive Plan with new recommendations may be warranted. The Town Board and Planning Board of the Town of Veteran should recognize this and look to update the plan when the plan no longer meets the needs of the town.

Comprehensive Plan Process



The Process

The Town of Veteran recognized their need for a revised comprehensive plan in 2009. In 2010 the Town wrote and distributed a survey to its residents to assess current conditions, feelings and perception of the Town. In January of 2012, the Town of Veteran hired Southern Tier Central Regional Planning and Development Board (STC) to work with an appointed Committee and revise the comprehensive plan based on survey results. The Comprehensive Plan Committee included citizens, representatives from the Zoning Board of Appeals, representatives from the Planning Board and representatives from the Town Board. From March 2012 to November 2013, the committee met bi-monthly discussing key issues, analyzing data and reviewing draft of documents produced by the planning consultant. Committee members held public meetings that were advertised in the local paper and maintained a website at www.veterancomprehensiveplan.org to post draft documents for public review.

A first draft was presented on September 16, 2013 to a joint meeting of the Planning Board and Town Board and comments were received and incorporated at that time. A final draft was completed in February 2014.

The Comprehensive Plan Committee held a public hearing on April 28, 2014 and June 19, 2014 and adopted the plan as final on October 16, 2014. All Comprehensive Plan Committee meeting minutes can be found in the appendix.

The Timeline

2010	<ul style="list-style-type: none"> Comprehensive Plan Committee established. Comprehensive Plan Committee distributed a town-wide survey
2011	<ul style="list-style-type: none"> Comprehensive Plan Committee analyzes survey results
2012	<p>January 2012</p> <ul style="list-style-type: none"> Town hired consultant
	<p>March 2012</p> <ul style="list-style-type: none"> Comprehensive Plan Committee's first meeting Organized, went over process and discussed survey
	<p>April 2012</p> <ul style="list-style-type: none"> Reviewed draft recommendations on Energy chapter and Water Resource chapter
	<p>June 2012</p> <ul style="list-style-type: none"> Reviewed draft recommendations on Mineral Extraction and Water Resource chapters
	<p>August 2012</p> <ul style="list-style-type: none"> Reviewed draft recommendations on Agriculture chapter and Renewable Resources chapter
	<p>November 2012</p> <ul style="list-style-type: none"> Reviewed draft recommendations on Socio – Economic and Economic Development chapters
2013	<p>January 2013</p> <ul style="list-style-type: none"> Reviewed draft recommendations on Infrastructure and Natural Resource chapters
	<p>March 2013</p> <ul style="list-style-type: none"> Reviewed draft recommendations on Land Use and zoning chapter
	<p>May 2013</p> <ul style="list-style-type: none"> Reviewed draft recommendations on Land Use and mapping
	<p>July 2013</p> <ul style="list-style-type: none"> Reviewed full draft plan
	<p>September 2013</p> <ul style="list-style-type: none"> Reviewed full draft plan with revisions Presented first draft to join Planning Board and Town Board
2014	<p>February 2014</p> <ul style="list-style-type: none"> Passed final draft on to Town Board for their review
	<p>April 2014</p> <ul style="list-style-type: none"> Public hearing held by Comprehensive Plan Committee
	<p>October 16, 2014</p> <ul style="list-style-type: none"> Town Board adopts plan
<p>PLAN IMPLEMENTATION BEGINS</p>	

Town History

Town of Veteran History

The Town of Veteran is named after the first settler, Mr. Green Bently, a veteran. Mr. Bently had served in the French and Indian War, enlisted in 1775 in the revolutionary struggle, and served throughout the Revolutionary War. But it is also said that Veteran received its name for the Town's swift response to the call for soldiers during the Civil War; responding much quicker than the rest of Chemung County. Interesting enough, the Town of Veteran's population to this day has a disproportionate number of citizens that are veterans. The Town's patriotism has carried throughout the years.

The Town has a great history that began with early woolen manufacturing and lumbering then later attracted businesses such as distilleries, saw mills, grist mills, creameries, carriage shops, cattle farming and blacksmith shops. In the late 1800's Veteran encompassed two bustling villages of Pine Valley and Millport (originally Millvale) that rivaled Elmira. These two areas included a railroad, many stores, churches, secret societies, a couple of schoolhouses, two post offices and were quite the areas of business activity. The opening of the Chemung Canal in 1833 truly spurred and supported much of the business activity in Veteran. The canal extending along the valley of Catharine Creek allowed for timber and other goods to be sent and sold at markets in Utica, Albany and New York.

Like many other towns in the region, Veteran also suffered through a scarlet fever epidemic in 1841 which killed a large number of children. One year later Veteran suffered from another disease called erysipelatoid that also killed many. In 1849 during the building of the Northern Central Railroad, many out-of-towners were working on construction when cholera broke out and spread to citizens in the Millport area. It is known that at least 375 individuals died from this fatal disease in a very short period of time. Lastly, a catastrophe in 1857 due to excessive rains had Catharine Creek flooded and carried away many homes, businesses, bridges and dams as well as suspending all navigation on the canal for some time. It took some time for the Village to return to normal.

It is this rich history in the Town of Veteran that has also lead to a history of planning for the future. Evidence of Town planning can be traced back to the 1970's with the Town's first zoning ordinance. Planning as a field has evolved quickly and today's standards require that a comprehensive plan be completed to map out the future of a Town and involve the public in that process before ordinances be adopted to dictate the future.

Chapter 1 Socio-Demographics

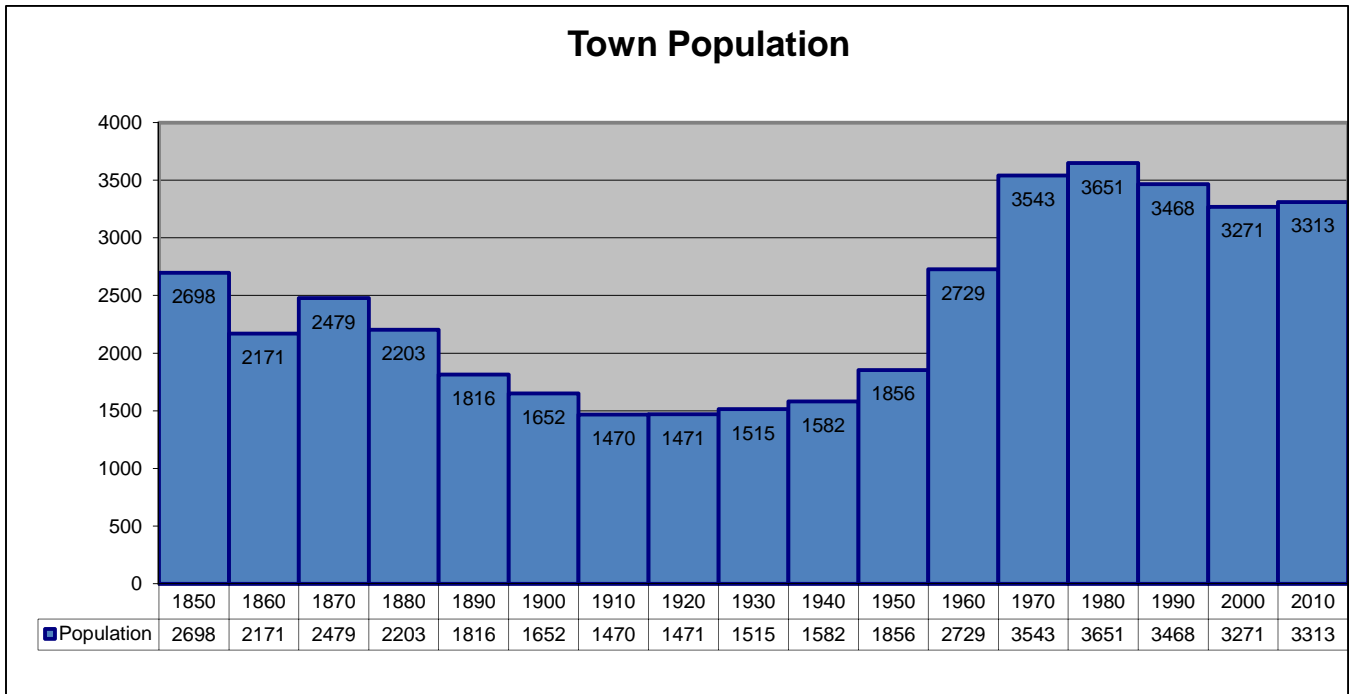
VISION: *The Town will create policy appropriate for the aging population and inviting for future generations. The Town will work to allow individuals to age in place and maintain the bedroom community feel that the Town currently enjoys.*

This demographic information is vital to the comprehensive plan process. Readers of this plan and planners of the Town need a basic understanding of socio-demographic trends, relative to all future planning and development activities in Veteran, Chemung County, and the Southern Tier. Demographers like to say “demographics are destiny”; given the current population and economic climate, a demographic outcome can be estimated. In this case, plans for the future of Veteran should be supported by the community vision, the existing built environment, local economic trends, and agreement with the demographic data. Information found throughout this chapter will guide the recommendations found throughout the Comprehensive Plan.

Population

The Town of Veteran is a small, rural community in upstate New York. Veteran is located just north of the Elmira-Horseheads urban area in Chemung County. As of the 2010 Census, the population of the Town was 3,313 people. Fewer than 5% of Town residents live in poverty and nearly 80% of households report income between \$25,000 and \$150,000 per year.

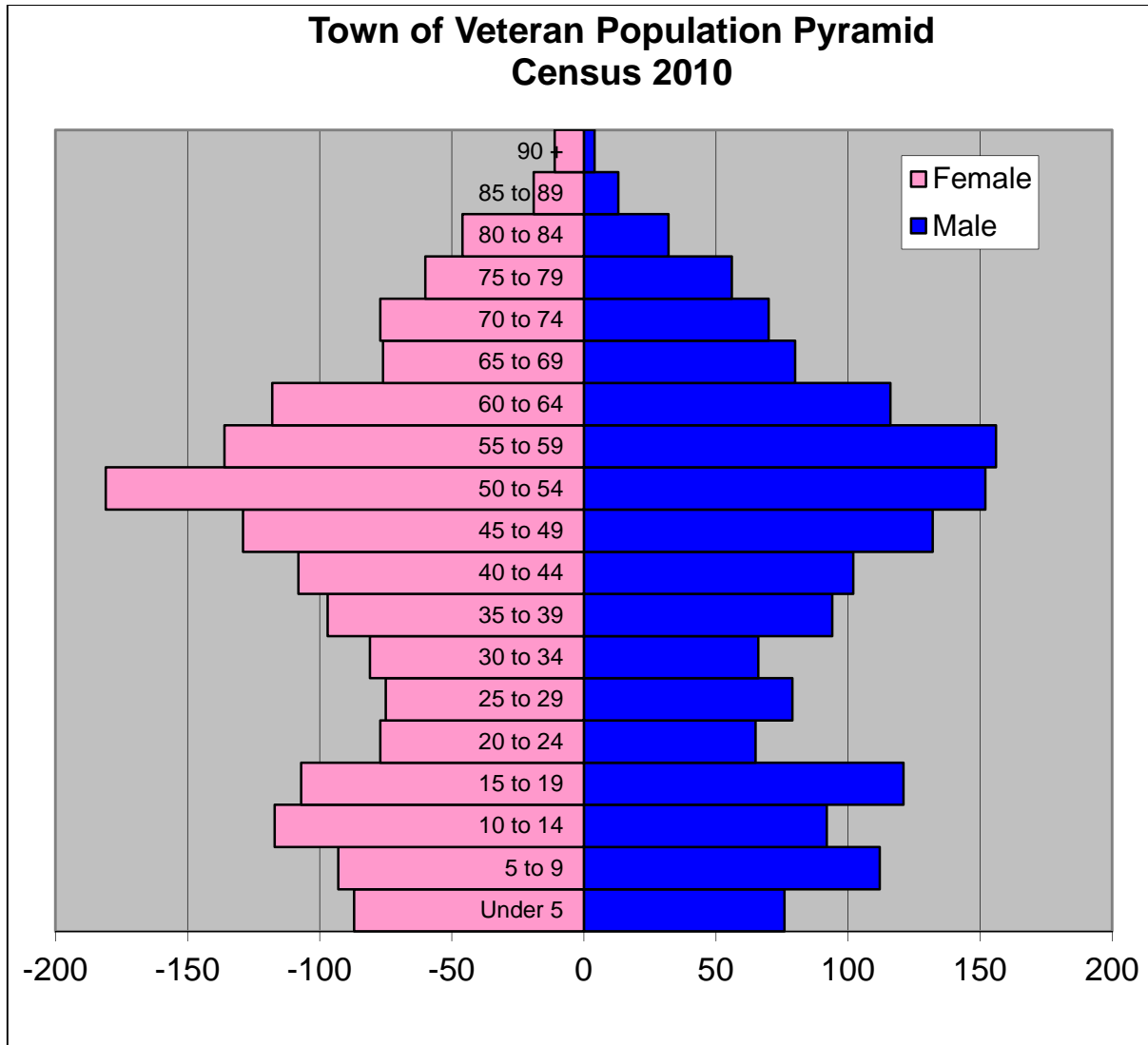
Chart 1: Town’s Population



As illustrated in the above chart, the population of the Town has fluctuated significantly in the past 160 years. Three important trends are obvious: a relatively stable population between 1890-1960, a substantial increase in population between 1960-1980 with an increase of almost 100 people per

year¹, and finally relative stability of the population between 1980-2010. The current, stable population of approximately 3,300 individuals is not placing excess strain on the local government or the road system. If the population were to increase significantly, increased involvement of the local government would be necessary. Water and sewer issues, traffic concerns, and property rights issues are all likely in the case of increased population.

Chart 2: Town Population Pyramid



This population pyramid shows a fairly normal population distribution for upstate New York. Average numbers of children are being born to parents in the Town. Unfortunately beginning at age 18, college-bound students leave the Town for educational opportunities. This “Brain Drain” is occurring in rural communities across the nation. Restricted employment opportunities in rural America keep young people from returning ‘home’, until they are able to secure steady employment.

¹ The increase from 1960-1970 coincides with general economic growth in the region and the tail-end of the baby boom. However, the continued increase between 1970-1980 is a pattern unique to Veteran; increased residential development and new-home construction are the likely causes.

Recent data suggest that these young migrants may eventually return to the rural community with children of their own, but only if employment opportunities become available.

The dominance of baby boomers in Veteran is obvious; ‘boomers’ represent approximately 33% of the population in the Town. As this group ages, they will have access to less earned income and have a greater need for social services. County planning agencies are already beginning to address this problem. This ‘rapidly aging population’ will have two primary impacts on the Town:

- 1) The Town may have some obligation to ensure that a minimum level of service is provided to maintain the health and well-being of Town residents; this will become increasingly costly in the next 20-30 years.
- 2) Proper maintenance of housing is essential to maintaining property values and aging baby boomers will face increasing difficulty performing and affording home maintenance; the Town may have to take a stronger role in enforcing adequate maintenance of properties throughout Veteran.

Demographics

The fundamental elements of demographic projections are births, deaths, and migration. This type of demographic data is only collected at the county level. The data for Chemung County (as collected from www.pad.human.cornell.edu) are in Charts 3 and 4.

Births within the county are low; since the 2007-2009 recession. The total number of births in the county has held steady at approximately 975. This very low fertility rate (27 births per 1,000 women of childbearing age) will not result in any significant population increases within the county. Moreover, few women of childbearing age live in Veteran (only 640 women aged 15-50); it is unlikely the Town will experience a significant population increase due to childbearing. The teen birthrate in the Town is lower than or equal to the state and county average. Between 38 and 63 births were recorded per 1,000 girls aged 15-19 in the Veteran area versus 52 in Chemung County or 56 in New York State. This data indicates that teen births are less of a problem in the Town of Veteran.

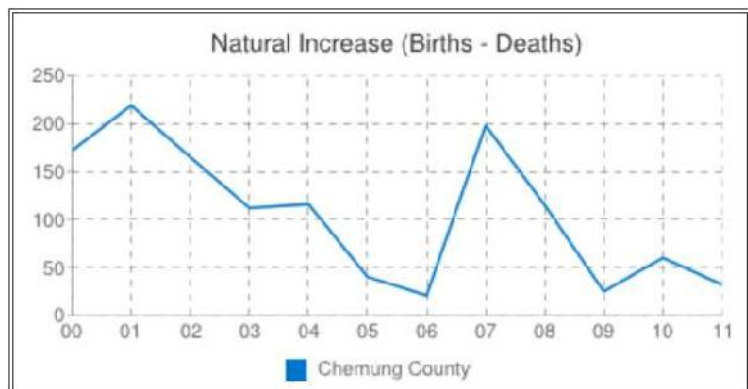


Chart 3: Chemung County Natural Increase

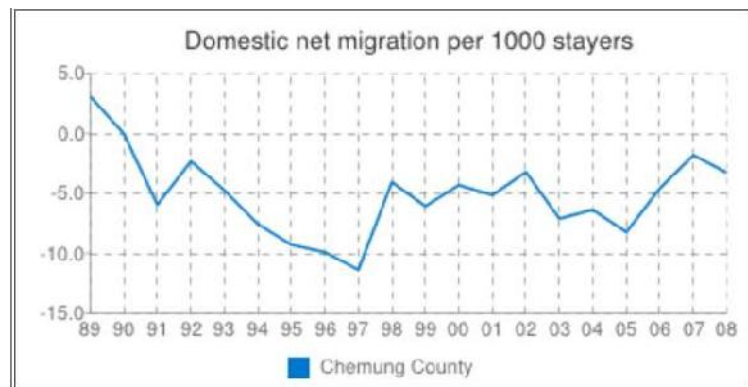


Chart 4: Chemung County Domestic Net Migration

Deaths in the county are typical for an upstate NY community, the total number of deaths per year is approximately 940; total deaths have held steady since 2008. The age distribution of Veteran is similar enough to Chemung County, that death rates within the Town are likely proportional to the county population. Between 1998-2005 the net migration rate has held steady at a rate of approximately -5 per 1000 county residents. Between 2005-2011 the net migration rate is approaching zero, meaning no net loss of population.

Based on 2010 US Census data, the Cornell Program on Applied Demographics has created County level estimates of population change between 2010 and 2025. This projected population pyramid shows that a stable population is likely in Chemung County by 2025. Such stability (similar numbers at all age groups) is also likely in the Town of Veteran.

Chart 5: Chemung County Projected Age Distribution

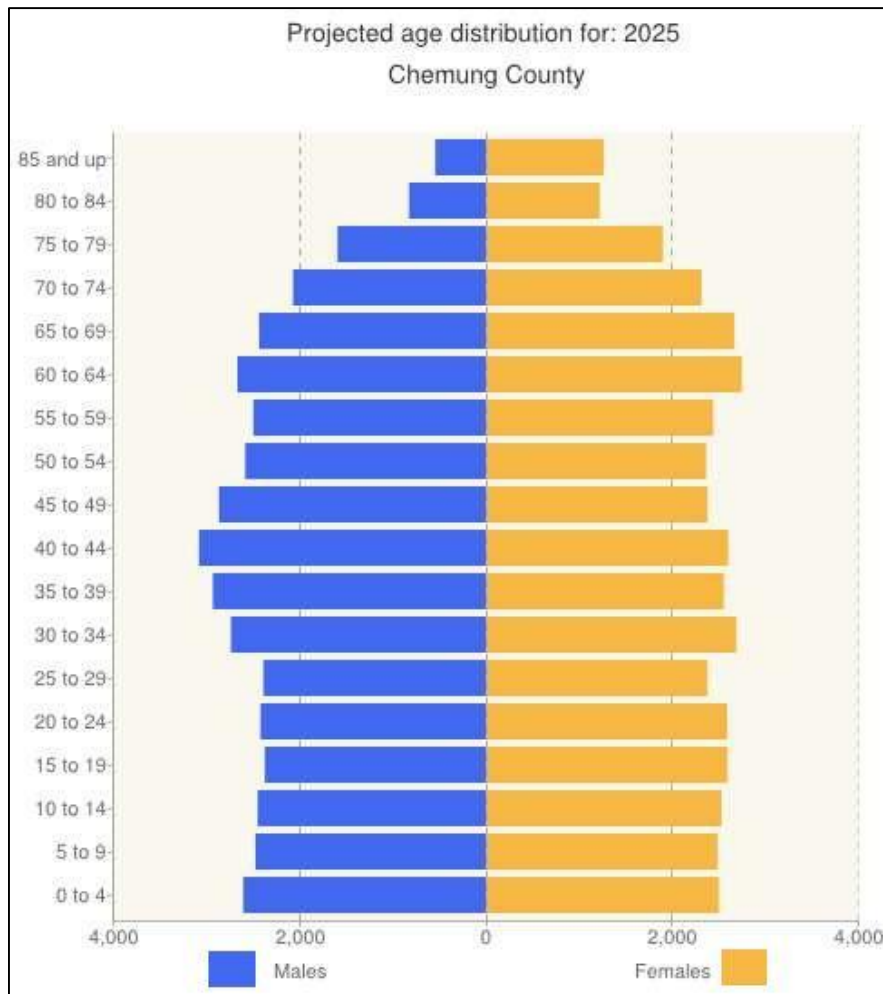
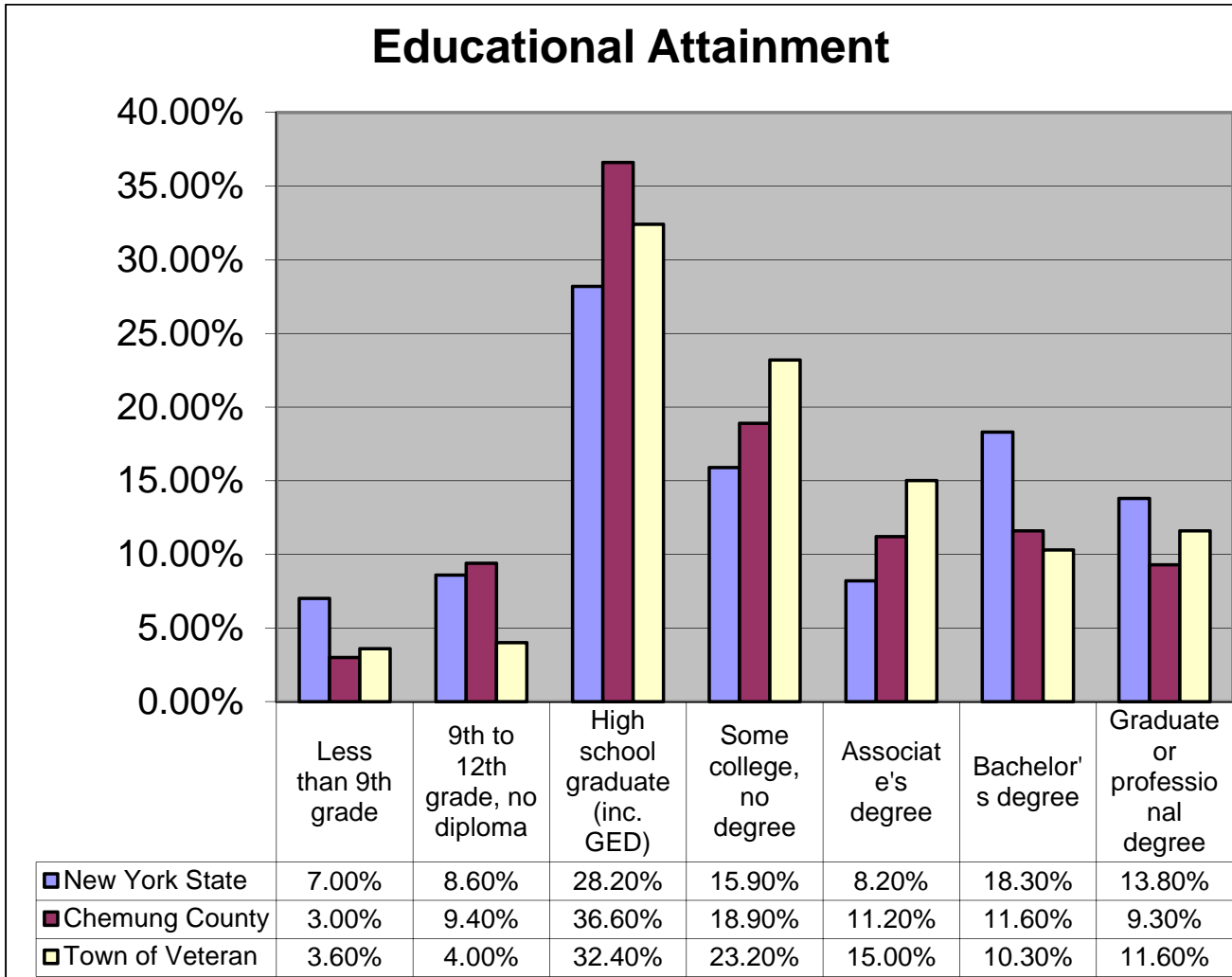


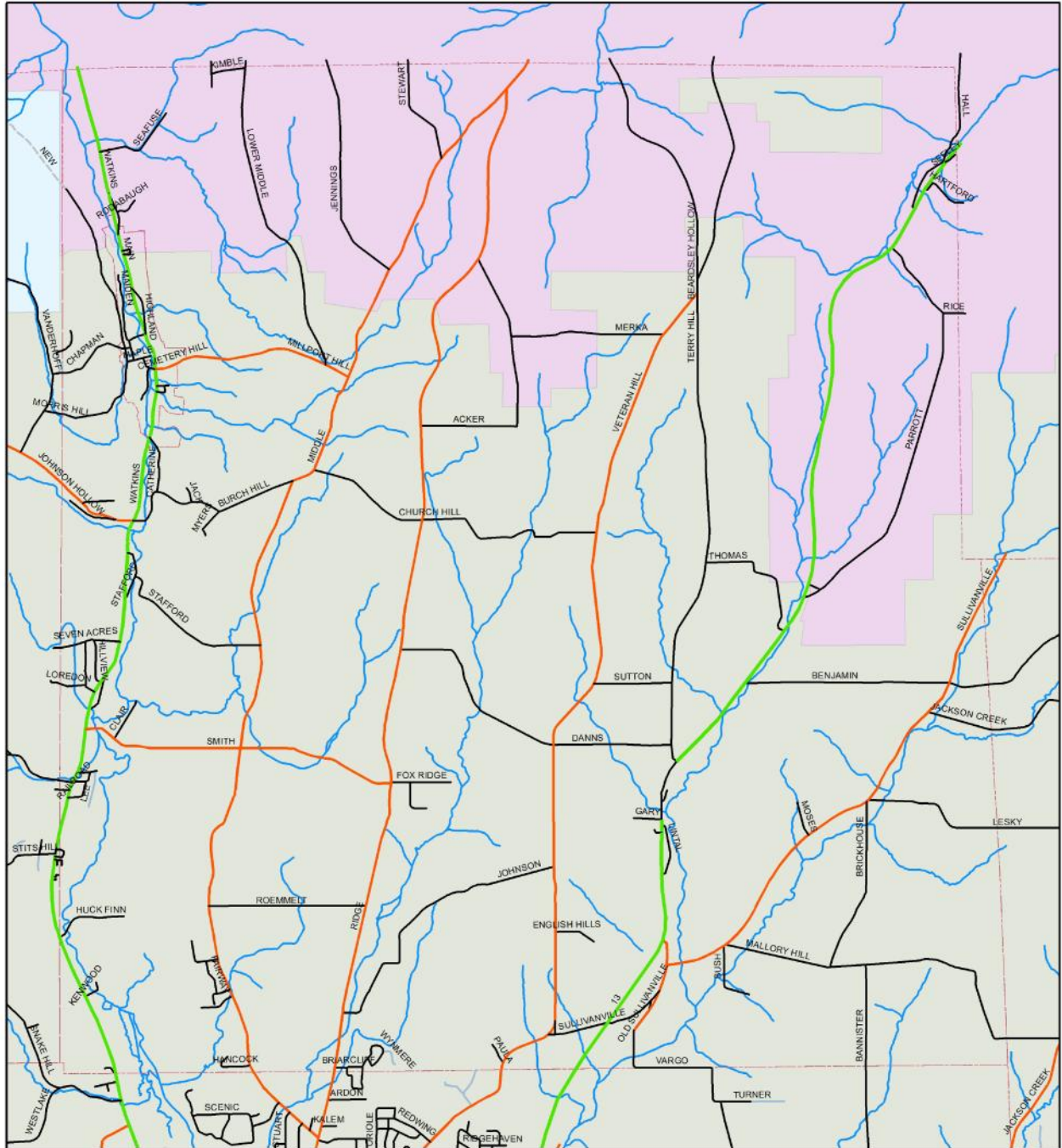
Chart 6: Educational Attainment (comparative)



Education

Residents of Veteran are well educated, when compared to Chemung County or New York State residents. No significant lapses of education are present in the community, according to this data. Access to quality primary education is a factor that contributes significantly to residential property values and local migration rates. Veteran residents typically attend school in the Horseheads district; the district is known locally for providing a quality education and is ranked 305 out of 697 of all districts in NYS.

Map 1: School Districts



Legend

State	HORSEHEADS
Private	ODESSA-MONTOUR
County	WATKINS GLEN
Seasonal	
Interstate	
Local	
Town Boundaries	
Rivers and Streams	

**Town of Veteran
School Districts Map**



Map Created 5/18/13

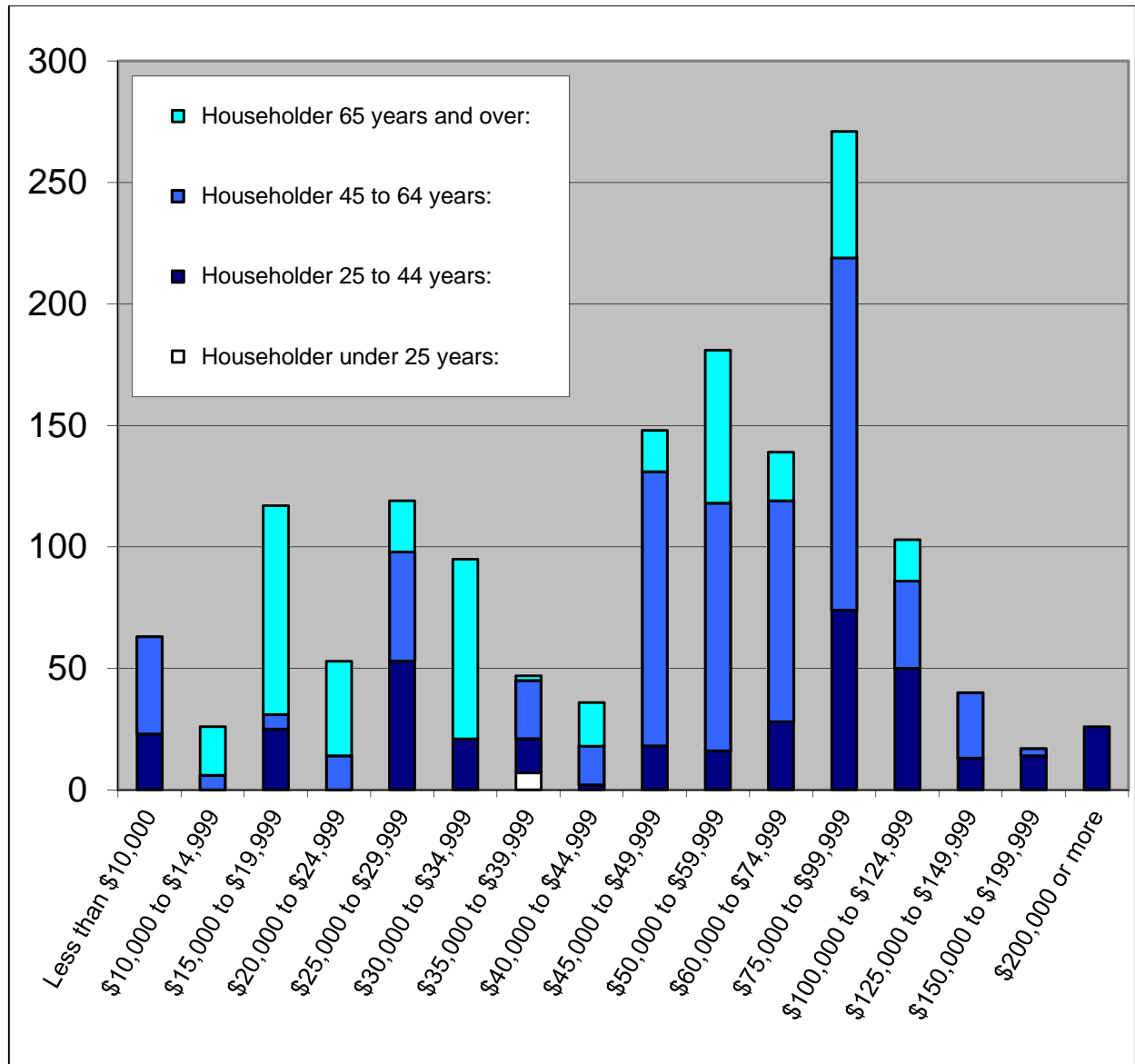
Income

Table 1: Income (comparative)

Geography	Median Household Income	Median Family Income	Per Capita Income	Poverty Rate
New York State	\$55,603	\$67,405	\$30,948	14.2%
Chemung County	\$44,502	\$55,246	\$26,457	15.2%
Town of Veteran	\$51,037	\$57,926	\$26,330	4.8%

Wealth and Poverty

Chart 7: Wealth and Poverty by Age



RECOMMENDATION:

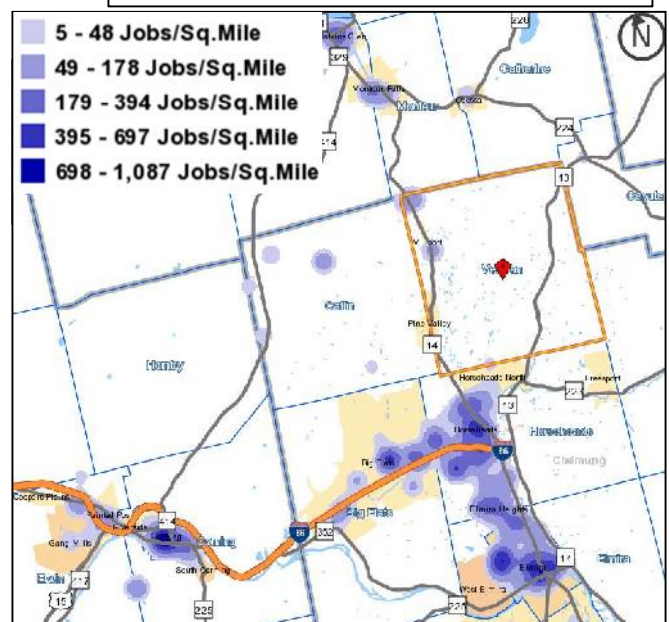
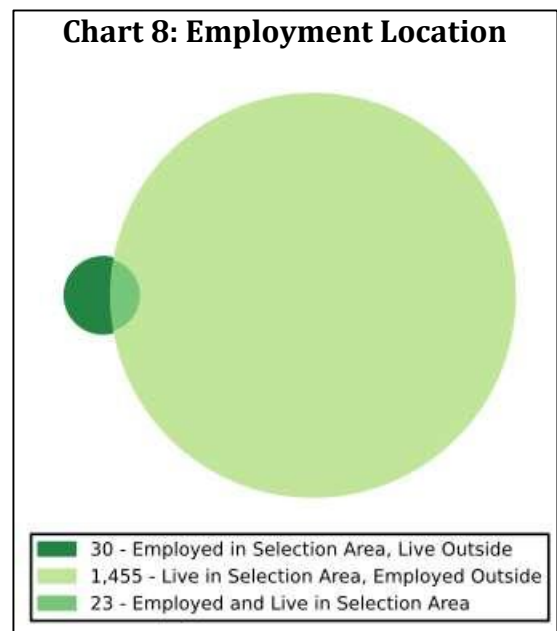
- 1a. Create an environment that is suitable for current Town residents to age in place.
- 1b. Ensure Town can support the increased needs of aging population. Consider immediately beginning coordination with local service agencies to meet the needs of current elderly residents.

Employment

To retain the rural character of the community, residents must be able to afford low density living. Professionals who enjoy the rural way of life and can afford to maintain a 5-20 acre property could be the ideal demographic for the future of the Town. Other target demographics include the semi-retired who may also be able to afford a rural lifestyle. Young families and working farmers are the final demographic groups that the Town should try to attract to the community.

Veteran is the ultimate bedroom community. According to the US census there are only 53 people employed within the Town. Town residents are almost all (98%) employed outside of the Town. Townspeople are primarily employed in the Elmira, Horseheads, Big Flats, and Corning areas. While there are not many employment opportunities in the Town of Veteran, the Town is a bedroom community for workers throughout the Elmira-Corning area. Strengthening the economy within the Elmira-Corning area will be a vital step in attracting young professionals to live in Veteran.

As this ‘commute shed’ map shows, the residents of Veteran are mostly employed in the greater Elmira area, with a second cluster of employment in the Corning Valley. This employment pattern indicates that Veteran is a desirable place to live and that commuting distances are not burdensome. Therefore, efforts to promote the Town should focus on these nearby employment destination communities. Many other employees in the Elmira-Corning area may not be aware of the potential benefits of moving to Veteran.



Map 2: Regional Commute Shed

Housing

There are 1,409 housing units in Veteran, almost 94% are occupied. During the 2010 Census, only 94 units within the Town were vacant. This indicates a very tight housing market within the Town. The vast majorities (87%) of housing units are owner occupied; only 159 rental units are available in Veteran. Most of the units in the Town are single family homes, although some multi-family units appeared in the 2006-2010 American Community Survey. The American Community Survey also showed 135 mobile homes in the Town and 15 occupied motor vehicles. This assortment seems normal for a stable and relatively well-off rural community and is very similar to the housing pattern in nearby Schuyler County.

Table 2: Housing Built Date

YEAR STRUCTURE BUILT	Estimate
Total housing units	1,516
Built 2005 or later	27
Built 2000 to 2004	76
Built 1990 to 1999	74
Built 1980 to 1989	139
Built 1970 to 1979	306
Built 1960 to 1969	261
Built 1950 to 1959	138
Built 1940 to 1949	48
Built 1939 or earlier	474

**Data from American Community Survey (includes mobile homes)*

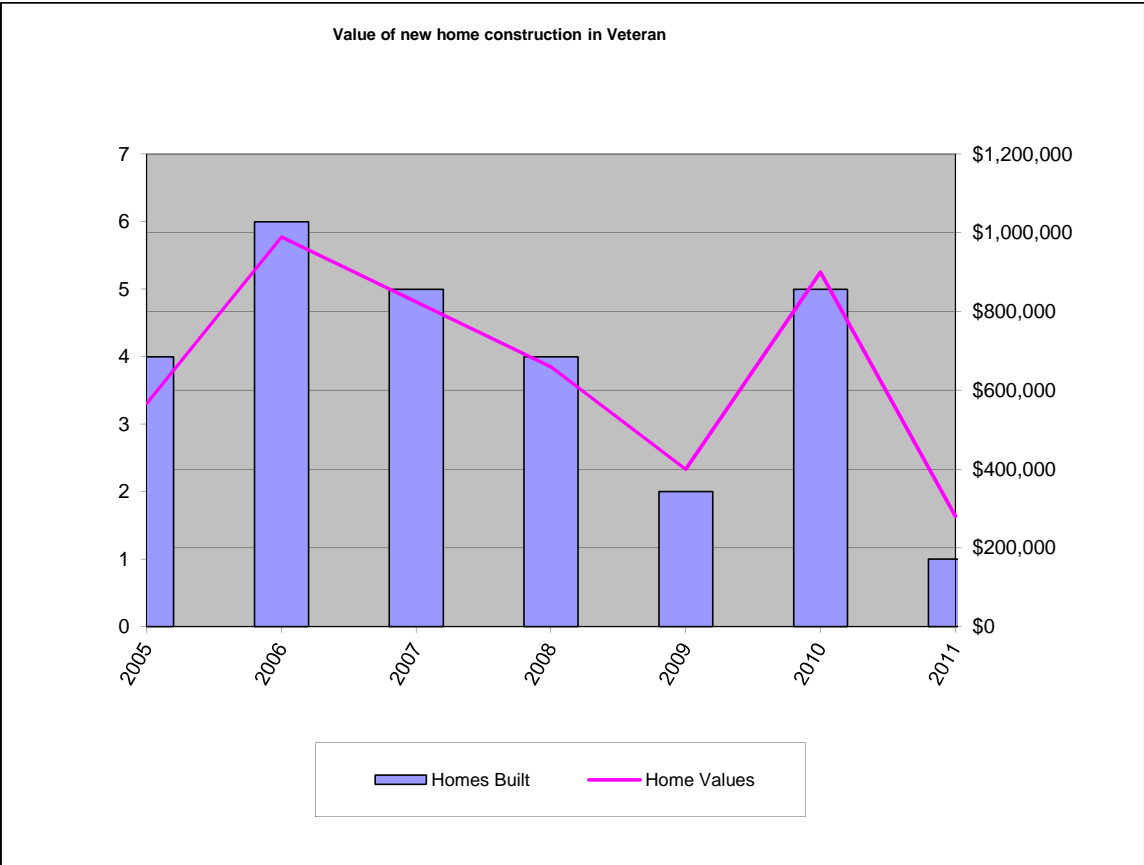
The substantial population increase in the Town between 1960-1980 occurred as part of a local housing boom. During that time, many new homes were built in the community. The housing unit age table highlights this trend; the homes built between 1960-1980 make up a substantial portion of the Town's housing stock. As these units continue to age, increased housing maintenance will be required. Also, the preferences of home-buyers have changed over time. Within the next 15 years, these older homes may no longer be attractive to buyers.

There has been some new-home building activity in the Town of Veteran since 2005. In the last 6 years approximately 27 new homes have been built in the Town. This rate of home-building will keep the local real-estate market from becoming stagnant.

Figure 1: Veteran Residence



Chart 9: Value of New Home Construction



Chapter 2 Utilities and Infrastructure

VISION: *Utilities and infrastructure within the Town are serviceable and cost effective to maintain, while promoting the vision of the Comprehensive Plan.*

Rural towns such as the Town of Veteran are plagued by having small populations, therefore small tax bases but a large amount of utilities and infrastructure that require maintenance. This is true for the Town of Veteran as well. There are many roads and bridges that require inspections and maintenance from other organizations. In addition, there are gas pipelines running throughout the Town that are overseen by federal agencies such as the Federal Energy Regulation Commission (FERC) and state agencies such as the Public Service Commission (PSC). These above mentioned examples of infrastructure and utilities will have an effect on the future layout, development, and landscape of the Town. Working to maintain the rural characteristic of the Town will require Town employees and representatives to have regular communication with multiple layers of government.

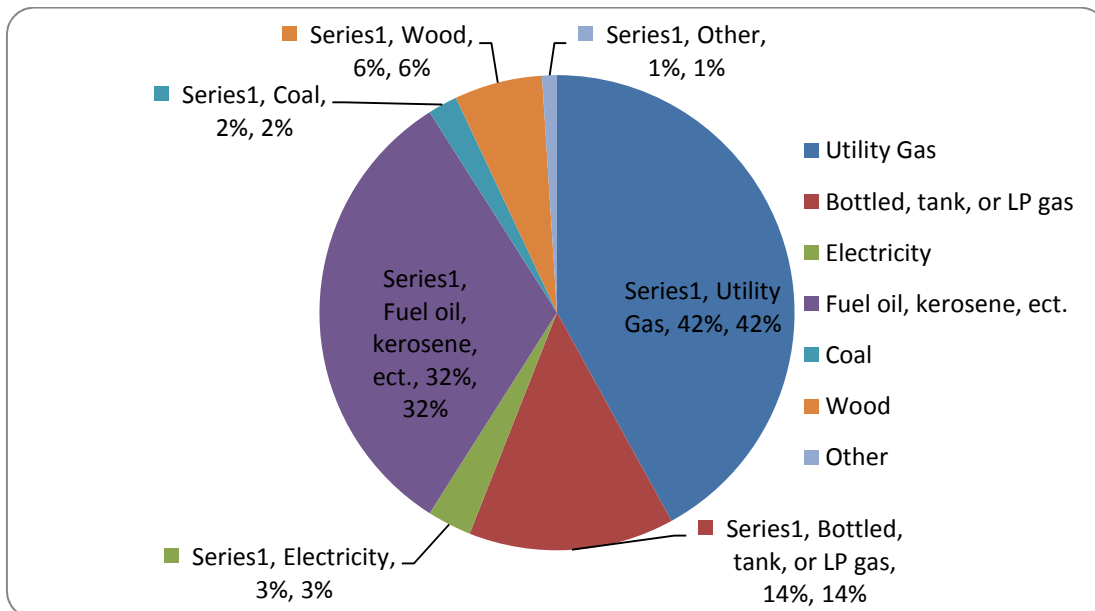
Power in the Town

NYSEG is the primary provider of electricity to Town residents. Electrical service is widely available to all Town residents. NYSEG also provides natural gas service to some residents within the Town.

Approximately 42% use fuel oil. It is expected that as NYSEG expands their service areas that more folks will begin heating with natural gas and less with fuel oil. A transition away from fuel oil to natural gas for heating is dependent on NYSEG expansion of service areas.

House Heating Fuel

Chart 10: House Heating Fuel



POLICY: *Create a good working relationship all utility providers in the Town.*

RECOMMENDATION:

- 2a. **Maintain a good working relationship with natural gas providers and encourage the expansion of service areas so that more homes have access to natural gas for heating fuel.**
- 2b. **Encourage utility companies to bury all utility lines, as buried utilities are less likely to have a disruption in service due to storms and are more aesthetically pleasing.**

Gas Pipelines

The current economic boom in the Northern Tier of Pennsylvania and the potential for a boom in the Southern Tier of New York due to Marcellus Shale, natural gas development will have lasting effects throughout the region. Building pipelines to distribute this natural gas throughout the Southern Tier Region will continue and allow for distribution north to Canada, west to Ohio and east to New York City. In Veteran, where there is an abundance of vacant land, many may not worry about pipeline placement. Working with the natural gas companies to place these pipelines in a way that maximizes future uses of the land, while taking into consideration the aesthetic of the rolling hills will be beneficial for future development efforts. While it is understood that it is necessary to build these pipelines and it is also understood that the local governments in New York State have little control in the path and design of these pipelines. Creating a good working relationship with the gas companies to encourage optimal placement of pipelines will benefit future economic growth for both the gas industry and the Town. While the various gas companies must follow Federal Energy Regulatory Commission’s (FERC) requirements for setbacks from homes, it is recommended that the Town ask that future pipelines be at least 200 feet from the nearest residence.

RECOMMENDATION:

- 2c. **Request that FERC and natural gas companies use existing right of ways for new construction and pipelines wherever possible.**
- 2d. **Make contact with the regional gas companies, reach out to local representatives, establish a point person within the Town that will be available to discuss future pipelines throughout the Town. Work with the gas companies to establish a dialog so that the future plans of the gas companies are better understood by the town.**
- 2e. **As new compressor stations will be needed, work with natural gas providers and pipeline companies to design compressor stations that blend into the rural environment. See an example in Figure 2.**

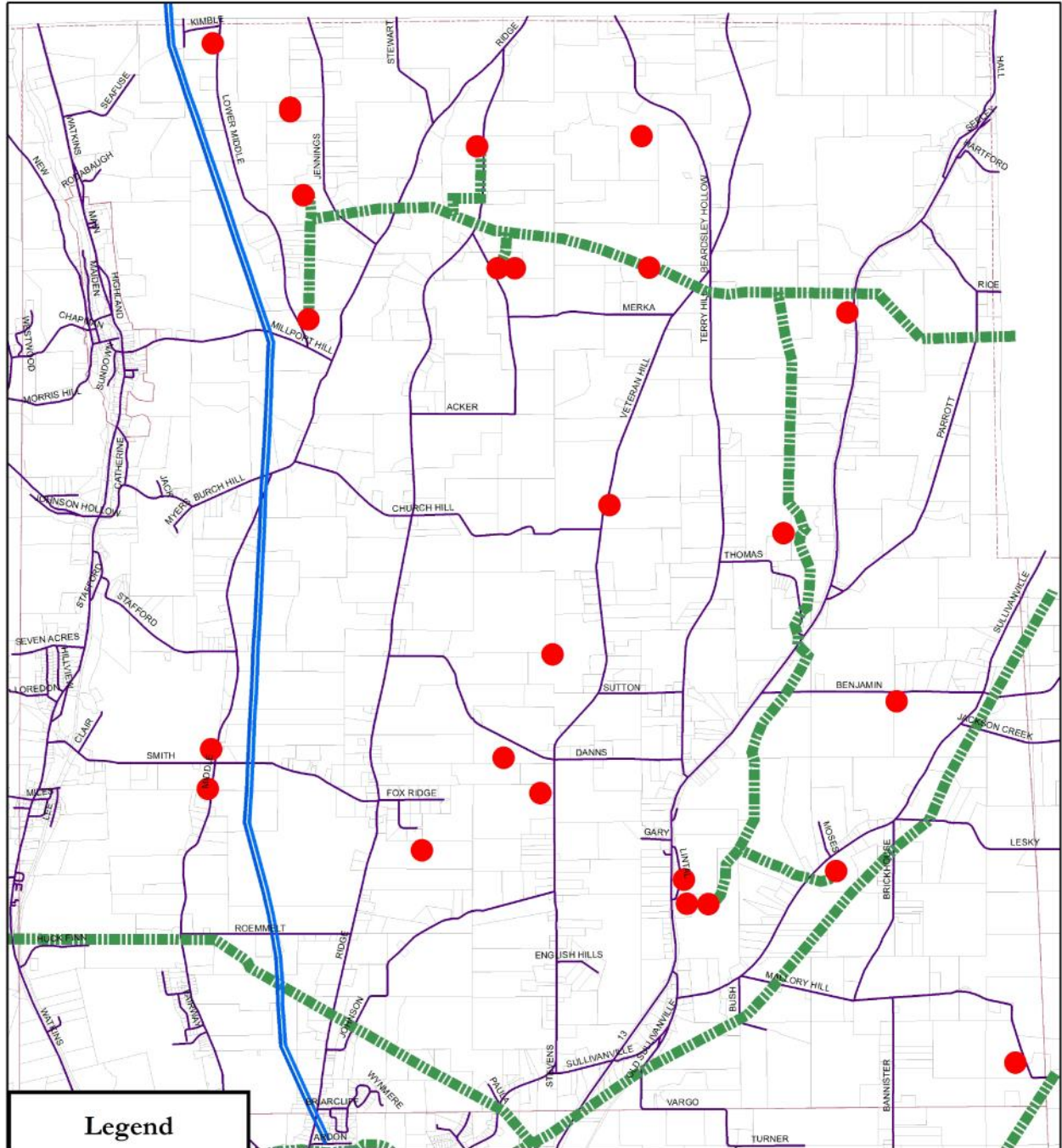


Figure 2: Maxwell Compressor Station, Town of Caton

- 2f. Conduct a viewshed analysis to determine optimal placement for pipelines. Consider sharing this with the gas companies and ask that they consider the viewshed when placing new pipelines.**

- 2g. Add language to zoning law requiring buffers of at least 200' from gas lines and other non-compatible development.**

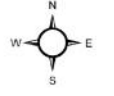
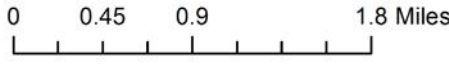
Map 3: Town of Veteran Utilities Map



Legend

- Roads
- Town Boundaries
- Tax Parcels
- Pipelines
- Major Powerlines
- Gas Wells

Town of Veteran Utilities Map



Map Created 5/18/13

Roads

The Town of Veteran has a combination of local roads, county roads and two New York State highways, Routes 13 (Ithaca Road) and 14 (Watkins Road). The transportation network within the Town of Veteran is comprised of nearly 84.3 miles of state, county and local roads. Approximately 13 percent (10.9 miles) are state-owned roads, 32 percent (27 miles) are county-owned roads, and 55 percent (46.4 miles) are locally-owned roads. Approximately 60 percent of the local roads in the Town are paved. Throughout the public outreach process of the Comprehensive Plan, the resident survey showed a concern with the speed and amount of traffic that is along State Route 13 and 14. There was also a concern with the condition of the local roads.

The local roads are in a condition that is average for rural towns in the area and appear to be adequate for the type of traffic that is received. Any new developments of industry within the Town that may need to use these local roads could have a significant negative impact. The Town is working with other municipalities to set up a road use agreement. This road use agreement will be necessary to make sure that there are funds to maintain the local roads. Increasing the level of maintenance on local roads will be expensive and is currently not advised. Maintaining the same level of maintenance on local roads and strictly enforcing the road use agreement, once adopted, should provide the needed funds to improve roads should new developments call for it.

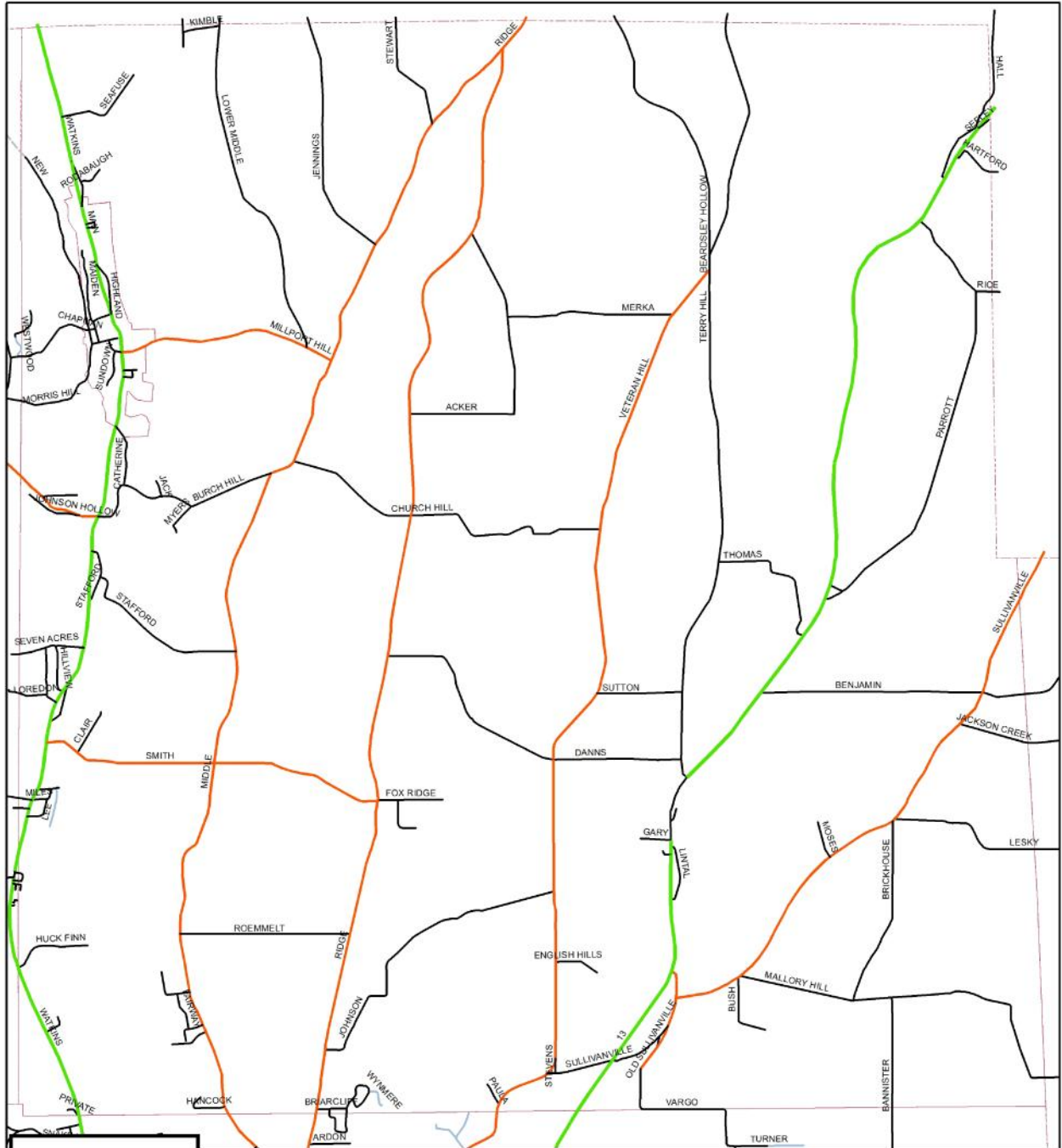


Figure 3: Route 14, Town of Veteran

New York State Route 14 in the Town of Veteran is classified as a significant highway (Federal Highway Administration classification of Urban Principal Arterial Highway). It is within the Elmira-Chemung urbanized area based on results of the 2010 U.S. Census. New York State Route 13 is classified as a slightly less significant highway (Rural Principal Arterial). In the Town these roads are bordered on the north by Schuyler County and Town of Horseheads to the south. These state roads carry the highest Annual Average Daily Traffic (AADT) volumes with approximately 8,000 vehicles per day each (see Map 4). Both highways are owned and maintained by the New York State Department of Transportation using both Federal and State funds. The New York State Department of Transportation (NYS DOT) is also responsible for setting the speed on Route 13 and Route 14. Should the Town find that drivers are driving in excess of the speed limit, a request for additional state patrol is recommended. Further, better land use planning and design for future developments along State Route 13 and 14 will help to buffer residential and business areas from the faster moving state routes. With all through traffic running on Route 13 and 14, future business developments should be encouraged to locate along the state highways as these roads are designed for heavier use.

A few county roads of concern are parts of Middle Road (Chemung County Route 6), Sullivanville Road (Chemung County Route 15) and all of Ridge Road (Chemung County Route 5). These three roads have high Annual Average Daily Traffic at 479, 725 and 1,901 respectively. Keeping Ridge Road in good shape will be important for current high traffic volumes. Chemung County Route 5 (Ridge Road) is classified as a major collector road that borders Schuyler County on the north and the Town of Horseheads to the south. Chemung County Route 6 (Middle Road) and Route 15 (Sullivanville

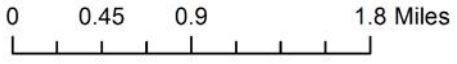
Map 5: Town of Veteran Roads



Legend

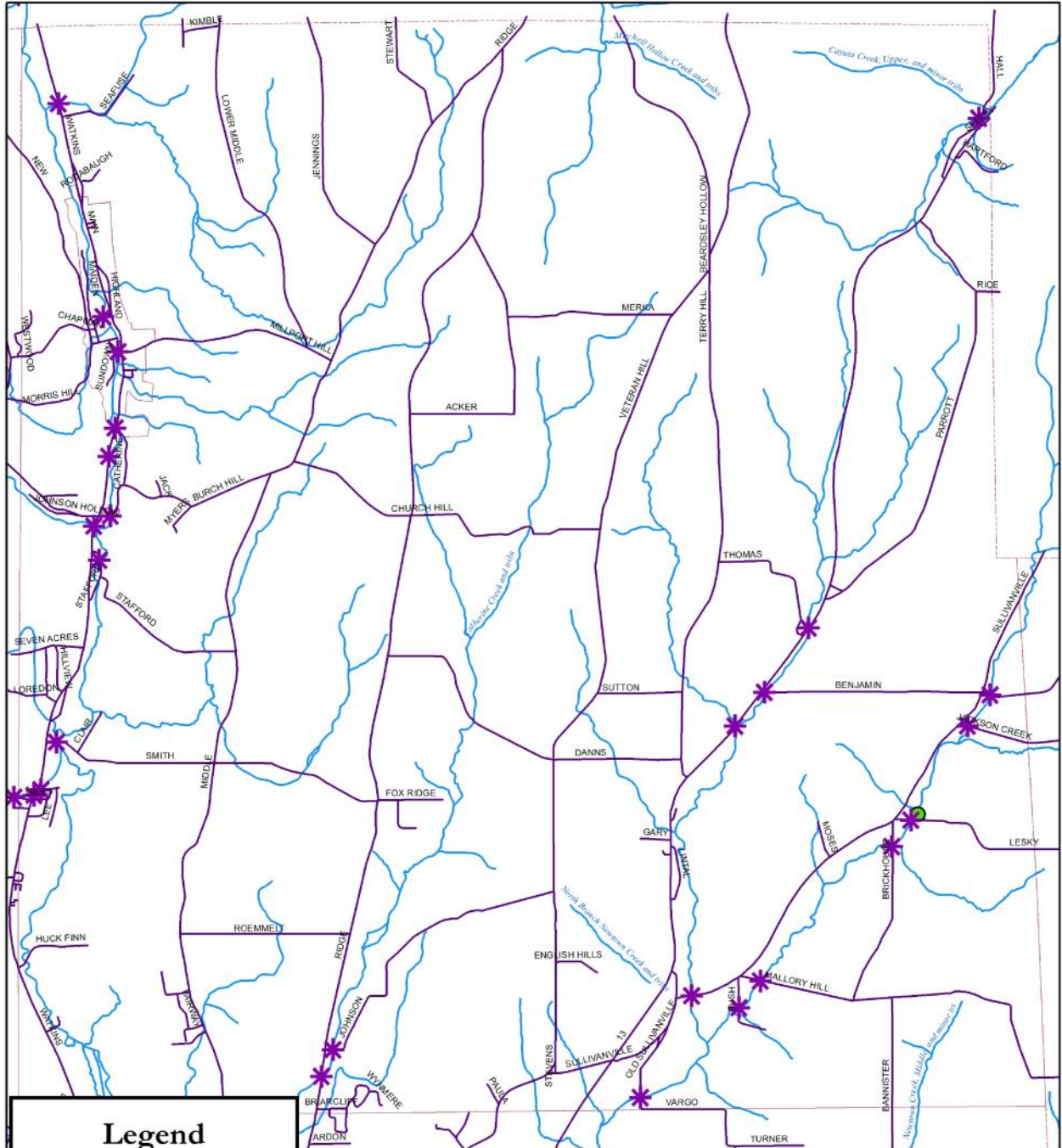
- Town Boundaries
- State
- Private
- County
- Seasonal
- Interstate
- Local

Town of Veteran Road Map



Map Created 5/18/13

Map 6: Town of Veteran Bridges and Dams



Legend

-  Bridge
-  Dams
-  Roads
-  Town Boundaries
-  Streams

**Town of Veteran
Bridges and Dams
Map**

0 0.45 0.9 1.8 Miles



Map Created 5/18/13

Bridges and Dams

Like roads, it is vital that existing bridges and dams be maintained. Unlike roads, much of this maintenance will be the responsibility of the county and the state. Smaller, local bridges will fall upon the Town. Maintaining the structural integrity of these structures is only half of the battle. Many of these bridges cross streams that serve important ecological functions (i.e. water drainage, water storage, flood mitigation, fish habitat). It is important to maintain and improve these functions when repairing or replacing the structures.

POLICY: Inspect, maintain and replace bridges, culverts and dams to ensure safe roadways.

RECOMMENDATION:

- 2i. **Work with state and county authorities on the review and maintenance of the bridges and dams, making sure to meet all state standards on local structures. Keep an open line of communication with these authorities in order to best coordinate maintenance, review, reporting, inspections and repair.**

- 2j. **When possible, culverts and bridges should be designed and built to new ecological standards. By implementing ecological construction practices at the first stage of project design, ultimate project cost is likely to remain the same, while serving a vital ecological niche.**

Air Transportation

Located nearby in the Town of Big Flats, the Elmira/Corning Regional Airport (ELM) serves both the Southern Tier of New York and Northern Tier of Pennsylvania. The airport accommodates small planes, corporate jets and major airlines. The airport offers daily business and leisure travel destinations to major metropolitan areas in the United States.

Located 30 miles northeast is the Ithaca Tompkins area airport (ITH); another small regional airport that serves Central New York as well as the Southern Tier. Larger airports that serve the region are the Greater Rochester International airport (ROC) located 100 miles northwest and Syracuse Hancock International airport (SYR) located 88 miles northeast of Veteran.

Chemung County Transit System (CTRAN)

CTRAN operates fourteen different routes to all areas of Chemung County, as well as Corning, Ithaca, Waverly and Sayre, Pennsylvania. CTRAN Route 30 (Elmira-Ithaca) is a commuter route making two runs daily, Monday-Friday. This particular route does travel through the Town of Veteran on New York State Route 13. Passengers are picked up and dropped off at one of several designated “park and ride” locations along the route. At the present time no “park and ride” locations exist within the Town. However, Tates Park and Ride is located just north of the intersection of New York State Routes 223 and 13 in the Town of Horseheads and the Alpine Junction “Park and Ride” is at the intersection of New York State Routes 224 and 13. Both of these park and ride facilities are in close proximity to the Town. All CTRAN vehicles are wheel chair accessible.

Water and Sewer

The Town of Veteran does not have public water or sewer. But some residents within the Town limits do receive public water from the Village of Millport public water system. It is important to understand that should water and sewer systems be extended throughout the Town, this may draw additional

businesses. The Town should identify areas they wish to see business and industrial growth, then encourage public utility expansion only in the areas in which businesses and industrial developments are deemed desired. Areas that the Town wishes to preserve for single family homes and open space should maintain larger parcel sizes in order to accommodate well and septic systems and lessen any future need for public water and sewer.

POLICY: Ensure that all growth within the Town considers the limitations of Veteran's lack of water and sewer infrastructure.

RECOMMENDATION:

- 2k. Consider identifying areas within the Town appropriate for businesses through new zoning and encourage public water and sewer extensions in those areas.**
- 2l. Maintain and strictly enforce at least a 3 acre minimum for all future residential subdivisions within the Town.**

Septic Systems and Private Wells

Septic systems and private wells need regular maintenance and inspections. In rural towns, such as Veteran, it is common for city dwellers to seek a more rural way of life by moving to rural towns. In doing so they may not be educated on the responsibilities that come along with this rural way of life. These responsibilities include regular well and septic system testing and maintenance. Most banks require these tests when a mortgage is taken out. But if the property is paid for without a bank or given from one family member to another, these tests may not occur. Education of the residents is key to maintaining clean water. Often availability of educational flyers and bulletins at the Town Hall will suffice. If it is presumed there may be a bigger problem, the Town can consider mailings and public workshops.

POLICY: Educate existing and incoming residents on rural way of life in Veteran.

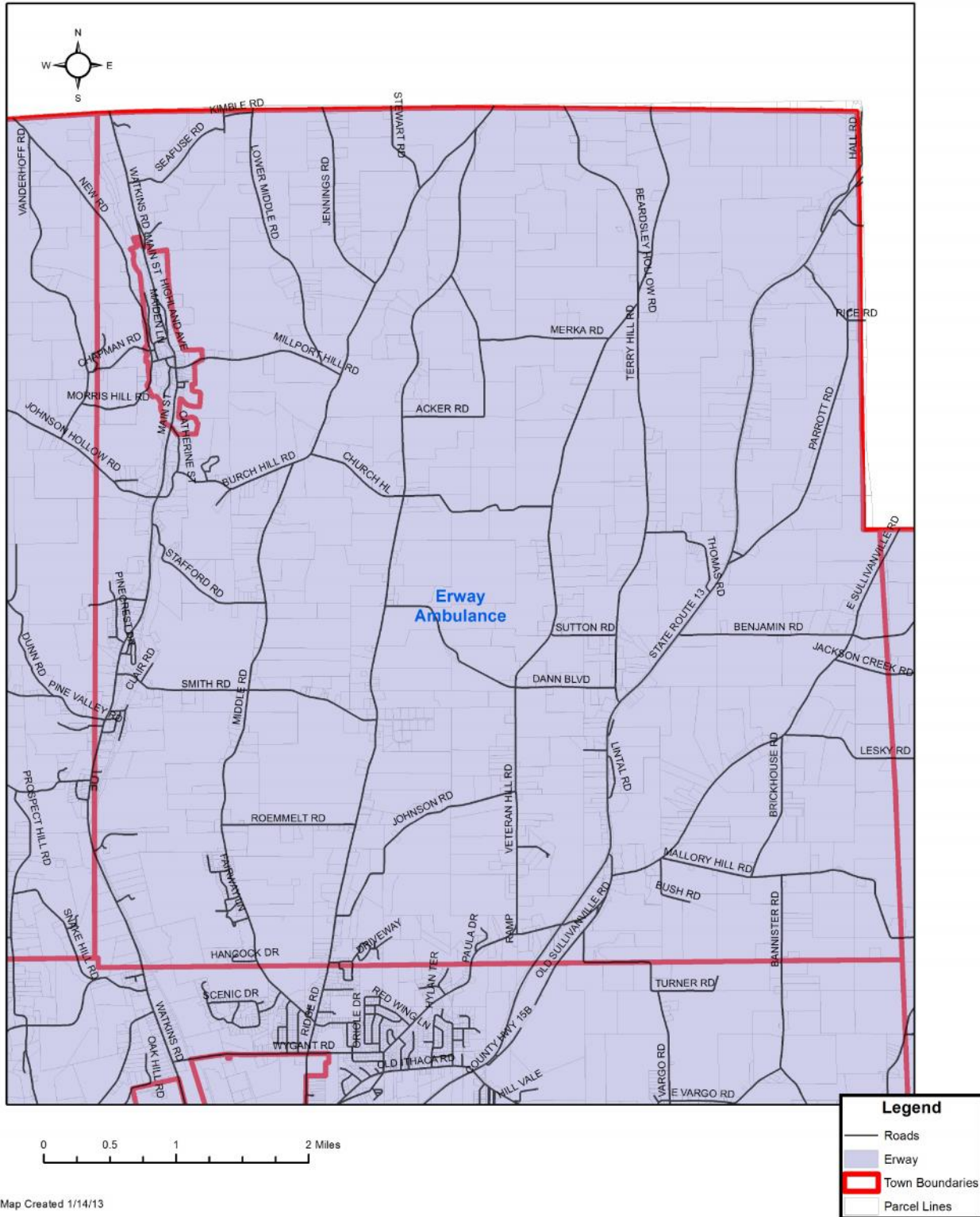
RECOMMENDATION:

- 2m. Educate residents on how to best maintain septic systems and private wells, particularly new residents who may have never had a septic system. Encourage regular maintenance and inspections, particularly if there is a transfer of property where a bank is not involved.**
- 2n. Educate residents on the value of regular water well testing, particularly to gather baseline testing before high volume hydraulic fracturing gas drilling begins in New York State.**
- 2o. Continue to work with Department of Health for compliance on well and septic systems.**

Map 7: Town of Veteran EMS Districts



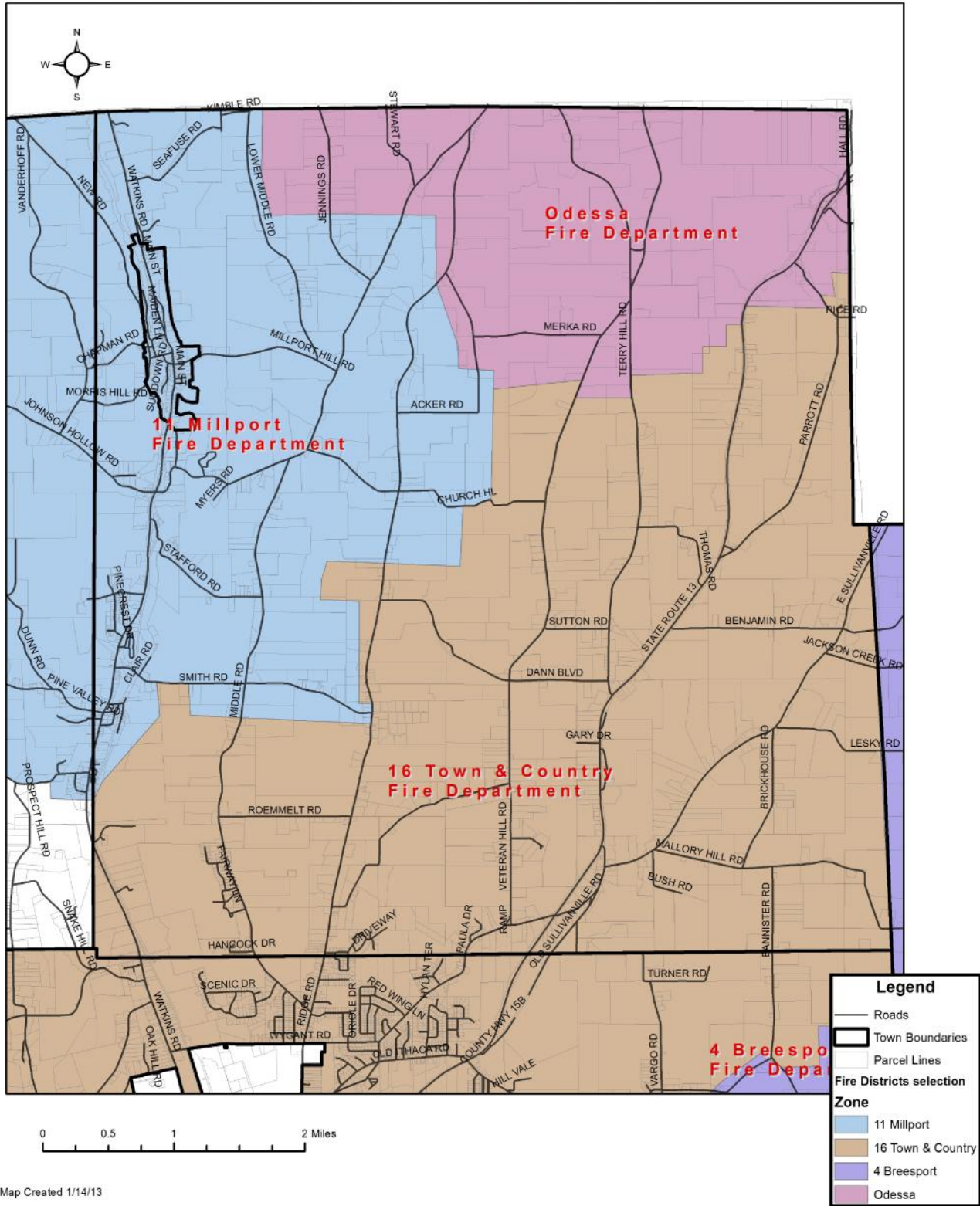
Town of Veteran EMS Districts



Map 8: Town of Veteran Fire Protection Districts



Town of Veteran Fire Districts



Map Created 1/14/13

Emergency Services

The Town's emergency services are typical of other small Towns within the region. Veteran is covered by three fire protection districts; Millport, Town and Country and Odessa Fire Protection Districts. Veteran is also provided Emergency Medical Service (EMS) coverage by one company; Erway Ambulance. Erway Ambulance provides service for all of Chemung County. Police services are provided by Chemung County Sheriff and New York State Police.

Each resident within the town is covered by both a fire protection district and EMS. When a 911 call is placed, the dispatch agent will follow a protocol based system and determine, based on the symptoms reported through the call, who to dispatch. Often, but not always, both EMS as well as the Fire Protection District is dispatched for the same call. The determination is based on 911 protocols.

All three of the Fire Departments that cover the Town are Fire Protection Districts. They have geographically determined boundaries. Each individual Fire Protection Districts negotiates with the Town as to a contractual amount for services provided within their geographic boundaries. The Town Board acts as the Fire Commission and makes and negotiates these contracts and then levies taxes on the residents based on these contractual amounts within each of the Fire Protection Districts geographic area.

Emergency Services can be some of the most costly but necessary services to Town residents. Creating efficiencies within these services is vital, to achieve reasonable cost. One way of doing this is to work with emergency service providers to evaluate the boundaries of the different districts to see if these boundaries make sense based on where the entrance to each parcel is and where the roads fall. Ultimately ensuring that the closest department is in fact the one that is responsible to respond to each of the parcels.

Emergency Preparedness

Given the increasing impacts of emergency events on residents of NYS, Governor Cuomo has stated a goal of providing Citizen Preparedness Training to 100,000 New Yorkers. The overall theme of the training provided is 'Don't be a part of the problem.' The Citizen Preparedness Training exposes NYS residents to ideas about:

1. Basic 3-7 day preparedness including: ready-to eat food, water, hygiene products, and prescription medicines for weather based emergencies like hurricanes, blizzards, flooding and power outages. If each member of the Preparedness Corps has a supply of food and water then emergency supplies can be allocated to others who are unprepared. Corps members can provide direct assistance to their neighbors in times of need.
2. Basic evacuation protocols: If an evacuation has been declared or recommended for your area, then evacuate safely and immediately. If you do not evacuate in a timely manner and then later, you call 911 for a medical emergency or for immediate evacuation you are risking your own life, the lives of first responders, and you are preventing the first responders from assisting other members of the community. If you evacuate your home, then turn off all utilities and leave a note on the door stating where you have been evacuated to and provide a contact phone number. If you evacuate but do not leave a note, then the police may need to break in to your home to search for anyone in need of rescue.
3. Basic first aid: Keep a stocked first aid kit in your home and in your car. Take a Red Cross CPR class. Only provide the level of care you are comfortable providing. If someone is injured, tell

them “Your are going to be okay.” However, if you can treat your own small medical problems then you are not adding a burden to the EMT’s and Hospitals in a time of crisis.

4. Pet-care: Do not leave your pets behind in an evacuation. Find a pet-friendly evacuation shelter and bring food for your pet.
5. A brief overview of the types of disasters that are likely in your part of the state and the appropriate personal preparations and State plans for each.

Town of Veteran residents are encourage to attend these trainings and become a part of the Preparedness Corps. The rural nature of the Town has some advantages and some disadvantages should there be a disaster. Rural areas tend to the last areas in which public utilities are restored after a disaster. This can leave areas like Veteran without power, heat and internet for days or even weeks. Residents must be cognizant of this and know the importance of a backup generator. One advantage the Town has is the agrarian nature. The Town is pro-agriculture and pro-gardening. There is a strong presence within the Town of home-grown foods, this could prove fruitful should a disaster hit that limits travel of residents to supermarkets. Chemung County updated their Hazard Mitigation Plan in 2012. Residents and municipal staff should evaluate this plan and determine if a Town specific plan is needed.

RECOMMENDATION:

- 2p. **Evaluate the Chemung County Hazard Mitigation Plan and determine if the Town needs a town specific plan.**

Chapter 3 Natural Resources

VISION: *The abundance of natural resources that the Town has at its finger-tips will be enjoyed by residents and visitors, promoted by local government and capitalized on by small businesses.*

Parks and Recreation

Multi-use trails, parks and recreation opportunities are essential components to a community's quality of life. The Town of Veteran is fortunate to have two major points for recreation both owned and maintained by New York State Parks. Having these two areas of recreation is inviting and is an extra amenity that most rural towns do not have the pleasure of having so close to home. Educating current and incoming residents about the benefits of these two outdoor recreation resources is important.

Catharine Valley Trail

Catharine Valley Trail is a public, multi-use trail along the former Chemung Canal and Northern Central railroad system. When completed the trail will be 12-miles long and will connect Seneca Lake (Seneca Harbor Park) to Huck Finn Road in Veteran within Mark Twain State Park. The trail runs through Schuyler and Chemung counties connecting Watkins Glen, Montour Falls, Millport and Pine Valley.



The trail system is a part of the New York State Parks system and is supported by a non-profit advocacy group called "Friends of the Catharine Valley Trail." This trail is open for use year-around and can accommodate walking, bicycling, cross-country skiing, snowshoeing and observing wildlife. The Elmira-Chemung Transportation Council continues to initiate future planning efforts and seek additional funding to complete the trail to the Village of Horseheads.

Mark Twain State Park (Soaring Eagles Golf Course)

Settled between Horseheads and Veteran, Mark Twain State Park is home to an 18-hole Soaring Eagles golf course. The park also has 3 miles of nature trails. This small state park has a golf shop, clubhouse, driving range, practice putting greens and snack bar.



Figure 4: Soaring Eagles Golf Course

Mark Twain State Park (Murray Athletic Center)

The Murray Athletic Center is located just south of Pine Valley off New York State Route 14. The geodesic dome athletic complex facility is made up of three dome structures that feature a 3,200 seat hockey arena, a 2,000 seat gymnasium and a 38,000 square-foot field house. The complex is located at 170 Huck Finn Road and is identified by a marquee sign that is placed along New York State Route 14.

Murray Athletic Center is home to the Elmira College Soaring Eagles men's and women's ice hockey, tennis teams and women's field hockey. The center also hosts public ice skating. Cheerleading competitions are held in the late fall and early spring for ages 6-18. Business events, including trade shows and recruiting forums are also held here.

New York State - State Bicycle Route 14

New York State Bicycle Route 14 is a signed, on-road bicycle route that extends 95 miles from the Pennsylvania state line south of Elmira to Sodus Point on the shores of Lake Ontario. The New York State designed bicycle route runs the entire length of the Town of Veteran, bordering the Town of Horseheads on the south and the Schuyler County line to the north. State Route 14 intersects New York State Bicycle Routes 5 and 17, the New York State Canalway Trail, the New York State Seaway Trail and the Catharine Valley Trail.

Town officials should strive to be involved in the future development of parks within the Town. Further, Veteran should keep in mind adjoining park projects that the Town may be interested in doing, as grant funding may be available to extend and improve both of these state parks. Lobbying for trail amenities such as bathrooms to be located along the trail close to small mom and pop shops, will capitalize on the proximity of these recreation facilities.

The Town of Veteran may be able to attract small niche outdoor recreation business due to its proximity to Catharine Valley Trail and navigable waters. Outdoor business such as kayak and canoe dealers, sporting good clothing stores and camping equipment retailers are in demand in the Southern Tier region.

Cemetery

There are five cemetery designations per state law #291; National, Private, Municipal, Religious and Association. By state law Towns are exempt from maintenance responsibility of both private and religious cemeteries. There are a total of 15 cemeteries identified within the Town of Veteran. The challenge is identifying the type or designation of each cemetery as records on some of the cemeteries are sparse. A rising issue within the Town, as well as other municipalities is when the families or groups that originally maintained and paid for these cemeteries are no longer



Figure 5: Sullivanville Cemetery

around, who maintains them. Family plots cannot become a Town obligation, due to lack of decedents available to continue maintenance. This problem will only grow as cremation becomes more popular and fewer individuals are choosing to pay the high cost of burials, resulting in declining revenues for maintenance of the plots of the already deceased.

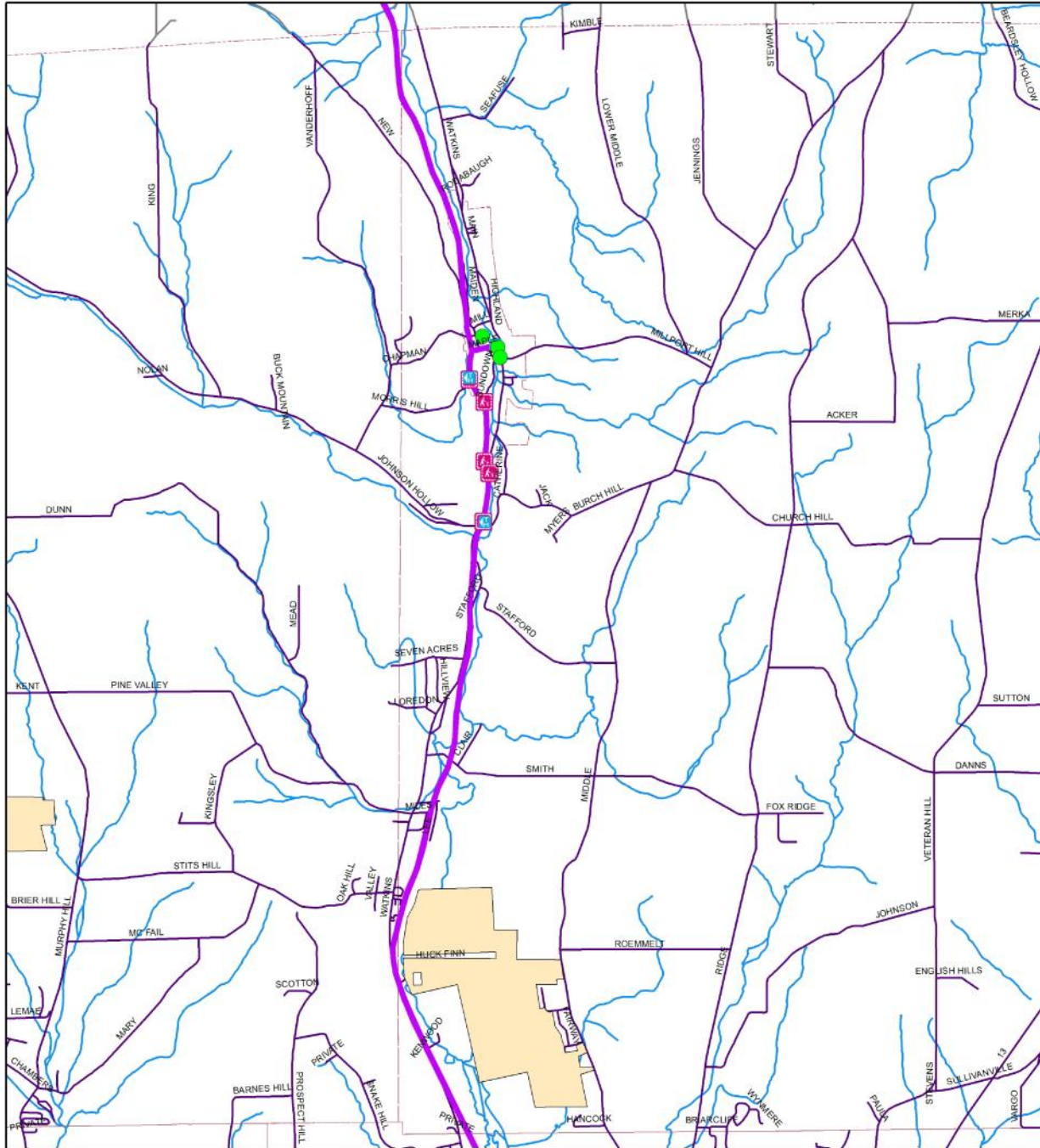
Each cemetery must be treated individually as each should have supporting documentation dictating who owns and maintains the land. This must be based on facts. Municipal governments cannot maintain private property and therefore must be sure that a cemetery is not private before stepping onto the land to maintain it. Some cemeteries may be determined to be abandoned. After researching of records and contacting any necessary existing parties, this may be determined. If a cemetery is truly abandoned then the Town can deem it so and begin to maintain the property. To resolve the issue of cemetery maintenance within the Town, extensive research on each cemetery will need to be completed to determine the cemetery's designation and whether it is abandoned or not.

POLICY: Recognize the significance and advantages that trails and parks within the Town have to offer.

RECOMMENDATION:

- 3a. **Take advantage of grant funds to further capitalize on the existing park system, giving local Town of Veteran residents more opportunity to enjoy outdoor recreation.**
- 3b. **Town officials to remain active in the Friends of Catharine Valley Trail.**
- 3c. **Town officials should consider opportunities to link small local businesses to Catharine Valley Trail users. The Town should take this into consideration when revising the zoning law.**

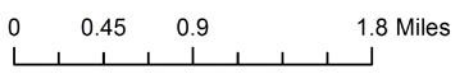
Map 9: Town of Veteran Recreation



Legend

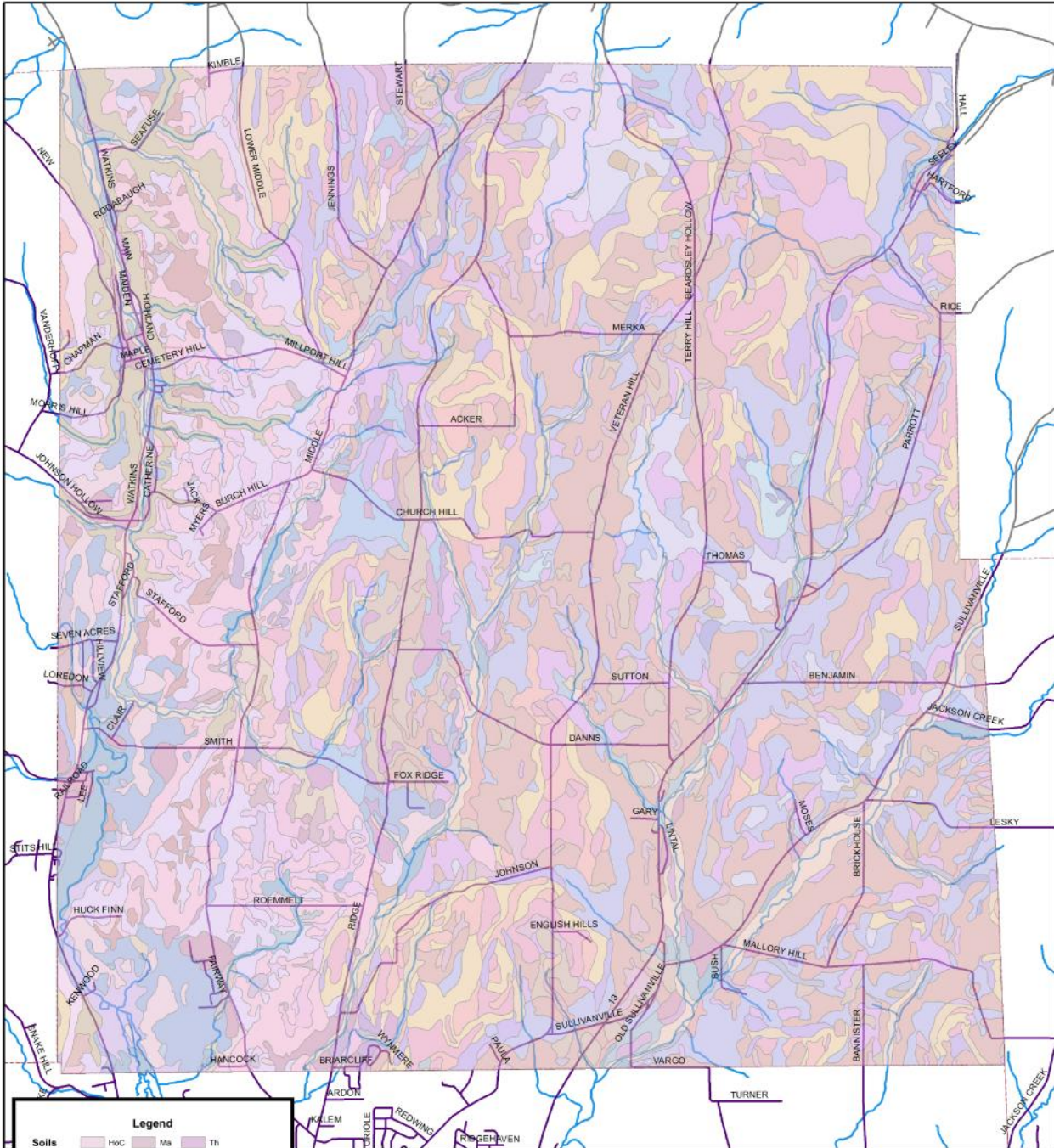
- Village Parks
- Parking
- Trail_POI
- CVT
- FLT_QC_Trails
- State Recreation
- Roads
- Town Boundaries
- Streams

Town of Veteran Recreation Map



Map Created 5/18/13

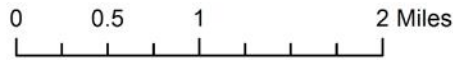
Map 10: Town of Veteran Soils



Legend

Soils	HoC	Ma	Th
MUSYM	HoD	Mc	TuB
Ab	HoE	MoB	VaB
AvB	HaB	MoC	VaC
At	Hc3	MoD	VaD
CaB	He3	Ma	VaE
ChA	LbB	Mu	VoB
ChB	LbC	Pg	VoC
ChC	LbD	PhA	VoD
CoA	LnB	Pt	W
CoB	LnC	RhA	VaA
Hm	LnD	RhB	VaB
HoA	LoE	Tf	
HoB	LoF	Tg	
			— Roads
			— Town Boundaries
			— Streams

Town of Veteran Soils Map



Map Created 5/18/13

Soils

As glacial ice retreated some 9,000-10,000 years ago, surface debris was left behind. In addition to the major moraines (great piles of sand and gravel left where the slowly melting face of a glacier drops the load of material generated by scouring during the glacier's advance) deposits of ground moraine, glacial till, mantled the region. In the subsequent 10,000 year period these soils have, in many places, been overlaid by and mixed with other material deposited by wind and water and by humus derived from forest that covered the areas.

Veteran is home to 67 different types of soils. With the two predominate soils as VoC and VoB, occurring in 284 different areas of the Town and accounting for 32,977,892.9 acres

Table 3: Soil Type

Soil Type	Frequency	Soil Acreage	Percentage of Town
VoC	141	16.7069	9.95%
VoB	143	26.3603	15.93%
TOTAL	1735	23669.09	100%

When evaluating the hydrologic soil groups (see Map 11) there exist primarily soils groups C and some small areas of A soils to the southern portion of the Town. See Jim Turenne's definition of soil groups below.

A. *Soils with low runoff potential. Soils having high infiltration rates even when thoroughly wetted and consisting chiefly of deep, well drained to excessively well-drained sands or gravels.*

B. *Soils having moderate infiltration rates even when thoroughly wetted and consisting chiefly of moderately deep to deep, moderately well drained to well drained soils with moderately fine to moderately coarse textures.*



Figure 6: Catharine Creek, Route 13

C. *Soils having slow infiltration rates even when thoroughly wetted and consisting chiefly of soils with a layer that impedes downward movement of water, or soils with moderately fine to fine textures.*

D. *Soils with high runoff potential. Soils having very slow infiltration rates even when thoroughly wetted and consisting chiefly of clay soils with a high swelling potential, soils with a permanent high water table, soils with a claypan or clay layer at or near the surface, and shallow soils over nearly impervious material.*

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

Veteran suffers from much slower infiltration than other areas with primarily C soils. This indicates that runoff issues may be more severe at times due to such slow infiltration rates.



Figure 7: Steep Slope, Route 13

Soil conservation is key to preventing contamination of local waters by soil, fertilizers and pesticide residues. Using soil conservation practices clean water can be maintained in three ways: diversion of water around the farmland, filtering of water through the soil and groundcovers to provide a protective barrier to break the force of raindrops.

While the soil infiltration tends to be low throughout the Town, fortunately the Town only has a few areas of steep slope where erosion would be of great concern. In Map 12 areas of steeper slope, depicted in red, orange and pink are only in a few concentrated areas and tend to be close to the Village of Millport's boundaries in the North Western corner of the Town; occurring only sporadically throughout the rest of the Town. Taking precautions and enforcing slope development restrictions of over 10% will help to prevent erosion and runoff issues (see Chapter 4 recommendations).

POLICY: The Town will work to prevent erosion and runoff.

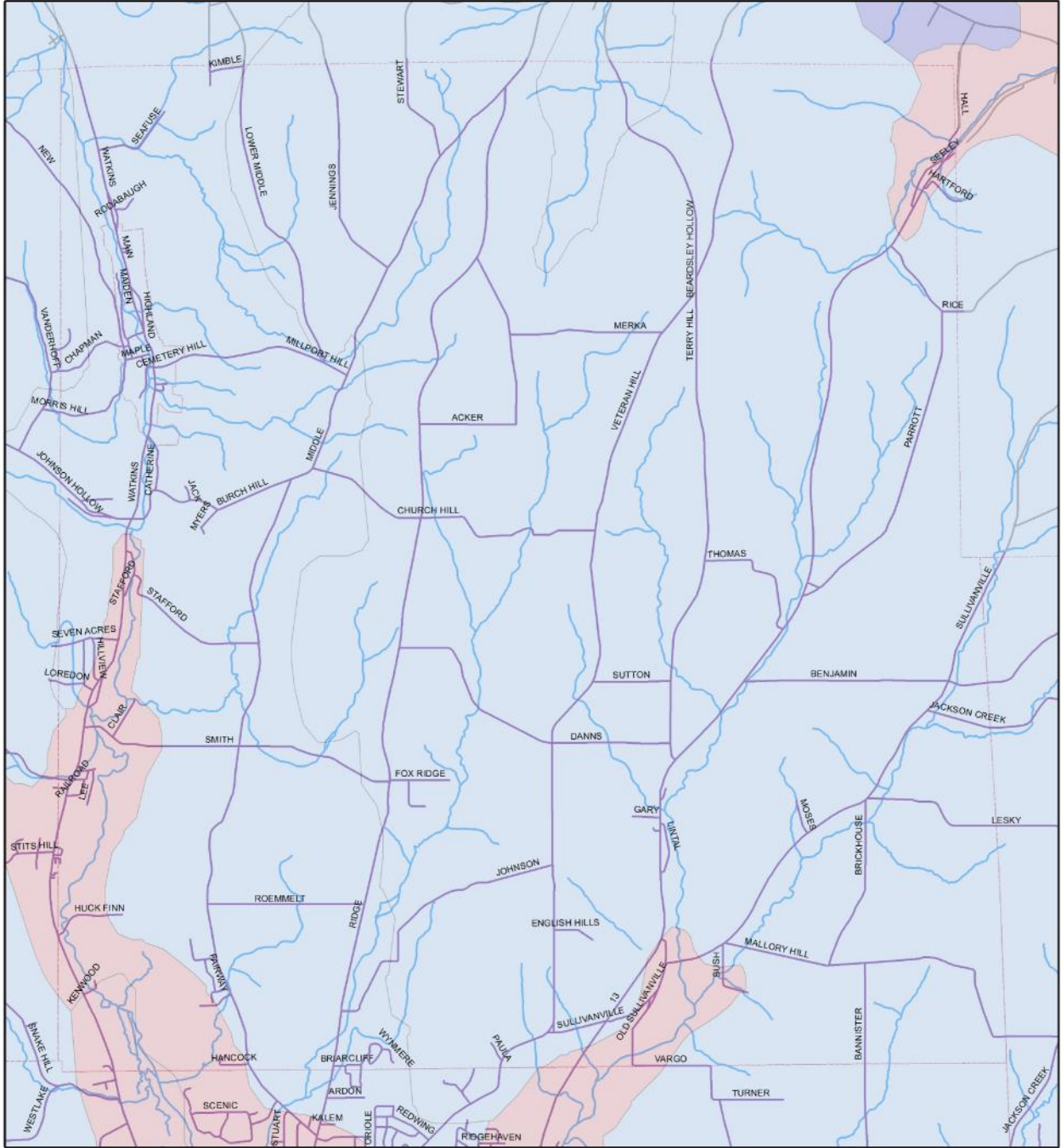
RECOMMENDATION:

- 3d. Educate landowners and farmers on soil conservation practices.**



Figure 8: Farm, Johnson Road

Map 11: Town of Veteran Hydrologic Soils



Legend

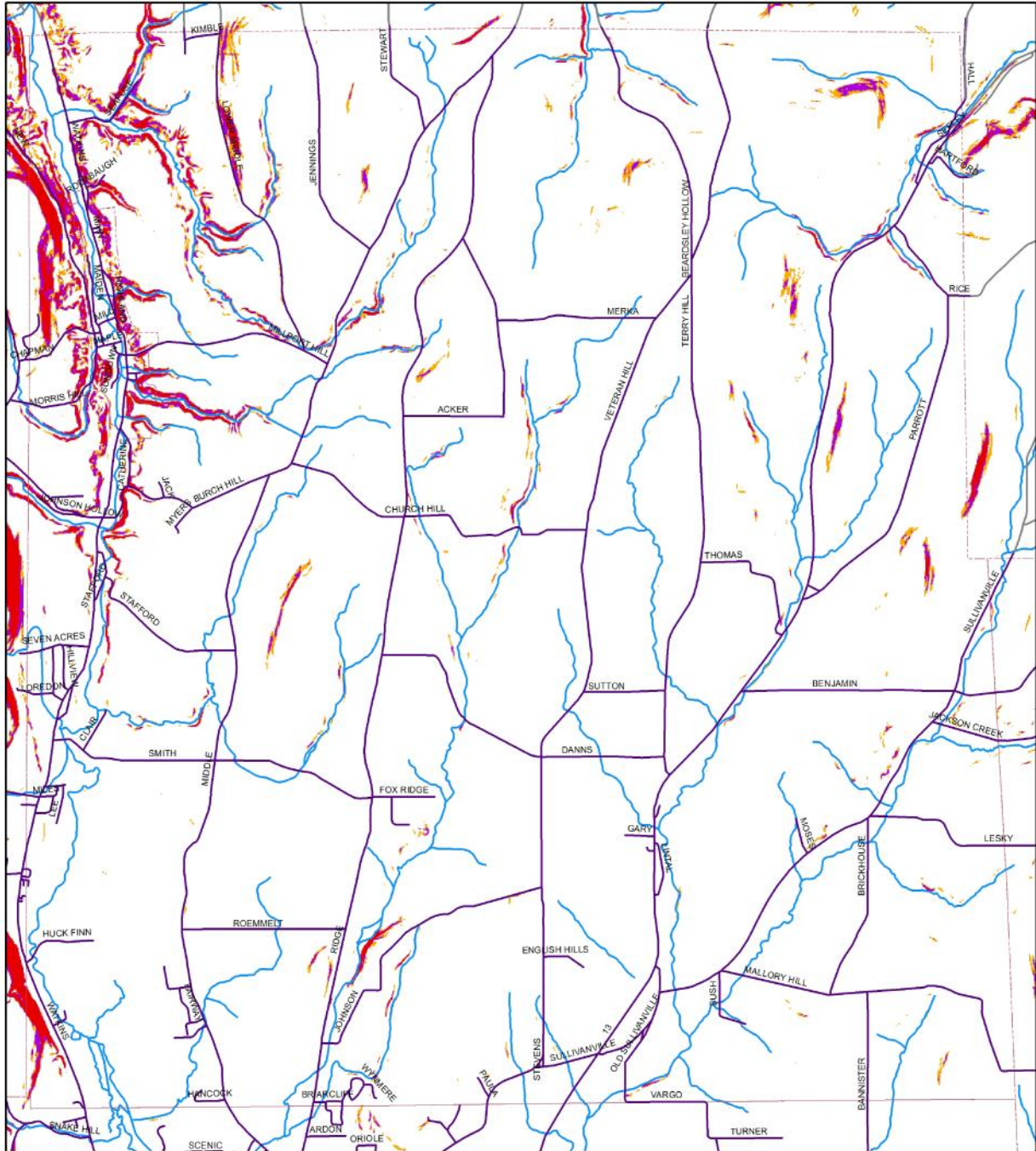
- A
- B
- C
- D
- Roads
- Town Boundaries
- Streams

Town of Veteran Hydrologic Soils Map



Map Created 5/18/13

Map 12: Town of Veteran Steep Slopes



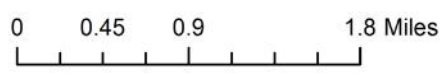
Legend

- Roads
- - - Town Boundaries
- ▭ County Boundaries
- Rivers and Streams

Percent Slope

- 0 - 10%
- 10 - 12%
- 12 - 15%
- 15% +

Town of Veteran Slopes Map



Map Created 5/18/13

Chapter 4 Water Resources

VISION: *The surface waters and their tributaries recharge aquifers, provide recreational opportunities and wildlife habitat. Stormwater management, soil conservation measures, and riparian buffers are key tools for maintaining their quality.*

Groundwater is a main source of drinking water, and its protection will require sound practices regarding sewage and septic systems. In addition, new development will need to be sensitive to the fact that paving and other surface alterations will impact both the quality and quantity of accessible ground water.

Streams are naturally active systems that occasionally overflow their banks and inundate the floodplains. The risk of damage can be reduced by locating development away from streambanks and flood-prone areas, maintaining natural stream functions, managing runoff, and protecting roads and other vulnerable development.

Streams

Catharine Creek is the Town's largest creek, with roughly 15 miles of stream and numerous tributaries. It was named after Catharine Montour. Catharine Creek originates atop a ridge in the Town of Veteran and flows south to an area known locally as the *Holding Point* in the Town of Horseheads. The creek then flows back to the north, mostly alongside Route 14. While other waterways of Chemung County are part of the Susquehanna River basin, Catharine Creek is part of the St. Lawrence River basin. It flows into Seneca Lake, the largest of the Finger Lakes, which drains into Lake Ontario via the Seneca and Oswego rivers. The Chemung Canal was located in the Catharine Creek valley, connecting Horseheads to Seneca Lake. The Pennsylvania Railroad took over much of the canal right-of-way after it was closed to navigation. Today, Catharine Creek is well known in the region for its excellent trout fishing. The state is undertaking a *Rails to Trails* project to convert the former railroad bed into a hiking trail from Horseheads to Seneca Lake. The northern section has been completed to the hamlet of Pine Valley. The following images depict sections of the Catharine Creek Trail as well as a general trail map.

Figure 9: Catharine Valley Trail



Bridge over State Route 14 in the Town of Veteran along the Catharine Valley Trail.

1



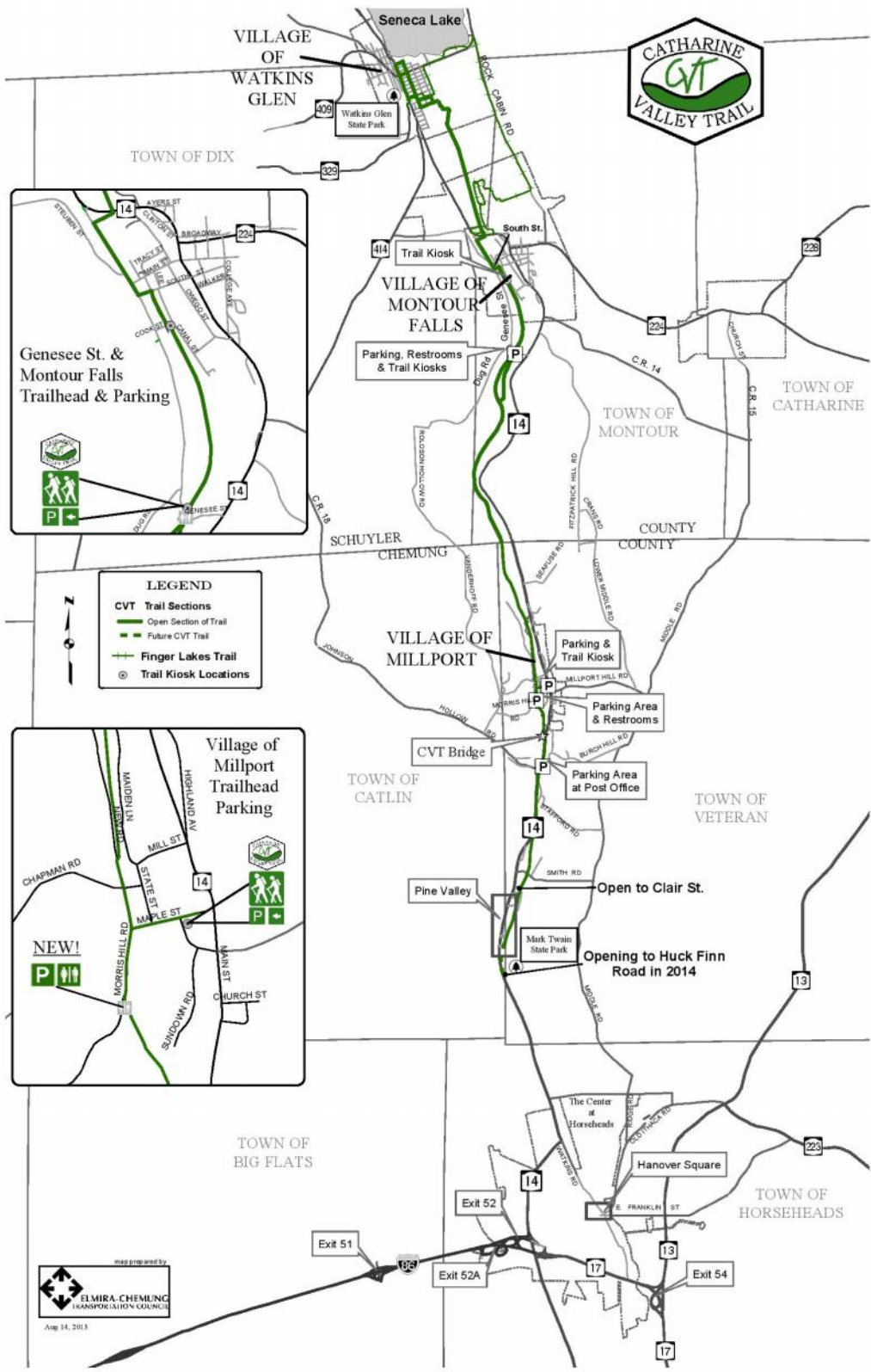
Friends walk along the Catharine Valley Trail on a cool day in spring.

©NYSOPRHP 2

¹ <http://www.ilovethefingerlakes.com/recreation/stateparks-catharinevalleytrail.htm>

² <http://www.ilovethefingerlakes.com/recreation/stateparks-catharinevalleytrail.htm>

Map 13: Catharine Valley Trail



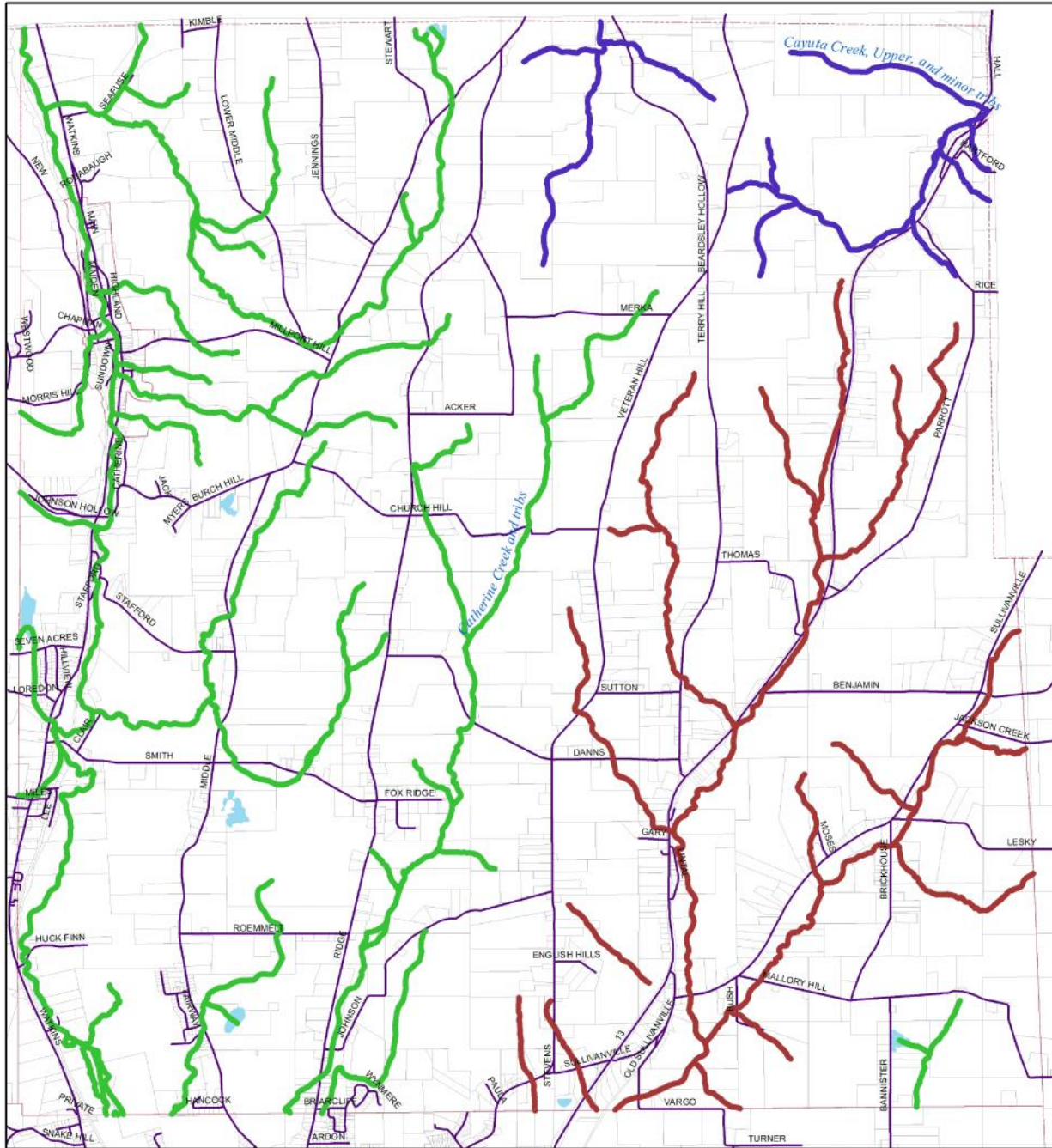
³ <http://vitessepress.com/catalog/excerpts/CanalExcerptWeb/ChemungCanal/CatharineValleynew.png>

The North Branch of Newtown Creek and its tributaries are the second largest waterway flowing through the southeast corner of Town. The creek is known for its variety of fish including largemouth bass, bluegill, and small mouth bass. Other creeks that flow through the Town are tributaries to the main branch of Newtown Creek, Mitchell Hollow Creek , and Cayuta Creek.

Assessment of streams by the New York State Department of Environmental Conservation has not identified any impaired stream segments in the Town of Veteran. These assessments are illustrated on Map 14. Slightly impacted conditions in the North Branch of Newtown Creek require verification.

The Town of Veteran has the potential for contamination of streams by transportation accidents involving petrochemicals and other hazardous materials. State Route 14 carries traffic through the Catharine Creek valley. A survey found that about 93 marked hazardous materials vehicles are driven on this highway in a 24-hour period. State Route 14 is subject to flooding by Catharine Creek and its tributaries, which increases both the likelihood of a hazardous material spill and the potential dispersion of contaminants. State Route 13 also carries traffic through the Town, following the North Branch of Newtown Creek. Winter weather can contribute to hazardous conditions on both highways.

Map 14: Stream Assessments



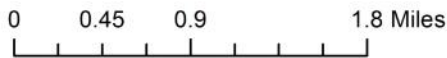
Legend

- Roads
- Town Boundaries
- Lakes and Ponds
- Tax Parcels

Priority Streams Assessment

- Need Verify
- NoKnownImpact
- UnAssessed

Town of Veteran Stream Assessments Map



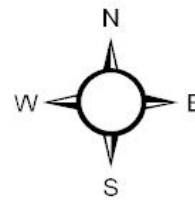
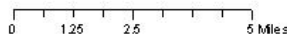
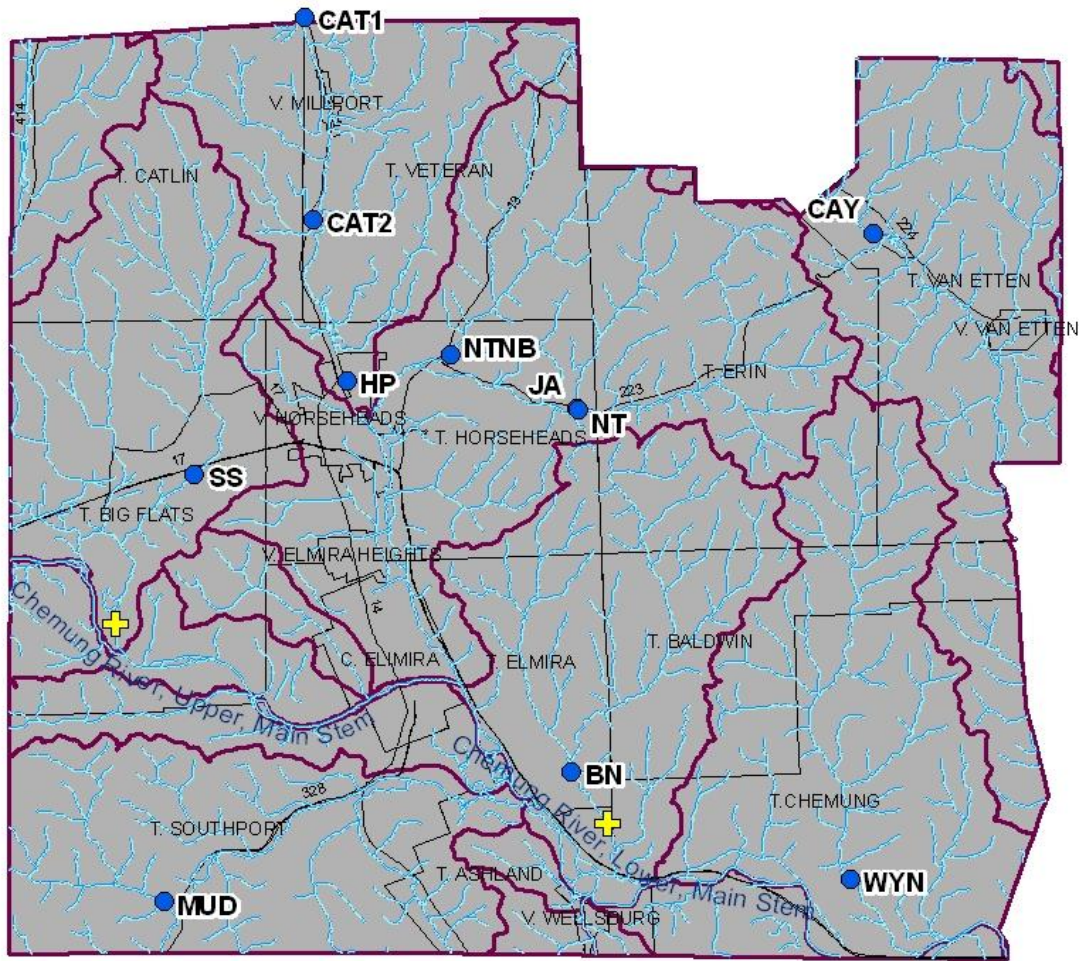
Map Created 5/18/13

Stream Sampling Program

Every two months, members of the Chemung County Stormwater Coalition sample streams throughout Chemung County. Two sampling sites for Catharine Creek are located in the Town (Map 15). The data collected are used to assess baseline water quality.

Map 15: Chemung County Water Quality Stream Testing Locations

**Chemung County Water Quality Stream Testing Locations
(11 digit HUC* Watershed Boundaries)**



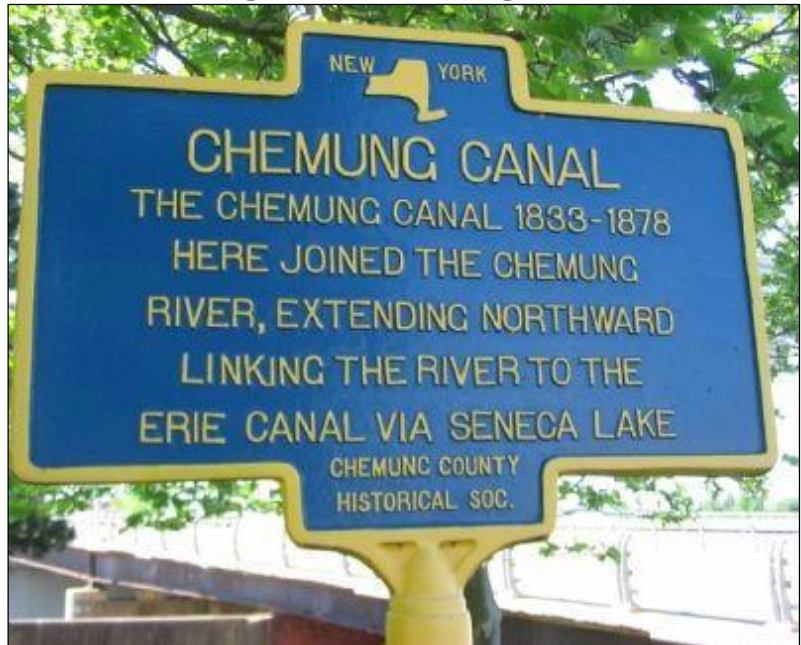
*HUC: Hydrologic Unit Code

Data Source: WaterQ_02.shp | Created by: Rebecca Collins, 08 July 2011 | Projection: NAD 1983 UTM Zone 18N

Chemung Canal

The Chemung Canal, in operation from 1833-1878, formerly connected Seneca Lake at Watkins Glen to the Chemung River at Elmira. The canal's major achievement was connecting the Erie Canal system to Pennsylvania's Susquehanna River watershed.

Figure 10: Chemung Canal



4

The canal was among the cheapest in New York when built, the state government allocated \$300,000 for its construction, but became expensive to maintain due to the forty-nine locks needed to raise and lower the barges along the canal.⁵

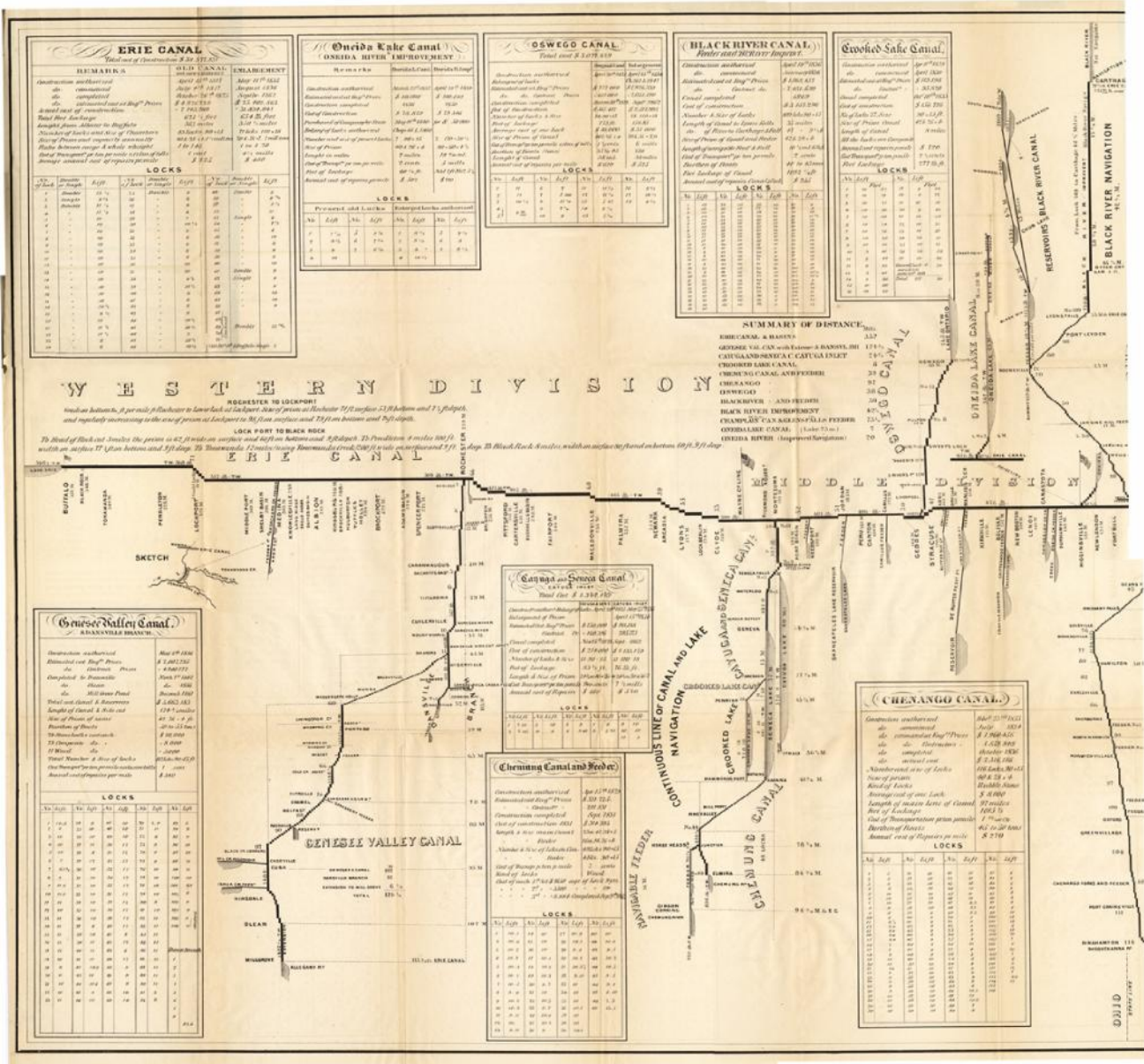
The canal fell into disuse and disrepair by 1878, and parts of its right-of-way were sold off. Subsequently, the poor drainage of the canal remnants required expenditures to correct the nuisance of un-drained water. Like many other canals, the Chemung Canal could not compete with the railroad companies.

While it was in use, the Chemung Canal enabled coal, lumber, and agricultural products to be shipped from Pennsylvania and the Southern Tier region northward to where the Erie Canal could move the goods into the world market. The growth of the Southern Tier cities, such as the city of Elmira, was greatly enhanced by the canal.

⁴ <http://www.hmdb.org/Photos1/114/Photo114651.jpg>

⁵ <http://www.hmdb.org/marker.asp?marker=32306>

Map 16: Historic Canal System



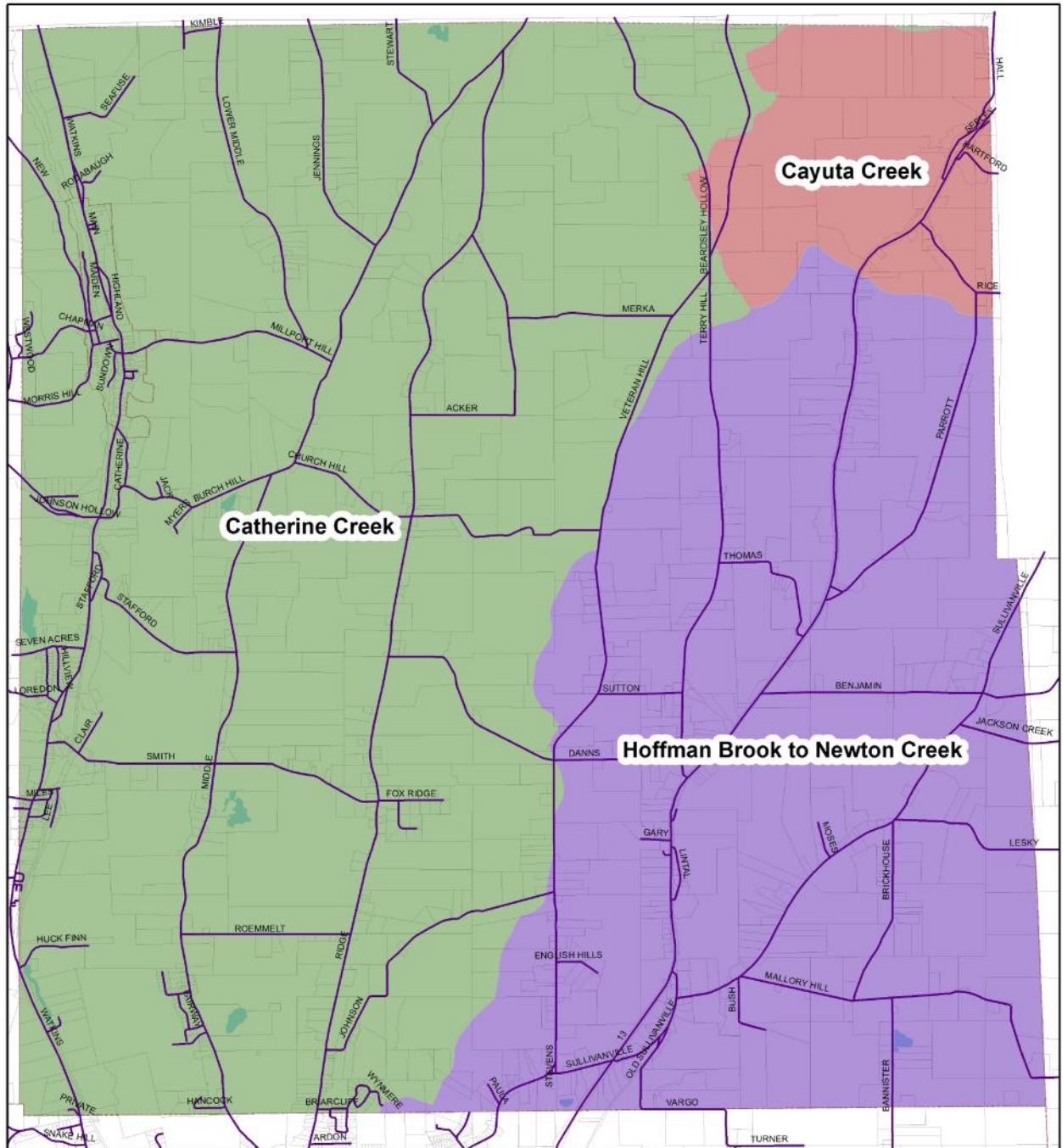
6

Watersheds

A watershed is the area of land from which water runs off into a common waterway. It includes both the network of streams, and lakes and the land surfaces from which the water drains. It is separated from adjacent watersheds by highpoints, such as hilltops and ridges. The Town of Veteran's watersheds are shown on Map 17.

6 Left side of the Erie Canal map: http://freepages.genealogy.rootsweb.ancestry.com/~springport/pictures262/26279_medium.jpg; <http://www.rootsweb.ancestry.com/~nycayuga/maps.htm>

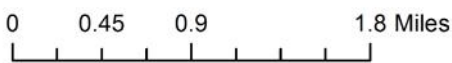
Map 17: Town of Veteran Watersheds



Legend

- Roads
- watersheds
- Watershed**
- Catherine Creek
- Cayuta Creek
- Hoffman Brook to Newton Creek
- Town Boundaries
- Lakes and Ponds
- Tax Parcels

Town of Veteran Watersheds Map



Map Created 5/18/13

Aquifer

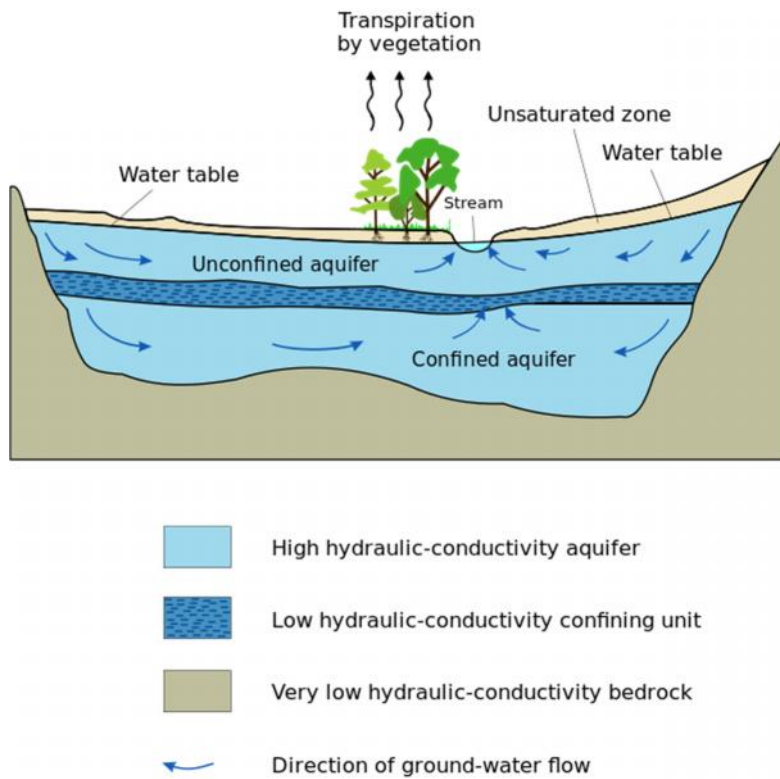


Figure 11: Aquifers

An aquifer is a geologic layer of gravel or permeable rock that is saturated with water. The water surface in an aquifer is called the water table. This is how deep a well must be to withdraw water from the aquifer.

In the southwestern part of Veteran, Catharine Valley is underlain by an aquifer, which supplies several communities' water. This aquifer is shown on the Town's *Aquifers, Floodzones, Wetlands, and Dams* map (Map 18). In other parts of the Town, wells withdraw groundwater from fractured bedrock, which is less productive than drawing water from the aquifer. While most of the Town residents rely on drinking water from their own wells, some residents rely on a public water supply system. These public water supply systems draw water from aquifers underlying the Catharine and

Newtown Creek Valleys. Contamination of water supplies can be prevented by managing activities in recharge areas to prevent releases of hazardous substances, petroleum products and other contaminants. Improper handling and disposal or accidental spills along nearby roads and railroads can lead to public and private losses and costs, business interruptions, damage to facilities and utilities.

Table 4: Aquifers within the Town

	<i>Percentage of Town</i>	<i>Acres</i>
<i>Town of Veteran</i>		<i>24,640</i>
<i>Aquifer</i>	<i>10%</i>	<i>2,366</i>

Wetlands

Wetlands lie at the interface between land and water and possess a unique mixture of species, conditions, and interactions. They are defined by the soils, hydrology, and species that occur within them. Wetland soils, or hydric soils, are shaped by water. These soils are saturated or even submerged all or part of the year. Wetlands play a number of roles in the environment, principally water purification, flood control, and shoreline stability. Wetlands are also considered the most biologically diverse of all ecosystems. Existing wetlands are shown on the Town's *Aquifers, Floodzones, Wetlands, and Dams* map (Map 18).

Benefits

Wetland systems are directly linked to both surface water and groundwater, serving as a crucial regulator of both the quantity and quality of water. Some wetlands have a role in groundwater replenishment or water recharge. Wetlands close to the headwaters of streams can slow down rainwater runoff and spring snowmelt so that it does not run straight off the land into waterways. This can help prevent sudden, damaging floods downstream. Wetlands located near streams can slow and store water during flood events. Wetland vegetation and soils enhance water quality.

Human-Impact

Water management practices in the past century have degraded wetlands by installing subsurface drains, filling low areas, removing beaver, and the constructing artificial embankments. The loss of wetland storage contributes to increased flooding. Stream channels must manage the same amount of precipitation in a shorter time, which causes flood peaks to be higher or deeper and floodwaters to travel faster.⁷

In recent decades, efforts have been made to restore the beneficial functions of wetlands. Constructed wetlands can be used to treat stormwater and waste effluents. Other wetlands and ponds have been built for flood attenuation benefits.

Table 5: Wetlands within the Town

	<i>Percentage of Town</i>	<i>Acres</i>
<i>Town of Veteran</i>		24,640
Wetlands	< 6 %	< 1,385

Floodplains

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

The floodplain areas subject to special floodplain development requirements are identified on the *Flood Insurance Rate Map* published by the Federal Emergency Management Agency (FEMA). The regulated Special Flood Hazard Area (also called the 100-year floodplain) is the area that has a 1% or greater chance of being flooded in any given year. Refer to the Town's *Aquifers, Floodzones, Wetlands, and Dams* map (Map 18) for general locations of these regulated floodplains.

⁷ Ramsar convention Ecosystem Services Benefit Factsheets, http://www.ramsar.org/cda/en/ramsar-pubs-info-ecosystem-services/main/ramsar/1-30-103%5E24258_4000_0

Table 6: 100-year Floodplain within the Town

	<i>Percentage of Town</i>	<i>Acres</i>
<i>Town of Veteran</i>		<i>24,640</i>
<i>Regulated (100-Year) Floodplain</i>	<i>5%</i>	<i>1,277</i>

The requirements and development restrictions applicable to areas identified on the Town’s Flood Insurance Rate Map as the Special Flood Hazard Area include the following:

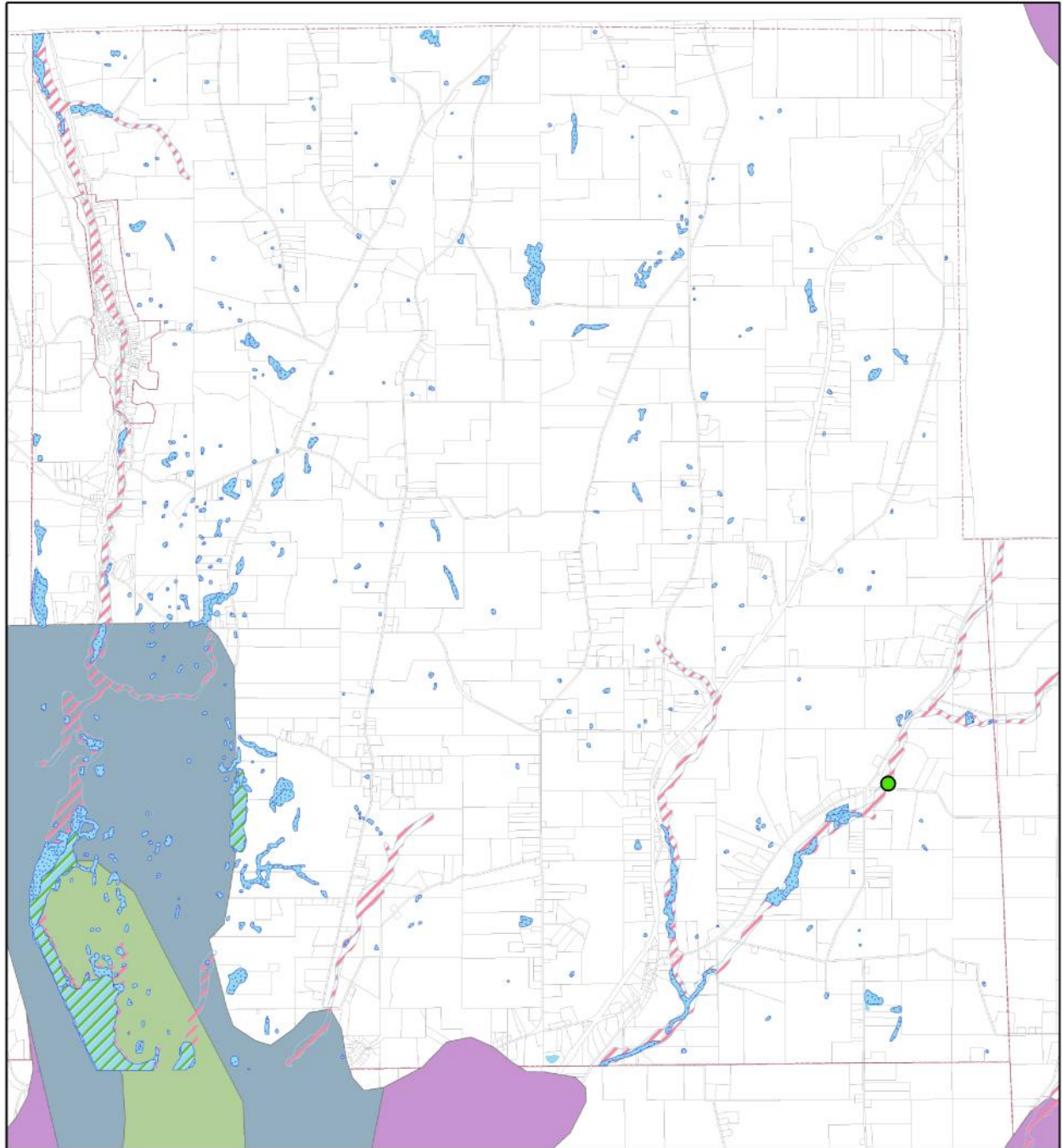
- Flood insurance is required for any building covered by a federally-backed mortgage. In general, the cost of flood insurance is based on the height of the first floor. Reduced-cost policies are currently available for some older structures that do not comply with current floodplain construction standards, but this practice is being phased out.
- Any development activity requires a Floodplain Development Permit from the Town. The definition of development applies to “any man-made change,” and thus includes new buildings, renovations, fill, storage of materials, paving, mining, and other activities.
- All development “shall be consistent with the need to minimize flood damage.” The Town can only issue a permit for floodplain development if the project is protected against damage from flooding and does not contribute to increased flood risks for other properties.
- For new buildings, permit compliance generally involves elevating the 1st floor of the building two or more feet above the designated flood height. In the Town of Veteran flood elevations have not been mapped, therefore the lowest floor and utilities must be elevated 2 feet above grade.
- A substantial improvement is any reconstruction for which the cost exceeds 50% of the market value of the structure. If a building is substantially improved or sustains substantial damage – from fire, flood, or other cause – it must be brought into compliance with the standards for new construction. For flood insurance purposes, a substantially improved structure is rated like a new structure, so failure to comply with the elevation requirements could result in extremely high flood insurance costs.

The standards for floodplain development are specified in a local flood damage prevention law and in the New York State Residential Code. These locally-enforced standards are consistent with federal standards and thus enable the Town to participate in the National Flood Insurance Program (NFIP), through which property owners can purchase flood insurance. Although the Town can grant variances from the floodplain development requirements, such variances should only be issued for situations that would otherwise result in exceptional hardship.⁸ In addition, the variance must be the minimum necessary, considering the flood hazard, to afford relief. If the Town allows violations of floodplain regulations, including inappropriately granting variances, they may be subject to suspension from the NFIP.

⁸ FEMA guidance states, “The applicant has the burden of proving unnecessary hardship. Reasons for granting the variance must be substantial; the proof must be compelling. The claimed hardship must be exceptional, unusual, and peculiar to the property involved. Financial hardship, inconvenience, aesthetic considerations, physical handicaps, personal preferences or the disapproval of one’s neighbors do not qualify as exceptional hardships.” (FEMA 480)

Veteran's Town Board finds that the potential for or actual damages from flooding and erosion may be a problem to the residents of the Town and that such damages may include: destruction or loss of private and public housing, damage to public facilities, both publicly and privately owned, and injury to and loss of human life. In order to minimize the threat of such damages and to achieve the purposes and objectives the Town regulates all areas of special flood hazard within the Town's jurisdiction.

Map 18: Aquifers, Floodzones, Wetlands, and Dams



Legend	
	Dams
	DEC Wetlands
	NWI Wetlands
ZONE	
	100 Yr FloodPlain
Aquifers	TYPE
	confined
	unconfined
	unknown
	Town Boundaries
	Lakes and Ponds
	Tax Parcels

Town of Veteran Aquifers, Floodzones, Wetlands and Dams Map



Map Created 5/18/13

Flood Hazards

The Town of Veteran is subject to flood hazards from its creek systems. In 1999, the Town developed a joint flooding mitigation plan with the Village of Millport, the *Flood Mitigation Action Plan Town of Veteran and Village of Millport*. The plan focuses on the principle sources of flooding in the Town which are from Catharine Creek and its tributaries and the North Branch of Newtown Creek. The plan reports additional water problems resulting from streambank erosion, slope instability, inadequacies of local drainage, and a shallow water table. Many of these problems are chronic.

The most recent flooding in Veteran resulted from intense, highly localized thunderstorms on August 8 and 9, 2013. Extensive damage in Pine Valley was caused by Panther Lick Creek, which is a tributary to Catharine Creek. Additional damage was caused by Catharine Creek, North Branch of Newtown Creek, smaller tributary, streams, and road ditches. Damage to residents of the Town of Veteran was apparent on many roads throughout the town including: Sullivanville Road, Parrott Road, Stafford Road, Clair Street and Moss Hill Road. Previous severe flooding in Veteran and Millport occurred in November 1996, when Catharine Creek and surrounding areas were seriously devastated by high water. This flood destroyed one house in the Village of Millport. Additional flooding has occurred in June 1972 (Hurricane Agnes), September 1975 (Hurricane Eloise), June 1976 ("Fathers' Day Flood"), April 1993 ("Blizzard of '93" snowmelt), August 1994 (Hurricane Beryl), and January 1996 (snowmelt and heavy rain). In addition to these major floods, many additional heavy rainfall events have caused localized drainage problems, ponding, streambank erosion, groundwater flooding, and other difficulties.

Ongoing efforts to resolve flooding and drainage problems in Veteran have been extensive. When road, shoulder, road ditch, and culvert repairs have been necessary, every effort has been made to address the problem rather than just repairing the damage. Some erosion sites have been stabilized with rock riprap. Stream restoration work was done in Catharine Creek following the devastation caused by the November 1996 flood. The Town has requested assistance from Chemung County and the State Department of Transportation to address drainage issues associated with county and state roads.⁹

Flood Insurance

The Town joined the Regular Phase of the National Flood Insurance Program in 1983.¹⁰ Since then development within the Special Flood Hazard Area on the Town's Flood Insurance Rate Maps has been regulated by a local ordinance.

Flood insurance can be purchased for any building in the Town. As of June 30, 2013, there were eleven flood insurance policies in the Town and there had been only one flood insurance claim since 1968. This represents only a fraction of the total flood damages because many property owners do not carry flood insurance and many damages, particularly to basements and basement contents, are not covered.

The National Flood Insurance Program (NFIP) provides a means for homeowners, renters, and businesses to protect themselves from some of the financial impacts of flooding. Flood insurance

⁹ Flood Mitigation Action Plan Town of Veteran & Village of Millport, September 1999;

http://www.stcplanning.org/usr/Program_Areas/Hazard_Mitigation/Flood_Mit_Plan_Veteran_Millport_1999.pdf

¹⁰ The Village of Millport joined the National Flood Insurance Program in 1988.

coverage is available throughout the Town as long as the Town maintains participation in the NFIP by enforcing floodplain development standards that meet or exceed FEMA requirements. Congress has mandated that federally regulated or insured lenders require flood insurance as a condition of the mortgage for buildings located within the 100-year floodplain.

Table 7: National Flood Insurance Program Statistics

Town of Veteran (as of 6/30/2013)¹¹	
Number of policies in force	11
Total coverage	\$814,200
Total premiums	\$4,954
Total claims since 1/1/1978	1
Total payments since 1/1/1978	\$1085.11

Discounts on NFIP flood insurance premiums are available for policyholders in municipalities that go beyond the minimum standards for floodplain management and participate in the NFIP Community Rating System (CRS). The amount of the CRS discount can be up to 45% but depends on the number of credits the community earns for qualifying activities. The Town of Veteran does not currently participate in the CRS program, due to the administrative requirements and small number of flood insurance policies.

Municipal Separate Storm Sewer System (MS4)

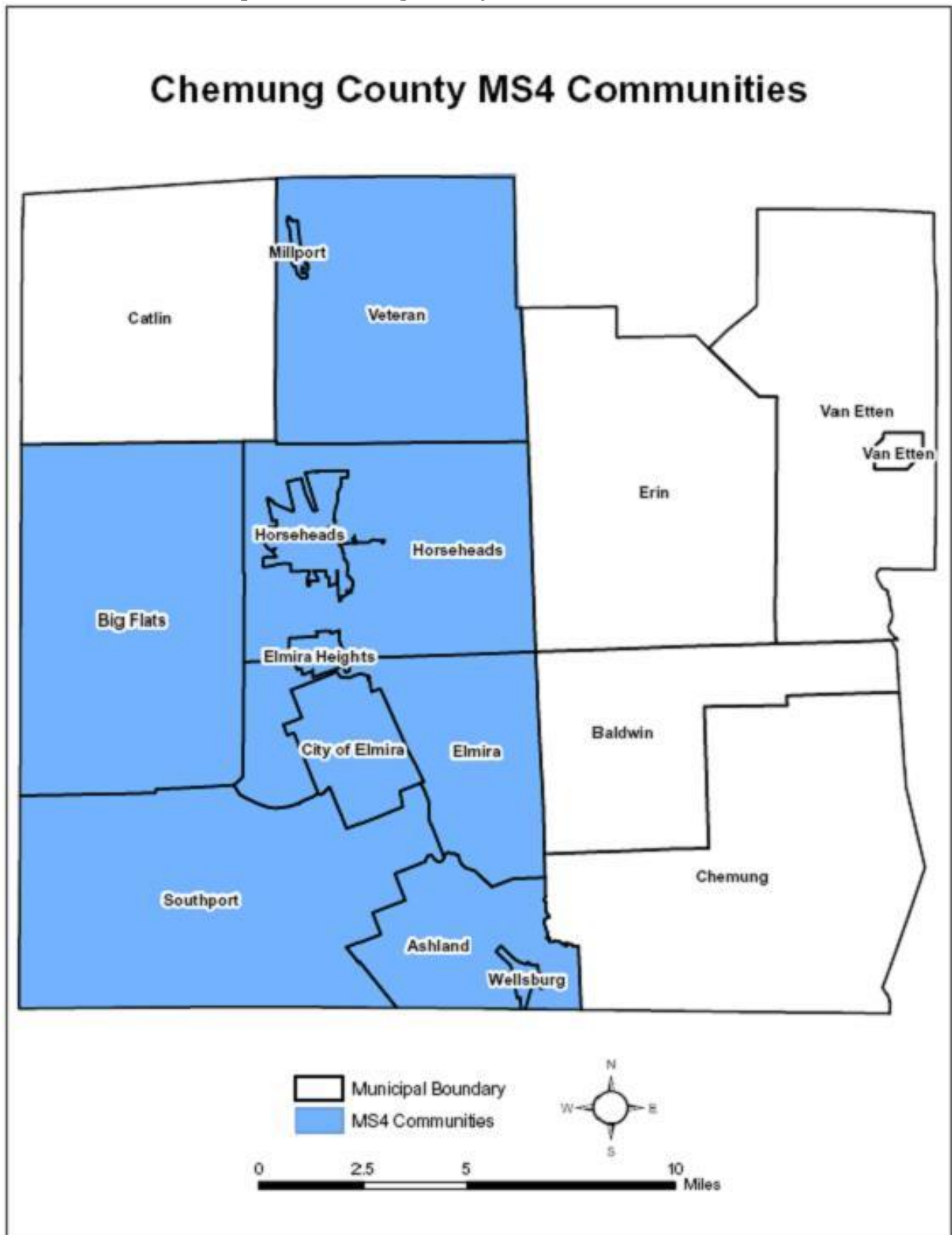
The Town of Veteran is an active member of the Chemung County Stormwater Coalition. The mission of the Coalition is to protect and improve water quality and natural resources in Chemung County with the involvement of citizens and agencies through planning, education, coordination, funding project implementation and advocating for water resources through a Stormwater Management Program. The Town of Veteran has stormwater management and erosion and sediment control regulations in place to protect and safeguard the general health, safety and welfare to the public residing with the Town.

As a “regulated MS4” community the Town must obtain permit coverage for the stormwater discharges from their MS4 systems. The permit requires that the Town implement a stormwater management program. The Town has adopted stormwater management regulations that apply to all construction activities disturbing one acre of land anywhere within the Town. To prevent sediment pollution, polluted runoff, and increased runoff from the construction site, Best Management Practices (BMP’s) for stormwater must be utilized during and after construction

The Chemung County Stormwater Coalition was formed in 2002 to address the Municipal Separate Storm Sewer System (MS4) Permit requirements for municipalities in Chemung County. Coalition staff provides the Town with technical assistance for implementing the MS4 stormwater program.

¹¹ Federal Emergency Management Agency website: <https://portal.fema.gov/famsVuWeb/home>; <http://www.fema.gov/business/nfip/statistics/pcstat.shtm>.

Map 19: Chemung County MS4 Communities



POLICY: *This rural Town has experienced limited amounts of development in recent years. However, there are several potential development sites. Prevention and protection of development in areas with existing drainage or flooding problems is vital for Town growth.*

RECOMMENDATION:

- 4a. The Town should continue to be an active participant in the Chemung County Stormwater Coalition.
- 4b. The Town should continue to strictly apply stormwater management practices to all future land development.
- 4c. Ensure consistent enforcement of floodplain development standards so that existing and new development in identified flood hazard areas is protected from anticipated flood conditions.
- 4d. Adopt a streambank protection ordinance to require that new construction and buildings be set back from streambanks.
- 4e. Educate the Town Board, Planning Boards, Zoning Boards of Appeals, and code enforcement officers about flooding issues.
- 4f. Evaluate all roads to insure adequate drainage capacity for all culverts, bridges, and ditches.

POLICY: *Prohibit the construction of basements in areas that are known to have a shallow water table.*

RECOMMENDATION:

- 4g. Adopt building codes to protect against the construction of basements below the seasonal high water table levels. This is a particular concern in and around Millport, where, many areas are known to experience groundwater flooding of existing development. Data documenting water table levels at undeveloped sites do not exist.

POLICY: *Promote green infrastructure (GI)¹² and low impact development (LID)¹³ strategies that will enhance the aesthetics of the Town as well as absorb water and offer more open spaces and natural habits. Reducing stormwater runoff and allowing more rainwater to infiltrate the landscape helps to keep pollutants out of the surface water and reduces flooding.*

¹² Reference Chapter 5 of the 2010 Stormwater Management Design Manual, <http://www.dec.ny.gov/chemical/29072.html>

¹³ Reference the *Low Impact Development Sampler* planning document, http://www.stcplanning.org/usr/Program_Areas/Environmental%20Planning/LID_Sampler/2007_LID_Sampler.pdf

RECOMMENDATION:

- 4h. Promote re-directing of building downspouts into rain gardens or bio-retention areas and encourage use of pervious pavers or other materials that infiltrate water. Include green infrastructure language, definitions and site plan considerations into zoning and land use laws.

Figure 12: Green Infrastructure Plan

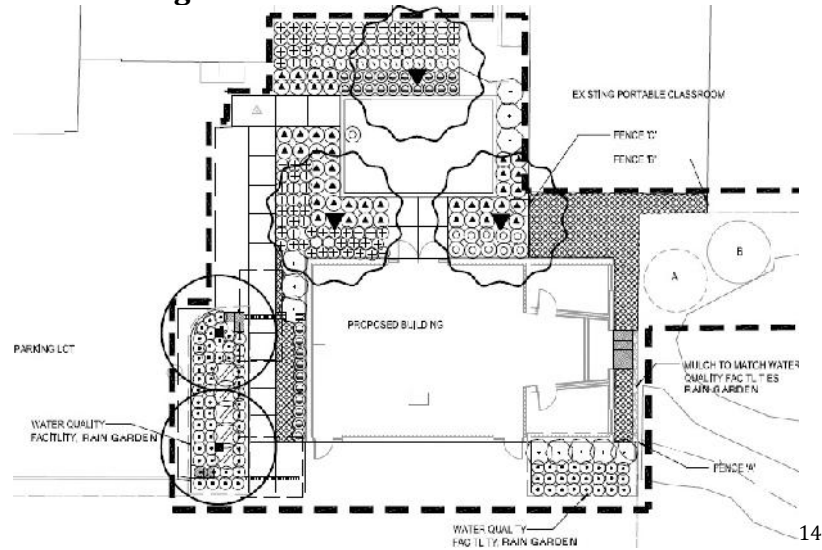


Figure 13: Green Infrastructure Example



- 4i. Educate residents about the value of protecting and restoring riparian buffers so that woody vegetation provides streambank erosion protection as well as wildlife habitat and shade to improve fish habitat.

¹⁴ http://www.pps.k12.or.us/files/facilities/RC.pic.da_Vinci_Stormwater.diagram.jpg

¹⁵ Montour Falls, NY 2009.

http://www.stcplanning.org/usr/Images/Water_Resources/Stormwater/MF%20rain%20garden%20june%2019%2009%20%20num%201.jpg

- 4j. Define the widths, targeted vegetation and designated methods to preserve natural buffers indefinitely during the site plan review process.
- 4k. Restrict site clearing to minimum requirements for proposed land use, construction access, and safety setbacks.
- 4l. Leave wetlands, floodplains, and areas of porous or highly erodible soils as undisturbed conservation areas.
- 4m. Modify land use regulations to reduce setbacks, frontages, narrower right-of-way widths, and to design non-traditional lot layouts with the cluster effect that preserves open space and increases natural areas.
- 4n. Consider porous pavement alternatives for low impact paved areas; e.g. walkways, driveways, and parking areas.
- 4o. Consult the NYSDEC *2010 Stormwater Management Design Manual, Chapter 5*¹⁶ and the *Low Impact Development Sampler*¹⁷ document for guidance when approving new development within the Town.

POLICY: *Protect Town wetlands from inappropriate development or disturbance.*

RECOMMENDATION:

- 4p. Consider wetland protection as part of the site plan review process for proposed development. Refrain from converting wetlands through drainage, development, or the construction of artificial embankments.

POLICY: *The Town realizes the naturally beneficial functions of undeveloped floodplain area and strives to educate developers and communities to respect the floodwater, focuses development away from floodplains, and pursues opportunities to protect and enhance the beneficial functions of undeveloped floodplain areas.*

RECOMMENDATION:

- 4q. Limit development of commercial and residential uses within the floodplains.
- 4r. Enhance the flood storage and energy dissipation functions of riparian areas by establishing native vegetation, creating wetlands, removing berms, or otherwise restoring natural functions along Catharine Creek, the North Branch of Newtown Creek, and tributary streams.
- 4s. Implement site design practices that manage runoff throughout the watershed to reduce the impact of floods.

¹⁶ Reference *Chapter 5* of the 2010 Stormwater Management Design Manual, <http://www.dec.ny.gov/chemical/29072.html>

¹⁷ Reference the *Low Impact Development Sampler* planning document, http://www.stcplanning.org/usr/Program_Areas/Environmental%20Planning/LID_Sampler/2007_LID_Sampler.pdf

- 4t. Limit and regulate floodplain use by using zoning codes to steer development away from hazardous areas or natural areas deserving preservation, establishing rules for developing subdivisions, and rigorously following building, health and sanitary codes.
- 4u. Provide information on elevating and floodproofing new and existing buildings in flood-prone areas outside of mapped flood zones, including areas with shallow water table.
- 4v. Help residents, business owners and local government to prepare for flooding through forecasting, warning systems, and hazard mitigation plans.
- 4w. Prepare a post-flood recovery plan to help people rebuild and implement mitigation measures to protect against future floods. The Town has a dedicated committee working on flood issues and may be able to seek grant funding to prepare this plan.
- 4x. Support revisions to the Town's Flood Insurance Rate Map that would result in a more accurate representation of flood risks.
- 4y. Enforce existing floodplain development standards in order to protect against flood damage and maintain the Town's good standing in the National Flood Insurance Program.
- 4z. Request and take advantage of technical assistance from outside agencies (NYSDEC, Chemung County Soil and Water District and STC) as needed.

POLICY: *Increased flood insurance coverage.*

RECOMMENDATION:

- 4aa. Provide the owners of floodplain property and property near streams and floodplains with information about flood insurance, including the reduced premiums for elevated buildings and the extremely high actuarial rates for buildings that are not in compliance with elevation standards. These materials can be made available in Town Hall.

POLICY: *Protect water supply and water quality.*

RECOMMENDATION:

- 4bb. Enhance the water quality protection functions of riparian areas by establishing native vegetation, creating wetlands, or otherwise restoring natural features and functions.
- 4cc. Review and revise regulations that unnecessarily require excessive impervious surfaces, e.g. large parking lots and wide streets, that direct rainfall into ditches and surface waters, rather than into groundwater recharge areas.

POLICY: *Protect significant natural resources, including stream corridors, woodlands, wetlands, groundwater recharge areas, steep slopes (>25%), prime agricultural soils and scenic areas through special land use and development guidance.*

RECOMMENDATION:

- 4dd. Identify and map riparian forest buffers, wetlands, and natural undeveloped water retention areas and encourage stream bank preservation programs.
- 4ee. Promote forest cover and forest stewardship to promote stormwater filtration and infiltration.
- 4ff. Adopt land use regulations that limit development on slopes greater than 10%.

POLICY: *Focus public investment of sewer facilities, water supply and transportation improvements within the Town's growth area. Development may occur outside of the designated growth areas with private investment funds.*

RECOMMENDATION:

- 4gg. Identify growth areas in Town and perform a septic system and municipal sewer system analysis.
- 4hh. Identify rural residential subdivisions that were constructed without an adequate road network, sewage treatment, or water supply.

POLICY: *The Town of Veteran has the potential for transportation accidents involving petrochemicals and other hazardous materials, including radioactive materials. Accidents involving hazardous materials may result in fire, explosion, or the release of toxic materials near surface water or subsurface aquifers.*

RECOMMENDATION:

- 4ii. Work with the Town Highway Department and Code Enforcement to ensure adequate intersections and sightlines to minimize risk of hazardous material spills on State Route 14 and State Route 13. These highways follow Catharine Creek and the North Branch of Newtown Creek. An accident involving hazardous materials could contaminate these areas.

Chapter 5 Renewable Energy

Helping to Sustainably Power the Town of Veteran into the Future

VISION: *The Town of Veteran understands the potential to diversify their energy mix and is encouraging the deployment of renewable energy technologies in the Town. The Town's regulations should be reviewed to include provisions that effectively encourage and allow for easier adoption of these technologies.*

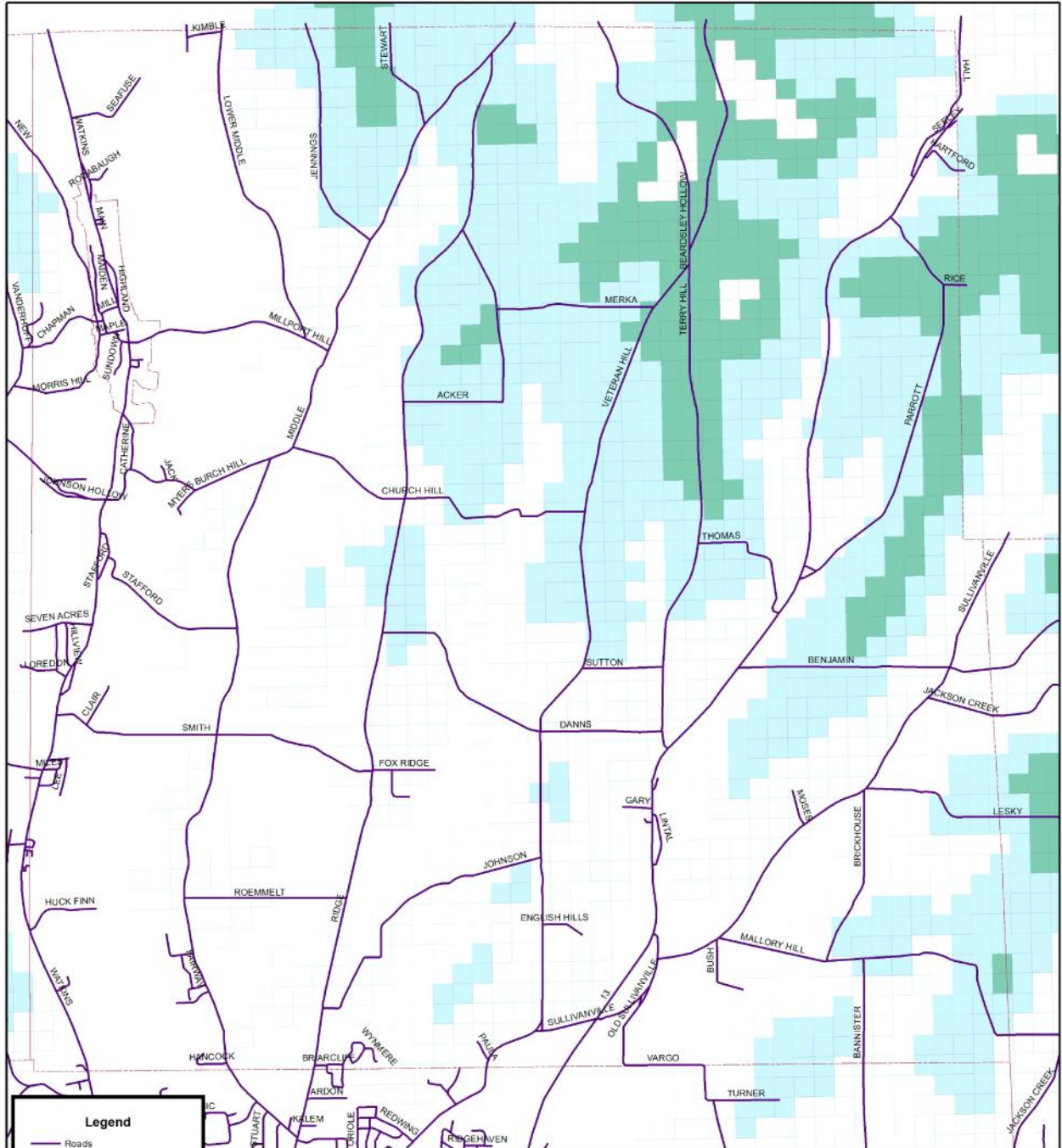
Wind

Wind power is the most prevalent of the renewable energy technologies being employed all over the world. New York State has set a Renewable Portfolio Standard (RPS) which is an agreement to have a certain percentage of the electricity generated by the State to come from a renewable energy source. New York's current RPS is set at 30% electricity from renewable energy sources by 2015, with the majority of that amount coming from wind. In fact, legislation is proposed that will require 20% of the electricity generated by 2020 to come from wind, which helps to explain why as of 2011 New York had a total installed capacity of 1,403 Megawatts (MW). The requirements for wind are straightforward; a strong reliable wind resource, access to transmission lines, and a wind turbine.

Map 20 shows the average wind speeds of the Town of Veteran at 100 meters (m). The minimum wind speed required for a large or utility scale wind turbine to be considered economical is between 15-17 miles per hour (MPH). As one can see from the images, a large scale wind project may be possible, but is less likely in the Town of Veteran due to lower wind speeds than surrounding areas.

It may be in the best interest of the residents of Veteran to look more into small scale wind, or wind turbines less than 100 Kilowatt (KW). These smaller residential turbines only require wind speeds around 12 MPH.

Map 20: Town of Veteran 100M Wind



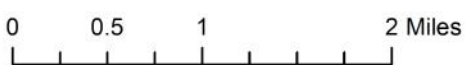
Legend

- Roads
- Town Boundaries

Mean Wind Speed at 100 m
<VALUE>

	<12.3 MPH
	12.3-13.4 MPH
	13.4-14.5 MPH
	14.5-15.7 MPH
	15.7-16.8 MPH
	16.8-17.9 MPH
	17.9-19.0 MPH
	19.0-20.1 MPH
	20.1-21.3 MPH
	> 21.3 MPH

Town of Veteran 100M Wind Map



Map Created 5/18/13

It is important to remember that these turbines can range in height from 50 -100 feet tall, and thus all zoning ordinances should be understood before installation commences. Also before installing turbines the owner must make sure that the turbine is not located in a recognized avian flyway as they normally prohibit wind turbines. The noise coming off of the large utility scale turbines is around 55 decibels (dBA) which is equivalent to a quiet suburb. The smaller scale turbines emit 40 dBA or less noise which is quieter than a library. Noise should not be an issue and limitations set at 50 dBA will not affect the deployment of wind turbines.

A community wind project where a group of people pool their resources to buy and install a turbine has shown to be an effective way to generate electricity for those involved in the project. This places less of an economic burden on the participants because the cost is being distributed over a group of people and not just one individual. This could be an excellent way for the residents of Veteran to get together and install their own turbine while instilling a sense of community as well.

Small scale turbines depending on their size can be utilized for pumping water, charging batteries, and for providing electricity for homes. Many incentives are available through New York State Energy Research and Development Authority (NYSERDA) and the United States Department of Agriculture’s (USDA) Rural Energy in America Program (REAP) to provide residents with the funds to install their own turbines and even sell surplus electricity back to the grid.

POLICY: *To promote the development of small scale wind turbines in Veteran.*

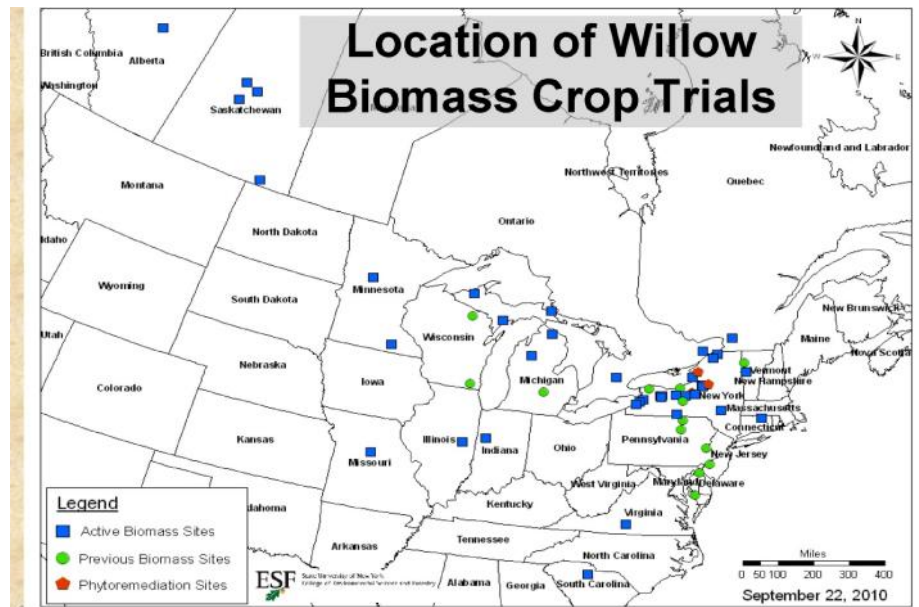
RECOMMENDATION:

- 5a. Review Town ordinances so that they are compatible with small scale wind.
- 5b. Educate residents on the benefits and tax incentives of adding wind power into their home and agricultural operations. Evaluate the residents’ interest in working together to install wind energy in neighborhoods. Information can be made available at the Town hall and NYSERDA can be invited to give a program for residents at the Town hall.

Biomass

Biomass is the most widely used resource in the world for providing energy. The most common forms of biomass are wood and agricultural residues, but also include biofuels. Biomass is considered a renewable energy because, if done sustainably, biomass will take carbon out of the atmosphere while it is growing and return the carbon in the same quantities when it is burned. For example, when a tree grows it sequesters carbon

Map 21: Biomass Crop Trails



dioxide (CO₂) during photosynthesis. After the tree is felled and is combusted the entire CO₂ inside of the tree is then released back into the atmosphere where it originally came from.

Many of these fuel plants are suitable for growth in Veteran including switchgrass, hemp, miscanthus, and tree species such as poplar and willow. The SUNY College of Environmental Science and Forestry (SUNY ESF) in Syracuse has developed a hybrid strain of Willow aptly named Ecowillow that is being deployed for use as a biomass fuel source. This Ecowillow has demonstrated yields of 4-6 dry tons per acre for the first year's harvest with subsequent yields 10-15% larger. The Ecowillow is harvested every 3 years, and only needs to be replanted every 30 years. It generally costs about \$1,000 per acre for the initial planting for large applications.

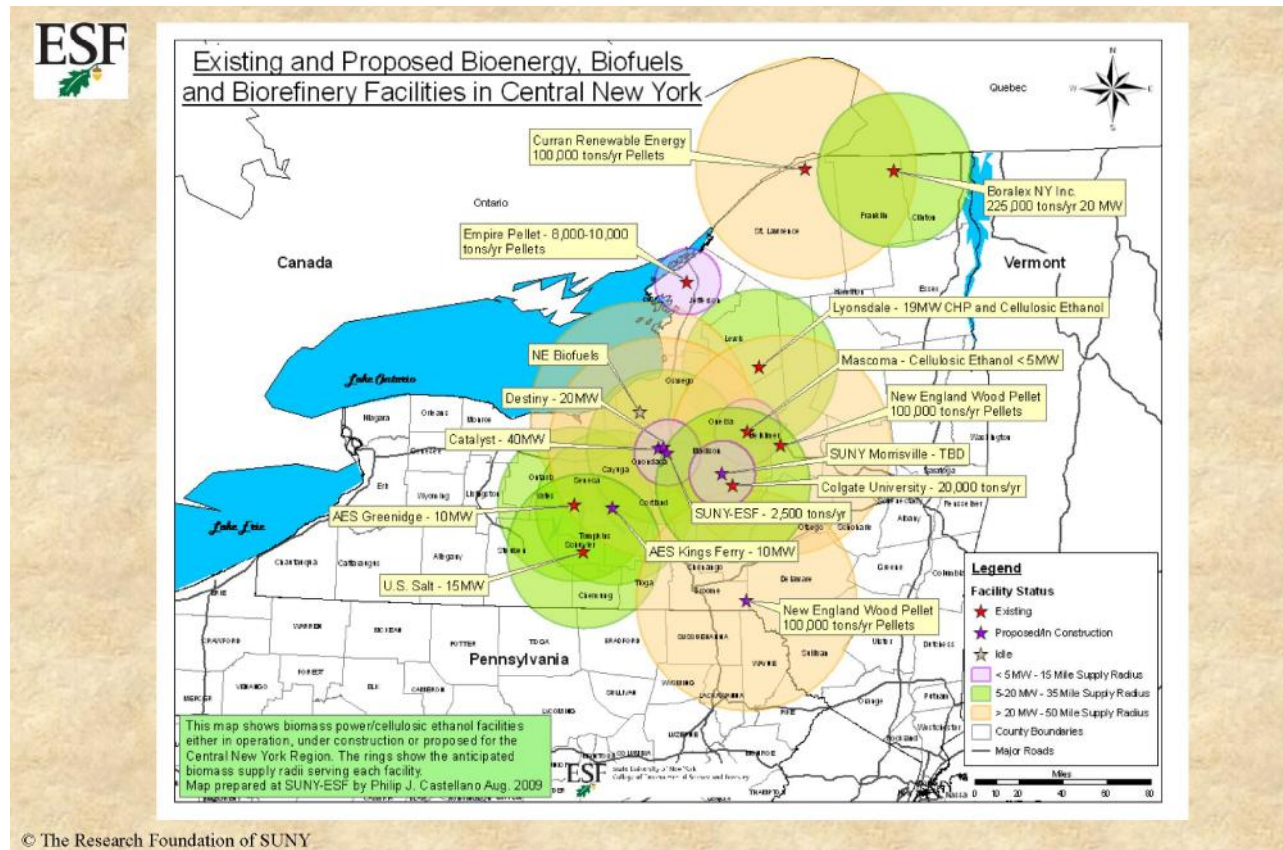
According to a SUNY ESF study (<http://www.esf.edu/willow/projects.htm>), the average yields for Ecowillow in Veteran will be in the 50,000-80,000 dry tons/ year range. In Map 21 you will see that central and western New York have a higher density of Willow Biomass crops.

POLICY: Encourage the adoption and plantation of biomass crops to use as an energy source.

RECOMMENDATION:

- 5c. Support the planting of biomass resources including Ecowillow in abandoned and underutilized agricultural fields.**
- 5d. Provide the residents of Veteran with a carbon neutral source for heating and a cash crop to supplement their incomes.**
- 5e. Work with the Chemung County Cornell Cooperative Extension to explore the opportunities for local farmers to grow these resources. Set up public information sessions to better inform local land owners.**
- 5f. Consider the use of zoning districts to protect agricultural resources.**

Map 22: Bioenergy, Biofuels and Biorefinery Facilities (Existing and Proposed)



Map 22 shows Chemung County and the Town of Veteran are located in an area in which they could begin using the supply of operating biomass facilities. Though Veteran does not have the most significant biomass resources available, they do contain sufficient amounts to utilize for residential purposes. The amount of biomass available is less than 50,000 tons per year.

It is important for the Town of Veteran to understand that these biomass resources, especially the timber resources present, should only be used in a sustainable manner. Practicing sustainable forestry and use will help to prevent erosion, continue to protect the air quality of the area, and keep the contiguity of the landscape intact. If the extraction of timber for biomass is to be undertaken, the town should make sure that provisions are set in place to set quotas, and attempt to prevent any unnecessary destruction of land or the roads.

POLICY: *Encourage residents to practice sustainable forestry methods when logging.*

RECOMMENDATION:

- 5g. Ensure that logging for use as biomass is conducted in a sustainable manner.
- 5h. Work with the State DEC, the USDA, and the Chemung County Cornell Cooperative Extension for information, permitting, and advice on how to manage the forests sustainably for use as a biomass resource.
- 5i. Adopt a Town Timber Law to ensure sustainable timber practices are being followed.

Solar

Solar Energy is the most powerful resource present on the planet. It is estimated that the amount of solar radiation that strikes the earth in 40 minutes could supply the energy needs of the entire world for a year. This shows how powerful of a resource the sun is. Unfortunately we are not able to fully capture this resource.

Most solar applications are Solar Photovoltaic (PV) which takes the solar energy and turns it into electricity. Solar water heating (solar thermal) can also be employed from solar panels, and active solar for residential and greenhouse uses are all viable options for Veteran.

The average solar radiation striking Veteran and much of New York State averages around 4-4.5 kwh/ m²/ day. Although this doesn't have the greatest incidence it can still be used effectively. The Healing Spirits farm in Avoca, NY uses 4 large solar panels that provide about 70 percent of the farms electricity needs including powering the irrigation system and charging electric batteries. This shows that since Avoca has the same average solar resources as Veteran, solar PV is viable for residential and agricultural use in the Town of Veteran.

There are many state and federal incentives including production tax credits that are available for homeowners looking to install their own panels. The NY-Sun Initiative aims to double the amount of residential solar systems in NY, and thus have many funds available for the next 4 years. Net metering, a system where surplus electricity produced can be sold back to the grid provides Veteran residents the ability to produce their own renewable energy and also the ability to sell back to the grid and make money.

POLICY: Encourage the deployment of solar energy for use in residential, commercial, and agricultural operations in the Town.

RECOMMENDATION:

- 5j. Inform residents and businesses on the effects that solar energy, specifically solar PV, can have on their operations and finances.**
- 5k. Make information on tax credits and grants available to lower the capital cost of installing their own panels to Town residents.**
- 5l. Contact NYSERDA and local installers to hold a public information session on what opportunities are available and specific cost figures for the Town residents.**

Chapter 6 Agriculture and Farmland Protection

VISION: *The Town of Veteran recognizes the value of their agricultural resources and works to retain and maintain the agricultural land. The Town will work to create policy and zoning to protect not only agricultural land but also the agri-business that is needed to maintain these lands.*

The Town residents identified in the Town wide survey conducted in 2011, that maintaining the rural atmosphere of the town and supporting the farmers is of the utmost importance. The Town of Veteran adopted a Right to Farm Law in 2008. Veteran has many small farms and a few New York State recognized Agricultural districts (see Map 23). In addition to these farms, the Town also has many farm related businesses. Maintaining and growing these farms is important to the Town, and retaining a critical mass of farmland is vital to keeping farm businesses open. Lastly, the Town and the region is facing new development trends that may impact agricultural growth. The Town will need to work to capitalize on these trends without risking the loss of the rural character and the agricultural economy that defines the Town.



Figure 14: Scenic Agriculture, Town of Veteran

Agriculture and Water Quality and Quantity

The Town has mostly smaller scale farms and has few farms that would be considered “large scale corporate farms.” As such, the economics of farms whether small or large is the same. It is important that these farms have the income to implement quality conservation practices such as creating buffers between crops or animals and streams to best protect water quality. Currently, no known farms in Veteran use irrigation, so there are few concerns with depleting aquifers within the Town due to irrigation of crops. While depletion of groundwater in the Southern Tier of New York State is not much of a concern, practicing water conservation in all uses will ensure that local wells do not run dry.

Larger scale farming activities that include a concentration of animals such as livestock or poultry farms may need to work with New York State Department of Environmental Conservation (NYS DEC) to receive a General Permit for Concentrated Animal Feeding Operations (CAFOs). These permits are necessary in order to comply with state and federal water quality requirements. These permits are regulated by NYS DEC. In order to comply, farmers in Veteran should work with the Chemung County Soil and Water Conservation District, NYS Agriculture and Markets and NYS DEC.

Agricultural issues such as manure on the roads washing into roadside drainage and manure spreading in a close proximity to private wells are difficult to regulate and enforce. Agricultural activity is protected by State, County and Town Right to Farm laws. According to Chemung County

Health Department, the best way to protect private water supplies is to separate uses of residential and agricultural nature through zones and set-backs within zoning. By including set-backs of agricultural activities to residential wells in the zoning, the Town code enforcement officer will have the ability to enforce required setbacks and thus protect private wells.

Agricultural Districts

True protection of farmland and farmers is significantly supported by agricultural districts. Agricultural districts provide property tax benefits to holders of the land in order to better encourage the continued farming practice and maintain agricultural resources. Chemung County holds yearly open enrollment period for landowners desiring to place property within a certified Agricultural District. The County Legislature also reviews all Agricultural Districts every eight (8) years authorizing to continue, terminate or modify any districts based on recommendations from the Chemung County Agricultural and Farmland Protection Board, Chemung County Planning Board, and any public comments submitted at a public hearing.

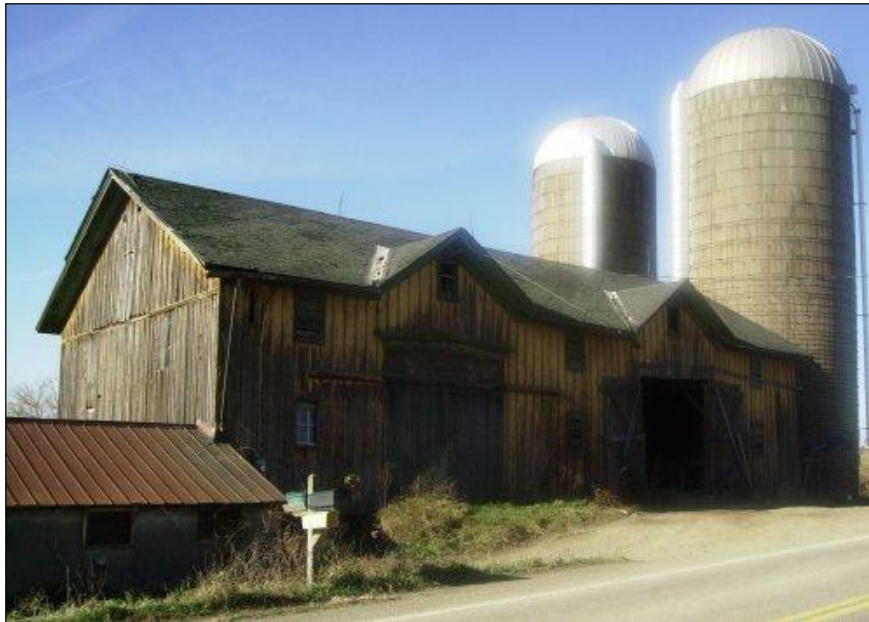


Figure 15: Ridge Road, Town of Veteran

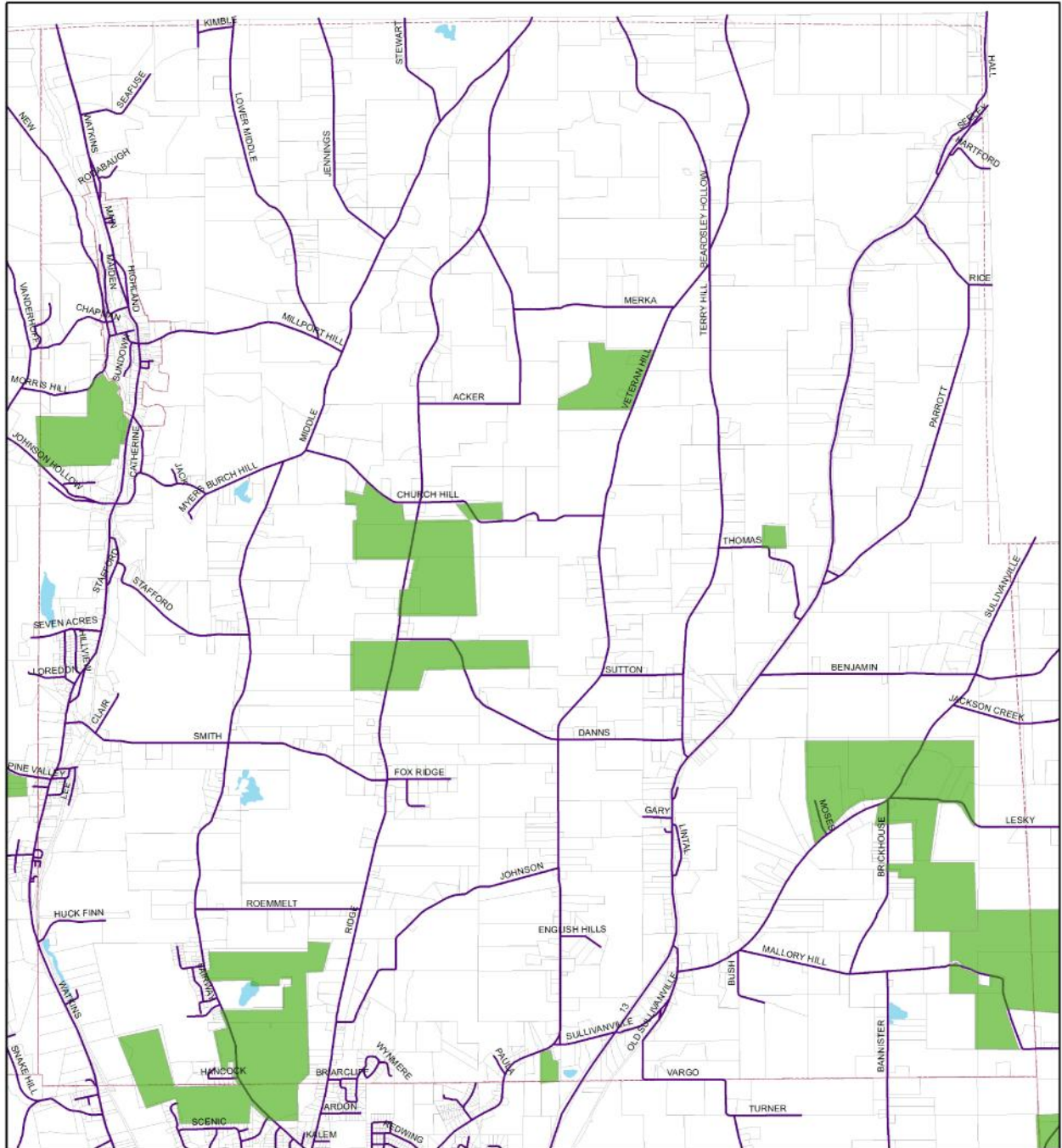
POLICY:

Encourage a working relationship between farmers and nearby residents. Ensure that all private drinking wells are protected from potential contaminants.

RECOMMENDATION:

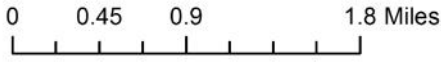
- 6a. Revise Town subdivision law to require all wells are shown on subdivision plats and lie a minimum of 100' from any property line. All wells shall meet the Standards for Water Wells as noted in Appendix 5-B of NYS Public Health Code and a greater distance can be required by Town Code Enforcement or County Health Department.**

Map 23: Agricultural Districts



Legend

- Chemung_Ag_District
- Roads
- Town Boundaries
- Lakes and Ponds
- Tax Parcels



Map Created 5/18/13

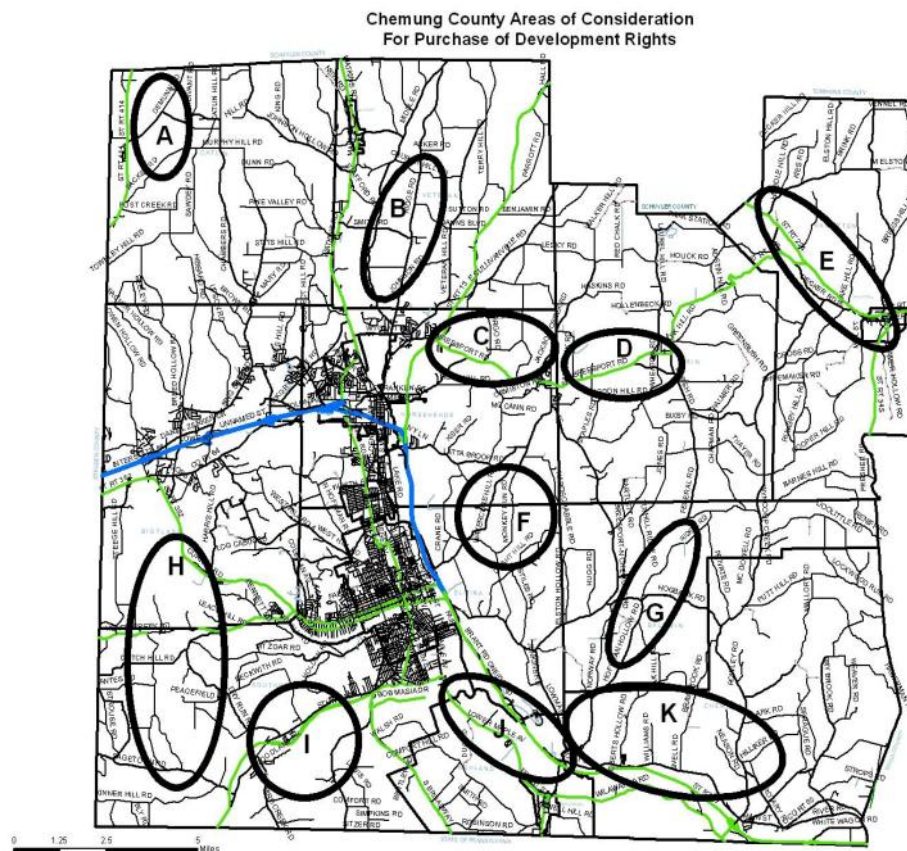
POLICY: Encourage farmers to take advantage of the State Agricultural Districts.

RECOMMENDATION:

- 6b. Have a packet of information concerning Agricultural Districts in Chemung County and contact information for New York State Department of Agricultural and Markets available at Town Hall for any interested resident.
- 6c. Make training available yearly to the town boards and town assessor to learn more about Agricultural Districts.
- 6d. Publicize any training concerning Agricultural Districts to known landowners through mailings and Town Bulletin Board in Town Hall.

In addition to Agricultural Districts, New York State Agriculture and Markets Law also provides Farmland Preservation Program that includes Purchase of Development Rights (PDR). Chemung County identified an area in the Town of Veteran to be considered for PDR (see Map 24, circle “B”). PDR is a program that would allow for New York State or a land trust to purchase the development rights of prime agricultural land. All existing land uses would be able to continue as is, but this would limit more intense development such as erecting commercial buildings and other more intense activities. Participation in the PDR program is voluntary and is one way the Town and County could pursue protection of our agricultural assets.

Map 24: Chemung County Agricultural Areas of Consideration



Across the region there are a number of agricultural resources available to local municipalities. In Chemung County, not only is there a County Agricultural and Farmland Protection Board but there is also an active Soil and Water Conservation District and Cornell Cooperative Extension that both employ agriculture experts. These organizations often host training opportunities for local government officials and farmers. These groups work close with New York State Department of Agriculture and Markets as well as New York State Farm Bureau. Not only can technical assistance be provided by these groups, but access to information about agricultural loans and grants can also be provided by these groups.

POLICY: Create a working relationship between the Town, the farmers within the Town and the many agricultural organizations that exist throughout the region.

RECOMMENDATION:

- 6e. The Town Hall to have materials on a variety of agricultural programs to be available for residents and land owners to access. Offering the Town Hall for trainings targeted at local farmers.
- 6f. Appoint a member of the Town or farming community to report on Chemung County's Agricultural and Farmland Protection Board.
- 6g. Encourage the use of NYS Agricultural Environmental Management (AEM) program to help farmers identify and address water quality and quantity concerns on farms. Also provides farmers with access to technical assistance by the county Soil and Water Conservation District.

Agri-business

Agri-business can help ensure a farm continues to be profitable. To maintain and grow these types of businesses within the Town, local farms must also be maintained and grown to create the critical mass necessary to support farm businesses. Currently Veteran has one zone throughout the entire Town. With current zoning, agricultural resources may not be protected and agri-business may not be as strongly encouraged as multiple zones may allow (see more on Agri-business in Chapter 8).

POLICY: Create zoning that best promotes agriculture and agri-business within the Town.

RECOMMENDATION:

- 6h. Revise zoning law definitions to better define agricultural terms such as, "Farm Business", "Horse Farms", etc.
- 6i. Consider the addition of a business or industrial district to direct business and industrial growth to Route 14 and Route 13 while allowing agri-businesses in all districts (Residential, Business and Agriculture).

Land Use and Development Trends

The Town and the Southern Tier Region are facing a few land use and development trends that may have an effect on agricultural resources within the Town. Some of these trends are:

- Highways
- Natural Gas Extraction
- Wind Farms

While all three of these trends are mostly governed by New York State, local zoning is considered when placement and modifications occur. This is all the more reason for the Town of Veteran to adopt more comprehensive zoning to help manage these developments to the extent possible.

Highways

The Town currently has State Route 13 and State Route 14 running the length of the Town. On both of these highways, there are some pockets of business and residential uses and mostly rural, open space the rest of the way. In addition, a major I-86 interchange is less than 3 miles away from the Town. While this may have no effect at this time, should significant growth to the region or mineral resource extraction occur, the Town of Veteran may begin to feel some impacts in the way of businesses related to this highway interchange (see more analysis of this in Chapter 8).

Natural Gas Extraction

Currently, New York State does not allow for high-volume hydraulic fracturing for natural gas extraction within the State. It is expected that this ban may soon be lifted. When this ban is lifted, certainly some of Chemung County will experience natural gas drilling and the Town of Veteran may experience new, unfamiliar developments related to the gas industry in the form of actual drilling, increased gravel mining or other ancillary services. These developments will affect farmland and farmers. Some farmers will own gas leases and may lease their land for natural gas extraction. The royalties from these leases may help to continue parts of their farming which they otherwise may not have been able to afford to continue. Yet leasing of farmland for natural gas extraction is a loss of farmland for farming activities and does not maintain the character of the Town. These conflicting land uses may be a challenge to manage should high-volume hydraulic fracturing for natural gas extraction be allowed in New York State.

Wind Farms

Like natural gas extraction, wind farms can provide much needed income to farmers within the Town, but also can reduce farmland and change the character of the Town. Working with the Chemung County Agricultural and Farmland Protection Board, taking advantage of Agricultural Districts and updating the Town's zoning to reflect the desires of the residents will be vital to preserve the rural character.

Chapter 7 Mineral Extraction

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

Natural Gas

Natural gas has been commercially drilled in New York State since 1821. It has been piped to towns for light, heat, and energy since the 1870s. The first storage facilities were developed in 1916. The first well completion in the Town of Veteran was in 1931.

Hydraulic fracturing was first used in New York to develop low permeability reservoirs in the Medina Group around the 1970s-80s. Six new Trenton-Black River fields were discovered in 2005; however Veteran saw its first Trenton-Black River well in 2000. Since then several wells targeting the Trenton-black River formation were drilled in the Town.¹ As of July 2012, the New York State Department of Environmental Conservation (NYSDEC) Well Search Database records 28 well permits and 10 wells listed in the NYSDEC 2011 Well Production Database for Veteran. The producing wells all have Trenton-Black River objectives. However, soon New York State may witness its first Marcellus shale drilling.

Table 8: Town of Veteran’s 2011 Annual Well Production

API Well Number	Well Name	Operator Name	Year	OIL (Dbls)	GAS (Mcf)	WATER (Gals)	Months in Production	Well Type
31015228260000	Broz Unit 1	Talisman Energy JSA nc.	2011		669.00	189.00	8	Gas Wellcat
31015220090100	Clauss Jr 1-A	Talisman Energy JSA nc.	2011		9022.00	41.00	9	Gas Extension
31015229130000	CIFasi 1	Talisman Energy JSA nc.	2011		0.00	0.00	0	Gas Wellcat
31015220270000	Hulet 1	Talisman Energy JSA nc.	2011		100740.00	13065.00	5	Gas Wellcat
31015228800100	Kienzle 1-A	Talisman Energy JSA nc.	2011		87934.00	138.00	12	Gas Extension
31015220570000	Kimball 1	Talisman Energy JSA nc.	2011		71601.00	260.00	12	Gas Extension
31015228620000	Lant 1	Talisman Energy JSA nc.	2011		0.00	92.00	1	Gas Extension
31015222200000	Little 1	Talisman Energy JSA nc.	2011		121425.00	3146.00	11	Gas Wellcat
310152260920000	Victor 1	Talisman Energy JSA nc.	2011		0.00	0.00	0	Gas Extension
31015229500000	Winky 1	Talisman Energy JSA nc.	2011		0.00	0.00	0	Not Listed

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



Figure 16: Example Hydraulic Fracturing Well

¹ According to the NYDEC well permit database, viewed 23 December 2011; <http://www.dec.ny.gov/cfm/extentapps/GasOil/search/wells/index.cfm>

² NYSDEC Annual Well Production Search, <http://www.dec.ny.gov/cfm/extentapps/GasOil/search/production/index.cfm>

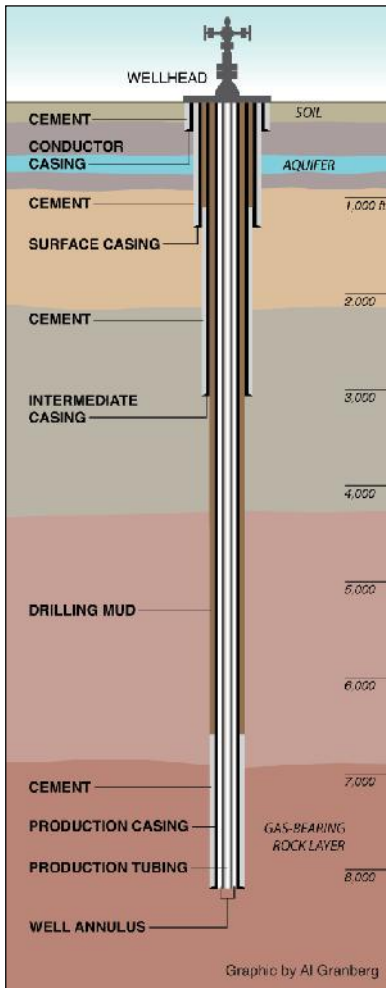


Figure 17: Anatomy of a Well

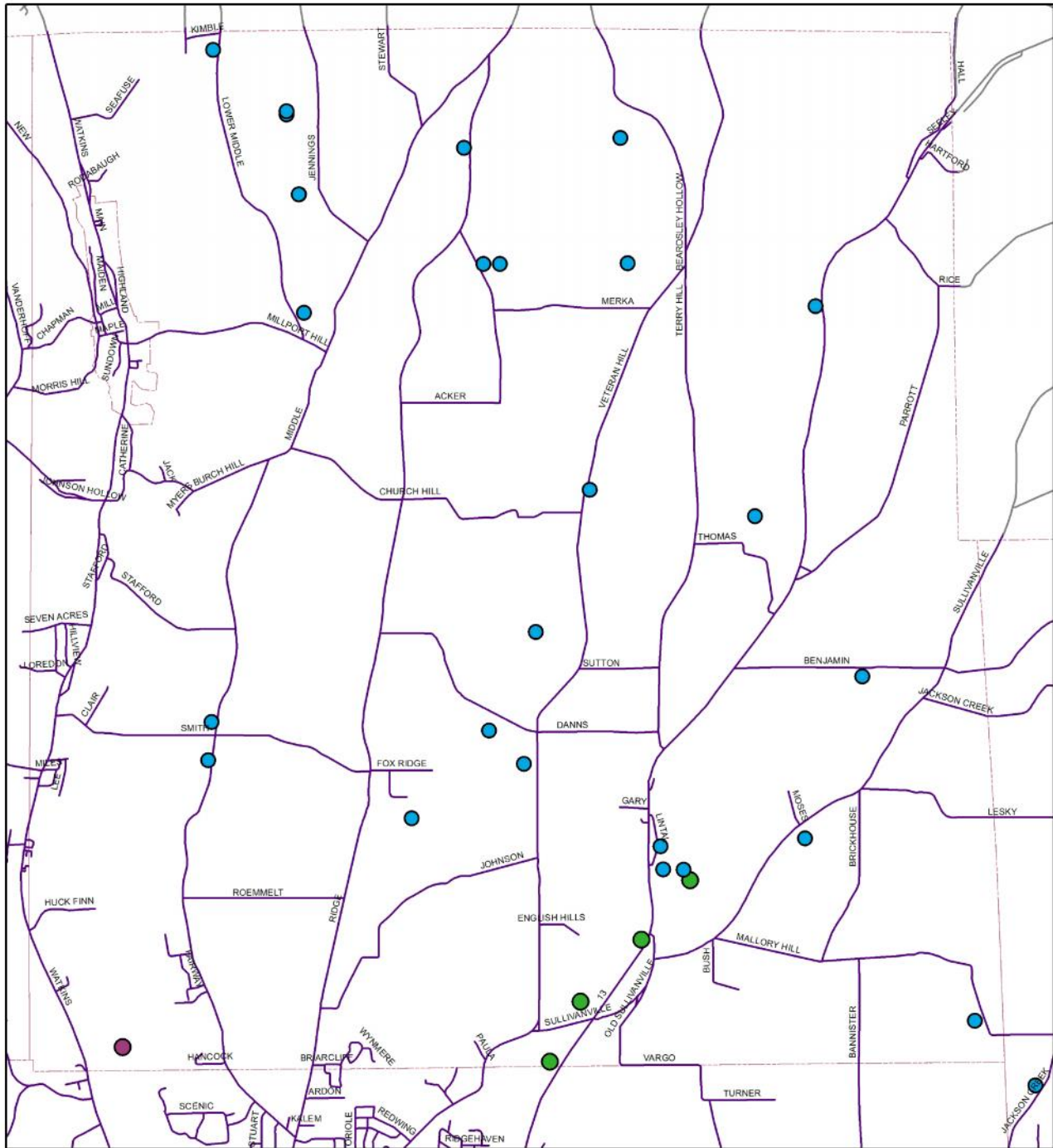
An energy advisory commission, the *Chemung County Executive's Advisory Commission on Natural Energy Solutions*, was formed in April of 2010 to explore the impacts and opportunities associated with natural energy issues. The group's main focus at this time is to identify key issues, research facts, and review and propose public policy regarding natural gas exploration and provide credible information to the County Executive, the County Legislature and the public at large.

The Commission's nine sub-committees are focusing on business opportunities and workforce development, environmental impacts and water quality, law enforcement, public safety and roads, planning and zoning, and outreach and education. The full commission meets regularly with committee chairs providing updates to the group. The sub-committees meet more often, as needed, based upon their individual tasks. A website was developed in September of 2010.³

The increased demand for cleaner energy and the proximity reserves sits to the northeast's population hubs makes natural gas development significant. There are certain financial benefits landowners may receive for leasing their land and certain economic gains a community could reap, but there will be challenges and costs that are associated to these benefits. Map 25 depicts well permits, as of June 2012, in the Town of Veteran.

³ <http://www.chemungcounty.com/index.asp?pageld=468>

Map 25: Town of Veteran Mines and Wells



Legend

- Gas Wells
- Mines**
- COMMODITY**
- Glacial Till
- Sand and Gravel
- Roads
- - - Town Boundaries

Town of Veteran Mines and Wells Map



Map Created 5/18/13

Surface Mining

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

However, during the last five to ten years, there has been a steady decrease in the number of mines and mining applications in New York. This is because most mines produce materials used for construction aggregates, that is, crushed stone and sand and gravel. These are products that are high in volume but low in value. They must be produced close to market lest the value of transporting the material to the site of use exceeds the value of the product itself. Depending on variables such as the cost of fuel and traffic congestion, the cost of hauling distances of thirty miles or less can be greater than the value of the material being delivered.⁴ That said, the recent shale gas development in the region, and its demand for gravel, may have an impact on mining activity in the area.

A total of 55 acres of land in the Town of Veteran has been affected by surface mining since 1991.^{5, 6} Since 1991, five mining permits were issued in the Town. One permit remains active, totaling 27 acres, 3.6 acres of which are actively being mined. To date 28 acres of the 55 acres has been through a reclamation process. Expected land uses after mining reclamation are agricultural cropland.

Mineral Extraction Issues

- The Town of Veteran has significant mineral resources that have a considerable benefit and impact to the economic health of the Town.
- The natural gas industry is very comprehensive and far-reaching with a complex network of subcontractors, support companies, and specialists.
- The natural gas industry follows a boom and bust cycle with hard to measure variables that make planning and mitigating this industry challenging for local officials.
- Mineral extraction and mining operations affect many sectors of government and community; e.g. emergency medical services, roads, fire, health care, social services, police, water, sewer, courts. It also has broader socioeconomic impacts; e.g. workforce, economy, unemployment, wages, housing prices, housing availability, and temporary housing and lodging.
- Primary regulatory control of mineral extractions resides with the *New York State Department of Environmental Conservation* and its *Division of Mineral Resources*. The *Bureau of Oil and Gas Permitting and Management* regulates oil and gas resources and the *Bureau of Resource Development and Reclamation* oversees the mined land program.

⁴ http://www.nysm.nysed.gov/publications/record/vol_03/pdfs/vol_03-CH01.pdf

⁵ Total acreage was calculated using the 'Searchable on-line Mining Database.' This system to allows users to generate dynamic queries and save the output either as an Excel based file or in a comma separated value format; <http://www.dec.ny.gov/cfm/xtapps/MinedLand/>

⁶ The Mined Land Reclamation Law was enacted in 1975. The Division of Mineral Resources maintains a data management system on mines regulated under the MLRL. Mines operated and closed prior to that date were not regulated or tracked by the Division. Roughly 5,400 mines statewide are in that system with approximately 2,100 active mines and the rest reclaimed since 1975.

- The Town of Veteran has jurisdiction over land use planning and control by various means such as zoning, land use ordinances, and code enforcement, but this authority is limited when dealing with mineral extraction and may only apply to secondary activities; e.g. light/noise, storage facilities, driveway permits, temporary housing facilities, and road-use agreements.

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

POLICY: *Strengthen the Town of Veteran's jurisdiction through updating the Town's zoning, land use ordinances, and code enforcement laws.*

RECOMMENDATION:

- 7a. Review and update site plan review law.
- 7b. Adopt camping regulations.
- 7c. Review mobile home court and RV ordinances.
- 7d. Adopt regulations on short-term temporary employee housing regulations.
- 7e. Adopt and identify agricultural zoning district and agricultural resources.
- 7f. Review and update regulatory definitions to include industry terminology, man-camp, temporary employee housing, group home, agricultural resources, storage yards, compressor station, drilling rig, etc.

POLICY: *The Town seeks to conserve ridgetops and steep slopes for environmental, aesthetic, and economic value. Development on ridgetops and steep slopes will be carefully evaluated so as to attempt to retain their natural character and prevent negative impacts on the Town's creeks and streams. Preservation of forested ridgetops and steep slopes will be encouraged.*

RECOMMENDATION:

- 7g. Encourage preservation of ridgetops and steep slopes.

POLICY: *Ensure that mineral extraction is responsive to local planning documents.*

RECOMMENDATION:

- 7h. Review and update ordinances at the Town levels to make sure documents meet the Comprehensive Plan's goals and objectives.

POLICY: *Strengthen regional alliances and coordinate efforts with the Chemung County Executive's Advisory Commission on Natural Energy Solutions, industry representatives, and surrounding municipalities.*

RECOMMENDATION:

- 7i. Appoint a municipal official to attend local and regional energy meetings; e.g. the energy commission meetings, to stay informed and to provide local insight in the coordination and planning efforts.

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

RECOMMENDATION:

- 7j. Assign municipal officers and staff additional roles and responsibilities; e.g. meetings, data collection, analysis, and regulator.

- 7k. Review and adopt a road use agreement.

- 7l. Maintain an inventory of viable sand and gravel resources in the Town using information available from the NYSDEC searchable on-line mining database. Compare this online inventory to the local knowledge and municipal employee knowledge.

- 7m. Maintain an inventory of viable well permit resources in the Town using information available from the NYSDEC searchable on-line wells data search. Compare this online inventory to the local knowledge and municipal employee knowledge.

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

RECOMMENDATION:

- 7n. Advise local residents to get their private drinking wells tested for baseline compound levels prior to drilling activities.

- 7o. Adopt wellhead protection regulations.

- 7p. Adopt brine and waste disposal regulations.

POLICY: *Natural drainage patterns will be preserved so the cumulative impact of mineral extraction activities will not cause storm drainage or floodwater patterns to exceed the capacity of natural or constructed drainage ways, or to subject other areas to increased flooding, erosion or sedimentation or result in pollution to streams, rivers or other natural bodies of water.*

RECOMMENDATION:

7q. Review and update erosion, sedimentation, and local stormwater regulations.

7r. Review and update floodplain regulations.

POLICY: Maintain and enhance cooperation with natural gas operators, mining operators, property owners, state and federal agencies, in regulating activities and mitigating impacts.

RECOMMENDATION:

7s. Invite stakeholders and industry representatives to participate in select community and municipal meetings.

7t. Consider meetings with gas industry representatives to maintain communications and monitor market conditions with the objective to forewarn the Town of impending changes in employment or well drilling activity and mitigate other major facts, e.g. change truck routes, upcoming construction projects, pipeline expansion, etc.

POLICY: Ensure that developers of energy or mineral extraction projects contribute proportionally to the construction and operation of any public improvements where they are, or will be, required by their projects.

POLICY: Facilities that are appurtenances to oil and gas development activities (e.g. compressors, storage yards, etc.) are considered appropriate in all land uses so long as they maintain compatibility with surrounding land uses.

Figure 18: Disguised vs. Traditional Compressor Site



Source: Patrick O'Dell, National Park Service, disguised compressor site



New compressor station in Columbia Township, Bradford County. (G. Frantz 3-15-12)

RECOMMENDATION:

- 7u. Through the Town's site plan review law, require accessory oil and gas facilities to maintain community character. Possibilities compressor site disguises to include: barn structure, school facility, picnic area enclosures, club house or recreational facility, retail or office building.

POLICY: *Reduce risks and improve the safety of affected communities and transmission pipelines through implementation of recommended practices related to risk-informed land use near transmission pipelines.*

RECOMMENDATION:

- 7v. Bring together key stakeholders: property developers and owners, transmission pipeline operators, and state real estate commissions to enhance pipeline safety and ensure the protection of people, environment, and the pipeline infrastructure.
- 7w. Consult Pipeline and Informed Planning Alliance (PIPA) as new pipelines are built within the Town. See PIPA's website at:
<https://primis.phmsa.dot.gov/comm/pipa/landuseplanning.htm>.
- 7x. Obtain transmission pipeline mapping data.
- 7y. Adopt transmission pipeline consultation zone ordinance.

Figure 19: Consultation Zone



7z. Implement new development planning areas around transmission pipelines.

7aa. Consider site emergency response plan in land use development.

⁷ www.pipa-info.com

Chapter 8 Economic Development Potential

VISION: *To improve quality of life, tax base and viability of existing business, the Town will adopt a revised zoning law, a subdivision and site plan review law, consider infrastructure improvements, and ensure adequate enforcement. Local laws will reflect the long term vision for the Town.*

Economic activity in the Town has been limited by the distance from major interstates; this factor is unlikely to change. Other potential factors for development in the Town include continued suburban growth in Chemung County and Marcellus Shale development. Strengthening the economy within the Elmira/Corning areas will be a vital step toward attracting professionals and growing families to live in Veteran.



Figure 20: Hubbard's Market, Town of Veteran

The impact of increased 'suburbanization' could be positive for the Town, if all development is enmeshed into the existing Town character. Zoning law and subdivision regulations are the tools available to the Town of Veteran to ensure that future development (residential or otherwise) is consistent with the existing sense of place in Veteran. Gas drilling and ancillary services have the potential for significant changes to the Town, which can be managed with local regulation and enforcement. Any new development in the Town must be thoroughly considered; the benefits and costs must be assessed before the Town takes any planning, zoning, or other development action.

Existing conditions in the community lend themselves to attracting hobby farmers, materials storage, personal care assistance, group living, gravel/soil mining, gas drilling, agri-businesses, and agricultural operations (livestock, field crops, produce, and orchards). By focusing on the development potential of these likely businesses, growth within the Town can be managed appropriately.

Any increased development would trigger changes to the road networks: more curb cuts and new road construction. The density of curb-cuts is a highly visual effect of development that is easily controlled by local regulation. Increased road maintenance costs must be considered as well, before approving any changes to the zoning code. The use and enforcement of road use agreements with industries operating within the Town will help to control the cost, so tax payers are not burdened with the cost.

Given the character of the Town and the distance of the Town to the interstate, it is unlikely that there will be any significant increase in 'economic development' or employment opportunities within the Town. The Town has well defined rural character, rural amenities, and a rural population. Focusing solely on development without regard to the rural quality of life would likely

have a negative impact on the Town and its current residents. Promoting large scale development that does not match the rural characteristic of Veteran would have a negative impact for current and future residents.

Tax benefits by land use

Increased development is not necessarily the best fiscal decision for a community like Veteran. In a rural community each land use has a specific cost of service: tax revenue ratio, cost benefit analysis on land use, and taxation are called Cost of Community Service (COCS) studies. These studies have consistently shown that agricultural, commercial, and industrial land uses are net generators of tax revenue for rural communities. Rural residential land uses are net consumers of tax revenue.

New residential subdivisions would likely enrich some of the large landowners in the Town; new development would likely incur additional costs to the Town of Veteran. With increased residential development, the Town could expect: increased volumes of stormwater, higher traffic volumes, increased need for road maintenance and increased demand for emergency services. The size and location of each subdivision must only be permitted based on the long term benefits to the Town. Therefore it is in the best interest of the Town to permit increased residential development in areas with the least potential negative impacts. Following smart growth principals by encouraging new residential developments to be located close to existing residential developments will be efficient for the Town.

Soil maps of the community indicate that subdivisions in the Town could be relatively small, while still maintaining adequate distances between on-site wells and septic systems. (Soil maps can be found in Chapter 4).

Appropriate Economic Development within Veteran

Agricultural Operations

Properly managed farms, even in agricultural districts, adhere to the vision of the Town and generate tax revenue for the Town without requiring Town services. Orchards, livestock, field crops, and produce are all potentially viable agricultural operations within the Town. Inter-generational farm transfers are likely to be successful in the Town of Veteran since non-agricultural development is likely to remain limited in the foreseeable future. Unchecked subdivisions may pose a threat to ongoing farm operations. The Town may consider a subdivision law that keeps existing farm parcels farmable.



Figure 21: Farm, Middle Road

Agri-businesses

Survey of residents supported the idea of growing agribusiness within the Town. Currently the Town of Veteran has a handful of businesses that are related to agriculture within the Town. The Town is interested in economic development as it relates to their current way of

life. Veteran should encourage growth of agribusiness and small farm stands throughout the Town to maintain the current character of the Town. Should funding be sought for an Agriculture Protection Plan by the Town, through NYS Agriculture and Markets, it is advised that the Town seriously consider economic development within that plan as it relates to their agricultural community. Currently Veteran has one zone throughout the entire Town. With current zoning, agricultural resources may not be protected and agribusiness may not be as strongly encouraged as multiple zones may allow (also see Chapter 6).

Hobby Farms



Figure 22: Hobby Beekeeping, Rt. 13

A peaceful rural way of life is a major selling point for potential residents of the Town. Veteran could become a destination community for several demographic groups: down-shifters, back-to-the-land retirees, cost conscious young families, and telecommuting migrants from large urban areas. By strategically marketing this community to hobby farmers, land

values within the Town can be maintained for current residents, while attracting new 'farm friendly' residents. Encouraging expansion of

high speed internet throughout Veteran will also aid in attracting the telecommuting professionals. Fiber constructed by Southern Tier Network (www.southerntiernetwork.org) has already been laid along the length of Rt. 13 throughout the Town.

Home Based Service Businesses

Opportunities exist for Town residents with marketable skills to operate home based businesses. Home businesses based on skills like tailoring, landscape design,



Figure 23: At Home Business, Town of Veteran

dog training, home care, maid service, photography, carpentry, nursery and other business could generate profit for the business owner, while not conflicting with existing land uses or the Town's rural character.

Senior Living Community

There may be potential for a small-scale senior living/rehabilitation facility within the Town. The lack of water and sewer infrastructure would increase the cost of the operation, but by attracting a discerning clientele, there may be an opportunity for profit. A senior living community would place increased demands on the local road/emergency management service systems. Increased buffering between this dense residential development (such as senior living facilities) and the rural residential neighbors would be necessary.

Gravel/soil Mining

Mining operations, as governed by the Town and the DEC, have long been a part of the rural landscape of the Southern Tier. Local governments have little control over these mines, but are able to require reclamation plans. DEC is responsible for oversight, but lacks the staff to adequately enforce the mining regulations. Open communication between mine operators, DEC, the Town, and neighbors will limit the negative impacts of mining. Furthermore, if properly managed, a reclaimed mine can offer ecological, recreational, and agricultural opportunities to landowners. Timely and appropriate reclamation of all mining operations should be the primary goal of the Town.

Material Storage

Given the proximity of Veteran to Horseheads and Pennsylvania, there is some potential that land within the Town could be used for storage of materials used for gas drilling. Generally these materials are construction materials, gravel, sand and pipelines. Given the demand for storage space throughout the Southern Tier, if all convenient and available space is occupied, then areas of the Town may be developed for materials storage. While material storage is not a direct conflict with the rural way of life in the Town of Veteran, the local zoning law should define clear limits on the location, density, acceptable building types, and setbacks for a materials storage operation.

Gas Drilling

There are many existing gas wells within the Town. If additional hydraulic fracturing in the Marcellus Shale is approved by the NYS DOH and DEC, well development in the Town of Veteran is likely. While the legality of local zoning measures to prohibit Marcellus Shale hydraulic fracturing is currently being decided in the State Supreme Court, it is important for the Town to take whatever action it can to minimize the potential negative effects of drilling. Pre-emptive well testing and land-owners coalitions are two of the best ways to increase the awareness of landowners (see Chapter 7).

POLICY: Businesses within the Town shall enhance the tax base without creating negative impacts on residents or altering the rural quality of life.

RECOMMENDATION:

- 8a. Require large lot sizes that are easily farmable and leasable for all future subdivisions within the agricultural districts in the Town, to protect agricultural land and to attract hobby farmers.**
- 8b. Clarify zoning law, as it relates to agri-business. For example: are slaughter houses, CAFO's, processing plants permitted? Include definitions for all land uses mentioned within this Comprehensive Plan. Make sure to include these uses within the use table.**
- 8c. Adjust zoning to allow 'parents cottages' and assisted living in compatible parts of the Town. Evaluate zoning law to allow "Hardship" trailer.**
- 8d. Ask landowners to share well-testing results with non-profits and universities. Advise and encourage residents to voluntarily have their private wells tested.**

- 8e. Consider creating more than one zone within the Town. Allowing agricultural, residential and agri-business throughout the Town, while limiting other businesses and industry to areas along Route 14 and Route 13.
- 8f. Consider the appropriate location within the Town for senior living facilities and allow the use via Conditional Use Permit in those areas. Either consider an additional zone for denser suburban residential or include within a business zone along Route 14 and Route 13.
- 8g. Review current sign and lighting regulations and revise to equitably allow the identification of local businesses, based on the surrounding land use.

Inappropriate Economic Development within the Town

The proceeding pages have described the types of development that are likely to occur in the Town. It is vital that the Town carefully evaluate types of development that are physically possible but not necessarily in the best interest of the Town. The very core of planning and zoning law is regulating potentially harmful land uses. The Town of Veteran has legal authority to prohibit or regulate these uses even if they might be possible and profitable. This section of the plan will outline which potential types of development conflict with the Town vision and are not ideal from a land use planning perspective. Potentially challenging development within the Town:

Industrial Development

Without municipal water and sewer, industrial development is unlikely. Furthermore, the Town is too far from the interstate to attract industrial development (new industrial locations are typically less than 1 mile from an interstate on and off ramp). Conflicts between industrial and rural land uses are detrimental to the Town, and can be prevented by careful zoning. Industrial zoning and land-use regulations are commonly used to mitigate the negative effects of adult businesses, such as adult book stores or nude bars as well.

Big-box retail

Big box retail is unlikely in the Town, due to the lack of water and sewer infrastructure, the distance from the interstate, and the lack of a significant population base. Big box retail would fundamentally alter the landscape of the Town, but it can't be prohibited by the zoning law. The zoning law should outline the necessary buffers, setbacks, and parking regulations to mitigate the impacts of large developments within the Town.

Policy: Protect land value and townspeople by implementing a strong and fair zoning law.

RECOMMENDATION:

- 8h. Zone for industrial in only the most highly developed areas.
- 8i. Require substantial buffering between incompatible uses.
- 8j. Consider form based zoning for the most intense uses, to ensure that even large developments contribute to the Town's sense of place.

- 8k. Explore the legality of adopting a retail square footage law; limiting the square footage of retail space to better match the character of the Town. This law should only be adopted after strong zoning defining the character of the Town has been adopted and is fully enforced.**

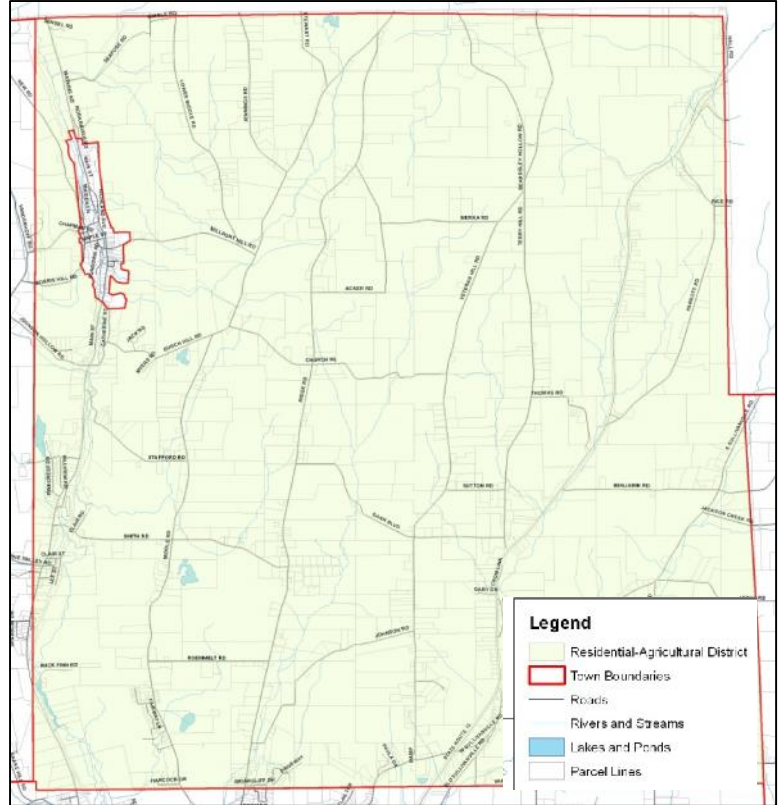
Chapter 9 Land Use

VISION: *To create zoning that meets the needs of the Town. Zoning will protect agricultural resources, encourage appropriate economic development, diminish blight and help to retain the rural characteristic of the Town.*

Current Zoning

Town of Veteran adopted their first zoning in 1962 and last revised it in 1983. Currently as it stands, the Town's zoning law is flexible but also gives little ability to the Town to mitigate potential negative impacts of new development. In this plan Chapters 1 - 9 there are many recommendations for specific revisions to the Zoning Law to address specific issues.

It is the goal of this Comprehensive Plan to offer guidance for the revision of the Town's Zoning Law. The Comprehensive Plan Committee strives to offer a way to keep the zoning flexible within the Town, but also to provide a means to help direct future growth. All while maintaining the rural way of life.



Map 26: Town of Veteran Zoning

One recommended revision to the Zoning Law is to address outdated laws and replace with revised language that better harmonizes with state and federal regulations. One example of this is the Town's flood hazard districts. The Town adopted three zones: Flood Hazard District A, Flood Hazard District AA, and Residential-Agricultural District. The two flooding districts are limited to areas of severe flooding ("A") and areas on the fringe of potential flood ("AA") and serve mainly as overlay zoning districts. While the entire Town lies within the Residential-Agricultural District. It remains that A areas and AA areas of flooding will need to be regulated, but the zoning law needs to be more clear about how those overlay districts works as it has different development requirements than the Residential-Agricultural district that governs the entire Town.

Currently most business or industrial uses are permitted through Conditional Use Permits anywhere throughout the Town. The current Zoning Law allows the flexibility of land owners to do what they wish with their land throughout the Town. The downside to this flexibility is that it prevents the Town from fully separating conflicting uses, such as residential and industrial activities.

While it is unexpected that the Town will have a sudden burst in population or business, if this did occur new developments would potentially be allowed anywhere within the Town by Conditional Use Permit. Another downside to the current Zoning Law is that it prevents the Town from developing and defining a “character of neighborhood”. Character of neighborhood can be as simple as stating that a neighborhood is “all residential”. As soon as a business, or other conflicting land use, moves into an all residential neighborhood the character has changed and it is now acceptable to allow more businesses within the same neighborhood. A Conditional Use Permit can be turned down if the Town can prove that the “character of the neighborhood” would change with the proposed development.

Current Land Use

As pictured in Map 27, the majority of the land use throughout the Town is residential and agricultural. The resident survey reinforced statements from the 2004 Comprehensive Plan that the Town would like to remain rural and protect that rural character. Due to the location and state highway designation, Route 13 and Route 14 are the most appropriate areas for future business development and match the rural character of the Town. It is appropriate for new business and industrial development to position themselves on Route 13 and Route 14. These two areas can be considered Veteran’s rural business corridor. Requiring large buffers between developments on these two state highways and single family residence will protect the rural nature of the residential developments.

Table 9: Land Use within the Town of Veteran

Description of Use	# of Parcels	Total Acreage	Percentage of Town
Rural Residence with Acreage	186	7489.77	31.90%
Field Crops	60	3661.18	15.59%
One Family Year-Round Residence	897	2277.46	9.70%
Residential Vacant Land Over 10 Acres	77	2181.80	9.29%
Dairy Products: milk, butter and cheese"	6	1304.21	5.55%
Private Wild and Forest Lands except for Private H	27	1117.11	4.76%
Other Rural Vacant Lands	30	1064.06	4.53%
Residential Land Including a Small	46	984.94	4.19%
Agricultural Vacant Land (Productive)	13	699.31	2.98%
Residential Vacant Land	99	502.37	2.14%
Abandoned Agricultural Land	15	484.08	2.06%
Cattle, Calves, Hogs"	4	402.41	1.71%
Rural Vacant Lots of 10 Acres or Less	117	361.08	1.54%
Other Uses	145	726.09	3.09%

It is recommended that the Town consider adopting additional zones in their Zoning Law as density and development increase in the Town (see Chapter 8). Yet, because growth is not predicted to happen at a high rate, the Town could afford to wait to adopt those new zones. In the meantime, the Town could strengthen Conditional Use Permits in order to best mitigate negative impacts of development at the Town level. If growth were to occur it may become necessary to adopt additional zones to better direct where that growth should go and to better protect the residents, farms and rural nature. It will be important for the Town to continue to monitor the potential for economic growth. This can be done through communicating with Chemung County Industrial Development Agency (IDA) and engaging in economic development strategies.

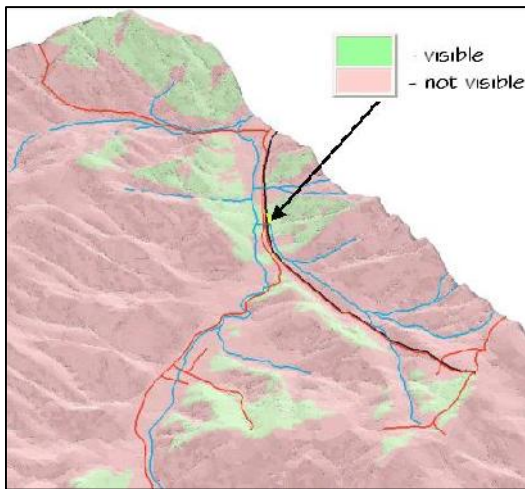


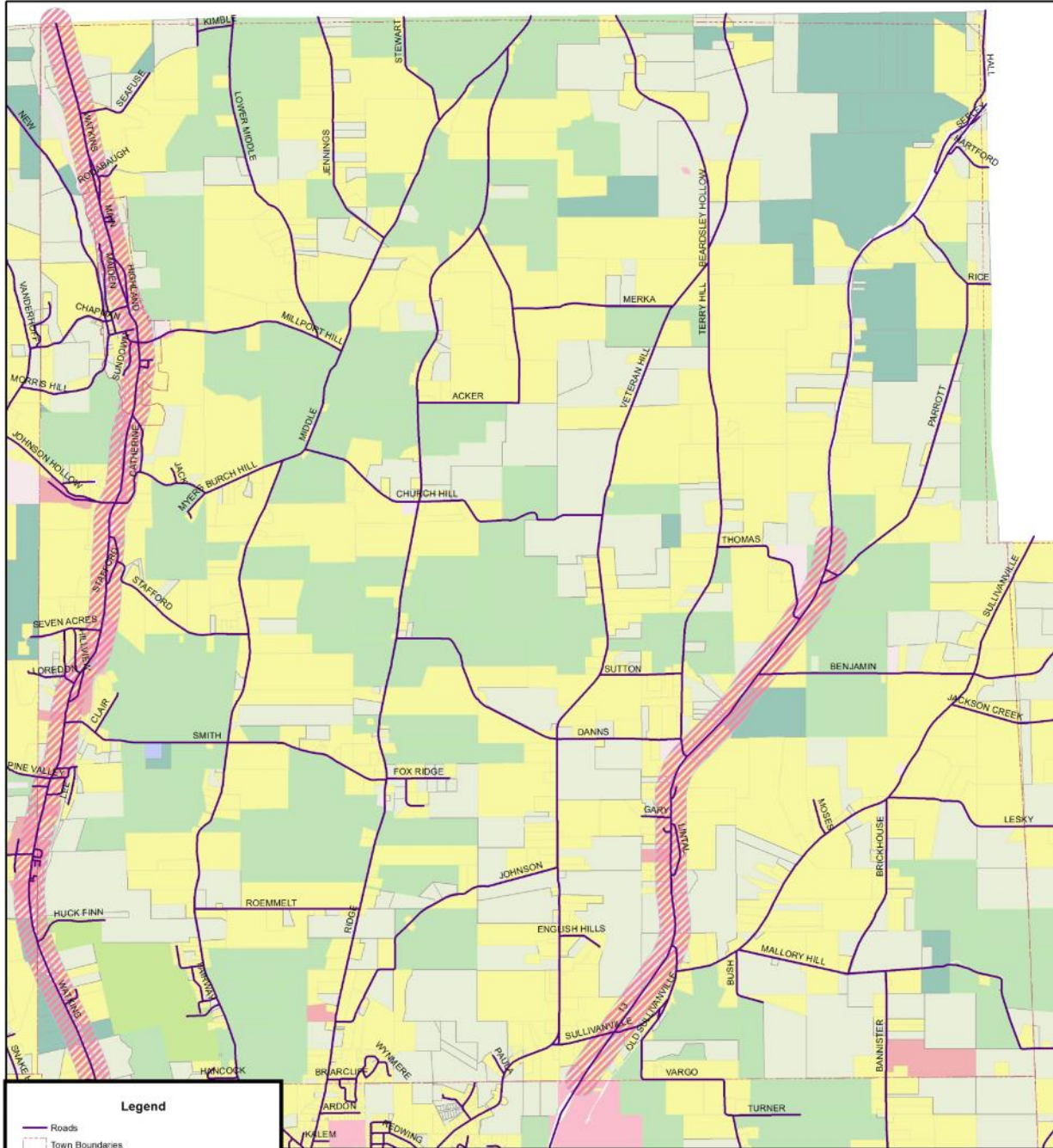
Figure 24: Viewshed Analysis Example

The Town rarely suffers from noise or light pollution and does not host any large scale wind energy. If not regulated, these are all things that could encroach on Veteran's rural way of life. Better regulations of light and noise within the Town is necessary and considering how wind energy can best fit into the Town with few negative impacts is also important. (see recommendations in Chapter 7).

Maintaining Veteran's rural character also means paying attention to the viewshed. A viewshed is the area that is visible by the human eye from a certain fixed point. The most visible of areas will be the view of ridgelines and hillsides seen from Route 13 and Route 14. Protection of these scenic views can be achieved through steep slope, ridgeline and hillside protection laws. To determine what the valuable viewsheds within the Town are, a public planning process

would need to take place. This process would involve inviting the public to a series of meetings to identify exactly what areas should be protected. After those areas are identified an analysis using elevation data and GIS software can be performed to isolate exactly what is visible and what is not visible from certain points (see Figure 24). The outcome of this public process and analysis should then be incorporated into a protection law that will limit development activities in those highly visible areas. This is also discussed briefly in Chapter 2 and recommendation 2f as it relates to visible pipelines along hillsides.

Map 27: Potential Commercial and Industrial Areas



Legend

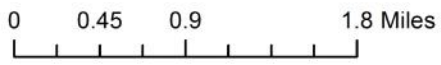
- Roads
- Town Boundaries
- ▨ Commercial Industrial Corridor

Chemung_pcls7_12

DESCRIPTION

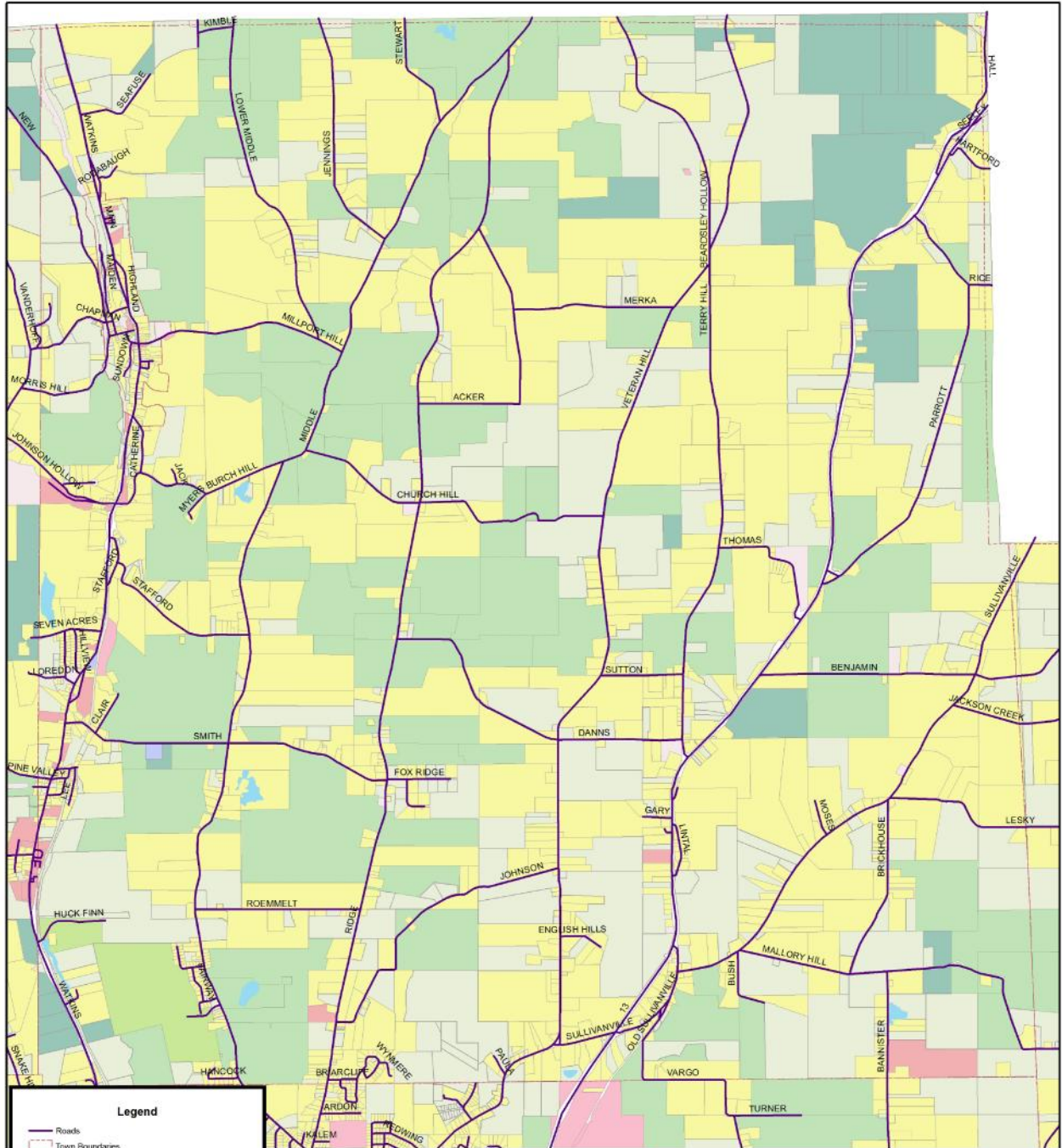
- Unidentified
- Agricultural
- Commercial
- Community Services
- Industrial
- Public Services
- Recreation & Entertainment
- Residential
- Vacant Land
- Wild, Forested, Conservation Lands & Public Parks

Town of Veteran Potential Commercial Industrial Areas Map



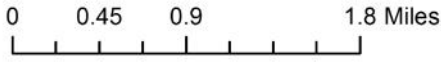
Map Created 5/18/13

Map 28: Town of Veteran Land Use



Legend	
	Roads
	Town Boundaries
	Lakes and Ponds
	Tax Parcels
Land Use DESCRIPTION	
	Underserved
	Agricultural
	Commercial
	Community Services
	Industrial
	Public Services
	Recreation & Entertainment
	Residential
	Vacant Land
	Wild, Forested, Conservation Lands & Public Parks

Town of Veteran Land Use Map



Map Created 5/18/13

POLICY: *Create comprehensive zoning that helps to maintain the rural way of life while encouraging appropriate rural development.*

RECOMMENDATION:

- 9a. Revise and strengthen standards to the Conditional Use Permits throughout the Town to give greater control of the direction of development to the Town.
- 9b. Eliminate the flood hazard districts and adopt an overlay flood protection district.
- 9c. Increase set back dimensions to 250' for industrial uses in all directions.
- 9d. Require large buffers between business or industrial developments and residential developments. Work to protect those less intensive uses such as single family homes from more intense uses such as nursing homes, factories, convenient store.
- 9e. Continue to monitor Veteran's commercial and industrial growth as well as outlook, through communication with Chemung county IDA and Southern Tier Economic Growth (STEG).
- 9f. Consider engaging in an economic development strategies to evaluate growth potential and how to plan for growth. Funding for these strategies can be found at NYS Department of State, Appalachian Regional Commission and could be incorporated into a grant for an Agriculture Protection Plan through NYS Agriculture and Markets.
- 9g. Consider applying for funding through NYS Agriculture and Markets for an Agricultural Protection plan, implementation of this plan may need to consider an Agriculture overlay district to better protect our agricultural resources.
- 9h. Clarify definitions through the Town zoning law.
- 9i. Strengthen light regulations requiring all lighting must not spill outside of the parcel lines.
- 9j. Review and revise the Towns noise regulations, strengthening to protect neighboring residence. Any non-farming related noise should not reach above ambient levels for that particular area, usually around 55 dBA.
- 9k. Ensure that agribusiness is well defined within the zoning law and is encouraged and allowed in all current and future zones as they are adopted.
- 9l. Conduct planning process to identify valuable viewsheds, complete viewshed analysis and consider adopting a viewshed protection law to protect those highly visible areas.

Constrained Lands

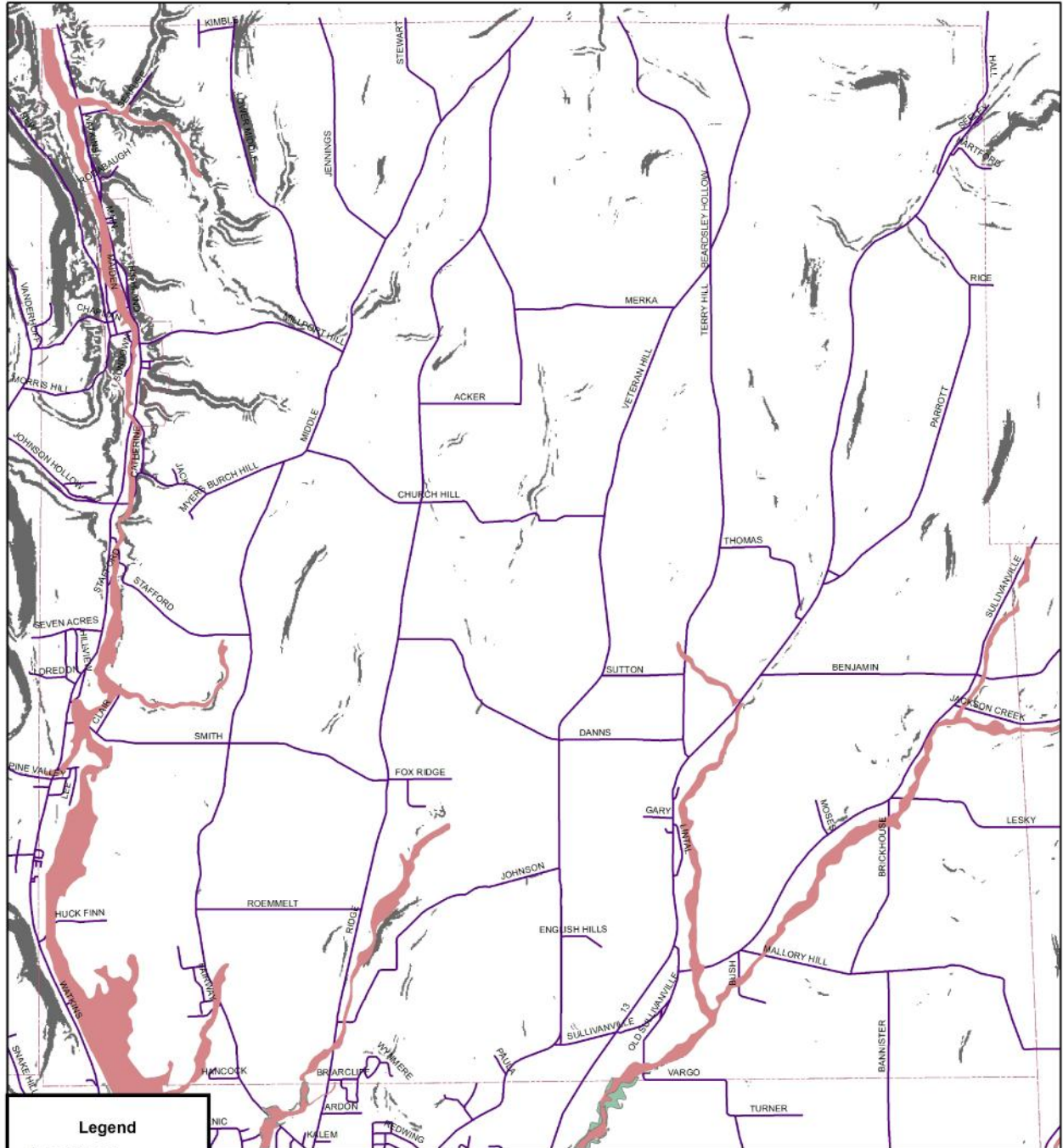
The Town of Veteran has very few constrained lands. Map 29 shows areas that are floodplains, areas that are steep slopes and areas that are within 100' of a stream. These areas are usually considered constrained and difficult to build on. The Town does have some lands that will be more difficult to develop, but these areas tend to be towards the southern end of Route 13 and tend to be smaller areas of land. Planning boards, ZBAs and Town officials should be cognizant of natural barriers to development and in these areas encourage activities that will be less disturbing to the land such as agricultural and low-impacts recreational uses.

POLICY: Consider the topography of the Town in all development decisions.

RECOMMENDATION:

- 9m. When considering new developments, ensure that the parcel of land that will be disturbed not only meets the zoning law but is appropriate for development based on slope, flood vulnerability and proximity to streams and other important natural features. (see more recommendations in Chapter 4).**

Map 29: Town of Veteran Constrained Lands



Legend

Flood Zones

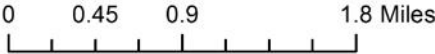
ZONE

- Regulated Flood Zone
- X500
- Roads
- Town Boundaries

Percent Slope

- 0 - 10%
- Over 10%

Town of Veteran Constrained Lands Map



Map Created 5/18/13

Implementation

How to Implement

A plan is only valuable if it is implemented. Implementing a Comprehensive Plan means looking at the specific recommendations and addressing them as the Town has time and money to do so. Implementation of this plan will require careful coordination, regular review of the Plan, and policy changes within the Town. Many of the recommendations throughout this plan will require funding; therefore implementation of some of the recommendations may require the step of acquiring funding first. Other recommendations may simply be a change in policy or law.

The recommendations, as outlined throughout this plan, are big picture ideas. The intent of this Plan and these recommendations is to outline a action items over the next 5-10 years. It is not likely that all the recommendations will be completed. Recommendations will only be undertaken as Town resources and time allow. This Comprehensive Plan has 127 recommendations. Many of the recommendations can be implemented with an overhaul of the Town's zoning. The Town of Veteran intends to revise their Zoning Law immediately following adoption of this Comprehensive Plan.

Who Implements the Plan?

Implementation will be a coordinated process between the Town Supervisor and staff, Town Board, the Planning Board and the Zoning Board of Appeals. The Town Planning Board will serve as the keeper of the Comprehensive Plan and will evaluate the plan yearly for progress. As the Comprehensive Plan is reviewed, the Town Planning Board should also note priorities and changes occurring within the Town that may affect recommendations. Once the Planning Board feels the Comprehensive Plan is no longer meeting the needs of the Town because too many changes within the Town have occurred, the Planning Board shall request an update of the Plan.

Priority Level

After careful consideration the Comprehensive Planning Committee reviewed each recommendation in the Comprehensive Plan and assigned a priority level to them. This will help to prioitize what is the most important based on the resident survey and the Comprehensive Plan process occuring beweteen 2010 and 2014.

In the table of recommendations below the numbers under the colum labeled "Priority Level" will be associated as follows:

- 1 - Low Importance**
- 2 - Medium Importance**
- 3 - High Importance**

Time Frame

When evaluating each recommendation the Comprehensive Plan Committee also evaluated and created a schedule for completion. Each recommendation has been designated for completion in either “immediate”, “short range” or “long range”. These designations are defined as follows:

“I” - Immediate – Should begin work immediately to two (2) years.

“S” - Short Range – Should begin work within three (3) to five (5) years.

“L” - Long Range – Can be expected to take over five (5) years to begin.

While assigning a time-frame to each recommendation, the Comprehensive Plan Committee considered the difficulty of each task, the cost to complete the task and the priority assigned to each task. Tasks that are time sensitive were assigned higher priority levels and shorter time frames, while tasks that were potentially costly and not time sensitive were assigned longer range time frames.

Recommendations	Priority Level	Time Frame
Chapter 1: Socio-Demographics		
1a. Create an environment that is suitable for current Town residents to age in place.	3	I
1b. Ensure Town can support the increased needs of aging population. Consider immediately beginning coordination with local service agencies to meet the needs of current elderly residents.	3	S
Chapter 2: Utilities and Infrastructure		
2a. Maintain a good working relationship with natural gas providers and encourage the expansion of service areas so that more homes have access to natural gas for heating fuel.	1	I
2b. Encourage utility companies to bury all utility lines, as buried utilities are less likely to have a disruption in service due to storms and are more aesthetically pleasing.	1	L
2c. Request that FERC and natural gas companies use existing right of ways for new construction and pipelines wherever possible.	3	I
2d. Make contact with the regional gas companies, reach out to local representatives, establish a point person within the Town that will be available to discuss future pipelines throughout the Town. Work with the gas companies to establish a dialog so that the future plans of the gas companies are better understood by the town.	3	I
2e. As new compressor stations will be needed, work with natural gas providers and pipeline companies to design compressor stations that blend into the rural environment. See an example in Figure 2.	3	I
2f. Conduct a viewshed analysis to determine optimal placement for pipelines. Consider sharing this with the gas companies and ask that they consider the viewshed when placing new pipelines.	2	L
2g. Add language to zoning law requiring buffers of at least 200’ from gas lines and other non-compatible development.	3	I

Recommendations	Priority Level	Time Frame
2h. Adopt, use, implement and strictly enforce a Road Use Agreement on all industries which significantly impact the transportation network. Work with industries to decrease the amount of traffic on local roads and to concentrate truck traffic on Route 13 and 14. Communicate with Chemung County Executive's Advisory Commission on Natural Energy Solutions.	3	I
2i. Work with state and county authorities on the review and maintenance of the bridges and dams. Making sure to meet all state standards on local structures. Keep an open line of communication with these authorities in order to best coordinate maintenance, review, reporting, inspections and repair.	2	S
2j. When possible, culverts and bridges should be designed and built to new ecological standards. By implementing ecological construction practices at the first stage of project design, ultimate project cost is likely to remain the same, while serving a vital ecological niche.	1	L
2k. Consider identifying areas within the Town appropriate for businesses through new zoning and encourage public water and sewer extensions in those areas.	3	L
2l. Maintain and strictly enforce at least a 3 acre minimum for all future residential subdivisions within the Town.	3	I
2m. Educate residents on how to best maintain septic systems and private wells, particularly new residents who may have never had a septic system. Encourage regular maintenance and inspections, particularly if there is a transfer of property where a bank is not involved.	2	S
2n. Educate residents on the value of regular water well testing, particularly to gather baseline testing before high volume hydraulic fracturing gas drilling begins in New York State.	2	S
2o. Continue to work with Department of Health for compliances on well and septic systems.	3	I
2p. Evaluate the Chemung County Hazard Mitigation Plan and determine if the Town needs a town specific plan.	2	I
Chapter 3: Natural Resources		
3a. Take advantage of grant funds to further capitalize on the existing park system, giving local Town of Veteran residents more opportunity to enjoy outdoor recreation.	1	L
3b. Town officials to remain active in the Friends of Catharine Valley Trail.	1	S
3c. Town officials should consider opportunities to link small local businesses to Catharine Valley Trail users. The Town should take this into consideration when revising the zoning law.	3	I
3d. Educate landowners and farmers on soil conservation practices.	2	S
Chapter 4: Water Resources		
4a. The Town should continue to be an active participant in the Chemung County Stormwater Coalition	2	I
4b. The Town should continue to strictly apply stormwater management practices to all future land development.	3	I

Recommendations	Priority Level	Time Frame
4c. Ensure consistent enforcement of floodplain development standards so that existing and new development in identified flood hazard areas is protected from anticipated flood conditions.	3	I
4d. Adopt a streambank protection ordinance to require that new construction and buildings be set back from streambanks.	3	I
4e. Educate the Town Board, Planning Boards, Zoning Boards of Appeals, and code enforcement officers about flooding issues.	2	S
4f. Evaluate all roads to insure adequate drainage capacity for all culverts, bridges, and ditches.	3	S
4g. Adopt building codes to protect against the construction of basements below the seasonal high water table levels. This is a particular concern in and around Millport, where, many areas are known to experience groundwater flooding of existing development. Data documenting water table levels at undeveloped sites do not exist.	2	L
4h. Promote re-directing of building downspouts into rain gardens or bio-retention areas and encourage use of pervious pavers or other materials that infiltrate water. Include green infrastructure language, definitions and site plan considerations into zoning and land use laws.	1	I
4i. Educate residents about the value of protecting and restoring riparian buffers so that woody vegetation provides streambank erosion protection as well as wildlife habitat and shade to improve fish habitat	2	S
4j. Define the widths, targeted vegetation, designated methods to preserve natural buffers indefinitely during the site plan review process.	2	S
4k. Restrict site clearing to minimum requirements for proposed land use, construction access, and safety setbacks.	2	S
4l. Leave wetlands, floodplains, and areas of porous or highly erodible soils as undisturbed conservation areas.	3	I
4m. Modify land use regulations to reduce setbacks, frontages, narrower right-of-way widths, and to design non-traditional lot layouts with the cluster effect that preserves open space and increases natural areas.	2	S
4n. Consider porous pavement alternatives for low impact paved areas; e.g. walkways, driveways, and parking areas.	1	L
4o. Consult the NYSDEC the 2010 Stormwater Management Design Manual, Chapter 5[1] and the Low Impact Development Sampler[2] document for guidance when approving new development within the Town.	2	S
4p. Consider wetland protection as part of the site plan review process for proposed development. Refrain from converting wetlands through drainage, development, or the construction of artificial embankments.	3	I
4q. Limit development of commercial and residential uses within floodplains.	2	L
4r. Enhance the flood storage and energy dissipation functions of riparian areas by establishing native vegetation, creating wetlands, removing berms, or otherwise restoring natural functions along Catharine Creek, the North Branch of Newtown Creek, and tributary streams.	2	I
4s. Implement site design practices that manage runoff throughout the watershed to reduce the impact of floods.	2	S

Recommendations	Priority Level	Time Frame
4t. Limit and regulate floodplain use by using zoning codes to steer development away from hazardous areas or natural areas deserving preservation, establishing rules for developing subdivisions, and rigorously following building, health and sanitary codes.	3	S
4u. Provide information on elevating and floodproofing of new and existing buildings in flood-prone areas outside of mapped flood zones, including areas with shallow water table.	3	I
4v. Help residents, business owners and local government to prepare for flooding through forecasting, warning systems, and hazard mitigation plans.	2	S
4w. Prepare a post-flood recovery plan to help people rebuild and implement mitigation measures to protect against future floods. The Town has a dedicated committee working on flood issues and may be able to seek grant funding to prepare this plan.	2	S
4x. Support revisions to the Town's Flood Insurance Rate Map that would result in a more accurate representation of flood risks.	3	I
4y. Enforce existing floodplain development standards in order to protect against flood damage and maintain the Town's good standing in the National Flood Insurance Program.	3	I
4z. Request and take advantage of technical assistance from outside agencies (NYSDEC, Chemung County Soil and Water District and STC) as needed.	2	S
4aa. Provide the owners of floodplain property and property near streams and floodplains with information about flood insurance, including the reduced premiums for elevated buildings and the extremely high actuarial rates for buildings that are not in compliance with elevation standards. These materials can be made available in Town Hall.	3	I
4bb. Enhance the water quality protection functions of riparian areas by establishing native vegetation, creating wetlands, or otherwise restoring natural features and functions.	2	S
4cc. Review and revise regulations that unnecessarily require excessive impervious surfaces, e.g. large parking lots and wide streets, that direct rainfall into ditches and surface waters, rather than into groundwater recharge areas.	3	S
4dd. Identify and map riparian forest buffers, wetlands, and natural undeveloped water retention areas and encourage stream bank preservation programs.	2	L
4ee. Promote forest cover and forest stewardship to promote stormwater filtration and infiltration.	2	S
4ff. Adopt land use regulations that limit development on slopes greater than 10%.	3	S
4gg. Identify growth areas in Town and perform a septic system and municipal sewer system analysis.	2	I
4hh. Identify rural residential subdivisions that were constructed without adequate road network, sewage treatment, or water supply.	2	S

Recommendations		Priority Level	Time Frame
4ii.	Promote re-directing of building downspouts into rain gardens or bio-retention areas and encourage use of pervious pavers or other materials that infiltrate water. Include green infrastructure language, definitions and site plan considerations into zoning and land use laws.	2	L
Chapter 5: Renewable Resources			
5a.	Review Town ordinances so that they are compatible with small scale wind.	3	I
5b.	Educate residents on the benefits and tax incentives of adding wind power into their home and agricultural operations. Evaluate the residents' interest in working together to install wind energy in neighborhoods. Information can be made available at the Town hall and NYSEERDA can be invited to give a program for residents at the Town hall.	2	S
5c.	Support the planting of biomass resources including Ecowillow in abandoned and underutilized agricultural fields.	3	I
5d.	Provide the residents of Veteran with a carbon neutral source for heating and a cash crop to supplement their incomes.	1	L
5e.	Work with the Chemung County Cornell Cooperative Extension to explore the opportunities for local farmers to grow these resources. Set up public information sessions to better inform local land owners.	1	L
5f.	Consider the use of zoning districts to protect agricultural resources.	3	I
5g.	Ensure that logging for use as biomass is conducted in a sustainable manner.	2	S
5h.	Work with the State DEC, the USDA, and the Chemung County Cornell Cooperative Extension for information, permitting, and advice on how to manage the forests sustainably for use as a biomass resource.	2	S
5i.	Adopt a Town Timber Law to ensure sustainable timber practices are being followed.	3	I
5j.	Inform residents and businesses on the effects that solar energy, specifically solar PV, can have on their operations and finances.	2	S
5k.	Make information on tax credits and grants available to lower the capital cost of installing their own panels to Town residents.	2	S
5l.	Contact NYSEERDA and local installers to hold a public information session on what opportunities are available and specific cost figures for the Town residents.	2	S
Chapter 6: Agriculture and Farmland Protection			
6a.	Revise Town subdivision law to require all wells are shown on subdivision plats and lie a minimum of 100' from any property line. All wells shall meet the Standards for Water Wells as noted in Appendix 5-B of NYS Public Health Code and a greater distance can be required by Town Code Enforcement or County Health Department.	1	I
6b.	Have a packet of information concerning Agricultural Districts in Chemung County and contact information for New York State Department of Agricultural and Markets available at Town Hall for any interested resident.	1	I
6c.	Make training available yearly to the Town Boards and Town Assessor to learn more about Agricultural Districts.	2	S
6d.	Publicize any training concerning Agricultural Districts to known landowners through mailings and Town Bulletin Board in Town Hall.	2	S

Recommendations	Priority Level	Time Frame
6e. The Town Hall to have materials on a variety of agricultural programs to be available for residents and land owners to access. Offering the Town Hall for trainings targeted at local farmers.	2	S
6g. Encourage the use of NYS Agricultural Environmental Management (AEM) program to help farmers identify and address water quality concerns on farms. Also provides farmers with access to technical assistance by the county Soil and Water Conservation District.	3	I
6h. Revise zoning law definitions to better define agricultural terms such as, “Farm Business”, “Horse Farms”, etc.	3	I
6i. Consider the addition of a business and/or industrial district to direct business and industrial growth to Route 14 and Route 13 while allowing agribusinesses in all districts (Residential, Business and Agriculture)	2	L
Chapter 7: Mineral Extraction		
7a. Review and update site plan review law.	3	I
7b. Adopt camping regulations.	3	I
7c. Review mobile home court and RV ordinances.	3	I
7d. Adopt regulations on short-term temporary employee housing regulations.	3	I
7e. Adopt and identify agricultural zoning district and agricultural resources.	3	I
7f. Review and update regulatory definitions to include industry terminology, map-camp, temporary employee housing, group home, agricultural resources, storage yards, compressor station, drilling rig, etc.	3	I
7g. Encourage preservation of ridgetops and steep slopes.	3	I
7h. Review and update of ordinances at the Town levels to make sure documents meet the comprehensive plan’s goals and objectives.	3	L
7i. Appoint a municipal official to attend local and regional energy meetings; e.g. the energy commission meetings, to stay informed and to provide local insight in the coordination and planning efforts.	2	I
7j. Assign municipal officers and staff additional roles and responsibilities; e.g. meetings, data collection, analysis, and regulator.	2	I
7k. Review and adopt a road use agreement.	3	I
7l. Maintain an inventory of viable sand and gravel resources in the Town using information available from the NYSDEC searchable on-line mining database. Compare this online inventory to the local knowledge and municipal employee knowledge.	2	I
7m. Maintain an inventory of viable well permit resources in the Town using information available from the NYSDEC searchable on-line wells data search. Compare this online inventory to the local knowledge and municipal employee knowledge.	2	I
7n. Advise local residents to get their private drinking wells tested for baseline compound levels prior to drilling activities.	3	I
7o. Adopt wellhead protection regulations.	3	I
7p. Adopt brine and waste disposal regulations.	3	I
7q. Review and update erosion, sedimentation, and local stormwater regulations.	3	I
7r. Review and update floodplain regulations.	3	I

Recommendations		Priority Level	Time Frame
7s.	Invite stakeholders and industry representatives to participate in select community and municipal meetings.	2	L
7t.	Consider meetings with gas industry representatives to maintain communications and monitor market conditions with the objective to forewarn the Town of impending changes in employment or well drilling activity and mitigate other major facts, e.g. change truck routes, upcoming construction projects, pipeline expansion, etc.	2	L
7u.	Through the Town's site plan review law, require accessory oil and gas facilities to maintain community character. Possibilities compressor site disguises to include: barn structure, school facility, picnic area enclosures, club house or recreational facility, retail or office building.	3	I
7v.	Bring together key stakeholders: property development/owners, transmission pipeline operators, and state real estate commissions to enhance pipeline safety and ensure the protection of people, environment, and the pipeline infrastructure.	2	L
7w.	Consult Pipeline and Informed Planning Alliance (PIPA) as new pipelines are built within the Town. See PIPA's website at: https://primis.phmsa.dot.gov/comm/pipa/landuseplanning.htm .	2	L
7x.	Obtain transmission pipeline mapping data.	2	L
7y.	Adopt transmission pipeline consultation zone ordinance.	1	L
7z.	Implement new development planning areas around transmission pipelines.	1	L
7aa.	Consider site emergency response plan in land use development.	1	L
Chapter 8: Economic Development Potential			
8a.	Require large lot sizes that are easily farmable and leasable for all future subdivisions within the agricultural districts in the Town, to protect agricultural land and to attract hobby farmers. More densely populated.	3	I
8b.	Clarify zoning law, as it relates to agri-business. For example: are slaughter houses, CAFO's, processing plants permitted? Include definitions for all land uses mentioned within this Comprehensive Plan. Make sure to include these uses within the use table.	3	I
8c.	Adjust zoning to allow 'parents cottages' and assisted living in compatible parts of the Town. Evaluate zoning law to allow "Hardship" trailer.	3	I
8d.	Ask landowners to share well-testing results. Advise and encourage residents to have their private wells tested. Advise and encourage residents to voluntarily have their private wells tested.	2	S
8e.	Consider creating more than one zone within the Town. Allowing agricultural, residential and agri-business throughout the Town, while limiting other businesses and industry to areas along Route 13 and Route 14.	2	L
8f.	Consider where in the Town would be appropriate for senior living facilities. Allow through Conditional Use Permit in those areas. Either consider an additional zone for denser suburban residential or include within a business zone along Route 13 and Route 14.	2	S
8g.	Review current sign and lighting regulations and revised to equitably allow the identification of local businesses, based on the surrounding land use.	3	I

Recommendations		Priority Level	Time Frame
8h.	Zone for industrial in only the most highly developed areas.	2	L
8i.	Require substantial buffering between incompatible uses.	3	I
8j.	Consider form based zoning for the most intense uses, to ensure that even large developments contribute to the Town's sense of place.	2	S
8k.	Explore the legality of adopting a retail square footage law; limiting the square footage of retail space to better match the character of the Town. This law should only be adopted after strong zoning defining the character of the Town has been adopted and is fully enforced.	2	S
Chapter 9: Land Use			
9a.	Revise and strengthen standards to the Special Use permits throughout the Town to give greater control of the direction of development to the Town	3	I
9b.	Eliminate the flood hazard districts and adopt an overlay flood protection district.	3	I
9c.	Increase set back dimensions to 250' for industrial uses in all directions.	3	I
9d.	Require large buffers between business or industrial developments and residential developments. Work to protect those less intensive uses such as single family homes from more intense uses such as nursing homes, factories, convenient store.	3	I
9e.	Continue to monitor Veteran's commercial and industrial growth as well as outlook, through communication with Chemung county IDA and Southern Tier Economic Growth (STEG).	3	L
9f.	Consider engaging in economic development strategies to evaluate growth potential and how to plan for growth. Funding for these strategies can be found at NYS Department of State, Appalachian Regional Commission and could be incorporated into a grant for an Agriculture protection plan through NYS Agriculture and Markets.	2	L
9g.	Consider applying for funding through NYS Agriculture and Markets for an Agricultural Protection plan, implementation of this plan may need to consider an Agriculture overlay district to better protect our agricultural resources.	2	L
9h.	Clarify definitions through the Town zoning law.	3	I
9i.	Strengthen light regulations requiring all lighting must not spill outside of the parcel lines.	3	I

Recommendations	Priority Level	Time Frame
9j. Review and revise the Towns noise regulations, strengthening to protect neighboring residence. Any non-farming related noise should not reach above ambient levels for that particular area, usually around 55 dBA.	3	I
9k. Ensure that agribusiness is well defined within the zoning law and is encouraged and allowed in all current and future zones as they are adopted.	3	I
9l. Conduct planning process to identify valuable viewsheds, complete viewshed analysis and consider adopting a viewshed protection law to protect those highly visible areas.	2	L
9m. When considering new developments, ensure that the parcel of land that will be disturbed not only meets the zoning law but is appropriate for development based on slope, flood vulnerability and proximity to streams and other important natural features. (See more recommendations in Chapter 4).	3	I

APPENDIX

Comprehensive Plan Questionnaire

The Town of Veteran Comprehensive Plan Committee is currently working to revise the existing comprehensive Plan. This questionnaire has been developed to gather the input of the town’s residents on the key items addressed in the plan. Your input is very important to ensure that the revised plan accurately reflects the general needs and priorities of the town. The plan is used to guide future policy decisions throughout your town government.

The committee would like to thank you in advance for taking the few minutes to complete and return the questionnaire. Feel free to return your completed questionnaire, along with the enclosed Dog Census Notice from the Town Clerk, in the enclosed pre-addressed, stamped envelope. You may also drop completed questionnaires in person to the Town Clerk.

1. What is your desired residential/agricultural make-up of the town?: _____

1	2	3	4	5
Significantly more Agricultural	Somewhat more Agricultural	Stay the same	Somewhat more Residential	Significantly More Residential

2. What is your impression of the following methods of residential growth?:

Residential Growth Options	Favorable	Neutral	Negative
Small lot (less than 1 acre) single family homes. (Ex. Pinecrest, Hillview, Soaring Eagles)			
Planned development of single family homes on less than 3 acre lots. (Ex. Briarcliff, Stonecroft and Woods Edge)			
Large lot (3+ acre) single family housing. (Ex. Fox Ridge and English Hills)			
Assisted living complex for elderly.			
Apartment complexes. (Ex. Hickory Grove)			
Mobile home parks.			

3. How should highway services be provided?

By the Town of Veteran Only

By shared Services between Towns

By shared services between Towns and the County (currently being done)

By just Chemung County

4. Please rank order the following projects form 1 to 8, with 1 being the highest for the town to encourage the development of:

Road Improvements

Natural gas delivery to homes

High Speed Internet Service

Parks & Recreation development

Sewer Service

Public Water Service

Recycling Program

Garbage Pick-up

5. Would you support increased development of the Route 13 and 14 corridors to include commercial and compatible light industrial businesses? Yes No

Comments: _____

6. Should the town promote commercial development of agriculturally-based businesses? Yes No

Comments: _____

7. Do you like the current residential/agricultural zoning?

Yes No No Opinion

Should different areas of the Town carry zoning classifications?

Yes No No Opinion

Comments: _____

8. What concerns do you have with respect to natural gas exploration in the Town of Veteran?

9. What concerns about other natural resource utilization (harvesting of timber, bio-fuel development, wind power generation, gravel pits, etc.) do you have?

10. Would you encourage retail and commercial development in the town? Yes ___ No ___
Why? _____

11. Please rank how well your needs are served by the following services:

Service	Excellent	Good	Neutral	Fair	Poor	N/A
ERWAY Ambulance						
Town and Country Vol. Fire Dept.						
Millport Vol. Fire Dept.						
Odessa Fire Dept.						
New York State Police						
Chemung County Sheriff						
Public Transportation						
Libraries						
Garbage & Solid Waste Disposal						
Parks & Recreation						

12. Do you have any suggestions to lower property tax burden on residents?

13. Do you currently rent or own your home? Rent _____ Own _____

14. What is your age group?

- a. Under 25 _____
- b. 26-40 _____
- c. 41-54 _____
- d. 55-69 _____
- e. 70+ _____

15. How many people live in your household? _____

16. How many children under the age of 19? _____

17. Do you have access to wired cable television and internet? Yes ___ No ___

18. Your address or road/street name: _____

19. What is your one-way commuting time to work? _____ minutes.

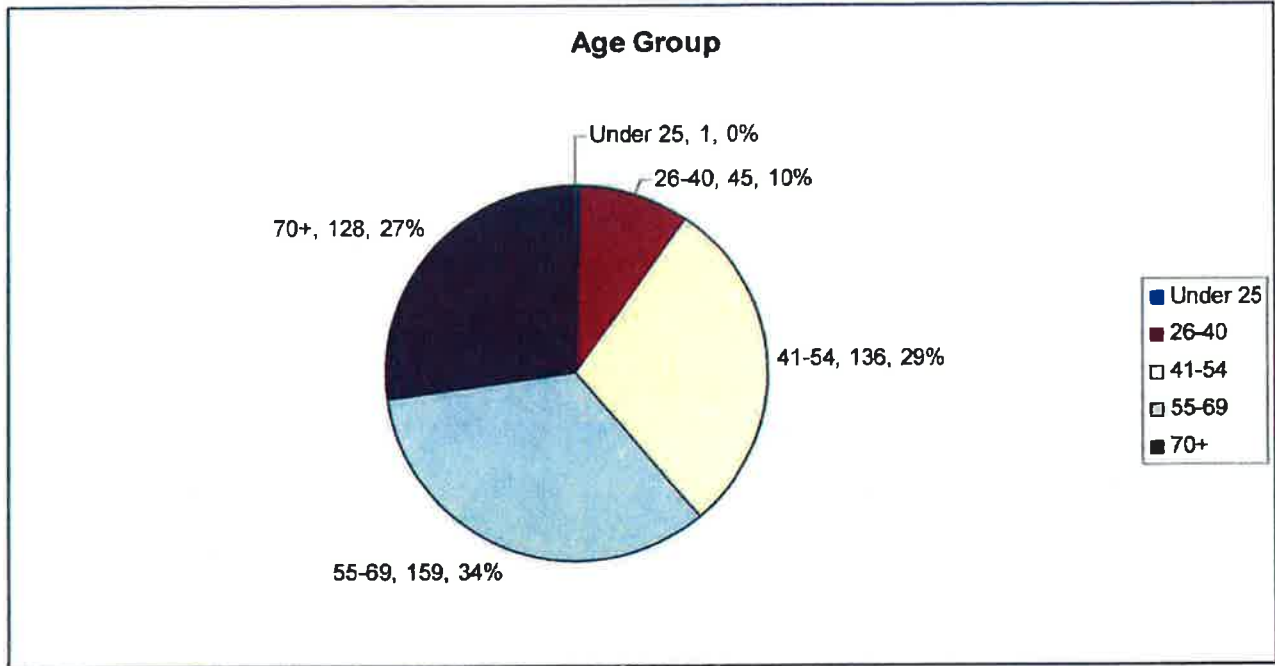
**Town of Veteran
2010 Comprehensive Plan Questionnaire**

Summary of Responses

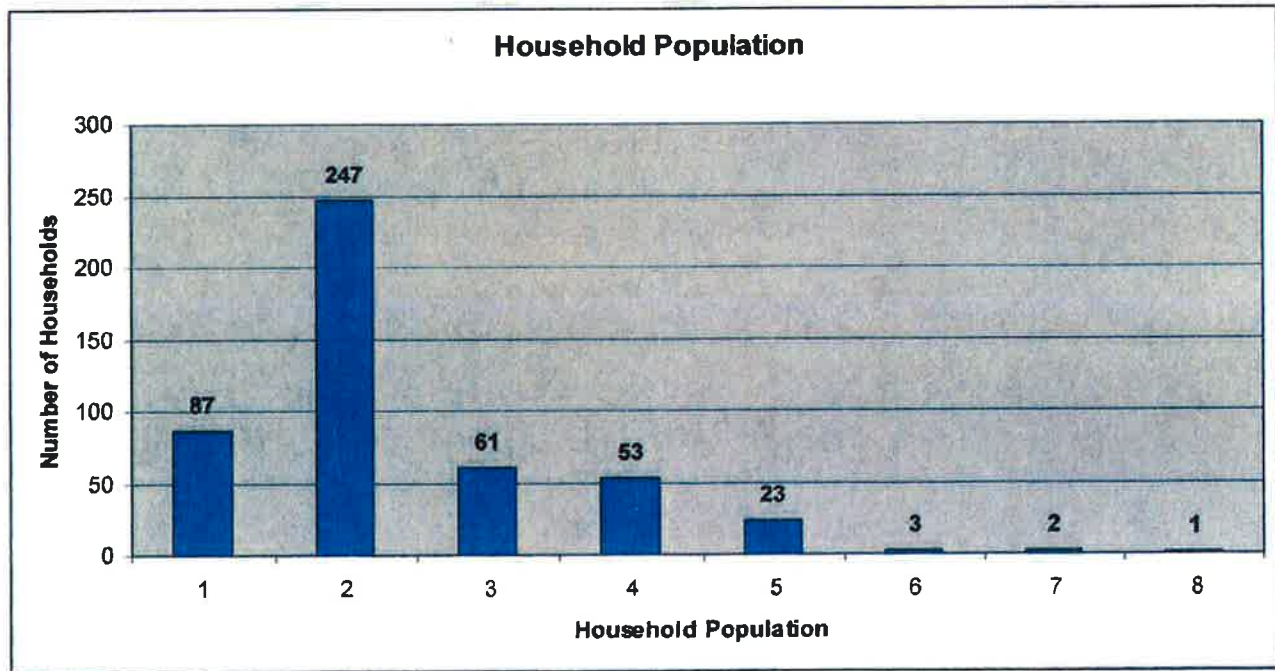
Demographic Information

Question 13: Do you currently rent or own your home? Rent - 8, Own - 472

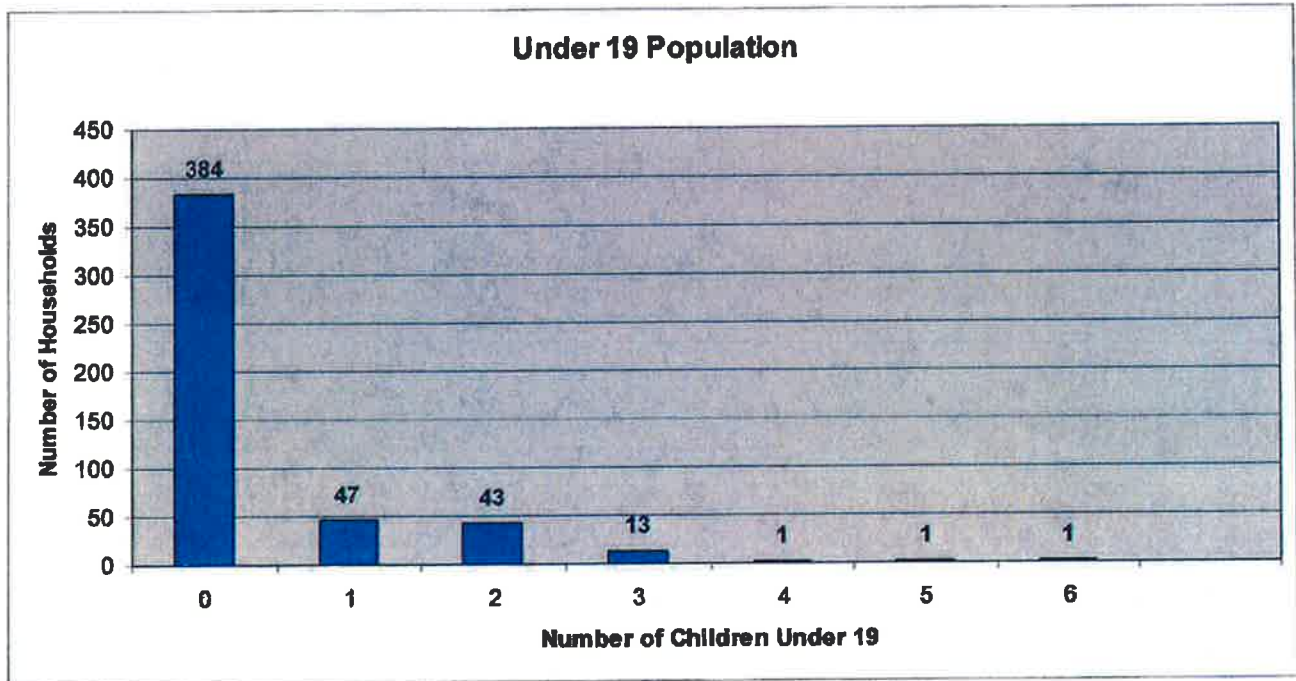
Question 14: What is your age group?



Question 15: How many people live in your household?



Question 16: How many children under the age of 19?

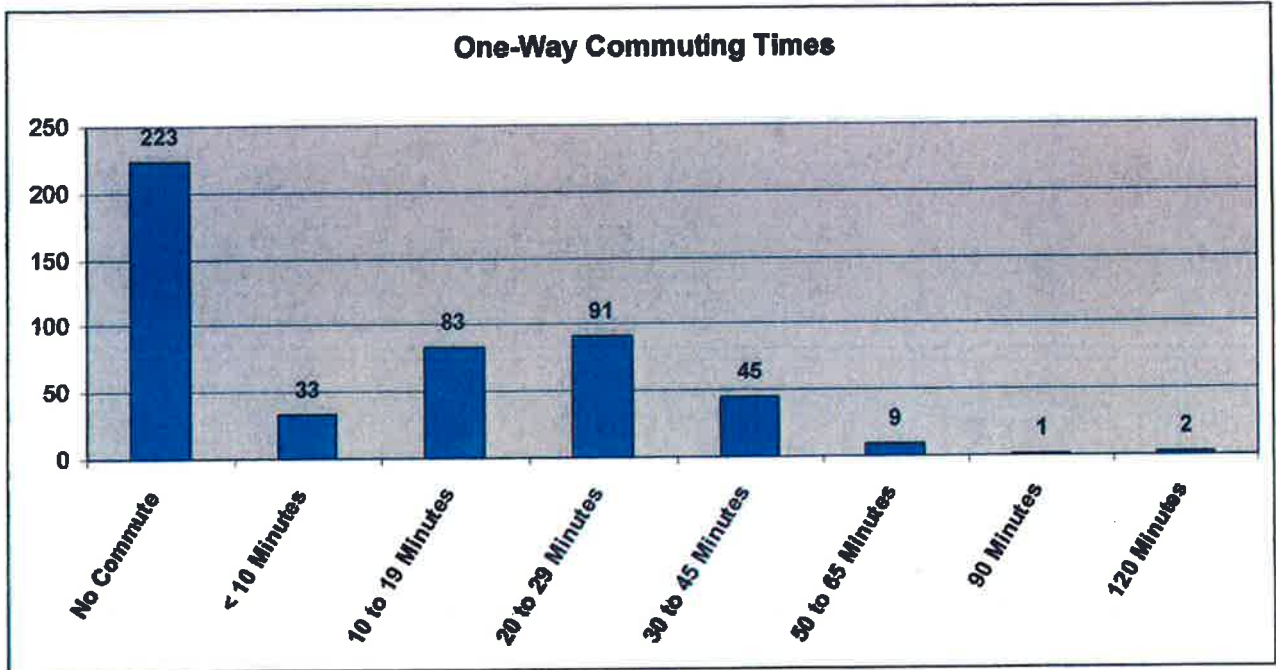


Question 17: Do you have access to wired cable television and internet?

Yes - 263, No -203

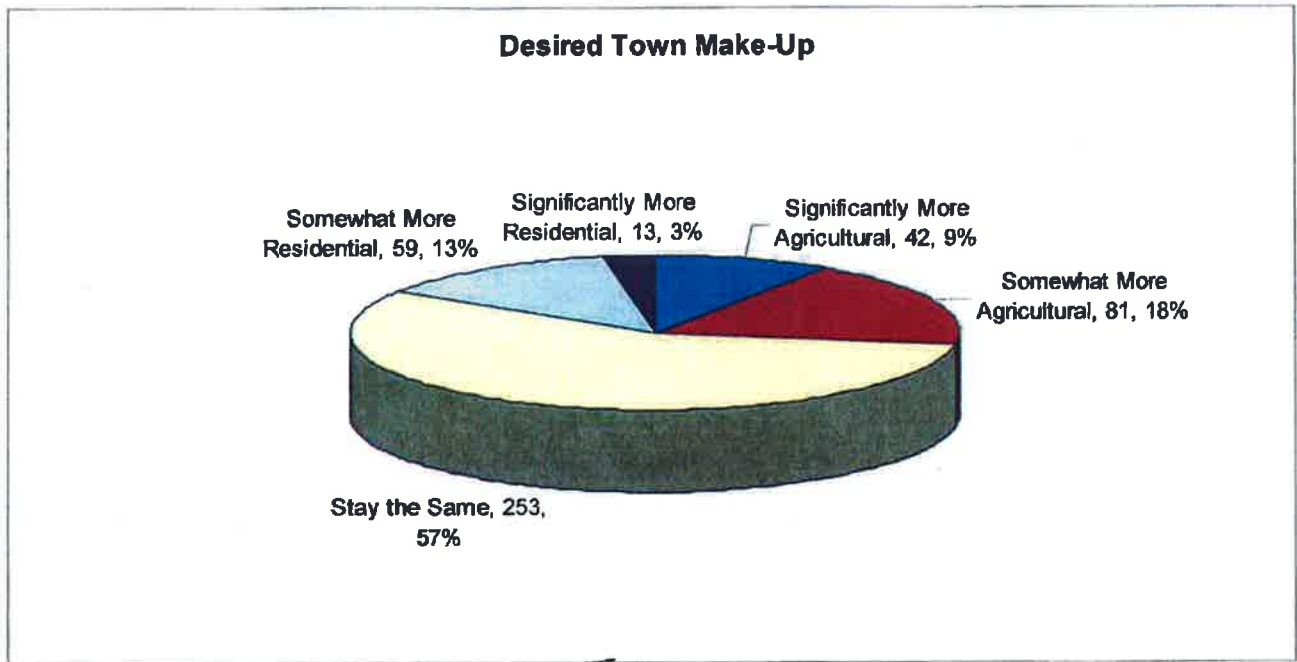
Question 18: Your address or road/street name? *Not compiled; for reference only at this point. Correlation could be attempted if classified between rural and/or residential.*

Question 19: What is your one-way commuting time to work? _____ minutes

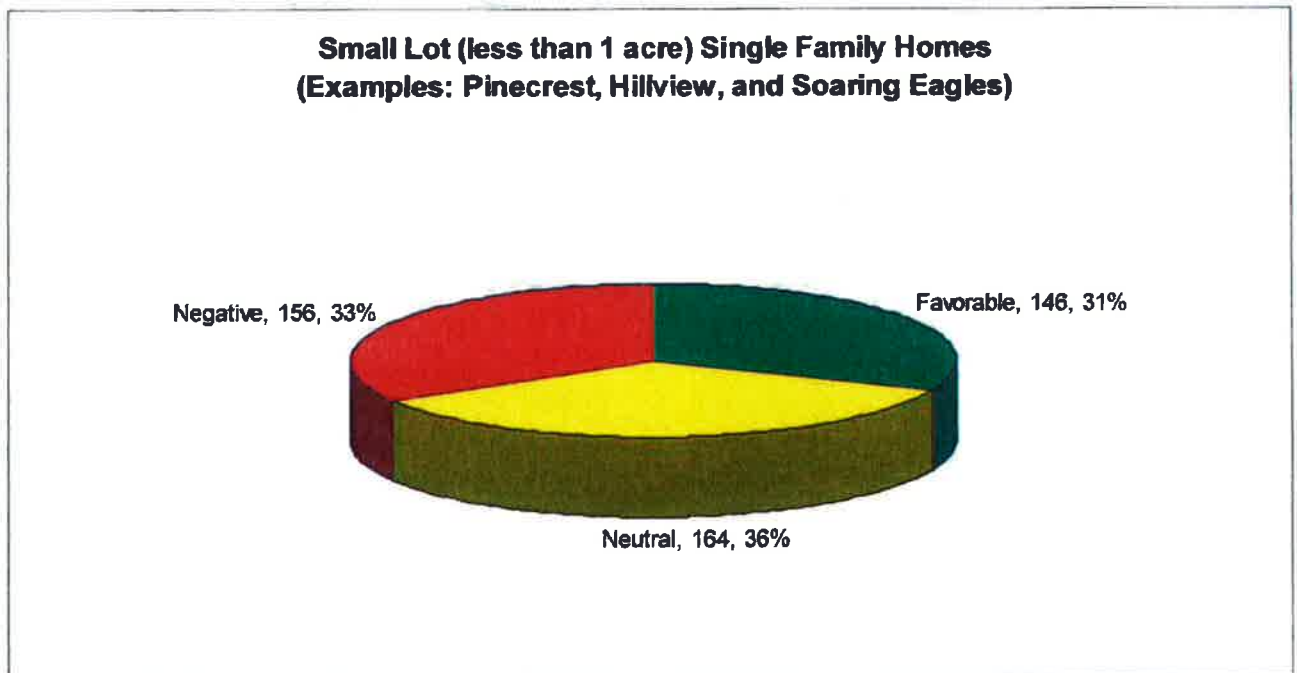


Survey Responses

Question 1: What is your desired residential/agricultural make-up of the town?



Question 2: What is your impression of the following methods of residential growth?



**Planned Development of Single Family Homes on less than 3 Acre Lots
(Examples: Briarcliff, Stonecroft, and Woods Edge)**



**Large Lot (3+ Acre) Single Family Housing
(Examples: Fox Ridge and English Hills)**



Assisted Living Complex for the Elderly



Apartment Complexes

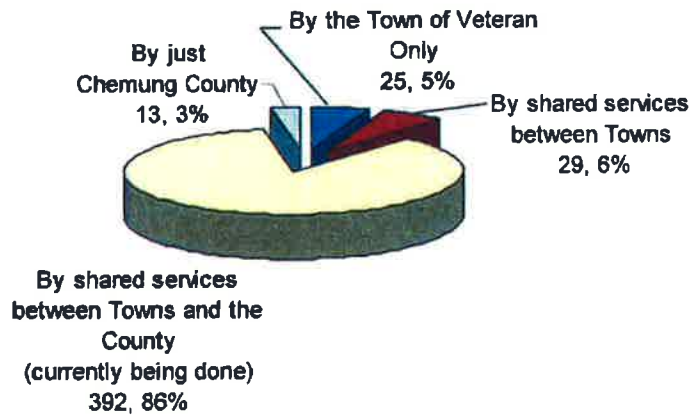


Mobile Home Parks



Question 3: How should highway department services be provided?

How Should Highway Department Services be Provided?



Question 4: Please rank order the following projects from 1 to 8, with 1 being the highest for the town to encourage development of: Only 320 of the 490 respondents actually fully rank-ordered their responses. Only those 320 surveys are summarized below.

Observations: Road Improvements overwhelmingly received the highest assignment as the most important project. Natural Gas Delivery to Homes and Public Water Service had the next highest assignments of #1 project. Following down to complete the Top 4 highest priority projects, results in an assignment of Sewer Service. The apparent logical progression of services is to be able to transport oneself to and from the home, followed by the delivery of key resources to the home, water, energy, and sewer service.

		Projects							
		Road Improvements	High Speed Internet Service	Sewer Service	Recycling Program	Natural Gas Delivery to Homes	Parks and Recreation Development	Pubic Water Service	Garbage Pick-up
Ranking	1	39%	11%	9%	2%	11%	3%	11%	3%
	2	14%	10%	12%	10%	15%	5%	16%	8%
	3	13%	8%	10%	12%	14%	13%	10%	9%
	4	11%	9%	11%	9%	13%	13%	9%	13%
	5	5%	9%	11%	15%	9%	14%	12%	13%
	6	3%	9%	11%	15%	11%	14%	12%	14%
	7	2%	9%	16%	14%	9%	15%	11%	14%
	8	1%	25%	9%	12%	7%	13%	9%	14%
	Top 2	54%	21%	21%	12%	26%	7%	27%	11%
	Top 3	67%	28%	31%	24%	40%	21%	36%	19%
Top 4	78%	38%	42%	34%	53%	33%	45%	33%	

Question 5: Would you support increased development of the Route 13 and 14 corridors to include commercial and compatible light industrial businesses? (See Comments Section for Comments)

Yes - 317 (68%), No - 146 (32%) (Percentage based on number of respondents to a question)

Question 6: Should the town promote commercial development of agriculturally-based businesses? (See Comments Section for Comments)

Yes - 340 (77%), No - 99 (23%) (Percentage based on number of respondents to a given question)

Question 7a Do you like the current residential/agricultural zoning?

Yes – 219 (48%), No - 33 (7%), No Opinion – 203 (45%)

Question 7b: Should different areas of the Town carry zoning classifications?

Yes - 162 (37%), No - 88 (20%), No Opinion – 192 (43%)

(See Comments Section for Comments)

Question 8: What concerns do you have with respect to natural gas exploration in the Town of Veteran? (These results were summarized into categories to attempt to provide an overview of the responses. This activity may have been inconsistent and is definitely arbitrary. See comments section for all comments by category)

Rating of Comment	Number of Comments	Percentage of Comments
Negative (Anti-Drilling)	34	7%
Cautionary with Negative Overtone	33	7%
Cautionary and/or Neutral	199	41%
Cautionary with Positive Overtone	38	8%
Positive (Pro-Drilling)	44	9%
"None"	62	13%
No Response	80	16%

Question 9: What concerns about other natural resource utilization (harvesting of timber, bio-fuel development, wind power generation, gravel pits, etc.) do you have? (See Comments Section for responses.)

Question 10: Would you encourage retail and commercial development in the town? (See Comments Section for responses.)

Yes - 269 (64%), No - 152 (36%) (Percentage based on number of respondents to a given question)

Question 11: Please rank how well your needs are served by the following services:

	Excellent	Good	Neutral	Fair	Poor	N/A	No Response
ERWAY Ambulance	36%	25%	13%	1%	0%	15%	10%
Town & Country Vol. Fire Dept	34%	21%	13%	1%	1%	19%	11%
Millport Vol. Fire Department	24%	17%	13%	2%	0%	32%	12%
Odessa Fiber Dept	8%	9%	16%	1%	0%	48%	17%
New York State Police	38%	35%	10%	4%	1%	4%	8%
Chemung County Sheriff	29%	36%	15%	4%	3%	6%	7%
Public Transportation	2%	6%	19%	7%	20%	35%	11%
Libraries	16%	20%	18%	7%	8%	21%	11%
Garbage & Solid Waste Disposal	12%	22%	15%	7%	9%	24%	10%
Parks & Recreation	8%	26%	22%	11%	7%	15%	11%

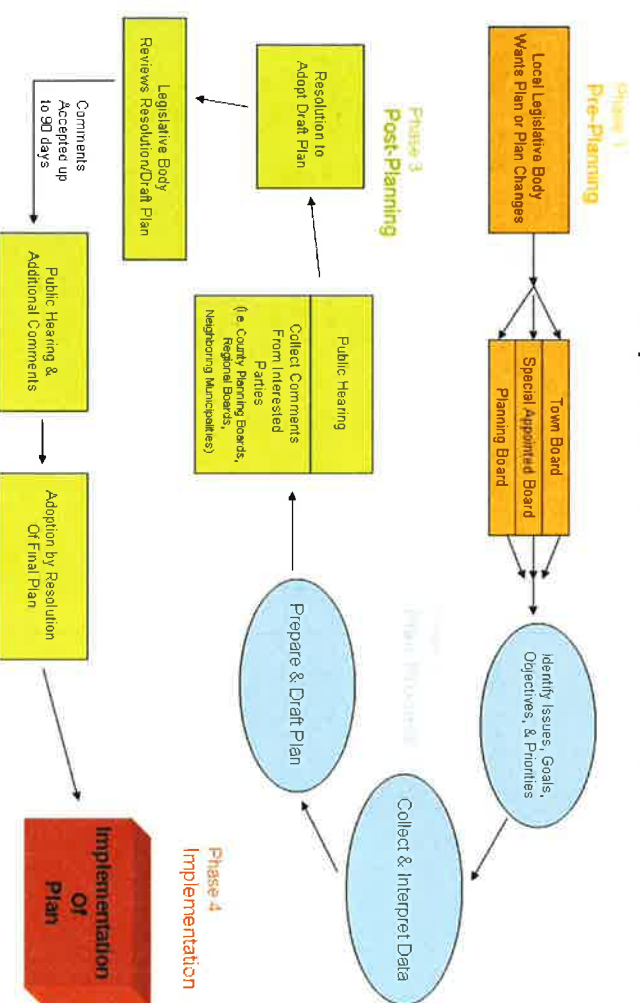
Question 12: Do you have any suggestions to lower the property tax burden on residents? (See Comments Section for responses.)

Comments

All comments and answers to long answer questions can be obtained through a request to the Town of Veteran

The Planning Process

Comprehensive Plan Process



For more information feel free to contact:

Chelsea Robertson, Planner

Southern Tier Central Regional

Planning & Development Board

8 Denison Parkway East, Suite 310

Corning, NY 14830

Phone: 607-962-5092 Ex. 209

Fax: 607-962-3400

E-mail: plan@stry.rr.com



Town of Veteran Comprehensive Plan

What is a Comprehensive Plan?

A Comprehensive Plan is a document that describes the character and goals of the community, as expressed in town-wide surveys and meetings, with all interested parties participating. The plan describes the community as it is, and expresses a vision for its future. It is an official public document adopted by the voters at a town meeting. It provides guidance and recommendations for the development of the Town based on the wishes of its people. It is not an ordinance, and does not enact any regulations or restrictions, but it is a legal basis for local ordinances. It does not contain or enact any zoning ordinances. Any proposed new ordinances must be voted on separately by the Town.

The last time the Town of Veteran's Zoning ordinances were revised was in 1983, with amendments in 2000.) A Comprehensive Plan can and should be revisited and changed periodically as the Town grows and changes. Veteran's current Comprehensive Plan was adopted at a town meeting in 2004.

Visit the Veteran's comprehensive plan website for information on NYS enabling law, the planning process and updates on the town's progress!

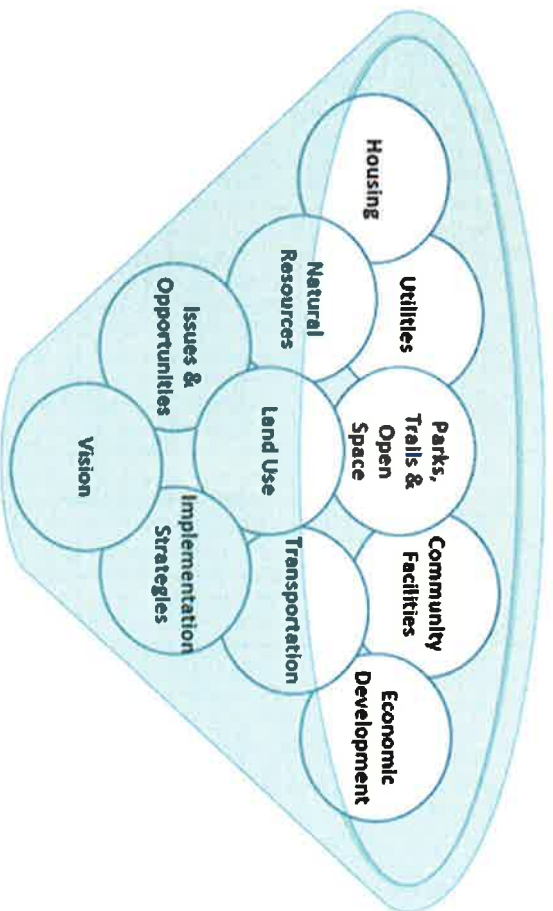
www.VeteranComprehensivePlan.org

What's Happening Now?

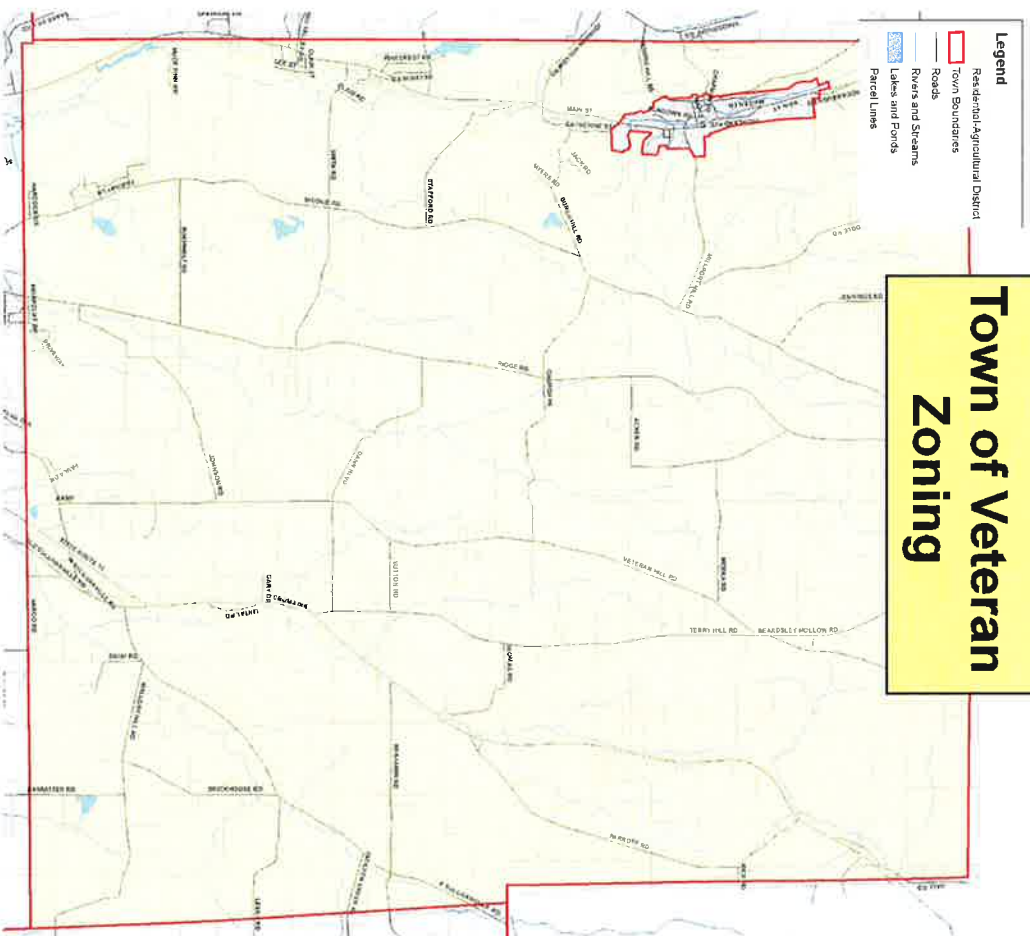
The Town of Veteran completed a survey of it's residents in 2010. Now a Comprehensive Plan Committee has been formed and is working to sort through the results of that survey.

Committee meetings are periodic and usually occur on the fourth Monday of the month at 7pm. We encourage you to visit our website at: www.VeteranComprehensivePlan.org. At this website you will find meeting minutes and agendas, draft chapters, maps and announcements of upcoming meetings.

To write and complete this plan we will need your help. The public can attend public meetings, read draft documents and make comments. Participate and make your voice heard!



Comprehensive Plan



Town of Veteran Zoning

Updated maps of the Town can also be found and downloaded on the Comprehensive plan website!

www.VeteranComprehensivePlan.org

**Appendix A
Marcellus Shale depth and thickness maps:**

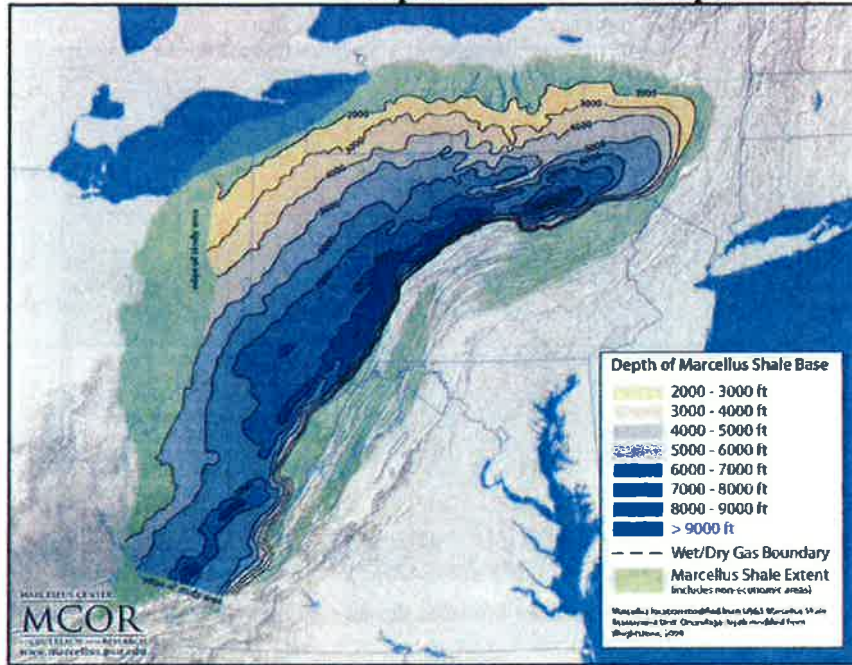


Figure 1: Marcellus Shale Depth Map, http://marcellus.psu.edu/images/Marcellus_Depth.gif

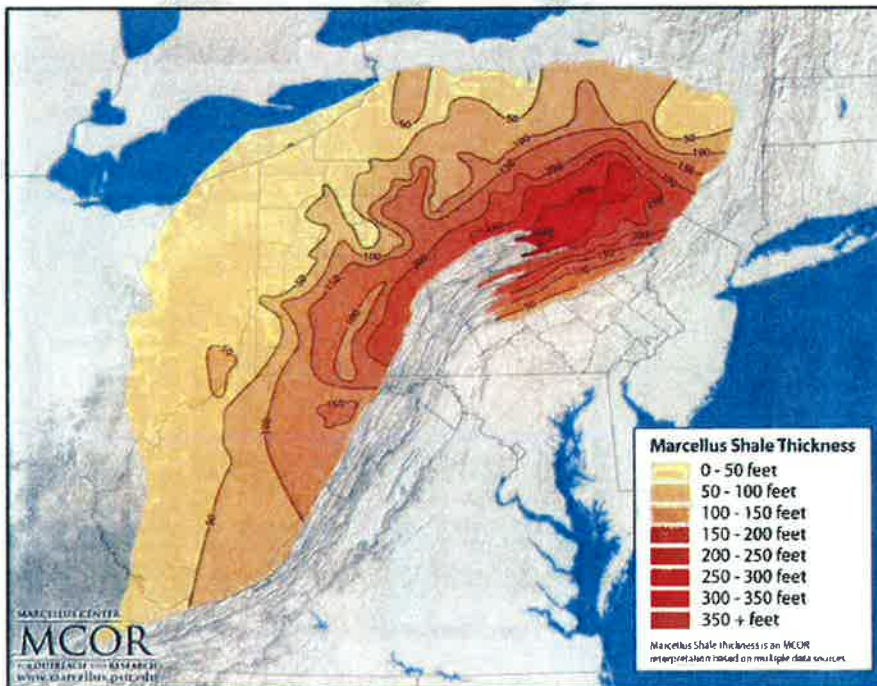


Figure 2: Marcellus Shale Thickness map, http://marcellus.psu.edu/images/Marcellus_thickness.gif

Utica Shale depth and thickness maps:

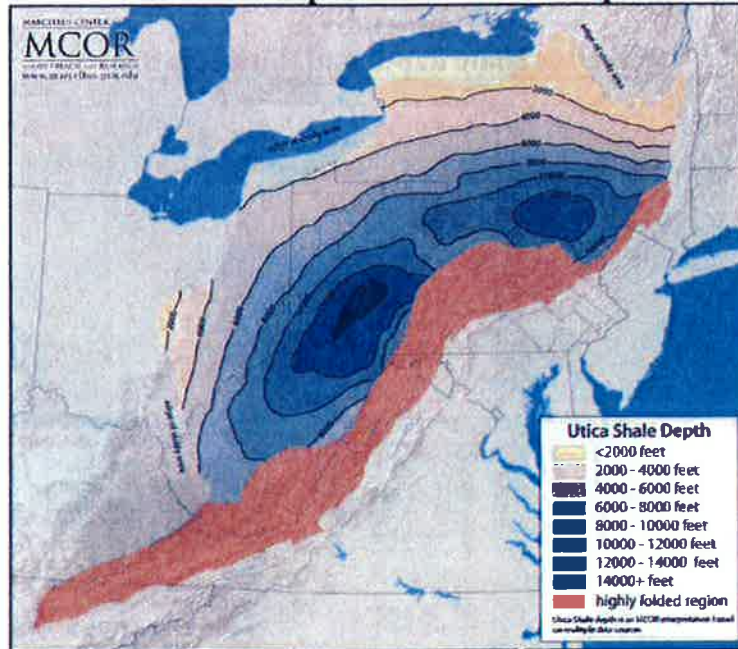


Figure 3: Utica Shale depth map, <http://marcellus.psu.edu/images/UticaDepth.gif>

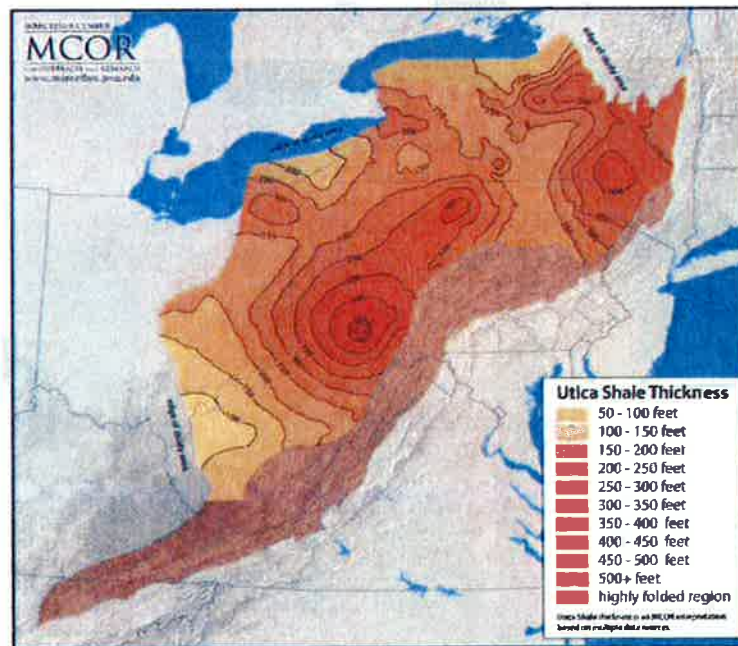


Figure 4: Utica Shale thickness maps, <http://marcellus.psu.edu/images/UticaThickness.gif>

Table 1: NYSDEC Mining Permit Data downloaded June 2012

ID	Permitt ee	Mine	Firs	Last	Addr	City	Status	Locatio n	Permi t_Ac	Ac_Life_ Mine	Ac_Recla imed	Comrn odity	Expire s	Permit Issued	Inspect ion	Reclam_ Type	Secu rity	Ac_Ra nge	Last_M od	
80523	Tri-Delta Aggreg ates Inc						Reclai med	Tri-Delta Aggreg ates Inc	0	0	11	Glacial Till	7/26/1991	N/A	N/A	Agricult ural Croplan d	N/A	> 0 to 5 acres	4/27/2007	
80524	Tri-Delta Aggreg ates Inc						Reclai med	Tri-Delta Aggreg ates Inc	0	0	6	Glacial Till	7/25/1991	N/A	N/A	Agricult ural Croplan d	N/A	> 0 to 5 acres	4/27/2007	
3623																				
80525	Tri-Delta Aggreg ates Inc						Reclai med	Tri-Delta Aggreg ates Inc	0	0	6	Glacial Till	7/20/1991	N/A	N/A	Agricult ural Croplan d	N/A	> 0 to 5 acres	4/1/2003	
80580	Vander hoff; Leslie	Midd le Mine	Les lie	Vander hoff	Hoff man Road	Elmi ra	Permit ted	Vander hoff; Leslie	3.6	27	0	Sand and Gravel	11/7/2015	4/23/1991	11/8/2010	6/30/2011	Agricult ural Croplan d	\$19,694	> 0 to 5 acres	4/1/2003
80660	Vetera n; Town of	Road Pit	Irvi ng	Tolber t	Box 57	Millip ort	Reclai med	Vetera n; Town of			5	Sand and Gravel	5/14/1996	5/14/1993	4/3/2003	Other	N/A	> 0 to 5 acres	12/3/2003	

Table 1: NYSDEC Well Permit Data downloaded June 2012

Well No	Pr od	Case_C oment	Compa ny Name	Type	Status	Obj,F orm	Prod. Form	Total Depth	Compl etion	Plug_A band	Secu rity	Orient	Y	X	Vert. Depth	Bottom_ Depth	De pth	Type	Spa cing	Ac r	es	Last_M odif	
31-015-005			Belmont																				
11-00-00	Yes	No	Quadra ngle Drilling Appala chian	Dry Wildcat	Unkno wn	Not Appli cable	Not Appli cable	4/29/1940		76.74	42.23	Vertical	507	553	3212	3212	32	Not Listed				1/24/2003	
31-015-005	Yes	No	Develo pment	Dry Wildcat	Unkno wn	Not Appli cable	Not Appli cable	10/30/1943		76.78	42.22	Vertical	626	757	3055	3055	30	Not Listed				1/24/2003	

July 22, 2013 Town of Veteran Comprehensive Plan

31-015-228	Fairman Drilling Co.	No	Not Listed	Transferred Permit	Black River	Not Applicable	8/17/2000	42.27	76.78	934	274	0	0	0	Not Listed	8/28/2000
31-015-228	Talisman Energy USA Inc.	Yes	Gas Extension	Active	Black River	Black River	8/23/2000	42.27	76.79	134	274	9166	9166	9166	Not Listed	4/27/2010
31-015-228	Talisman Energy USA Inc.	No	Gas Extension	Active	Black River	Black River	11/14/2000	42.26	76.81	321	828	9330	9361	9361	Gas Extension	4/27/2010
31-015-228	Fortuna Energy Inc.	Yes	Dry Hole	Plugged Back	Black River	Not Applicable	11/7/2000	42.27	76.81	384	898	9107	9129	9129	Gas Development	12/22/2004
31-015-228	Talisman Energy USA Inc.	Yes	Gas Extension	Active	Black River	Black River	8/8/2001	42.27	76.81	387	898	8968	9042	9042	Gas Extension	9/28/2011
31-015-228	Fairman Drilling Co.	No	Not Listed	Voided Permit	Black River	Not Applicable	11/7/2000	42.28	76.81	54	619	0	0	0	Not Listed	11/2/2001
31-015-228	Fortuna Energy Inc.	Yes	Dry Hole	Plugged Back	Black River	Not Applicable	3/8/2001	42.28	76.79	375	322	9514	9514	9514	Gas Development	12/20/2004
31-015-228	Talisman Energy USA Inc.	Yes	Gas Extension	Active	Black River	Black River	5/15/2001	42.28	76.79	375	322	9068	9116	9116	Gas Extension	4/27/2010
31-015-229	Fairman Drilling Co.	Yes	Dry Hole	Plugged Back	Black River	Not Applicable	6/18/2001	42.26	76.75	087	898	9803	9955	9955	Gas Development	1/7/2005

31-015-260-00-00	Talismans Energy USA Inc.	Temporarily Abandoned	Black River	Black River	2/26/2008	11/18/2008	12/22/2008	1	Direct	76.73	42.20	96.49	10092	2899	Gas Extension	624.12	4/27/2010
------------------	---------------------------	-----------------------	-------------	-------------	-----------	------------	------------	---	--------	-------	-------	-------	-------	------	---------------	--------	-----------

MEETING MINUTES
TOWN OF VETERAN REGULAR PLANNING BOARD MEETING
March 19, 2012
6:40 pm

OPENING OF MEETING:

Meeting was called to order at 6:40 p.m. by Chairperson, C. Sauberan.

(Note: The Planning Board meeting started early in order to allow enough time for Chelsea Robertson, Planner, with the Southern Tier Central Regional Planning and Development Board (STCRPDB) to discuss the Comprehensive Plan Study, and to kick-off the Comprehensive Plan Update Committee meetings.)

PRESENT:

M. Kalec, Board Member
J. Spicher, Board Member
E. Speck, Board Member
C. Sauberan, Chairperson
L. Campbell, Board Member
R. Winkky, Board Member
F. Bennett, Board Member
J. Groff, Town Counsel

OTHERS PRESENT:

William Winkky, Town Supervisor
Francis Henke, Councilperson
Louis DeCicco, Councilperson
David Lewis, Councilperson
Kathy Andrews, Resident - Committee Member

READING OF MINUTES:

Motion by M. Kalec, seconded by F. Bennett that the minutes of the February 6, 2012 Planning Board Meeting be received and approved. All in favor, motion carried.

NEW BUSINESS:

C. Sauberan informed the Planning Board that Nel's Tractor, which is located in the Town of Catlin, will be building an addition on to an existing metal (Repair Shop) building. Because this property borders the Town of Veteran line, it is customary for the Town to be notified to see if there is any opposition to be heard. C. Sauberan visited the site on March 19th and did not see any issues. The PB reviewed the site plan and all agreed that there were no issues.

Motion by F. Bennett, seconded by L. Campbell, to accept and notify the Town of Catlin that the Town of Veteran Planning Board does not have any issues with the proposed addition at this property. All in favor, motion carried.

NEW BUSINESS:

C. Sauberan asked the Town Board members present if there was a stipend for serving on the Comprehensive Plan Update Committee. It was confirmed that there is no stipend for committee members. Members are volunteering their time to serve on this committee.

Comprehensive Plan Update Committee Meeting:

C. Robertson distributed an Agenda for tonight's kick-off meeting, as well as a proposed "Table of Contents" for the Comprehensive Plan.

The Comprehensive Plan Update Committee meeting began with C. Robertson introducing herself, and confirmed all members of the committee. She distributed a Contact List and asked each member to identify the best way to be notified of meeting notices, correspondence, etc.

C. Robertson distributed business cards, and also indicated that her email address is: Plan@stny.rr.com, and the website to view the Town's information is: www.stcplanning.org. Select "Local Laws & Plans" and this will direct you to "The Town of Veteran". She asked all committee members to access the site and review the Town's information. Current information available is: Summary of Town Survey, Zoning Laws, and 2004 Comprehensive Plan. C. Robertson stated that some documents did not convert well, but format is being worked on.

C. Robertson stated that tonight's meeting will include a walk-through of basic expectations that the Town has. She confirmed that all parts of the Town were equally represented on the committee. She asked each committee member to mark the site map she distributed with a star to indicate their residency. She also asked each committee and Planning Board member to introduce their self and indicate why they volunteered to serve on the committee.

* Indicates Comprehensive Plan Update Committee member.

*Kathleen Andrews - resides on Veteran Hill and is a 30 year resident who is interested in the community and it's future.

*Richard Winkky - Planning Board member and long-time resident.

*Clayton Sauberan - Town resident for 50 years, and has been involved in different aspects of Town Government.

*Elise Speck - Town resident for 30 years, and cares about the Town and its people.

*Francis Henke - Town Councilperson and resides on Middle Road.

Justin Spicher - Planning Board member - resident of Millport for 14 years and cares about the Town and it's community.

Maryanne Kalec - Planning Board member for 20+ years, Town resident for 36 years, and feels that it is important to be involved.

Louis DeCicco - Town Councilperson and has been a Town resident for 30 years.

John Groff, Town Attorney - Town resident for 25 years.

Bill Winkky - Town Supervisor.

*Dave Lewis - Town Councilperson and Town resident for 12 years. Chairperson for the Comprehensive Plan Update Committee.

C. Robertson discussed ways to get the public involved, such as:
Open Meeting Law, Survey, Focus Groups

Resident mailings were discouraged due to the cost of postage. Possible meeting notices could be included with other mailings that the Town is required to do by law. i.e. Tax Bills, Dog Census notices.

L. Campbell recommended and it was agreed that posters/flyers with the open meeting notice be available to the public at election sites. Next election is scheduled for April 23rd. C. Robertson also recommended that a meeting announcement should be publicized in the Star-Gazette. She said she would draft the open meeting notice and send to committee by email to review.

C. Robertson recommends involving surrounding municipalities by sending public meeting notices. It was felt at this time because the other communities are so similar to the Town of Veteran, there is not much interaction.

C. Robertson asked the committee how they wanted to plan for future meetings. It was recommended and agreed to an "As Needed" basis.

It was agreed that the next Comprehensive Plan Update Committee meeting be scheduled for Monday, April 23 at 7:00 p.m. at the Town Hall.

C. Robertson discussed that the first 2-years will include the actual writing and forming of the Comprehensive Plan. At the end of 2-years, the Plan should be ready to recommend for adoption. The Comprehensive Plan needs to be adopted before updating zoning laws and mapping, which would happen in the third year.

Phase 1: Get organized - 3-4 months.

Determine key issues identified in the survey, who will take lead on what, and goal setting.

Phase 2: Prepare the Plan

Collect information, prepare maps, analyze information and formulate recommendation and action plan.

Write Plan

Phase 3: Adopt plan, implement plan and update plan.

C. Robertson stated that mapping shouldn't be too difficult, as there is existing, updated mapping that includes the Town of Veteran.

Review of Survey

C. Robertson went over her assumptions as outlined in the "Review of Survey" document she distributed.

It was agreed that for the most part, residents are comfortable with the Town of Veteran and would like to maintain the rural atmosphere.

Would like to increase development to a certain extent, in order to increase tax base. Certain businesses would be welcomed such as: family farms, independent growers. Types of businesses that would maintain the rural atmosphere.

Residents are more opposed to large scale industrial, commercial and manufacturing than small scale agri-business, commercial, mom and pop shops.

Most residents are in favor of gas drilling but at a cautionary pace. C. Robertson recommends that an "Energy Chapter" be included in the Comprehensive Plan.

Residents would like better roads, however are opposed to increase in traffic.

Residents are generally not opposed to zoning. The Town of Veteran has one zone - Agriculture. C. Robertson asks the committee to think about adding other zones based on future growth. i.e. Housing for Elderly, Extraction of Natural Resources, Gravel Pits.

Residents want protection for farmers and farmland. The Town has a Right to Farm Law. C. Robertson would like to see this law.

Residents would like to explore shared service opportunities. i.e. fiber optic/high speed internet.

Proposed Table of Contents Review:

C. Robertson briefly went through the proposed "Table of Contents" and identified the goals and vision for each chapter. She asked the committee to review the chapters as they are done. The chapters will be posted on the website for review as they are completed.

Chapter 1: Tow History and the Planning Process

C. Robertson asked for the Town Historians contact information.

Chapter 2: Town Demographics - 2010 Census data to be used

Chapter 3: Town Housing and Property Values

Manufactured housing is a hot topic.

Consider single family zoning.

Chapter 4: Town Taxes and Government

The Library tax upsets residents, as they feel they are not getting anything from this expense.

Chapter 5: Utilities and Infrastructure

Information is limited on gas pipelines at this time.

Chapter 6: Business Environment & Town Way of Life

Chapter 7: Natural Resources, Open Space & Recreation

Chapter 8: Water Resources

The Town of Veteran is in two watersheds - there is recent, good data already available per C. Robertson.

The Town needs to look at the floodplain north of the village, as well as, using wells for wastewater from fracking.

Chapter 9: Land Use Zoning

Chapter 10: Energy Development

One wind tower exists for study purposes.

Chapter 11: Extractive of Resources

Chapter 12: Town Projects
Summary of Recommendations
Town Atlas - Possible on-line atlas

C. Robertson asked if the Town seeks grant funding. The Town is interested in grant funding (grants with no strings attached), however the Town does not have a grant writer. E. Speck expressed interest in learning this process. C. Robertson stated that STCRP&D will be holding a class in the near future and would provide information to the Town.

C. Robertson indicated that there is no task for committee members at this time.

OLD BUSINESS:

No discussion.

OTHER BUSINESS:

No other business.

CLOSING OF MEETING:

Motion to adjourn at 8:30 by C. Sauberan, seconded by M. Kalec, all in favor. Motion carried.

NOTE CHANGE IN MEETING DATE.

Next Meeting: Monday, April 9, 2012 at 7:00 pm.

**MEETING MINUTES
TOWN OF VETERAN
COMPREHENSIVE PLANNING COMMITTEE MEETING
April 23, 2012
7:00 PM**

OPENING MEETING:

Meeting was called to order at 7:00 p.m. by Chelsea Robertson.

PRESENT:

Chelsea Robertson, Planner STCRPDB
Clayton Sauberan, Committee Member
David Lewis, Committee Member
Kathleen Andrews, Committee Member
Elise Speck, Committee Member

OTHERS PRESENT:

William Winkky, Town Supervisor
John Groff, Town Council
Scott Shaw, Chemung County Planning
Resident (name not identified)

ABSENT:

Richard Winkky, Committee Member
Frances Henke, Committee Member

READING OF MINUTES:

Motion by E. Speck to accept meeting minutes of March 19, 2012 (portion related to the Comprehensive Plan Update), seconded by D. Lewis. All in favor, motion carried.

NEW BUSINESS:

Progress Report

C. Robertson presented the website that includes documentation related to the Town of Veteran's Comprehensive Plan Update. The website can be accessed at: www.VeteranComprehensivePlan.org.

C. Robertson will notify committee members once the agenda is ready to download for each meeting. The agenda will be mailed to K. Andrews.

C. Robertson handed out the Comprehensive Plan pamphlet and briefly reviewed all parts with committee members. She asked if the pamphlet was acceptable and all members agreed that it was. In order to involve the public, the pamphlet will be made available for community members at each voting site; the Veteran Town Hall and Sullivanville Methodist Church. She also presented a poster that will also be made available to the community.

The flowchart that identifies the different phases of the Comprehensive Plan Update project was reviewed, and currently the Town is in Phase 2 of the project.

Status of Committee Membership:

C. Robertson identified all members of the Committee:

- C. Sauberan
- E. Speck (proposed alternate to Vice Chairman)
- D. Lewis
- R. Winkky
- F. Henke

R. Curren's member status was questioned. D. Lewis will contact R. Curren to confirm.

J. Groff stated that it is the Veteran Town Board's responsibility to accept and make the appointments of committee members, Chairperson and Vice Chairperson. This Resolution will be presented at the next Town Board meeting in May.

C. Robertson stated once the Resolution has been accepted, the member listing will be added to the pamphlet and the website updated.

Southern Tier Central Regional Planning & Development Board Progress:

C. Robertson went over last month's progress. She stated a large amount of mapping was done, and presented the committee members with two maps. She asked that they be reviewed and be notified of any changes or revisions. In the near future, a GIS person will be meeting with a Town member to go over boundary and zoning maps.

J. Groff questioned the source of maps and C. Robertson indicated that Chemung County Planning updates the maps. Scott (? Last name) with Chemung County Planning offered resources to assist the Town with the Comprehensive Planning Update.

C. Robertson presented the 100-Year Flood Plain Map and indicated mapping is all a work-in-progress. There are ponds that need to be identified by name. She has asked the Committee to review and identify.

C. Robertson questioned if building on slopes in the Town has been a problem. It was noted that in the past there have been issues. She stated that building on a 0-10% slope is reasonable; 10-15% slope should require a variance; and over 15% slope – shouldn't build. C. Robertson will review the current code.

C. Robertson stated the Agricultural Zones were updated approximately one year ago and asked if there are any new AG zones.

Because it is difficult to get Gas Pipeline Mapping, Chelsea has asked for assistance in outlining the pipelines within the Town. Two locations were identified; Thomas Road and Middle Road. W. Winkky stated that existing gas wells will help locate pipelines. C. Robertson will obtain a list of current gas wells in the Town. She has asked committee members to print maps from the website and draw the pipelines and send to her.

C. Robertson expressed the importance of incorporating the Marcellus Shale into the Comprehensive Plan. She recommends a draft plan be generated as soon as possible.

Involving the Public:

As stated before, the pamphlet will be made available during elections (September & November).

A Town resident recommended having open meetings to explain the progress. He feels interested people will be there, and these people will tell others. C. Robertson stated she would like to have public meetings as needed. She really would like to get the word out about the website. D. Lewis asked if the website has a counter, and it was verified that it does.

S. Shaw stated that the Town of Erin used it's "Community Day" and suggested the Town to do the same.

C. Robertson stated she will continue to post information on the website.

Competing Interests:

1. Rural Characteristics / Increased Tax Base:

C. Robertson asked the Committee to think about how to increase the tax base, but still maintain the rural characteristics that the community is passionate about. She recommends adding a zone that will accommodate new development, but maintain rural characteristics.

E. Speck questioned development of main corridors. C. Sauberan stated that past development was grandfathered in, and by variances.

D. Lewis stated that according to his discussions with George Miner, STEG, the Town of Veteran is not even on the radar (10-15 year outlook) for economic growth. Veteran is at the bottom of the list.

C. Robertson indicated that residential housing does not generate enough revenue. J. Groff stated in order to generate revenue, the Town needs business development.

C. Robertson leans toward maintaining the rural characteristics and believes this a mutual feeling among residents.

2. Increased Development / Traffic Development:

K. Andrews stated roads are bad, specifically Veteran Hill Road. It was noted that Veteran Hill is a County Road.

J. Groff stated everyone wants a paved road, however when you have paved roads, speed increases.

D. Lewis indicated "Conditions of roads deteriorating" was a common statement from the survey.

C. Robertson inquired about a "Road Use Agreement", and it was confirmed that there is not one.

D. Lewis stated the traffic concern is related to Marcellus Shale development, and typically is not bad.

C. Robertson asked if there are any concerns with the County roads hitting State roads.

C. Robertson recommends a possible Business Zone, which will control where businesses can go. It was thought that the Town of Veteran adopted a Business/Industrial Zone sometime ago. J. Groff stated the current Zoning Map precedes 1983 version, which indicates one zone, Residential/Agricultural Zone. One zone is correct. The current businesses in the Town of Veteran were grandfathered in. C. Robertson will update the Zoning Map.

C. Robertson questioned the committee if they would entertain creating a Business/Industrial zone. G. Groff stated this would be a way of controlling locations to be developed. C. Sauberan stated it would make enforcement easier. E. Speck asked if it would have an effect on current businesses? C. Robertson recommends grandfathering existing businesses and it would also be a way to maintain rural characteristics.

Town resident suggested an Industrial/Commercial zone with the stipulation that any new businesses pay for the installation of sewer and water. C. Robertson asked if the Town really wants sewer and water. The housing density would need to be taken into consideration.

3. Protect Farms and Farm Land vs. Adding Zone to Eliminate Farm Land
(Possible Restriction on Lands)

C. Sauberan felt this would be an issue to address on a case by case. True Temper created 10 jobs and would like to expand business. C. Robertson stated by zoning agricultural land, "you are not protecting the farmers." She stated to really protect the farmlands, you need to have the Agricultural Zone.

C. Sauberan stated if the zoning is done correctly, the Town should not have many variances.

C. Robertson stated the committee will revisit zoning ideas. She questioned why the Town lost zones and nobody really knew the reason. This will be looked into. She will be drafting chapters for the committee to go over.

Scenic areas and areas to be preserved should be identified.

W. Winkky stated the gas companies have been cooperative in maintaining rural areas. The gas companies are willing to work with residents.

C. Robertson will leave maps, and W. Winkky stated he will have the assessor look at and mark-up.

CLOSING OF MEETING:

Motion to adjourn at 8:45 p.m. by C. Sauberan, seconded by E. Speck, all in favor. Motion carried.

Next meeting is Monday, June 25, 2012 at 7:00 p.m.

**MEETING MINUTES
TOWN OF VETERAN
COMPREHENSIVE PLANNING COMMITTEE MEETING
June 25, 2012
7:00 PM**

OPENING MEETING:

Meeting was called to order at 7:00 p.m. by Chelsea Robertson.

PRESENT:

Chelsea Robertson, Planner STCRPDB
Clayton Sauberan, Committee Member
David Crowley, Committee Member
Richard Winkky, Committee Member

OTHERS PRESENT:

John Groff, Town Council

ABSENT:

David Lewis, Committee Member
Elise Speck, Committee Member
Kathleen Andrews, Committee Member
Frances Henke, Committee Member

1.) Approval of April minutes:

Motion to accept meeting minutes of April 23, 2012 was postponed as there were not enough committee members to make a quorum. Motion to accept these minutes will be done at the August 27, 2012 meeting.

2.) Committee Chair nomination and vote:

C. Robertson indicated a 7 person committee was appointed, and the committee needs to formally appoint a Chairperson. C. Sauberan nominates E. Speck for Chairperson. C. Robertson stated that D. Lewis is willing to be Chairperson as well. This will be voted on once there is a quorum.

3.) Review of draft recommendations:

Water Resource Chapter: C. Robertson distributed a draft of this chapter and asked that it not be published as it is in draft format only.

C. Robertson reviewed "Rivers and Streams" and "Watersheds" that are located within the Town of Veteran.

C. Robertson suggests that the Town appoint at least one representative to attend the monthly Chemung County Water quality meeting, the bi-monthly SLAP-5 meetings and quarterly Upper Susquehanna Coalition meetings. The Town could learn of the groups goals and could

implement these goals where possible. Having membership within these groups could also mean funding for the Town. D. Crawley thinks it is a good idea as this would keep the Town up-to-date.

Stormwater Management: C. Robertson questioned if the Town had developed and implemented a stormwater plan? J. Groff stated the Town had done so 3 to 5 years ago. C. Robertson will find out the exact date.

Due to state and federal requirements, the Town is under pressure to control their stormwater.

C. Robertson recommends that the Town build "green" infrastructure - 100% capture of rainwater on-site. Also she recommends that the Town encourages residents to use "green" practices.

Wetlands: C. Robertson stated that less than 6% of the Town is designated wetlands. Wetlands are DEC designated and are restricted from development and disturbance.

C. Robertson recommends that the Town consider wetland protection as part of the site plan review for future development. Also the Town should educate residents on how to test their private wells for contaminants and what to test for.

Floodplains: C. Robertson asked the committee if they were comfortable with the floodplains within the Town? Less than 5% of the Town is located within a regulated (100-year) floodplain.

Previously there have been variances issued allowing structures/mobile homes to be situated in floodplain designated areas. C. Robertson recommends that no variances be issued for development within a floodplain. Also the Town should enforce existing floodplain development standards.

C. Robertson stated that FEMA is not insuring all levees and recommends that the Town be active with flood insurance information.

C. Robertson suggests that the Town should support the removal of flood-prone development from unprotected floodplain areas. Property Owners within floodplains should be approached to determine their interest in voluntarily buy-outs and relocation programs. There is federal grant funding available for this, and minimal local costs.

C. Robertson recommends that the Town participate in the Community Rating System (CRS). She will help the Town apply and become a part of. This could be an advantage for anyone residing in a floodplain (lower insurance premiums and increased resilience to flood damage).

The committee has expressed concern with funding limitations and awareness throughout this entire review and recommendations.

Mineral Extraction Chapter: C. Robertson distributed a draft of this chapter and asked that it not be published as it is in draft format only.

Surface Mining: C. Robertson asked if the Narde Gravel Pit had been reclaimed, and per C. Sauberan, it was fully reclaimed. The Town has not encountered any bad experiences with

reclaiming. This gravel pit and pits on Middle and Roemmelt Roads were under DEC jurisdiction.

The Roemmelt Road pit was not identified on the map distributed by C. Robertson. She will identify and add to the map.

C. Robertson expressed the importance of updating the Town's zoning, land use ordinances, and code enforcement laws by reviewing and strengthening definitions as the Planning Board deems necessary.

With the onset of natural gas extraction within the Town, it is vital that the Town strengthen its alliances with Chemung County Natural Gas Task Force, Industry Representatives, and surrounding municipalities. The Town also needs to work closely with NYS DEC and Chemung County Soil and Water Conservation District.

C. Robertson recommends that the Town respond to any notifications from DEC. It is important to get on record.

The Town needs to look at and update regulations to manage the natural gas industry and everything associated with it such as; temporary housing (gas employees), sewer and water, storage yards, compressor station, drilling rig, truck routes, etc. C. Robertson suggests municipal officers be assigned additional roles and responsibilities; e.g. meetings, collect data, analysis, regulator.

J. Groff asked that our local knowledge of mineral extraction regulations be reviewed and made consistent with NYSDEC.

C. Robertson stated she would revise these two chapters and place on the STCRPDB website.

CLOSING OF MEETING:

Motion to adjourn at 8:55 p.m. by C. Sauberan, seconded by R. Winkky, all in favor. Motion carried.

Next meeting is Monday, August 27, 2012 at 7:00 p.m.

**MEETING MINUTES
TOWN OF VETERAN
COMPREHENSIVE PLANNING COMMITTEE MEETING
August 27, 2012
7:00 PM**

OPENING MEETING:

Meeting was called to order at 7:00 p.m. by Chelsea Robertson.

PRESENT:

Chelsea Robertson, Planner STCRPDB
Clayton Sauberan, Committee Member
David Crowley, Committee Member
Richard Winkky, Committee Member
Kathleen Andrews, Committee Member
Elise Speck, Committee Member
David Lewis, Committee Member

OTHERS PRESENT:

John Groff, Town Council

ABSENT:

Frances Henke, Committee Member

1.) Approval of April minutes:

Motion by E. Speck, seconded by D. Lewis to accept meeting minutes of April 23, 2012 and June 25, 2012 as written. All in favor, motion carried.

2.) Committee Chair nomination and vote:

C. Robertson indicated a 7 person committee was appointed, and the committee needs to formally appoint a Chairperson. C. Sauberan nominates E. Speck for Chairperson. C. Robertson stated that D. Lewis is willing to be Chairperson as well.

Motion by D. Crowley, seconded by R. Winkky to appoint Dave Lewis as Committee Chairperson. All in favor, motion carried.

Motion by C. Sauberan, seconded by R. Winkky to appoint Elise Speck as Vice Chairperson. All in favor, motion carried.

C. Robertson presented an Energy Guide and stated everything that is indicated, municipalities should be doing. She also indicated that this document will be available on-line. Currently, Jennifer Trimmer is reviewing the Energy Chapter.

C. Robertson stated that the committee will eventually be going over the chapters reviewed at the June 25th meeting.

- Mineral Extractions Chapter
- Water Resource Chapter

C. Robertson stated she would like to move ahead with the Zoning Law update and include definitions. D. Lewis and J. Groff stated they would have put on the agenda for the next Town Board meeting to move ahead with updating/amending the Zoning Laws before the Comprehensive Plan is adopted.

C. Robertson recommends updating the Zoning Laws as soon as possible so there is control over future gas drilling related developments and other developments that will affect farmland and farmers.

D. Crowley is worried about not being ready when fracking begins in the area. C. Robertson stated you can put a moratorium on development until Plan is done, however you would have to do for all development.

3.) Review of draft recommendations:

Agricultural and Farmland Protection Chapter: C. Robertson distributed a draft of this chapter and asked that it not be published as it is in draft format only.

C. Robertson stated that the Town residents have indicated through the 2011 survey, the importance of retaining and protecting the agricultural land.

Agricultural Districts is true protection of farmland and farmers.

C. Robertson recommends a policy that would encourage farmers to take advantage of the State Agricultural Districts.

C. Robertson asked if there was a pamphlet available at the Town concerning Agricultural Districts in Chemung County. If not, she strongly recommends having a pamphlet available. She stated it will be easy to put together for interested residents.

Also training should be made available to the Town Board and Assessor to learn more about AG Districts. Training concerning AG Districts should be publicized and made available to known landowners through mailings, website and Town bulletin board in Town Hall.

C. Robertson also discussed the Farmland Preservation Program which includes the purchase of development rights (PDR) by New York State. This would be a way the Town and County could protect its agricultural assets.

C. Robertson explained the PDR and asked the committee what their thoughts are concerning PDR.

J. Groff explained that by selling the development rights to the state, the land would remain farmland forever. This would limit future development, selling off acreage in lots, etc. The committee was not comfortable with the PDR program and asked that it be removed entirely from this chapter. They feel that this limitation to future development could have a negative impact to the Town and Landowners.

C. Robertson went over the policy in which the Town should work to create a working relationship with the farmers within the Town and the many agricultural groups that exist in the region.

Recommendations:

A member of the Town Government should be appointed and become active in the County Agricultural and Farmland Protection Board.

The Town should host a yearly training by one of the agricultural groups to inform local farmers of the variety of agricultural programs available.

The Town Hall should have accessible materials on agricultural programs available.

Encourage the use of programs to help farmers identify and address water quality concerns, and to provide farmers access to technical assistance by the County Soil and Water Conservation District.

C. Robertson reviewed Agribusiness with the committee, and outlined the policy to create zoning that best promotes agriculture and agribusiness within the Town.

Recommendations:

Consider the addition of agriculture only zone.

Consider the addition of a business district to direct business growth to Routes 14 and 13 while allowing agribusinesses to all districts. C. Robertson feels that the Town should not have more than 3 zones. The Town should target where businesses can go. She stated industrial usually gets tossed in with agricultural. J. Groff stated he does not think this is feasible for the Town due to the lack of sewer and water. The Town currently has businesses that are not necessarily agricultural. C. Robertson stated the Town will need to define the zones.

Land Use and Development Trends was initially part of this chapter, however C. Robertson believes this should be a separate chapter.

C. Robertson stated she would bring in maps to the next meeting and discuss locations of housing, etc.

C. Sauberan is worried about public fall-out, even though this would be considered only preliminary. C. Robertson stated this would not hold much weight because not approved by the Town Board.

D. Crowley asks the committee to think about it. C. Robertson recommends the committee pinpoint conditions rather than locations.

Review of Renewable Energy: C. Robertson distributed a draft of this chapter and asked that it not be published as it is in draft format only.

C. Robertson reviewed the Town's vision to diversify its energy mix and encourage the use of renewable energy technologies in the Town.

Wind power was discussed and currently there is one wind tower located on Parrott Road. This temporary wind tower is testing wind speeds to determine future use of wind power.

C. Robertson explained that this policy would promote the development and use of small scale wind turbines.

Recommendations:

Town ordinances should be reviewed so they are compatible with small scale wind turbines. Residents should be educated on the benefits of adding wind power into their homes and agricultural operations.

Residents should also be educated on tax incentives to adding wind power to their home.

R. Winkky does not feel there is much opportunity for wind farms in the Town.

C. Robertson stated large wind farms are controlled by NY State.

C. Robertson reviewed Biomass, the most widely used resource for providing energy. She indicated that this is linked to the Agricultural Chapter.

C. Robertson explained that this policy would encourage the adoption and plantation of biomass crops to use as an energy source

Recommendations:

Encourage the planting of biomass resources such as Ecowillow in underutilized agricultural lands.

Provide residents with a carbon neutral source for heating and a cash crop to supplement incomes. Work with CC Cornell Cooperative Extension about the opportunities to local farmers to grow these resources and have public information sessions to inform the local land owners.

C. Robertson stated information on manure will be added to this section.

J. Groff questioned how outdoor furnaces will fit in. C. Robertson to look into as this may contradict current law.

C. Robertson reviewed the policy to encourage residents to practice sustainable forestry methods when logging.

Recommendations:

Ensure that logging is conducted in a sustainable manner.

Contact DEC, USDA, and CC Cornell Cooperative Extension for information, permitting and advise on managing forests sustainability for use as a biomass resource.

Town should implement a Timber Law.

C. Robertson reviewed the policy to encourage the deployment of solar energy for use in residential, commercial and agricultural operations within the Town.

Recommendations:

Educate residents and businesses of the effect solar energy can have on their operations and finances.

Inform the residents of tax credits and grants available to install their own panels.

Work with NYSERDA and local installers to hold information sessions identifying opportunities available and specific cost figures for residents.

C. Robertson stated she would revise these two chapters and place on the STCRPDB website.

CLOSING OF MEETING:

Motion to adjourn at 8:55 p.m. by C. Sauberan, seconded by R. Winkky, all in favor. Motion carried.

Next meeting is Monday, October 29, 2012 at 7:00 p.m.

**MEETING MINUTES
TOWN OF VETERAN
COMPREHENSIVE PLANNING COMMITTEE MEETING
November 19, 2012
7:00 PM**

OPENING MEETING:

Meeting was called to order at 7:05 p.m. by Chelsea Robertson.

PRESENT:

Chelsea Robertson, Planner STCRPDB
Clayton Sauberan, Committee Member
David Crowley, Committee Member
Richard Winkky, Committee Member
Elise Speck, Committee Member
David Lewis, Committee Member

OTHERS PRESENT:

John Groff, Town Council
V. Ehlen, Econ. Dev. STCRPDB
Scott Shaw, Planning Chemung County

ABSENT:

Frances Henke, Committee Member
Kathleen Andrews, Committee Member

1.) Approval of April minutes:

Motion by D. Lewis, seconded by R. Winkky, to accept meeting minutes of August 27, 2012 as written. All in favor, motion carried.

The committee introduced themselves to the visitors in the room. V. Ehlen is the Economic Coordinator for STCRPDB and will be presenting the chapters she had written tonight. Scott Shaw is a Planner for Chemung County and is attending the meeting to offer his help and support in writing the plan.

2.) Review of draft recommendations:

a. Socio Economic Chapter

V. Ehlen first walked through the Socio-Economic Chapter. It was discussed that much of the data collected in this chapter would help to inform recommendations for later chapters.

The Town of Veteran has grown and has a stable population. The only concern is if this stability will continue or if there will be a sharp increase in population like was seen between the 1950s-1970s.

The population pyramid shows that baby boomers are the largest population in the Town and they will continue to age, while there are very few individuals of childbearing age. With the population age increasing, this causes concern in a potential drop in the housing quality.

D. Lewis suggested that page three numbers 1 and 2 are vague and we should be more specific in what is being recommended. Such as Communication with mail carriers, publicizing bus services, work with office of aging, etc.

C.Sauberan mentions that monitoring elder's houses can be very difficult in a town like Veteran because the parcels are so large many of the houses cannot be seen from the road.

Birthrates in the Town are unknown. The data is only available county wide.

D. Lewis asks that on Page 3 of the chapter that the other two zip codes are mentioned.

Death rates are also only collected at the county wide level, but there is an assumption that death rates would be proportional to the county rates. Not necessarily true for birthrates.

D. Lewis asked if the charts depicted in this chapter could be made to look consistent in color and style.

Educational attainment is very stable in the Town.

Income and wealth distribution is interesting in the town. There is a low poverty rate and not a very large presence of wealth. Thus houses within the town are smaller and simpler.

Page 7, the vast majority of residents work outside the town. As long as there is employment in the Elmira – Corning area, the Town would remain stable.

Page 8, housing must make sure that older homes (much of the homes in Veteran are 40-50 years old) are maintained.

Page 9, it was recommended that 2012 data may be available. V. Ehlen will add this data manually.

V. Ehlen asked how the committee felt about 1 or 2 bedroom efficiencies. The committee referred back to the survey and said in general these received a negative connotation from the survey. It was mentioned that the trailer park Whispering pines was very nicely placed and buffered. This would be a good model for future trailer park development.

b. Economic Development Potential chapter

The committee discussed the vision. It is understood that code enforcement is key in the town. Increased code enforcement cost money. Are there opportunities for this to be a shared service, maybe with the Town of Horseheads?

For increased code enforcement the town board must be convinced that the extra expense is worth it.

Former code enforcement officer C. Sauberan mentioned that he was able to run every road within the Town in four hours. This should be a job expectation. Further, working with the county health department on code enforcement may be an option to inspect septic.

Town will not attract a Wal-Mart, grocery store or gas station. This is okay, it helps maintain the rural characteristic.

Encouraging and increasing home based businesses within the town is great.

Sewer district has not increased capacity for new development or extensions within the Town.

No Sewer and No water limit development within the town. This is okay.

With home based businesses we would want to make sure they will not cause increased traffic on the local roads.

Conditional use permit should be required for a home based business on a town road that may have increased traffic.

Curb cuts are something to think about within the Town. How many does it take to lose the rural feel of a town? This should be considered when rewriting the subdivision law and driveway laws.

To prepare for Marcellus shale development and other industrial activities, a road use agreement and road survey would be very beneficial to the town.

Material storage within the town could become popular if the holding point ever fills up.

Senior living is a great option within the town but they would be required to put in their own septic system or procession plant. The town should plan for a senior living community. Go ahead and outline where they want it and zone for it.

Hobby farming is perfect for this community. It was mentioned there has been interest in opening up a baby dairy farm petting zoo within the town.

Agri-business such as True Temper is appropriate and not industrial development.

The Town needs to define slaughter house and put into the use table.

3.) Next Meeting January 28, 2013

CLOSING OF MEETING:

Motion to adjourn at 8:50 p.m. by D. Lewis, seconded by D. Crowley, all in favor. Motion carried.

Next meeting is Monday, January 28, 2012 at 7:00 p.m.

**MEETING MINUTES
TOWN OF VETERAN
COMPREHENSIVE PLANNING COMMITTEE MEETING
January 28, 2013
7:00 PM**

OPENING MEETING:

Meeting was called to order at 7:00 p.m. by Chelsea Robertson.

PRESENT:

Chelsea Robertson, Planner STCRPDB
Clayton Sauberan, Committee Member
David Crowley, Committee Member
Richard Winkky, Committee Member
Elise Speck, Committee Member
David Lewis, Committee Member
Francis Henke, Committee Member

OTHERS PRESENT:

John Groff, Town Council
William Winkky, Town Supervisor

ABSENT:

Kathleen Andrews, Committee Member

1.) Approval of April minutes:

Motion by E. Speck, seconded by C. Sauberan to accept meeting minutes of November as written. All in favor, motion carried.

2.) Review of draft recommendations and discussion of preferences:

C. Robertson talked with the committee about the timeframe for the comprehensive plan. Explaining that we are nearing the end. C. Robertson expects to have a full draft of the plan completed by spring with expectations to present to the Town Board by early fall.

C. Robertson walked through the Utilities and infrastructure chapter.

It was asked what buffers are required by gas companies for gas lines? C. Robertson was unsure. C. Sauberan would like to add a recommendation that the Town's zoning law require a 200' buffer from all gas lines. C. Robertson explained that this may be hard to enforce since the Town has no authority on gas lines as that is regulated by FERC and the PSC. But that it was not a bad idea of add to the recommendations.

D. Crowley talked about how the Town could work better with gas companies. See if we can learn of their plans for the future, so the Town could better plan for the future.

In the roads section it was pointed out there was a typo. Middle Road and Ridge road are county roads (not local). C. Robertson will fix this.

Recommendation "g." talks about the recently adopted road use agreement. J. Groff explained that the Town has participated in the county wide road survey but have not yet adopted a road use agreement.

Recommendation “h.” the committee would like to add some qualifying words such as “when possible.”

When reviewing the water and sewer section C. Robertson explained that the assumption she went with when writing this part of the plan was that it was undesirable to extend water and sewer lines up Rt. 14 and/or Rt. 13. Due to the business that water and sewer lines may bring. The committee said they would not be opposed to water and sewer up the main state routes, but that they would also like to maintain their rural character. More small businesses that match the character of their town would be desirable. C. Robertson will reword this.

Recommendation “j.” change to 3 acre minimum for future “residential” subdivisions.

Remove recommendation “k”. Ask that septic are in compliance with DOH.

The committee would like to reiterate water testing for baseline information before gas drilling becomes common. Also additional information concerning water testing would be good for public educations such as what Schuyler county has done.

C. Robertson then worked through the Natural Resources chapter. She explained that this section includes parks and recreation such as the Catherine Valley Trail. She would like to get some input on that section from Chemung county, so more recommendations may come.

It was asked if the trail is only 12-miles long. C. Robertson said she found that on the Friend of the Catherine Valley Trail website, but will double check.

There are no town maintained or owned parks.

The Parks map has a typo of the map name on it.

Recommendation “a.” Add “to take advantage of grant funds to finishing of existing park system.

It was asked how cemeteries play into this section. W. Winkky explained that there is a current issue with a cemetery in town that needs maintenance that the association has basically abandoned the cemetery and residents are asking the town to step in. But the town is not liable for the cemetery. C. Robertson, said she will find a way to add some language and information into this chapter on cemeteries.

C. Robertson walked through the rest of the chapter and the committee was okay with the remaining recommendations.

3.) General Zoning discussion and mapping:

C. Robertson explained that the next step will be to make recommendations about new zoning districts within the Town. She asked the Town members look at the maps with ariel photography and think about their options.

The committee talked about the different issues with different types of zoning. C. Robertson asked that the committee think further about this over the next month or so and we reconvene in March to talk about our options.

4.) Next meeting?

C. Robertson explained she had a conflict with the regularly scheduled March meeting. The committee agreed to change the date to March 18th at 7pm.

CLOSING OF MEETING:

Motion to adjourn at 9:05 p.m. by C. Sauberan, seconded by R. Winkky, all in favor. Motion carried.

Next meeting is Monday, March 18, 2013 at 7:00 p.m.

MEETING MINUTES
TOWN OF VETERAN
COMPREHENSIVE PLANNING COMMITTEE MEETING

April 8, 2013

7:00 PM

OPENING MEETING:

Meeting was called to order at 7:05 PM by David Lewis

Present:

Chelsea Robertson, Planner STCRPDB

Clayton Sauberan, Committee Member

David Crowley, Committee Member

Richard Winkky, Committee Member

Elise Speck, Committee Member

David Lewis, Committee Member

Kathleen Andrews, Committee Member

ABSENT:

Francis Henke, Committee Member

OTHERS PRESENT:

Scott Shaw, Chemung County Associate Planner II

Vincent Azzarelli, Planning Board Member

Approval of January Minutes:

Motioned by C. Sauberan, seconded D. Crowley to accept the minutes from January. All in favor with the exception of D. Lewis who abstained; motion carried.

Agenda Change:

C. Robertson added an item to the agenda regarding agriculture.

Agriculture and Farm Land Protection:

D. Crowley brought an Agricultural Grant to the attention of the committee. It would cost the town about \$1,667 cash and an in-kind match of about \$6,600.

C. Robertson agreed that this is something the town should attempt to receive. She also recommended that the town continue to allow business with agriculture. Following agreement to this statement from the committee she said she will look back at the agriculture chapter in the plan and will compile information.

Trail Use and County Transportation:

S. Shaw spoke about possible opportunities to utilize the Catherine Valley Trail. S. Shaw offered to help Veteran organize an event on the trail. The committee said they would keep that in mind.

C. Saubern suggested the town should bring in business related to the trail; possibly an outdoor store. The committee agreed that this type of business should be encouraged.

C. Robertson informed the board of possible grants from the state to connect trails in the future. If the town is interested, they should gain support with other towns and jointly apply for it.

Land Use and Recommended Zoning Changes:

C. Robertson stated that the town only has one zone, agricultural/residential. She was then curious as whether the flood zones in the town were enforced. R. Winkky said that a local farm had to build a platform to continue with the business. The floods are only 100/500 year floods. An overlay district is governed by DEC and not written with current laws, so all decisions come from DEC.

C. Robertson talked about creating another zone to designate what areas could be used for commercial and industry and asked what the committee's thoughts were. The committee discussed it and desires to put language in the plan favoring locations for business in the zone and the use of special use permits. C. Robertson wanted to make sure it was understood that with only one district a business cannot be refused.

C. Robertson said she had issues with the definitions regarding trailer parks. She said she is looking to strengthen special use permits. She stated she does not want to lock out any business if it does not negatively impact agriculture. Also, she will define an Agro-business. Lastly she will review wind energy and put in language to protect residents.

C. Roberston also was concerned on the small buffer zone that an industry would have to abide by. She was unsure if it was 25 or 50 feet suggested its expansion to 100 feet. D. Lewis stated given the space available in the town the buffer zone should be larger than 100 ft. and the committee agreed.

Next Meeting:

Due to Memorial Day, it will be moved from the last Monday of May to May 20, 2013 at 7:00 p.m..

Closing of Meeting:

Motion to adjourn at 8:37 p.m. by D. Lewis, seconded by R. Winkky. All in favor. Motion carried.

**MEETING MINUTES
TOWN OF VETERAN
COMPREHENSIVE PLANNING COMMITTEE MEETING
May 20, 2013
7:00 PM**

OPENING MEETING:

Meeting was called to order at 7:00 p.m. by Chelsea Robertson.

PRESENT:

Chelsea Robertson, Planner STCRPDB
Clayton Sauberan, Committee Member
David Crowley, Committee Member
Richard Winkky, Committee Member
Elise Speck, Committee Member
David Lewis, Committee Member
Francis Henke, Committee Member

OTHERS PRESENT:

John Groff, Town Council
Scott Shaw, Chemung County

ABSENT:

Kathleen Andrews, Committee Member

1.) Approval of April minutes:

Motion by D. Lewis, seconded by C. Sauberan to accept meeting minutes of November as written. All in favor, motion carried.

2.) Review of Land Use Recommendations:

C. Robertson walked through the recommendations for the land use section. It was recommended that some readers may need more explanation about the difference between land use by tax codes used to make the land use map. Committee recommended definitions could be a part of the appendix.

After reviewing the map of recommended commercial/industrial development areas, it was recommended that we extend the area for the entire length of Rt. 14.

Recommendation 9c: committee agreed that it should be 250' set back from the edge of all industrial uses all the way around. Any change would need to be a variance.

D. Crowley asked if we need to define "roadway"?

Recommendation 9e: committee wants to add STEG and asked S. Shaw if there were any additional organizations we should be considering. S. Shaw said he would look into it.

In discussion of recommendation 9j, it was mentioned that there is testing of wind on the upper end of Rt. 13.

3.) Discussion of timeline and draft of entire plan:

C. Robertson explained that by the next meeting we should have a complete draft of the plan to review. Timeline wise we are hoping to be presenting this to the town board by the fall.

C. Robertson had a few outstanding questions on loose ends she'd like to tie up in the plan. One was what the response rate of the survey was. D. Lewis said we received 500 of the 1,700 surveys mailed.

The committee asked if C. Robertson could email a link to the project website. C. Robertson agreed and mentioned the website is: www.veterancomprehensiveplan.org .

D. Crowley requested that a copy of chapters 7-9 be mailed to his home. D. Lewis requested access to the entire document in word files. C. Robertson will try to set up a digital drop box in order to share the word documents as the files are too large to email.

S. Shaw mentioned that the final plan will need to be submitted to the County Planning Board and a SEQR review will need to be completed. C. Robertson thought this could wait until after the Town Board has received a presentation and the Town Board is ready to adopt the plan, at that time C. Robertson will draw up the necessary SEQR forms and submit to the Town Board for review.

4.) Next meeting?

The date of the next meeting will be July 22, 2013.

CLOSING OF MEETING:

Motion to adjourn at 8:30 p.m. by D. Lewis, seconded by R. Winkky, all in favor. Motion carried.

Next meeting is Monday, July 22, 2013 at 7:00 p.m.

**MEETING MINUTES
TOWN OF VETERAN
COMPREHENSIVE PLANNING COMMITTEE MEETING
July 22, 2013
7:00 PM**

OPENING MEETING:

Meeting was called to order at 7:00 p.m. by Chelsea Robertson.

PRESENT:

Chelsea Robertson, Planner STCRPDB
David Crowley, Committee Member
Richard Winkky, Committee Member
Elise Speck, Committee Member
David Lewis, Committee Member
Francis Henke, Committee Member

OTHERS PRESENT:

John Groff, Town Council
Scott Shaw, Chemung County
Bill Winkky, Town Supervisor

ABSENT:

Kathleen Andrews, Committee Member
Clayton Sauberan, Committee Member

- 1.) **Approval of May minutes:**
Motion by D. Lewis, seconded by E. Speck to accept meeting minutes of November as written. All in favor, motion carried.
- 2.) **Review of Land Use Recommendations:**
C. Robertson apologized for not getting an agenda out. But explained that today we would simply walk through the draft plan and talk about recommended revisions.

It was recommended that overall the maps need to be redone in a hire resolution so that they are more legible. C. Robertson, said that this will be done. In addition, once a plan is adopted, a map atlas will be made with the following maps in large scale and printed for use at the Town hall:

- School Districts
- Roads, Bridges, Dams, Recreation
- Pipelines
- Slopes
- Stream – Priority
- Watershed – Major
- Ag Districts, Land Use, Wind Speeds

C. Robertson asked if there were any major topics missing. D. Crowley asked if we could add information about corporate farms and impacts on water. Large Farms take up aquifers.

B. Winkky asked if we could add information about cemeteries due to the town's recent trouble with cemeteries. What is a public cemetery? How each cemetery is different, look at each one and must base town's decision on whether they are responsible for maintenance or not on the data that relates to that cemetery. What qualifies the cemetery as abandon?

If cemetery is abandoned, then the Town decides whether or not to mow it. There is an article in the star gazette on July 4th about cemeteries in Veteran. Family plots do not become the towns obligation. Increase in cremations therefore “buried” folks are decreasing and there is no one left to pay for maintenance of those existing graves.

Chapter 2: D. Crowley asked if we could add language about scenic view sheds and protection as well as look at ridgelines.

D. Lewis asked if the plan can try and keep consistent, so that turning the book won't be necessary. All maps be fitted to the 8 ½ x 11 portrait page. Also, a few unnecessary graphics / maps should be removed.

3.) Discussion of timeline and draft of entire plan:

The timeline we would like to shoot for is Schedule a workshop in September that includes both the planning board and the town board. Maybe on September 16th?

Then shoot for a mid October Public hearing at the Town Board.

The goal is to have the plan completed and adopted by the end of the year.

The committee should all take time to read the draft plan and send any comments to Chelsea no later than August 16th.

4.) Next meeting?

The date of the next meeting will be August 26, 2013.

CLOSING OF MEETING:

Motion to adjourn at 9:05 p.m. by D. Crowley, seconded by R. Winkky, all in favor. Motion carried.

Next meeting is Monday, August 26, 2013 at 7:00 p.m.

MEETING MINUTES
TOWN OF VETERAN
COMPREHENSIVE PLANNING COMMITTEE MEETING
SEPTEMBER 5, 2013
7:00 PM

OPENING OF MEETING:

Meeting was called to order by Chelsea Robertson at 7:09 p.m. by Chelsea Robertson.

PRESENT:

Chelsea Robertson, Planner STCRPDB

David Lewis, Committee Member

Francis Henke, Committee Member

Elise Speck, Committee Member

OTHERS PRESENT:

Scott Shaw, Chemung County

ABSENT

Kathleen Andrews, Committee Member

Richard Winkky, Committee Member

David Crowley, Committee Member

1. Review and Discussion Of Draft Plan

C. Robertson gave a town vision asked members to read and give their opinion on it. D Lewis and the rest of the committee agreed it represented the town appropriately

C. Robertson asked if the committee was content with the way the maps were represented. F. Henke asked if the legend on page 19 could be enlarged and if other maps could be as well. On page 30 of the plan C. Robertson said she would be unable to make the legend bigger on any maps that were not created by STC, but will enlarge the legends on the ones she can.

The committee members pointed out grammatical and spelling errors.

F. Henke wants to remove the language on a cemetery being abandoned.

Chapter 4 involved water C. Robertson removed a lot from section to condense. She also added a whole section of what an aquifer is and the difference of that and the water table.

The board had concerns on certain parts of Chapter 4 as it related to the recent flood event, C. Robertson explained a why it was written and committee understood. C. Robertson will add some clarifying language.

C. Robertson is making an appendix currently.

F. Henke asked what recommendations mean, C. Robertson said they are there but by no means legal binding and would like the town to try and use as many as possible. C. Robertson said she will add language to the implementation section.

F. Henke asked about manure that was spread out about proximity to wells and being on the road. C. Robertson will call DEC and see what the laws were and would incorporate into the plan if it applies.

D. Lewis wants a different format for mineral extraction issues. C. Robertson will try and change it.

C. Robertson will move live links in the plan into the appendix.

D. Lewis asked the definition of what a Hardship trailer is. C. Robertson said it for elderly parents. It is also temporary. This definition will be added to the list of definitions in the appendix.

C. Robertson wants committee to look at the implementation chapter. C. Robertson will take out the funding column.

C. Robertson wants to put survey charts in appendix.

3 Joint meeting

C. Robertson will have a power point presentation on each chapter. Only comments from boards will be accepted and no public comments until the actual public hearing.

4 Next meeting?

Next on the September 16th

Closing of Meeting:

D. Lewis closed the meeting at 9:07 p.m.

VETERAN PLANNING BOARD MEETING

SEPTEMBER 16, 2013

PRESENT:

M. Kalec- Member
D. Crowley- Member
E. Speck- Chair Person
D. Winkky- Member
F. Bennett- Member

OTHERS PRESENT:

S. Shaw- Chemung County
J. Groff- Town Attorney
D. Lewis- Town Board
C. Robertson- Comprehensive Plan
F. Henke- Town Board

OPENING OF MEETING:

E. Speck called meeting together at 7:04 P.M.

MINUTES:

F. Bennett motioned to accept minutes D. Crowley seconded the motion. All in favor motion carried.

Comprehensive Plan:

C. Robertson gave a presentation of the comprehensive plan. She explained what else had to be done to complete the process.

J. Groff wanted industry to be distinguished from what constitutes small and large industry.

D. Lewis wanted emergency services to be put in the plan.

E. Speck said planning board could do a yearly review of the comprehensive plan after C. Robertson suggested it be reviewed annually.

C. Robertson said deadline for comments October 21st

NEXT MEETING:

October 7, 2013

CLOSING OF MEETING:

M. Kalec called to end meeting at 8:07 seconded by F. Bennett. All in favor motion carried

MEETING MINUTES
TOWN OF VETERAN
COMPREHENSIVE PLANNING COMMITTEE MEETING

January 27, 2014

7:00 PM

OPENING OF MEETING:

Meeting was called to order by Chelsea Robertson at 7:09 p.m. by Chelsea Robertson.

PRESENT:

Chelsea Robertson, Planner STCRPDB
David Lewis, Committee Member
Elise Speck, Committee Member
Richard Winkky, Committee Member
David Crowley, Committee Member

OTHERS PRESENT:

Scott Shaw, Chemung County

ABSENT

Kathleen Andrews, Committee Member
Francis Henke, Committee Member

1. Review and Discussion any revisions to draft plan

C. Robertson gave a brief update of what has been revised on the plan. She explained that she has received very few comments, but has added an emergency services section.

C. Robertson led a discussion about what the committee would like include in the emergency services section. There was some confusion on if EMS and Fire Departments are called to each 911 call or just one or the other. C. Robertson agreed she would sort this out. There was also a discussion on whether the Town's Fire Departments are Fire Protection Districts OR Fire Districts and how the taxing authority differs for the two. C. Robertson agreed, she would also look into this and revise the chapter to reflect the answers.

2. Plans for presentation of the draft plan

The Committee discussed next plans. It was agreed that the Town Board needs plenty of time to review and comment before the plan is put before the public for a public hearing. C. Robertson promised a final draft would be printed and given to the Town by the first week of February, to be circulated to the Town Board members. D. Lewis agreed he would mention and confirm receipt of the plan at the February Town Board meeting.

Dependent on comment from the Town Board, the committee is tentatively planning on a public hearing for the April Town Board meeting.

3. Next meeting?

The committee will next meet after comments are received from the Town Board. It is expected that this will be no sooner than the middle of March.

Closing of Meeting:

D. Lewis closed the meeting at 7:49 p.m.

I, Patricia R. Manwaring, duly elected Town Clerk for the Town of Veteran
do hereby certify that the attached is a true and exact copy of Resolution
No.67/14 passed and approved by the Town Board on 10/16/14.

SEAL

Patricia R. Manwaring
Town Clerk

Resolution No.67/14

Motion by Henke
Seconded by: DeCicco

WHEREAS, the Town Board of the Town of Veteran (the “Town”) is responsible for the preparation and adoption of the Town of Veteran Comprehensive Plan, pursuant to Section 272-a of the New York State Town Law; and

WHEREAS, the Town Board, pursuant to the provisions of Article 12-A of the General Municipal Law of the State of New York, has duly appointed a Planning Commission (“Planning Commission”) to investigate and report to the Town Board on the advisability of the adoption of and the creation of a Town of Veteran Comprehensive Plan (“Comprehensive Plan”); and

WHEREAS, Pursuant to Section 272-a of the Town Law, the Planning Commission is required to hold, and did hold, one or more public hearings and such other meetings as it deemed necessary to assure full opportunity for citizen participation; and

WHEREAS, Pursuant to Section 272-a of the Town Law, the Planning Commission is required to recommend, by resolution, the proposed Comprehensive Plan to the Town Board for review and adoption; and

WHEREAS, Pursuant to the provisions of section 272-a of the Town Law, the Town Board received the Comprehensive Plan from the Planning Commission for review and adoption in accordance with section 272-a of the Town Law; and

WHEREAS, The Town desired to be proactive in dealing with regional and intermunicipal issues, to protect its resources, and to plan for community and/or service needs; and

WHEREAS, the Planning Commission and its planning consultants undertook a comprehensive study of the historic and existing conditions in the Town and the surrounding vicinity; identified issues and opportunities; analyzed numerous topics and potential options; and developed goals, objectives, policy recommendations and implementation strategies which resulted in the Comprehensive Plan; and

WHEREAS, the Planning Commission and its consultants consulted with various boards including, County departments/agencies and officials, surrounding municipalities, business groups, environmental and civic groups, civic leaders as well as various Federal, State and regional organizations; and

WHEREAS, the Comprehensive Plan is a vision document which identifies the important positive attributes and components which define the Town and which provides a blueprint for the future; and

WHEREAS, the Comprehensive Plan will provide guidance to decision makers, residents, property owners and organizations; and

WHEREAS, there has been public participation throughout the process, including community planning forums, a public hearing held by the Planning Commission on April 28, 2014, and public hearing by the Town Board on October 16, 2014, a public opinion/resident interviews, newsletters and publication, archival research and review of background documents and review of drafts of the Comprehensive Plan; and

WHEREAS, the Town Board referred the proposed Comprehensive Plan to the Chemung County Planning Board in accordance with Sections 239-l and m of the General Municipal Law and the County Planning Board responded by means of email dated August 8, 2014, wherein the County Planning Board recommended that the Town Board adopt the Comprehensive Plan after consideration of the County's comments; and

WHEREAS, the Town Board has issued a Negative Declaration dated September 18, 2014, regarding the adoption of the Comprehensive Plan, for the extensive reasoning contained in the full Environmental Assessment Form and Negative Declaration document dated September 18, 2014, and thereby completed the SEQRA review of the proposed action pursuant to the criteria contained in Section 617 of 6 NYCRR,

NOW, THEREFORE, BE IT RESOLVED, that the Town of Veteran Town Board hereby adopts the proposed Comprehensive Plan dated October 16, 2014, as an important planning tool which identifies a wide range of issues, initiatives, studies, projects and programs which can be undertaken by various entities in the short-term and the long-term.

AYES: Blakemore, Henke, DeCicco, Lewis ABSENT: Winkky NAYS: None