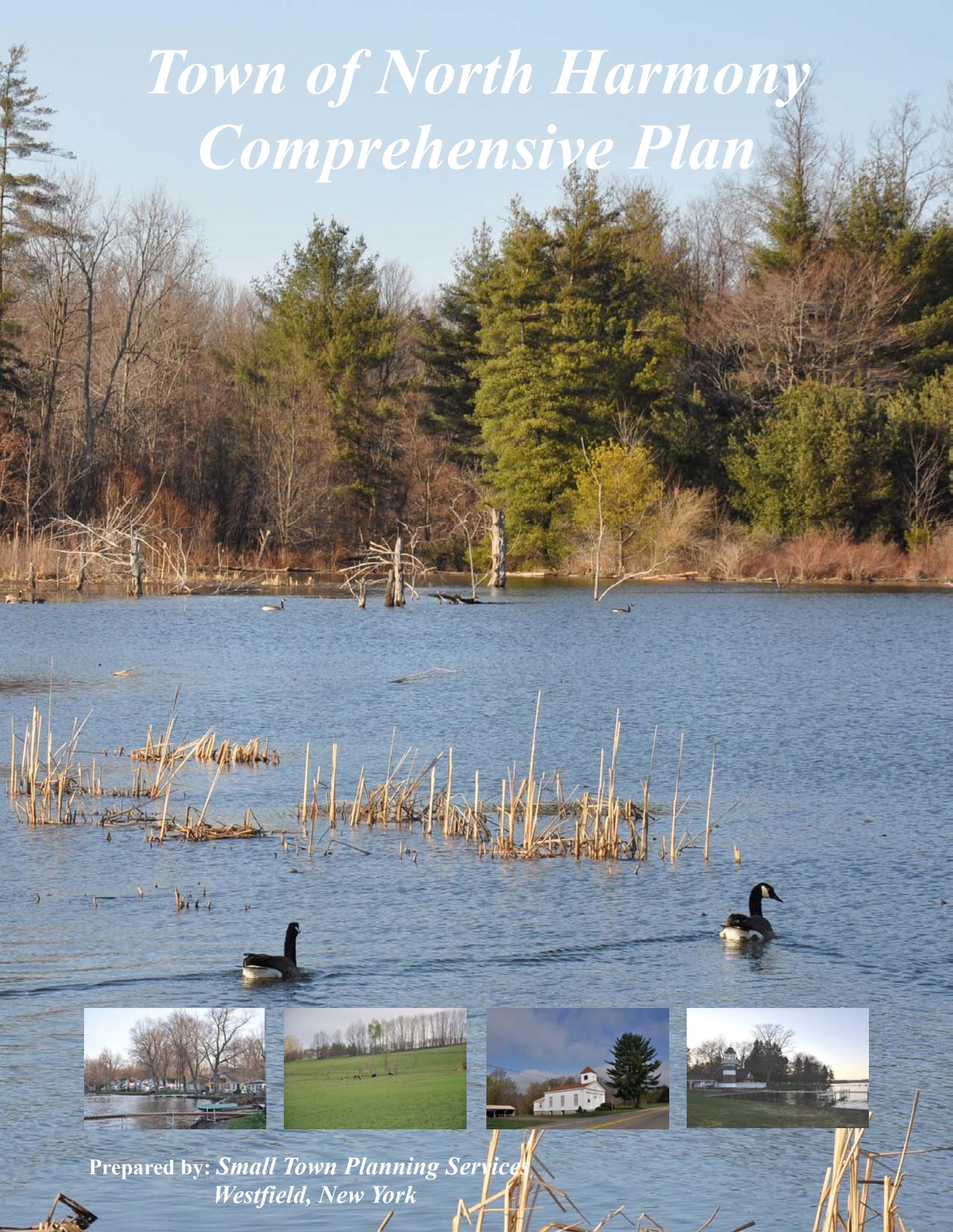


# *Town of North Harmony Comprehensive Plan*



Prepared by: *Small Town Planning Services*  
*Westfield, New York*

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## ACKNOWLEDGEMENTS

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### **NORTH HARMONY TOWN BOARD**

Sally P. Carlson, Supervisor  
Ralph Whitney, Councilman  
Art Thomas, Councilman  
Frank Stow, Councilman  
Richard Sena, Councilman

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### **PLANNING CONSULTANT FOR THIS PROJECT**

Small Town Planning Services  
Donald McCord, *Planning Consultant*

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### **SPECIAL THANKS TO:**

The Residents of the Town of North Harmony  
The Village of Westfield for GIS Assistance

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**PART I**



**THE  
COMMUNITY PLAN**

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## CHAPTER 1: INTRODUCTION

### The Comprehensive Plan and Purpose

A comprehensive plan is a statement of a community's goals and a conceptual road map for how to achieve them. A comprehensive plan provides guidance to municipal leaders, government agencies, community organizations, local businesses and residents, and helps to ensure that the community's needs are met, both now and in the future. Long-term in nature (with generally a 10-year outlook), comprehensive plans concentrate on drafting land use policy, suggesting regulatory measures, and proposing local laws that, over time, will foster the community's future in a manner consistent with residents' preferred vision.

In reading and using a comprehensive plan, it is also important to understand what it is not. This comprehensive plan is comprehensive in its scope, not its detail. It is not a detailed instruction manual that tells exactly what to do or what will happen. It does not predict the future, although it does look ahead and express the Town's goals for the future. It does not prescribe exact courses of action, because these must be developed with care in response to a wide variety of situations that may arise. The comprehensive plan is like a sketch of what a house will look like when it is built, not the house itself or the blueprints that tell the builder exactly what to build. It would be short-sighted to mandate only one way to accomplish a community's goals in a comprehensive plan, when creativity and responsiveness to public input and evolving community needs may result in better solutions.

*"The comprehensive plan is like a sketch of what a house will look like when it is built, not the house itself..."*

---

The zoning code is the document that actually says what is allowed and not allowed, and it is the day-to-day decisions of local boards, officials, and citizens that determine what is actually built and what land is preserved. The zoning code should reflect the guidance in a comprehensive plan. New York State law requires that any new land use regulations or amendments or capital projects be done in accordance with the community's adopted comprehensive plan.

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## The Planning Process

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As part of the planning effort, an inclusive public outreach effort was conducted. This was done to solicit feedback from the community on what their issues are and to build consensus on a vision of North Harmony's future. Specifically, the following approaches were initiated during the planning process to ensure the effort was well-informed and addressed community concerns: A community survey was conducted to expand the perspective of the Planning Board and work with the planning consultant, providing feedback and reviewing draft documents when necessary.

- A community survey was distributed to all Town landowners.
- A community meeting was held to present the Stow area concepts and receive feedback.
- A community open house was held to inform the public of project progress and present preliminary recommendations.
- One public meeting was held to present final draft recommendations.
- Survey results were posted on the Town website.
- The final draft plan was posted on the Town website.

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## Community Questionnaire Results

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A questionnaire was distributed to all Town property owners (1,326). Over 526 responses to the questionnaire were received at the Town Hall. Almost 61% of the residents who responded to the survey were between the ages of 35 to 64. The senior population (age 65+) represented over 33% of the responders. Twenty-five residents responded who were 34 years old or younger. Over 60% of the residents who responded live in North Harmony on a full-time basis. Almost 50% of those who responded have lived in the Town for over 20 years. The vast majority of the questionnaires returned had written comments. See Appendix A for a compilation of the questionnaire results.

These are some specific results from the questionnaire:

- 
- Respondents are generally satisfied (approx 88% to 90%) with the transfer station, fire protection, road maintenance and snow plowing and the administration of the Town. Code Enforcement was ranked the lowest with only a 73% rating.
  - Most residents (72%) support the development of design standards for new commercial and industrial development to ensure that development is in harmony with the community's character.
  - The protection of stream corridors and lakefront was the issue with the highest ranking. Over 73% of respondents (including upland respondents) rated this as a "very important" issue.
  - Residents favored by 60% or more the following as uses: small retail; restaurants; home care; offices; agriculture; and home occupations.
  - Stow, Ashville, the area south of I-86 and the Panama / Stedman interchange were the areas where a majority of residents supported commercial development.
  - Rural character and the characteristics associated with a rural community was the thing that residents liked most about North Harmony.

*Over 73% of respondents ranked stream corridor and lakefront protection as "very important."*

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## Previous Planning Efforts

The first attempt at a comprehensive plan for the Town occurred in 1970. This document, written by the firm "Kendree and Shepherd", did an in-depth analysis of development capacity from a local and regional context but did not have a strong implementation component. The only other effort conducted since the original plan was the Local Waterfront Revitalization Planning process. This document, which was completed in 2006, acts as a comprehensive plan for a narrow lakefront district in each of the nine communities bordering Chautauqua Lake, including North Harmony. In 2008, the Town Planning Board began the current comprehensive planning process to update and replace the 1970 work and provide a better framework to guide the community.

*"The first attempt at a comprehensive plan for the Town occurred in 1970. "*

---

## Plan Organization

The Comprehensive Plan has been developed to be easy to read and amenable to updates as the need occurs. As such, the Town of North Harmony Comprehensive Plan consists of three parts. Part I-The Community Plan is the part of the Plan that outlines the community vision statement, goals, strategies, and implementation opportunities. Part II-Community Inventory provides the background data that supports the goals, strategies, and recommendations.

*"... a plan that is easy to read and amenable to updates as the need occurs."*

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## CHAPTER 2: VISION STATEMENT

### The Future

In the future, the Town of North Harmony will have ...

- A rural, small town character.
- A clean, healthy and sustainable natural environment.
- A watershed which supports and enhances the health of Chautauqua Lake.
- An open and responsive town government.
- Small businesses consistent with the rural character of North Harmony and its hamlets.
- A friendly, neighborly community with high community involvement and spirit.
- Quality public services and amenities that provide for the needs of its citizens.
- A community that balances the needs and interests of primary and secondary homeowners.
- A small but active agricultural base that contributes to the economy, environment and character of North Harmony.

*“A friendly, neighborly community with high community involvement and spirit.”*

---

*“Retain its charming, rural and natural beauty and visual appeal.”*

### **More specifically, in the future, the Town of North Harmony will...**

- Retain its charming, rural and natural beauty and visual appeal. North Harmony will continue to be known as having a clean environment containing Chautauqua Lake, forests and streams, clean air, wildlife, active agricultural areas, open spaces and scenic views.
- Control development to maintain the peaceful, quiet, small town feeling. North Harmony will remain primarily a residential community with mainly, but not exclusively, low-density housing. Increased density will be considered in new developments where cluster residential and planned unit development housing concepts may be implemented.
- Enhance the quality of life for all and allow for the development of small businesses and home occupations.
- Maintain an open and responsive government where all citizens are made to feel welcome and are encouraged to participate. North Harmony’s government will continue to plan for the future needs of the community and work to efficiently implement the community’s vision.



## CHAPTER 3: GOALS AND STRATEGIES

In order to fulfill the community’s vision statement, it is important to articulate specific goals and strategies that will guide the actions to be taken by the Town government and its citizens.

The goals provide a general statement of intent of community values and desires. The strategies specify in general terms the ways by which the goals can be reached. These strategies, many of which echo suggestions made by residents and other stakeholders during the planning process, provide guidance for the recommendations outlined in the Focal Planning Areas—“Concept Plans and Strategies” and Recommended Actions.

Each strategy listed is labeled per planning topic for cross referencing purposes. The strategies are listed in no particular order. In Chapter 6 - “Implementation”, the strategies are then placed into groups of items that need continuous attention, short-term action (1-2 years), mid-term action (3-5 years) and long-term action (5-10 years) and prioritized as low, medium or high priorities. This approach lets the Town government, and other partners, easily assess how to implement the plan over time.

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## NORTH HARMONY GOAL STATEMENTS

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Within a comprehensive plan, a goal is an intended outcome that requires action by the community and that satisfies the needs of its citizens. The following goals (not in any order of priority or importance), when implemented, will help North Harmony attain its long-term vision:

Goal 1: Rural and small town character is maintained.

Goal 2: Emphasize hamlet areas to maintain the rural character, provide for balanced growth, and provide a community focal point.

Goal 3: North Harmony maintains a clean and healthy natural environment.

Goal 4: North Harmony's watersheds are protected from impacts that effect the environment and Chautauqua Lake.

Goal 5: Town government is responsive, open, and stable to provide efficient and effective local public services and amenities.

Goal 6: Businesses operate in an unobtrusive manner consistent with the character and needs of North Harmony.

Goal 7: Outdoor recreational facilities and opportunities are available.

Goal 8: North Harmony is a friendly, neighborly community with high community involvement and spirit.

Goal 9: Accommodate our aging population.

Goal 10: Create opportunities for a younger population.

Goal 11: There is an increased convergence of interests between primary and secondary homeowners in North Harmony.

Goal 12: Agricultural activities and farmlands are maintained and encouraged.



## Rural Character Goals

Rural character is identified from the responses to the community survey as a key value for the residents of North Harmony. However, the definition of rural character will vary for different areas of the town and with different personal viewpoints. Long-time residents may define rural character in terms of working farms and woods. Newcomers may have an image of quaint hamlets, small cottages and tidy farms.

Rural character embodies a quality of life based on traditional rural landscapes, historic character, activities, lifestyles, and aesthetic values. Traditional rural lifestyles are defined by the town and its citizens based on rural lifestyles enjoyed by previous generations.

For the purposes of North Harmony's Comprehensive Planning process "rural character" is defined as the patterns of land use and development:

- (a) That foster traditional rural lifestyles, rural-based economies, and opportunities to both live and work in rural areas;
- (b) That provide visual landscapes that are traditionally found in rural areas and communities;
- (c) That are compatible with the use of the land by wildlife and for fish and wildlife habitat;
- (d) That reduce the inappropriate conversion of undeveloped land into sprawling, low-density development;
- (e) That generally do not require the extension of governmental services;
- (f) In which open space, the natural landscape, and vegetation predominate over the built environment; and
- (g) That are consistent with the protection of natural surface water flows, ground water, and surface water recharge and discharge areas.

*"...rural character will vary for different areas of the town and with different personal viewpoints."*



**Goal # 1: Rural and small town character is maintained.**

**Strategies**

RC.1-A Encourage commercial uses to be small in scale and provide convenience services to the rural neighborhoods and hamlets.

The variety and supply of goods provided on a larger scale will be obtained within the nearby urban growth areas of Lakewood and Ellicott or urban centers of Jamestown or Erie.



RC.1-B Allow home-based occupations and industries throughout the rural area provided they do not adversely affect the surrounding residential uses or rural character.

RC.1-C Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development in the rural area through development controls.

RC.1-D Assure visual compatibility of development with the surrounding rural area.

RC.1-E Protect against conflicts with agricultural land uses.



RC.1-F Provide rural land use designations for rural development areas.

RC.1-G Update Town's signage ordinance to reflect community character.

RC.1-H Include all new residential development in site plan review process.

RC.1-I Provide setback and landscape requirements for all development.



**Goal # 2: Emphasize hamlet areas to maintain the rural character, provide for balanced growth, and provide a community focal point.**

Although the Town needs to provide for a variety of rural densities, any provision for development must be consistent with, and protect, rural character. Development should be allowed in rural areas but with adequate protection of the natural environment, historic properties, and rural lifestyles, uses, and landscapes.

**Strategies**

- RC.2-A      Develop a plan to encourage economic growth in the Town that improves community life and protects the existing cultural and environmental assets of the Town.
- RC.2-B      Preserve the historic and rural character of the Town and hamlets.
- RC.2-C      Encourage the development of gateway signage and beautification efforts in hamlets.
- RC.2-D      Provide central open space within the hamlets of Ashville and Stow.
- RC.2-E      Establish or reestablish central travel patterns, pedestrian connections and access.
- RC.2-F      Develop hamlet regulations specific to each hamlet area to guide development and retain character.
- RC.2-G      Promote homeowners associations for centralized package sewer options to allow infill opportunities.





## Environmental Goals

### **Goal # 3: North Harmony maintains a clean and healthy natural environment.**

North Harmony residents value open space that is the essence of rural character. Open space is essential for protection of wildlife habitat and water quality, as well as for preserving the value and character of historic rural landscapes. Open space designation along riparian corridors and other designated fish and wildlife conservation areas is an important tool.

### Strategies

- En.3-A Conserve and enhance natural or scenic resources.
- En.3-B Promote conservation of soils and wetlands.
- En.3-C Enhance the value to the public of abutting or neighboring parks, forests, wildlife preserves, nature reservations or sanctuaries, or other open space.
- En.3-D Enhance and preserve historic rural landscapes and sites.
- En.3-E Enact a conservation overlay district.
- En.3-F Recognize the environment as an integrated system of land, water, and air resources serving multiple public objectives.
- En.3-G Update property maintenance law.



**Goal # 4: North Harmony’s watersheds are protected from impacts that affect the environment and Chautauqua Lake.**

**Strategies**

- En.4-A Actively seek inter-Town cooperation to improve water quality.
- En.4-B Actively work with the Chautauqua Lake Management Commission (CLMC) to preserve and improve the quality of the water in Chautauqua Lake.
- En.4-C Protect streams and water quality.
- En.4-D Work with the County Soil and Water Conservation District to implement improved and protective road side ditch cleaning practices that will lessen or prevent erosion and pollutant runoff.
- En.4-E Amend site plan review to ensure that all site development requirements include standards for Best Management Practices (BMPs) to minimize soil disturbance, erosion, and stormwater runoff; and ensure that those standards are met (particularly in lakefront and streamside areas) through erosion and runoff abatement procedures and limits on percentage of lot coverage with impervious surfaces.
- En.4-F Support/encourage watershed inspection and protection activities in watershed through volunteer and educational programs.
- En.4-G Encourage the protection of riparian corridors with the use of buffer strips along all perennial and intermittent streams and shorelines to help reduce or eliminate sediment and nutrient input.
- En.4-H Encourage BMPs for the elimination of phosphorous fertilizers, the reduction of impervious surfaces, and the preservation of vegetated and forested land cover throughout the Town in residential and commercial applications.
- En.4-I Encourage BMPs for the minimization of phosphorous fertilizer application and the preservation of vegetated and forested land cover throughout the Town in agricultural operations.
- En.4-J Adopt an erosion and sedimentation control ordinance.



---

## Governmental Goals

**Goal # 5:** Town government is responsive, open, and stable to provide efficient and effective local public services and amenities.

### Strategies

- Go.5-A      Seek opportunities to increase community participation and civic resources.
- Go.5-B      Provide opportunities for residents to understand current codes and regulations.
- Go.5-C      Streamline access to basic government functions.
- Go.5-D      Provide information regarding Town issues and functions through a variety of media.
- Go.5-E      Consider developing all land use policies with an eye toward achieving the goals set forth in this Plan (especially water quality protection through three priority areas: management of steep slopes, storm-water management, and retaining vegetated buffers to watercourses).

*Provide opportunities for residents to understand current codes and regulations.*



---

## Economic Goals

### **Goal # 6: Businesses operate in an unobtrusive manner consistent with the character and needs of North Harmony.**

**Note:** Opportunities will be limited by the availability of infrastructure to support their development as well as the need to protect surrounding rural character.

#### Strategies

- Ec.6-A Allow small-scale recreational or tourist uses.
- Ec.6-B Promote intensification of development on lots with existing development.
- Ec.6-C Allow isolated cottage industries and isolated small-scale businesses that do not affect rural character significantly.
- Ec.6-D Promote agriculture and the creation of value added products.
- Ec.6-E Provide design guidelines for commercial development of appropriate type and scale.
- Ec.6-F Develop regulations to promote uses appropriate for new zoning districts.

*Allow small-scale recreational or tourist uses.*





## Recreational Goals

**Goal # 7: Outdoor recreational facilities and opportunities are available.**

### Strategies

- Re.7-A Work with State agencies and local organizations to ensure adequate access to Chautauqua Lake.
- Re.7-B Work with State Department of Environmental Conservation (DEC) to develop access and use of DEC lands that compliment the community's plans and ensure that the community benefits from DEC lands within the Town.
- Re.7-C Work towards developing Town parks into multi-use facilities that meet the needs of all Town residents.

## Community Goals

**Goal # 8: North Harmony is a friendly, neighborly community with high community involvement and spirit.**

### Strategies

- Co.8-A Utilize Town logo to create a sense of identity.
- Co.8-B Promote Town meetings on website.
- Co.8-C Continue annual Town picnic.
- Co.8-D Investigate opportunity for new Town events.

**Goal # 9: Accommodate our aging population.**

### Strategies

- Co.9-A Work with Chautauqua Home Rehabilitation and Improvement Corporation (CHRIC) to investigate feasibility of senior housing.
- Co.9-B Support Stow Senior Citizen Center.
- Co.9-C Encourage Chautauqua Area Regional Transit System (CARTS) routing in community.

---

**Goal # 10: Create opportunities for a younger population.**

**Strategies**

- Co.10-A Create job database within Town.
- Co.10-B Post summer job opportunities on Town web page.
- Co.10-C Continue summer recreation program in conjunction with Harmony.

**Goal # 11: There is an increased convergence of interests between primary and secondary homeowners in North Harmony.**

**Strategies**

- Co.11-A Continue participation in Harmony Historical Society History Days.
- Co.11-B Promote annual Town picnic.
- Co.11-C Promote single Town identity.
- Co.11-D Provide educational and historical articles in Town newsletter.
- Co.11-E Promote and continue Ashville Days.

**Agricultural Goals**

Farms and farmland are an integral part of the fabric of the community. This acreage is valued not only for current agricultural production, but also for its wildlife, natural vegetation, woodlands, ground water recharge, and historical and natural landmarks. Its scenic vistas provide a natural escape from population, pollution, and noise. Even agricultural space not used as working land is a key element of North Harmony's character, adding to its rural charm, beauty and serenity.

**Goal # 12: Agricultural activities and farmlands are maintained and encouraged.**

**Strategies**

- Ag.12-A Preserve productive farmlands for continued agricultural use.
- Ag.12-B Limit the amount, and guide the placement, of non-agricultural uses in agricultural areas.





Ag.12-C

Support appropriate opportunities for farmers to obtain non-farm income, and to explore new farming methods and crops.

Ag.12-D

Guide design of lots and the placement of homes, driveways, and other uses in the Agricultural Area to less productive soils and the edges of agricultural fields.

Ag.12-E

Encourage the clustering or grouping of home sites in agricultural areas.

Ag.12-F

Allow home occupations and farm family businesses on farm parcels to supplement farming income.



Ag.12-G

Support farmland tax credits, use value assessments, reform in federal farm laws, and other programs that encourage the continued use of land for farming and forestry.

Ag.12-H

Support alternatives to traditional production and dairy agriculture, such as Community-Supported Agriculture and Value-Added Agriculture.

Ag.12-I

Consider techniques such as transfer and purchase of development rights to permanently protect large tracts of agricultural land in the Town, while compensating the landowner or farmer for these protections.



Ag.12-J

Continue to support the Right-to-Farm Law and cooperate with the NYS Department of Agriculture and Markets Agricultural District Laws.

Ag.12-K

Watch for, and make use of, new NYS Dept. of Agriculture and Markets programs that can strengthen local agriculture including support for local produce distribution programs and farm markets.

Ag.12-L

Continue to allow agricultural values on farmland (not residences or farm buildings) for fire, ambulance and other special districts for which a benefit assessment or special ad valorem levy exists.



Ag.12-M

Support the protection of farmland balanced with managed community growth and preservation of open space.

Ag.12-N

Continue to participate in NYS Agricultural Districts Program.



## CHAPTER 4: FOCAL PLANNING AREAS

### Community Design

The previous chapters of the Comprehensive Plan describe the Town’s goals and strategies to achieve the Vision Statement. This chapter examines smaller geographic areas within the Town (referred to as “focal planning areas”) for opportunities to apply the Town’s Hamlet strategies in more detail, with a particular focus on community design. Community design addresses three overlapping systems that work together to shape the physical environment of the Town: the fabricated (streets, buildings, etc); the social (land use locations and relationships); and the environmental (topography, water, etc.). Focal planning areas present special planning challenges. As defined by the following criteria; Focal Planning Areas:

- Are experiencing or are likely to experience significant change, suggesting the need for more specific analysis and strategies to influence the direction of change;
- Have significant planning opportunities or issues that could be positively influenced through targeted actions by the Town; and
- Are or could be a focus of community activity or identity.

*“... with a particular focus on community design.”*

---

The North Harmony Planning Board using the criteria, listed on the previous page, worked on four focal planning areas within the Stow I-86 interchange :

1. The Hamlet of Stow;
2. The New Town Property;
3. The Hadley Bay Area; and
4. The Gravel Pit Development

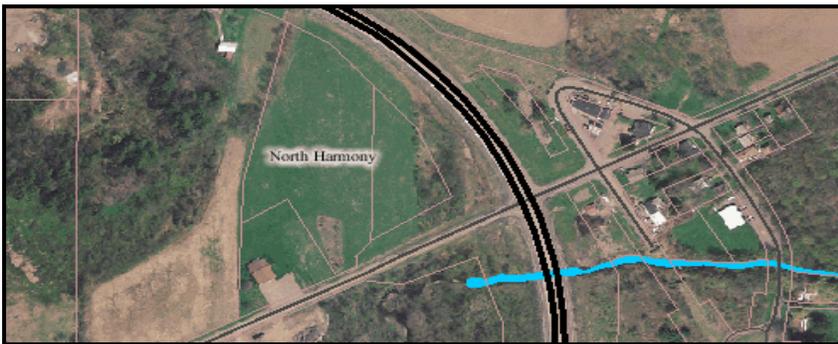
Each focal planning area discussion has two components:

1. An “Overview and Analysis” section that summarizes some of the key issues and opportunities for each area. The overview section also defines the general geographic area for the focal planning area and is accompanied by an aerial map with representative photographs depicting the existing conditions in the focal planning area.
2. A description of an overall “Concept Plan” for each area and strategies that provide a direction for the area’s future. Conceptual and diagrammatic in nature, the related graphics are intended to communicate the overall direction and location of possible initiatives rather than provide specific plans or detailed renderings.

The strategies and concepts include opportunities for mixed use approaches so new development can occur. These development opportunities are supplemented by opportunities for infill and new residential development. Both approaches goal is to improve or maintain the quality of life and character that exists today is highly valued by residents and visitors.



*Hamlet of Stow*



*New Town Property*



*Hadley Bay Area*



*Gravel Pit Development*

---

## **Hamlet of Stow**

### Overview and Analysis

The Hamlet of Stow is located in the center of North Harmony's lakeshore in the general area defined by Ball Creek to the south, Tom's Point to the north and NYS Route 394 to the west.

Key issues identified for this focal planning area include:

- Need to define and expand commercial area of hamlet to allow for more efficient use of space and provide additional small scale business opportunities.
- Lack of inter-connected pedestrian walkway system.
- Underutilized natural assets and lack of adequate public open space.

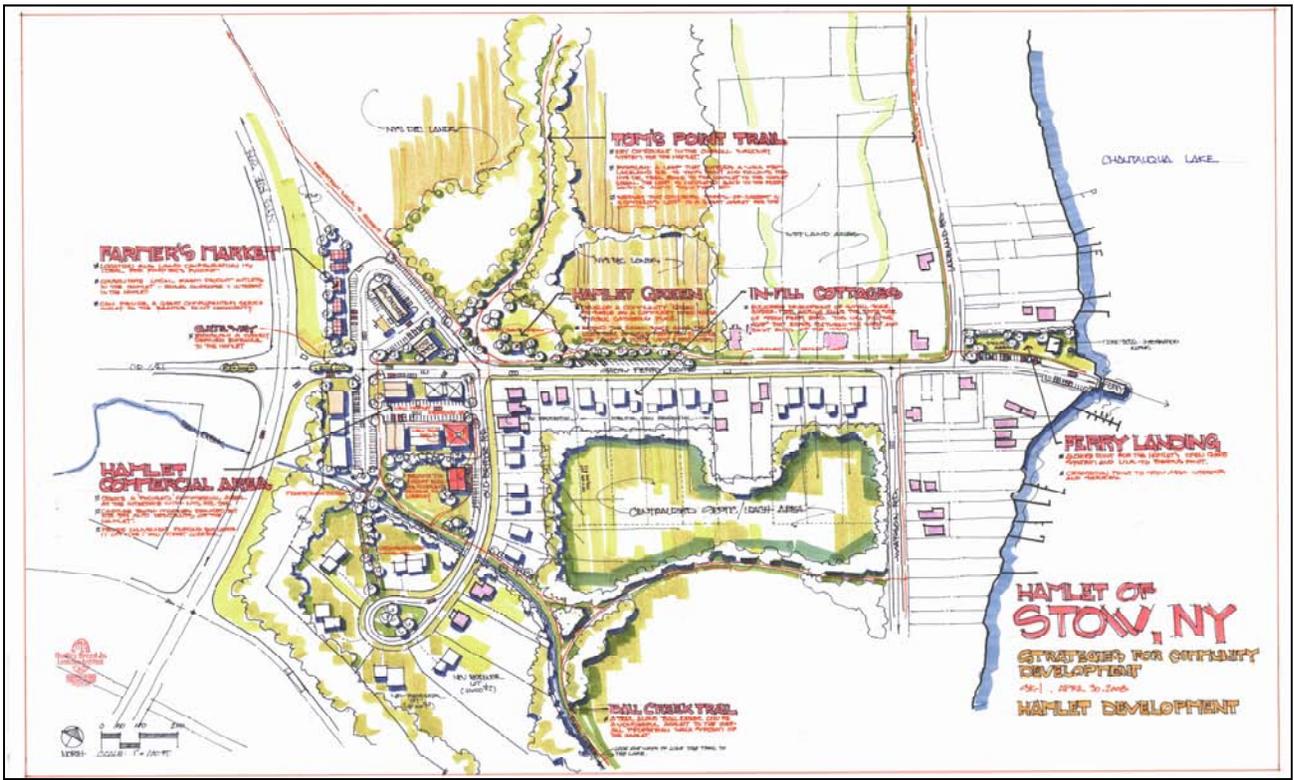
### Concept Plan and Strategies

The concept plan for the Hamlet of Stow is based on reestablishing the hamlet area into a functional hamlet that provides both residents and those from surrounding rural areas with services.

Specifically, the concept plan for the area includes the following initiatives and strategies:

- 1.) Create a focused commercial area to interface with NYS Route 394.
- 2.) Develop a Farmer's Market as a complementary service outlet to Bemus Point and as an opportunity for local farmers.
- 3.) Continue to upgrade the Ferry Landing area as an anchor point to the hamlet's open space system and as a link to Bemus Point.
- 4.) Create a pedestrian walkway system that is looped and connects the hamlet's assets. The loop should allow pedestrian connections to the Ferry landing, the Main Street area, Tom's Point and Ball Creek.
- 5.) Establish clearly defined entrance to hamlet with a improved gateway.
- 6.) Create a hamlet green as an open space and public gathering area. The suggested area for this is at the public trailhead for Tom's Point.
- 7.) Provide convenient parking near commercial area, but off of Main Street.
- 8.) Work with County Health Department and private landowners to foster interest in residential infill.

**Future Conditions—Hamlet of Stow**



**Current Conditions—Hamlet of Stow**



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## **New Town Property Concepts**

### Overview and Analysis

The New Town Property is located adjacent to the Hamlet of Stow on the west side of NYS Route 394 in the general area defined by Stow Ferry Road to the south, NYS Route 394 to the north and the Town of North Harmony's Highway Garage property to the west.

Key issues identified for this focal planning area include:

- Need to define and expand commercial areas in appropriate portions of the Stow area to allow for development opportunities while preserving other locations for more suitable uses.
- Need to analyze soils for on-site septic potential.
- Maximize potential of site to help increase employment and tax base.
- Need to analyze potential housing market for appropriate housing types for site development.
- Commercial uses need additional buffering to improve aesthetics along Stow Ferry Road.

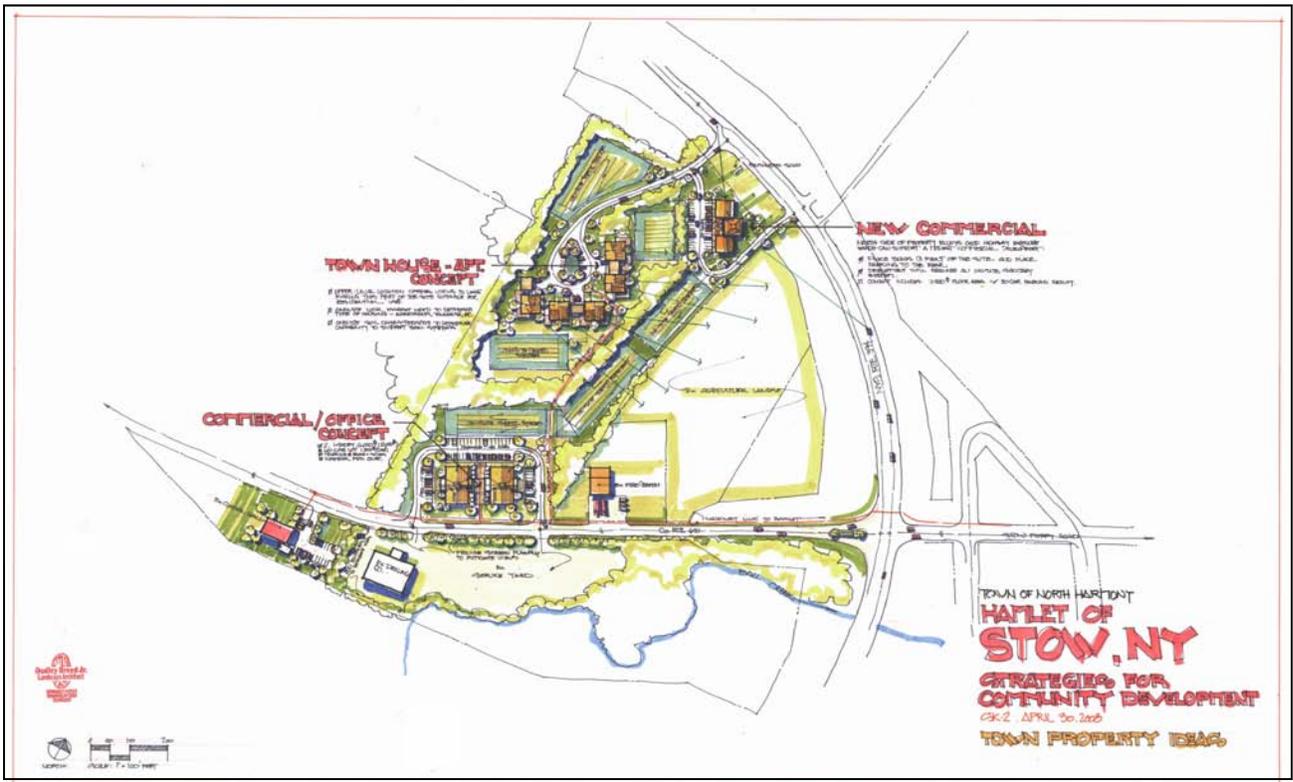
### Concept Plan and Strategies

The concept plan for the New Town Property is based on establishing additional commercial and residential opportunities by maximizing the natural features of the site.

Specifically, the concept plan for the area includes the following initiatives and strategies:

- 1.) Develop townhouses, or apartments, along western edge of site to take advantage of views of Chautauqua Lake created by natural topography.
- 2.) Market area along Stow Ferry Road, to the east of the Fire Department, for new commercial development. Site will support up to two 6,000 square foot buildings with parking at the rear and sides for 60 cars.
- 3.) The northern portion of lot, along NYS Route 394, will supply additional opportunity for 7,500 square foot commercial space with potential parking for up to 30 cars.
- 4.) Plantings should be established along Stow Ferry Road to mitigate view of existing commercial venture. Additional buffer plantings should be established between commercial venture and Stow Senior Citizen Center.
- 5.) Establish walkway through site to connect features and provide access to Stow.

**Future Conditions—New Town Property**



**Current Conditions—New Town Property**



---

## Hadley Bay Area

### Overview and Analysis

The Hadley Bay Area is located in the center of North Harmony's lakeshore in the general area defined by I-86 to the north, NYS Route 394 to the west and the entrance to Hadley Bay Road to the south.

Key issues identified for this focal planning area include:

- Need to define and expand commercial area at entrance to Hadley Bay to allow for more efficient use of space and provide additional business opportunities.
- Lack of inter-connected pedestrian walkway system that links commercial and residential areas, as well as the Stow area.
- Need to develop signage to identify gateway to Hadley Bay.
- Commercial area acts as entrance to Hadley Bay. Need to maintain appropriate complementary character to residential area.

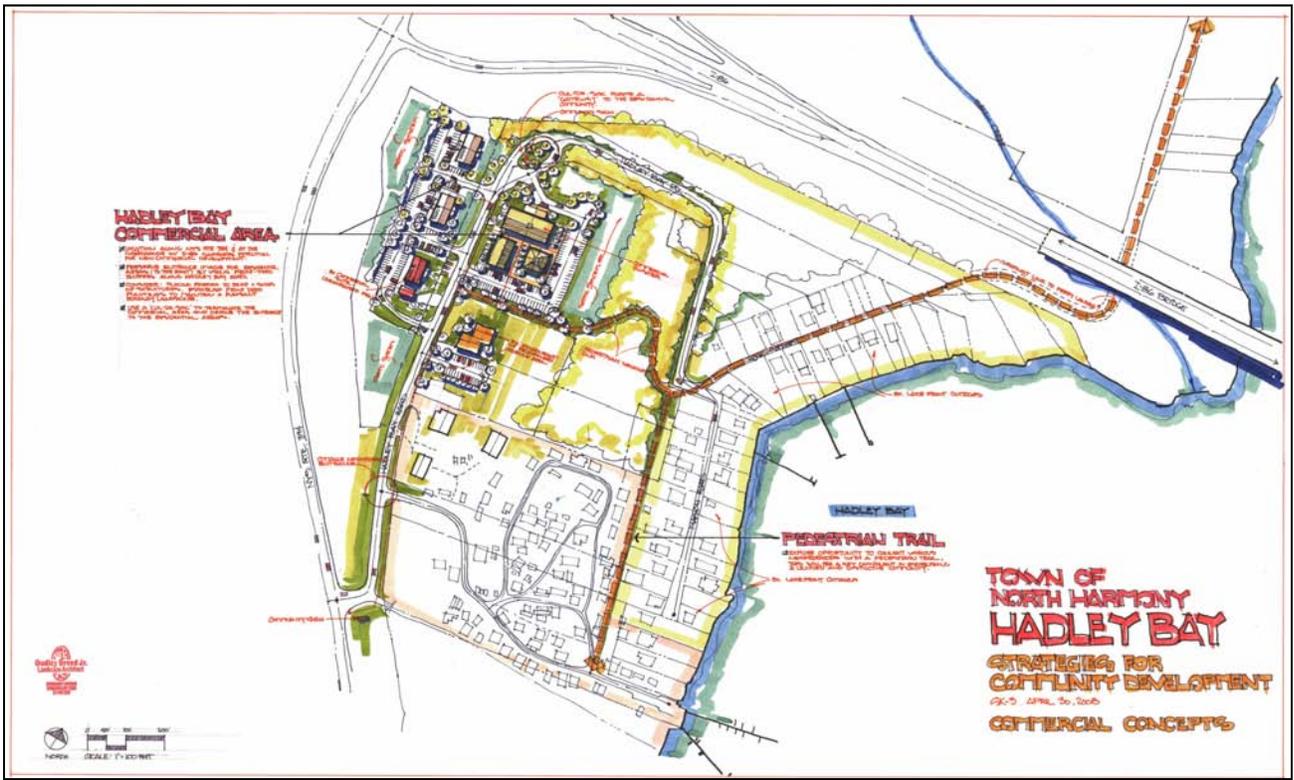
### Concept Plan and Strategies

The concept plan for Hadley Bay is based on improving and expanding the commercial area as a complementary entrance to the residential community while improving upon pedestrian connections between the two uses.

Specifically, the concept plan for the area includes the following initiatives and strategies:

- 1.) Create additional commercial structures with residential character on the eastern side of upper Hadley Bay Road. Such structures should allow for parking in the rear and have pleasant roadway plantings incorporated into the front yards.
- 2.) Encourage reconfiguration of parking at existing restaurant for more efficient use of lot.
- 3.) Create new commercial cluster north of existing restaurant.
- 4.) Build cul-de-sac at top of hill. Cul-de-sac will form gateway entrance into residential area.
- 5.) Develop pedestrian walkway between Stow Ferry Landing and Hadley Bay.
- 6.) Define entrance to Hadley Bay area with signage at NYS Route 394 entrance.

**Future Conditions—Hadley Bay Area**



**Current Conditions—Hadley Bay Area**



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## **I-86 Interchange—Gravel Pit Development**

### Overview and Analysis

The Gravel Pit property at the I-86 Interchange is located to the south of I-86 and its North Harmony exit in the general area defined by I-86 to the north and NYS Route 394 to the east.

Key issues identified for this focal planning area include:

- Ideal location for many expressway related business opportunities for motoring public. Commercial uses developed need to complement character and needs of surrounding areas.
- Existing gravel pit site that may be developed for multiple uses that are not in character with community. Guidelines for site must be developed to ensure development that benefits community and area.

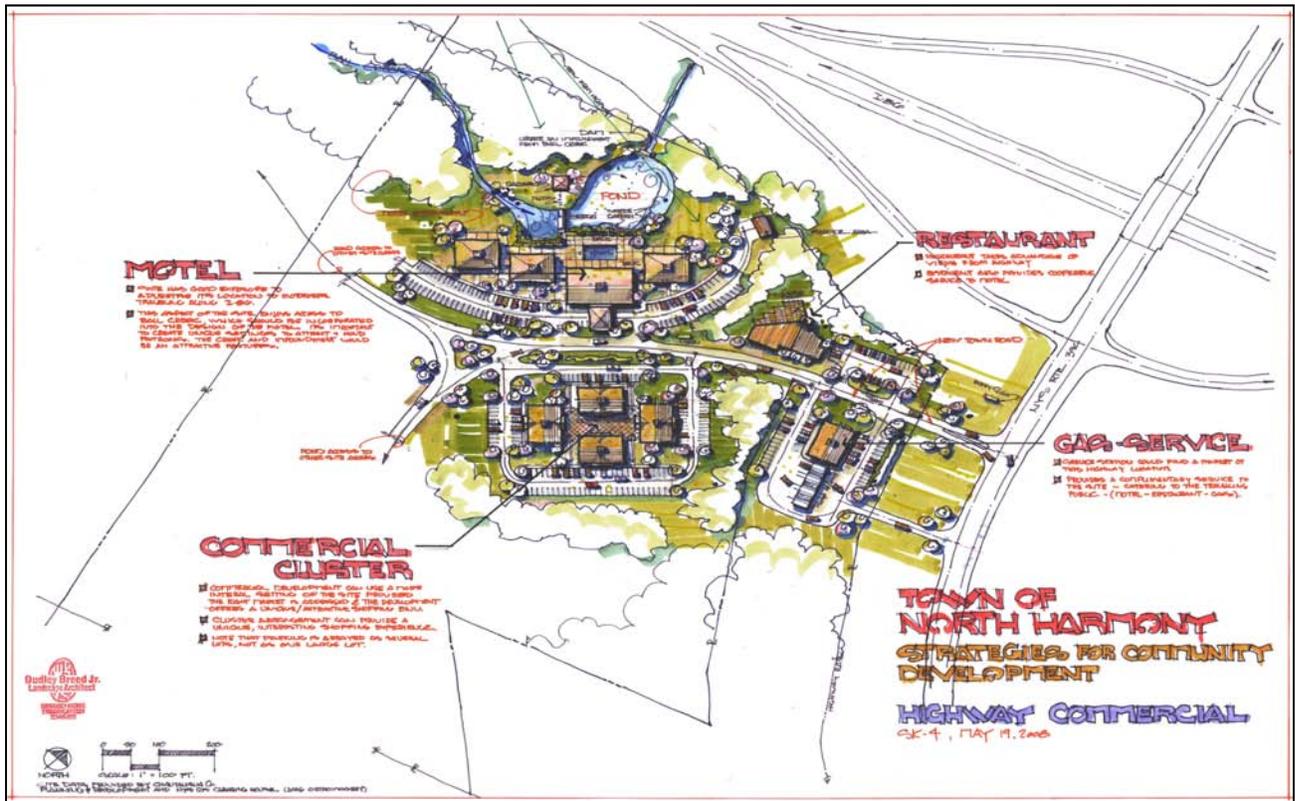
### Concept Plan and Strategies

The concept plan for the Gravel Pit property is based on the property's easy access from I-86 and NYS Route 394; the site's high level of visibility to the motoring public; and the potential for larger scale businesses that are not appropriate for other areas of the Stow interchange region.

Specifically, the concept plan for the area includes the following initiatives and strategies:

- 1.) Encourage development of commercial area within site that potentially may include complementary businesses such as: a hotel, restaurant, gas station or commercial cluster.
- 2.) Utilize site's exposure to I-86 to advertise commercial development.
- 3.) Integrate Ball Creek as a unique natural asset into development. Create unique setting to attract and hold patrons.
- 4.) Create commercial cluster with courtyard in center to provide a unique, attractive and interesting shopping experience.
- 5.) Divide parking areas into multiple smaller parking lots versus one large lot.

## Future Conditions—Gravel Pit Development



## Current Conditions—Gravel Pit Development



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## CHAPTER 5: RECOMMENDED ACTIONS

### Future Measures

North Harmony is a community that consists of a diverse group of citizen stakeholders. Cottage owners, farmers, campers, retirees, commuters and local business people all call this community home. It is evident from the large survey response that many of North Harmony's residents care deeply about the community and will work to help improve the area.

This chapter presents the recommended actions, associated with strategies, the Town and its residents can undertake to achieve the goals outlined in Chapter 3, and the planning concepts identified in Chapter 4. The actions are outlined under the appropriate planning topic and strategy identified in the previous chapters.

Actions associated with each strategy are not prioritized in this chapter. The prioritization of the actions can be found in the following Chapter 6 in the implementation tables.

*Cottage owners, farmers, campers, retirees, commuters and local business men all call this community home.*

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## **Rural Character—Goal #1**

*Rural and small town character is preserved*

### **Strategy: RC.1-A**

**Encourage commercial uses to be small in scale and provide convenience services to the rural neighborhoods and hamlets.**

**The variety and supply of goods provided on a larger scale will be obtained within the nearby urban growth areas of Lakewood and Ellicott or urban centers of Jamestown and Erie.**

*Actions:*

RC.1-A-1 - Develop “Hamlet / Commercial” zoning districts that allow for small scale businesses in character with surrounding area.

RC.1-A-2 - Develop design guidelines for “Commercial” and “Highway Commercial” zoning districts that allow for growth while ensuring the character of the surrounding area is maintained.

Design guidelines, along with development standards and permit approval requirements for specific location and site requirements, can be used to retain rural character. Design guidelines in rural areas should consider historic design trends in the built environment and should specifically address issues surrounding the massing, form, materials, and color of new buildings or structures. The design elements of the rural built environment include traditional buildings such as barns, farmhouses, general stores, feed stores, and fruit stands. These forms will be based on the traditional lifestyles and culture of the county or area of the county.

In general, site design standards should include landscaped setbacks between buildings and the road, modest parking, and retention of existing mature vegetation. Development standards for lighting, circulation, parking, landscaping, and pedestrian walkways should be consistent with the rural area. For example, narrow roads, small parking lots, and prohibition of suburban cul-de-sacs are encouraged. Gravel parking lots and pedestrian paths may be more appropriate than paved parking lots and sidewalks.

### **Strategy: RC.1-B**

**Allow home-based occupations and industries throughout the rural area provided they do not adversely affect the surrounding residential uses or rural character.**

*Actions:*

RC.1-B-1 - Modify zoning to allow for greater opportunity for rural residents to engage in revenue produc-

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ing activities through home-based ventures and small scale industries that are appropriate for area.

**Strategy: RC.1-C**

**Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development in the rural area through development controls.**

*Actions:*

RC.1-C-1 - Promote cluster development. Cluster development can be a useful tool for allowing rural development if it is done carefully and overall density remains low. Too much density in the rural area, even if it is clustered, can lead to sprawl and uses incompatible with rural character and adjacent land uses.

The following should be considered when allowing cluster development:

Minimum open space or resource land requirements.  
Permanent protection of open space.  
Permanent protection of rural working farms and forests.  
Incentives such as density bonuses for meeting special conditions, for example, a high level of open space.  
Design guidelines to assure compatibility with rural character and minimize visual impact, for example, buffering from rural roads to ensure visual compatibility.  
Careful location to avoid checkerboard patterns and to preserve large areas of open space.  
Limitations on use so clustering does not become the predominate pattern of development throughout the rural area.  
Provisions limiting size and density to avoid the need for public infrastructure.  
Ability to protect historic properties, historic landscapes, and archaeological sites, including the ability to apply historic preservation incentives to cluster development.

RC.1-C-2 - Update zoning to include large lot provisions for rural areas that utilize a true density approach such as density averaging with a set minimum lot size to preserve open space and farm operations.

RC.1-C-3 - Support preservation of valuable open space and environmentally sensitive land through conservation easements.

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Conservation easements are an important tool for protecting open space. Provisions for conservation easements should clearly state how future development will be limited, who will hold title to the easement, how it will be managed and maintained, and how the limitations will be enforced and by whom. Conservation easements can be held by a homeowners association, a local land trust, or in public ownership.

RC.1-C-4 - Support transfer/purchase of development rights.

The purchase of development interests in the land will retain the agricultural or resource value while limiting future development for other uses. This program, although not highly viable for North Harmony, may be accomplished with the assistance of Chautauqua County.

**Strategy: RC.1-D**

**Assure visual compatibility of development with the surrounding rural area.**

*Actions:*

RC.1-D-1 - Develop policies, programs, and regulations to ensure that rural roads and streetscapes remain vital to the visual character of North Harmony.

Visual compatibility is an objective measure that will be developed based upon the Town's vision of rural character. It can be assured through development regulations and design standards, for example, density, size and location of clusters, screening from the roadway, and other requirements. Design elements or features such as meadows, woodlots, existing vegetation, mature landscaping and historic farmsteads can maintain rural characteristics if included as part of a development.

A key component of visual compatibility for rural commercial areas is scale. In North Harmony, rural commercial has historically been small scale, generally not larger than the rural homes and farms that share the landscape with commercial uses. Rural commercial has traditionally been developed at a low intensity so that the natural landscape dominated the view over that of buildings, parking or clearings.

**Strategy: RC.1-E**

**Protect against conflicts with agricultural land uses.**

*Actions:*

RC.1-E-1 - Support the New York State Agricultural District program in North Harmony.

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**Strategy: RC.1-F**

**Provide rural land use designations for rural development areas.**

*Actions:*

- RC.1-F-1 - Rural land areas with minimum densities, forested lands and agriculture exist in North Harmony. Define boundaries and create new district to protect resources.
- RC.1-F-2—Rural development can consist of a variety of uses and residential densities if they are consistent with the preservation of rural character. Define boundary of transitional area of higher density corridors and rural land use district. Allow greater level of mixed uses within this district and increased density.

**Strategy: RC.1-G**

**Update Town’s sign ordinance to reflect community character.**

*Actions:*

- RC.1-G-1 - Review current sign ordinance and modify to support commercial design guidelines for “Hamlet, Highway Commercial and Commercial” Districts.

**Strategy: RC.1-H**

**Include all new residential development in site plan review process.**

*Actions:*

- RC.1-H-1 - Develop a site plan review process for residential development consisting of a minor administrative review conducted by the Code Enforcement Officer and a major review for larger multi-unit reviews.

**Strategy: RC.1-I**

**Provide setback and landscape requirements for all development.**

*Actions:*

- RC.1-I-1 - Appropriate setbacks and roadside buffer requirements should be adopted to ensure “rural character” is protected where appropriate. Incorporate into site plan review.

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## **Rural Character—Goal #2**

*Emphasize hamlet areas to maintain rural character, provide for balanced growth, and provide community focal points.*

### **Strategy: RC.2-A**

**Develop a plan to encourage economic growth in the Town that improves community life and protects the existing cultural and environmental assets of the Town.**

*Actions:*

RC.2-A-1 - Develop a corridor plan for New York State Route 394 corridor.

RC.2-A-2 - Update zoning code to include provisions for “Highway Corridor, Hamlet and Commercial” districts as well as business uses that are appropriate for rural areas that protect the community's character and environment.

RC.2-A-3 - Seek funds for, and implement, streetscape improvement projects in the hamlets to include sidewalks, signage and improved parking.

### **Strategy: RC.2-B**

**Preserve the historic and rural character of the Town and hamlets.**

*Actions:*

RC.2-B-1 - Conduct an inventory of properties of historic significance in Town.

RC.2-B-2 - Incorporate language into design guidelines of districts containing historic properties that retains character of area surrounding property.

### **Strategy: RC.2-C**

**Encourage the development of gateway signage and beautification efforts in hamlets.**

*Actions:*

RC.2-C-1 - Utilize Dudley Breed’s Concepts for Stow gateway as an example of how to provide a defined gateway at key points along major corridors leading into a hamlet area.

RC.2-C-2 - Design a logo for North Harmony that is incorporated into gateway entrance signage for each hamlet. Logo will provide a broader sense of identity for Town of North Harmony.

RC.2-C-3 – Implement street landscaping and streetscape improvements in center and entrances of hamlet areas.

RC.2-C-4 – Develop features which help define boundaries and entrances to hamlets

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**Strategy: RC.2-D**

**Provide central open space within hamlets of Ashville and Stow.**

*Actions:*

RC.2-D-1 - Work with New York State Department of Environmental Conservation to upgrade current parking area at Tom's Point in Stow to incorporate pedestrian and public amenities for visitors and residents. Concept drawing is incorporated into Dudley Breed's Stow Concepts.

RC.2-D-2 - Upgrade Town Common in Ashville with basic amenities. Consider developing walking trail, some limited landscaping and pedestrian connections to other portions of Ashville Hamlet to improve user experience.

**Strategy: RC.2-E**

**Establish or reestablish central travel patterns, pedestrian connections and access.**

*Actions:*

RC.2-E-1 - Work with private landowners and New York State Department of Transportation to establish trail between Hadley Bay and Stow as suggested in Dudley Breed's Concepts.

RC.2-E-2 - Connect Stow Ferry Landing area with Stow proper with sidewalks or trail.

RC.2-E-3 - Establish foot bridge across Ball Creek on Old Route 394 to create circular pedestrian connection.

RC.2-E-4 - Maintain Town Hall, Library or other vital functions in hamlets.

**Strategy: RC.2-F**

**Develop hamlet regulations specific to each hamlet area to guide development and retain character.**

*Actions:*

RC.2-F-1 - Develop Stow Hamlet regulations for the area northeast of I-86.

RC.2-F-2 - Develop Ashville Hamlet regulations.

RC.2-F-3 - Develop Stedman Hamlet regulations.

RC.2-F-4 - Encourage a mix of uses in hamlet areas such as small scale commercial, retail, professional offices and residential.

**Strategy: RC.2-G**

**Promote homeowners associations for centralized package sewer options to allow infill opportunities.**

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## **Environment—Goal # 3**

*North Harmony maintains a clean and healthy natural environment.*

### **Strategy: En.3-A**

#### **Conserve and enhance natural or scenic resources.**

*Actions:*

En.3-A-1 - Organize scenic view study.

En.3-A-2 - Encourage use of the 480-a Forest Tax Law Exemptions.

En.3-A-3 - Ensure that Ag and Markets laws are followed for notice of intent, etc.

En.3-A-4 - Utilize development techniques that create open spaces such as clustering.

### **Strategy: En.3-B**

#### **Promote conservation of soils and wetlands.**

*Actions:*

En.3-B-1 - Require that soils are included on site plans that are submitted to protect highly erodible soils and prime agricultural soils.

En.3-B-2 - Incorporate hydric soils, 100 foot wetland buffers and floodplains into all site plan review processes.

### **Strategy: En.3-C**

#### **Enhance the value to the public of abutting or neighboring parks, forests, wildlife preserves, nature reservations or sanctuaries, or other open space.**

*Actions:*

En.3-C-1 - Work with Chautauqua Watershed Conservancy to maximize value of assets at Dobbins Woods and Ball Creek properties for a public benefit.

En.3-C-2 - Work with New York State DEC to improve public use of Tom's Point and Stow lakefront property through improved access trails, parking and interpretive signage.

En.3-C-3 - Improve knowledge of two State Forests located in North Harmony. Create brochure informing visiting public of unique property.

### **Strategy: En.3-D**

#### **Enhance and preserve historic rural landscapes and sites.**

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*Actions:*

En.3-D-1 - Initiate a town-sponsored committee for the identification of cultural and historic resources.

En.3-D-2 - Assist local landowners of historical locations to get these locations listed on the state and national registers.

**Strategy En.3-E - Enact a conservation overlay district.**

**Strategy: En.3-F**

**Recognize the environment as an integrated system of land, water, and air resources serving multiple public objectives.**

*Actions:*

En.3-F-1 - Draft land use regulations that protect environmental assets. Such laws may consist of Water Quality Protection Overlay District, Erosion and Soil Control ordinance and others.

**Strategy: En.3-G**

**Update property maintenance law.**

**Environment—Goal # 4**

*North Harmony's watersheds are protected from impacts that affect the environment and Chautauqua Lake.*

**Strategy: En.4-A**

**Actively seek inter-municipal cooperation to improve water quality.**

*Actions:*

En.4-A-1 – Participate in a Chautauqua Lake inter-municipal group to establish goals for municipal entities to undertake for watershed protection.

**Strategy: En.4-B**

**Actively work with the Chautauqua Lake Management Commission (CLMC) to preserve and improve the quality of the water in Chautauqua Lake.**

*Actions:*

En.4-B-1 – Utilize CLMC demonstration funds to address erosion and sedimentation issues in Town of North Harmony infrastructure.

**Strategy: En.4-C**

**Protect streams and water quality.**

*Actions:*

En.4-C-1 - North Harmony should consider creating a steep slope protection overlay district.

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- a. One approach to dealing with the problem of development on steep slopes is to simply make any construction of a principal use on property with a natural steep slope a conditional use through local zoning.
  - b. Conditional use approval could be predicated on the applicant demonstrating that concerns over both environmental and structural issues are addressed.
  - c. Local zoning should require evidence that erosion and sedimentation issues are addressed. This could include imposing the requirement that a Storm Water Pollution Prevention Plan (SWPPP) be submitted for properties with a natural steep slope when construction is proposed.
  - d. Evidence that structural issues are adequately addressed could include the requirement that the applicant provide foundation plans approved by a Professional Engineer. This would verify that the foundation and structure will be stable and will not slide down to adjacent property.

En.4-C-2 - Pursue conservation easements or zoning setbacks along streams and creeks to protect Chautauqua Lake's water quality and the riparian corridors.

En.4-C-3 - The Town should carefully manage, if not generally restrict, development in floodplains to reduce the risk of flood damage and to preserve flood-storage capacity. North Harmony should develop (or upgrade) standards for development in floodplains and floodways, to restrict development, minimize safety hazards, and preserve flood storage capacity. Filling of floodplains that would reduce flood water storage areas and otherwise worsen floodplain conditions downstream should be aggressively discouraged.

En.4-C-4 - Update junkyard ordinance to incorporate environmental language to protect water quality.

**Strategy: En.4-D**

**Work with the County Soil and Water Conservation District to implement improved and protective roadside ditch cleaning practices that will lessen or prevent erosion and pollutant runoff.**

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*Actions:*

- En.4-D-1 – Send North Harmony Highway personnel to training provided by County Soil and Water Conservation District or other entity on BMPs for road maintenance.

**Strategy: En.4-E**

**Amend site plan review to ensure that all site development requirements include standards for BMPs to minimize soil disturbance, erosion, and stormwater runoff; and ensure that those standards are met (particularly in lakefront and streamside areas) through erosion and runoff abatement procedures and limits on percentage of lot coverage with impervious surfaces.**

*Actions:*

- En.4-E-1 – During the review of projects, provide applicants with a stormwater pollution prevention checklist.

**Strategy: En.4-F**

**Support/encourage watershed inspection and protection activities in watershed through volunteer and educational programs.**

*Actions:*

- En.4-F-1 – Promote watershed education through the provision of educational materials in North Harmony Town Hall and on the Town website.

**Strategy: En.4-G**

**Encourage the protection of riparian corridors with the use of buffer strips along all perennial and intermittent streams and shorelines to help reduce or eliminate sedimentation and nutrient runoff.**

*Actions:*

- En.4-G-1 – Establish watershed wide stream buffer guidelines for agricultural, commercial and residential uses.
- En.4-G-2 – Provide educational materials on buffer design and native plant options.

**Strategy: En.4-H**

**Encourage BMPs for the reduction of impervious surfaces and the preservation of vegetated and forested land cover throughout the Town in residential applications.**

*Actions:*

- En.4-H-1 – Create brochure detailing BMPs options for reduction of impervious surfaces and preservation of vegetated and forested land cover.

**Strategy: En.4-I**

**Encourage BMPs for the minimization of phosphorous fertilizer**

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application, and the preservation of vegetated and forested land cover throughout the Town in agricultural operations.

**Strategy: En.4-J**

**Adopt a erosion and sedimentation control ordinance.**

## **Governmental—Goal # 5**

*Town government is responsive, open, and stable to provide efficient and effective local public services and amenities.*

**Strategy: Go.5-A**

**Seek opportunities to increase community participation and civic resources.**

*Actions:*

Go.5-A-1 – Establish Historical Committee.

Go.5-A-2 – Promote knowledge of community with articles of interest in newsletter and on website.

Go.5-A-3 – Hold an annual public forum to discuss issues and the direction the Town is going.

Go.5-A-4 – Print and distribute an executive summary of the Comprehensive Plan so residents have knowledge and an understanding of it.

**Strategy: Go.5-B**

**Provide opportunities for residents to understand current codes and regulations.**

*Actions:*

Go.5-B-1 – Keep all North Harmony Town Codes online and updated.

Go.5-B-2 – Have Code Enforcement Officer develop a “Frequently Asked Questions (FAQs)” section for website regarding codes and regulations.

Go.5-B-3 – Provide flow charts for permitting processes.

**Strategy: Go.5-C**

**Streamline access to basic government functions.**

*Actions:*

Go.5-C-1 – Provide all town forms on website in pdf format to allow residents to access them after hours or remotely.

Go.5-C-2 – Provide suggestion box.

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**Strategy: Go.5-D**

**Provide information regarding Town issues and functions through a variety of media.**

*Actions:*

- Go.5-D-1 – Maintain current Town website with updated materials.
- Go.5-D-2 – Budget for semi-annual or quarterly newsletter.
- Go.5-D-3 – Create press releases in advance of critical meetings to provide information on issue and supplement legal notice requirement.
- Go.5-D-4 – Provide a short annual written report to residents that summarizes a year’s worth of efforts or work accomplished.

**Strategy: Go.5-E**

**Consider developing all land use policies with an eye toward achieving the goals set forth in this Plan (especially water quality protection through three priority areas: management of steep slopes [over 15%], stormwater management, and retaining vegetated buffers to watercourses).**

*Actions:*

- Go.5-E-1 – Create and adopt a rural subdivision law to protect natural resources, encourage good development and protect future residents of North Harmony.
- Go.5-E-2 – Adopt a soil and erosion control law.
- Go.5-E-3 – Adopt a “Water Quality Overlay District” ordinance.

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## **Economic Goals—# 6**

*Businesses operate in an unobtrusive manner consistent with the character and needs of North Harmony.*

**Note:** Opportunities will be limited by the availability of infrastructure to support business development as well as the need to protect surrounding rural character.

### **Strategy: Ec.6-A**

**Allow small-scale recreational or tourist uses.**

*Actions:*

Ec.6-A-1 – Review rural zoning district uses to ensure compatible small scale recreational or tourist uses are allowed.

The intensification of development on lots containing, or new development of, small-scale recreational or tourist uses that rely on a rural location and setting are generally allowed in the rural area. The recreational or tourist use can include commercial facilities, but not new residential development. Public services and facilities must be limited to those necessary to serve the use and provided in a manner that does not permit low-density sprawl. They need not be an existing use and need not be principally designed to serve the existing and projected rural population.

Examples of the intensification of development on lots containing small-scale recreational or tourist uses that depend on a rural location and setting might include:

- Adding a restaurant to an herb farm and nursery;
- Building a club house for a golf course, but no residences;
- Operating a bed and breakfast in a farmhouse; or
- Converting a barn into an antique shop.

Examples of new development of small-scale recreational or tourist uses that depend on a rural location and setting might include:

- Overnight camping facilities;
- Overnight accommodations (in addition to campgrounds) that are rural in scale, such as cabins and cottages;
- Lake access and associated activities, such as swimming, boating, windsurfing, fishing, and picnicking; and commercial uses (such as restaurants) if they are part of the recreational or tourist use.

### **Strategy: Ec.6-B**

**Promote intensification of development on lots with existing development.**

*Actions:*

Ec.6-B-1 – Review non-conforming provisions of the North

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Harmony Zoning Code and modify accordingly to allow intensification or expansion upon the provisions suggested below.

Many towns have existing businesses located in a rural area that are isolated from other more intense development and so are not located in an area appropriate for designation as a hamlet or rural center. Towns designate these businesses as nonconforming uses.

For the purposes of intensification, or expansion, of these nonconforming businesses the use must be: limited to the existing lot, with additional limitations to ensure that provision of public services and public facilities can be limited to those necessary to serve the business use without permitting sprawl.

Provisions for expansion as follows:

- Expansion is limited to a maximum of fifty (50) percent of the existing building footprint provided that all of the standards below are met.
- The expansion will occur on the same lot upon which the existing use is located.
- The expansion is visually compatible with the surrounding rural area.
- Detrimental impacts to adjacent properties will not be increased or intensified.
- The expansion does not result in a formerly small operation dominating the vicinity.
- Public services and facilities are limited to those necessary to serve the isolated nonresidential use and are provided in a manner that does not permit low-density sprawl.
- The design standards of the underlying zoning district and all other applicable regulations are met.

**Strategy: Ec.6-C**

**Allow isolated cottage industries and isolated small-scale businesses that do not effect rural character significantly.**

*Actions:*

Ec.6-C-1 – Add a definition for cottage industry and isolated small scale business to North Harmony Zoning Code.

Ec.6-C-2 – Incorporate new provisions for cottage industry and small scale business development into rural districts in North Harmony Zoning Code.

New development of isolated cottage industries and isolated small-scale businesses may be generally allowed in the rural area. They need not be an existing use or be within a designated limited area of more intense rural development. They need not be principally de-

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signed to serve the existing and projected rural population. But public facilities and services for these isolated nonresidential uses must be limited to those necessary to serve the use, and they must not permit low-density sprawl.

Cottage industry is defined as business activities carried on in the principal residence, or within a permitted accessory structure, that is subordinate to the residential use of the property. The intent is to preserve the surrounding rural character for other rural residents.

Cottage industry provisions may include the following:

- A requirement that the business be owned by the full-time residents of the property;
- A requirement that the business be limited to in-home manufacturing and prohibit retail sales on the site;
- A limit on the number of employees and/or a limit on the number of employees outside the owning family;
- A requirement that the use be compatible with, or screened from, the road and adjacent properties;
- A provision that the use not require urban level services;
- A limit on the percentage of interior space in the living area of the primary residence or a square footage limit;
- A limit on off-site impacts such as noise, smoke, dust, heat, light, and glare to that normally generated by a single-family residence;
- A limit on traffic generated and/or delivery trucks;
- Signage restrictions; and
- Minimum parcel size.

Isolated small-scale businesses are a less limited use than cottage industry. The following criteria or provisions may be used to define small-scale business:

- Location in an accessory structure that may not be subordinate to the residential use of the property but is still limited in size;
- Provision for manufacturing and/or retail sales;
- A provision that the use does not create a new commercial or industrial area;
- A slightly higher limit on the number of employees than cottage industry;
- Other restrictions mentioned above for cottage industry such as compatible use, limits on public service provision, limits on off-site impacts and traffic, signage restrictions, and parcel size.

Small-scale businesses and cottage industry can be important to the rural economy. However, as businesses grow larger they may soon begin to change the rural character of the area and reduce the qual-

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ity of life for other property owners. As discussed above, it will be important to analyze the impacts of expanded uses in determining whether the expansion is appropriate in the rural area.

**Strategy: Ec.6-D**

**Promote agriculture and the creation of value added products.**

*Actions:*

Ec.6-D-1 – Revise zoning to allow agricultural operations the flexibility and creativity to create and market value added products easily.

Small farms can be an important source of income for rural residents. Rural farms bring fresh produce to farmers markets in nearby cities, villages and towns, and roadside stands, and grow specialty crops. Rural communities have profited by recognizing the potential for nontraditional specialty crops. The market for very fresh foods, organically-grown and/or low-calorie, high nutrition produce is expanding. This more intensive form of farming can be workable on acreages as small as 20 acres. Some operations can be supported on 10 acres if the operator has a second source of income.

**Strategy: Ec.6-E**

**Provide design guidelines for commercial development of appropriate type and scale.**

*Actions:*

Ec.6-D-1 – Complete Stow interchange development design guidelines and regulations.

Ec.6-D-2 – Develop hamlet regulations and guidelines specific to each hamlet area.

EC.6-D-3 – Develop Highway Commercial Guidelines and regulations.

Rural centers, hamlets, or crossroads developments are examples of rural areas of more intense development where limited commercial or industrial development may occur. The town may provide for businesses within these areas to expand. New commercial businesses can locate on undeveloped land if they are compatible with the existing community, can be served by public facilities without promoting sprawl, and are principally designed to serve the surrounding rural area.

**Strategy: Ec.6-F**

**Develop regulations to promote uses appropriate for new zoning districts.**

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## **Recreational Goals—Goal # 7**

*Outdoor recreational facilities and opportunities are available.*

### **Strategy: Re.7-A**

**Work with State agencies and local organizations to ensure adequate access to Chautauqua Lake.**

*Actions:*

Re.7-A-1 – Work with New York State Department of Environmental Conservation to promote Stow Property fishing access.

### **Strategy: Re.7-B**

**Work with State Department of Environmental Conservation (DEC) to develop access and use of DEC lands that complement the community’s plans and ensure that the community benefits from DEC lands within the Town.**

*Actions:*

Re.7-B-1 – Work with New York State Department of Environmental Conservation to implement Dudley Breed’s suggested concepts for Tom’s Point property.

### **Strategy: Re.7-C**

**Work towards developing Town parks into multi-use facilities that meet the needs of all Town residents.**

*Actions:*

Re.7-C-1 – Provide walking trails and other amenities, as feasible, in Ashville Commons Park.

## **Community Goals—Goal # 8**

*North Harmony is a friendly, neighborly community with high community involvement and spirit.*

### **Strategy: Co.8-A**

**Utilize Town logo to create a sense of identity.**

### **Strategy: Co.8-B**

**Promote Town meetings on website.**

### **Strategy: Co.8-C**

**Continue annual Town picnic.**

### **Strategy: Co.8-D**

**Investigate opportunity for new Town events.**

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## **Community Goals—Goal # 9**

*Accommodate our aging population.*

**Strategy: Co.9-A**

**Work with CHRIC to investigate feasibility of senior housing.**

**Strategy: Co.9-B**

**Support Stow Senior Citizen Center.**

**Strategy: Co.9-C**

**Encourage CARTS routing in community.**

## **Community Goals—Goal # 10**

*Create opportunities for a younger population.*

**Strategy: Co.10-A**

**Create job database within Town.**

**Strategy: Co.10-B**

**Post summer job opportunities on Town web page.**

**Strategy: Co.10-C**

**Continue summer recreation program in conjunction with Harmony.**

## **Community Goals—Goal # 11**

*There is an increased convergence of interests between primary and secondary homeowners in North Harmony.*

**Strategy: Co.11-A**

**Continue participation in Harmony Historical Society History Days.**

**Strategy: Co.11-B**

**Promote annual Town picnic.**

**Strategy: Co.11-C**

**Promote single Town identity.**

**Strategy: Co.11-D**

**Provide educational articles in Town newsletter.**

**Strategy: Co.11-E**

**Promote and continue Ashville Days.**

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## **Agricultural—Goal # 12**

*Agricultural activities and farmlands are maintained and encouraged.*

### **Strategy: Ag.12-A**

**Preserve productive farmlands for continued agricultural use.**

*Actions:*

Ag.12-A-1 – Evaluate sites for prime agricultural soils during site plan and conditional reviews.

### **Strategy: Ag.12-B**

**Limit the amount, and guide the placement, of non-agricultural uses in agricultural areas.**

### **Strategy: Ag.12-C**

**Support appropriate opportunities for farmers to obtain non-farm income, and to explore new farming methods and crops.**

### **Strategy: Ag.12-D**

**Guide design of lots and the placement of homes, driveways, and other uses in the Agricultural Area to less productive soils and the edges of agricultural fields.**

### **Strategy: Ag.12-E**

**Encourage the clustering or grouping of home sites in agricultural areas.**

### **Strategy: Ag.12-F**

**Allow home occupations and farm family businesses on farm parcels to supplement farming income.**

### **Strategy: Ag.12-G**

**Support farmland tax credits, use value assessments, reform in federal farm laws, and other programs that encourage the continued use of land for farming and forestry.**

### **Strategy: Ag.12-H**

**Support alternatives to traditional production and dairy agriculture, such as Community-Supported Agriculture and Value-Added Agriculture.**

*Actions:*

Ag.12-H-1 – Make changes to zoning to ensure they are farm friendly and flexible for a variety of agricultural uses.

---

**Strategy: Ag.12-I**

**Consider techniques such as transfer and purchase of development rights to permanently protect large tracts of agricultural land in the Town, while compensating the landowner or farmer for these protections.**

**Strategy: Ag.12-J**

**Continue to support the Right-to-Farm Law and cooperate with the NYS Department of Agriculture and Markets Agricultural District Laws.**

*Actions:*

Ag.12-J-1 – Develop and pass a right-to-farm law.

**Strategy: Ag.12-K**

**Watch for, and make use of, new NYS Dept. of Agriculture and Markets programs that can strengthen local agriculture including support for local produce distribution programs and farm markets.**

**Strategy: Ag.12-L**

**Continue to allow agricultural values on farmland (not residences or farm buildings) for fire, ambulance and other special districts for which a benefit assessment or special ad valorem levy exists.**

**Strategy: Ag.12-M**

**Support the protection of farmland balanced with managed community growth and preservation of open space.**

**Strategy: Ag.12-N**

**Continue to participate in New York State Agricultural Districts Program.**

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## CHAPTER 6: IMPLEMENTATION

### The Next Steps

The Comprehensive Plan is a living document that should be constantly revisited, updated, and improved. Reviews should be conducted on a regular basis, with a major review scheduled every 10 years. As circumstances require, it should be rewritten or amended with an update supplement. The Town will solely undertake some of these actions described in the Plan while other actions will require the cooperation of the private sector and/or other agencies or entities. The Town also must collaborate, partner and coordinate with neighboring communities and public agencies on land use issues and opportunities that go beyond Town boundaries such as watershed management, economic development and public recreation opportunities.

While all the actions identified in the “Recommended Actions” are considered important Comprehensive Plan priorities, they will not be accomplished simultaneously. Instead, they will be staged over a period of years. In general, the actions involving policy changes and partnerships will be initiated first because they do not require significant capital expenditures. Implementation of recommendations with significant capital implications will be a longer term proposition because of the need to phase them over a number of years consistent with the Town’s fiscal capability. The initial stages of planning for implementation of these recommendations should focus on defining the scope of capital investments to be made and the sources of funding.

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## **Putting the plan into action**

### *Adopt the Comprehensive Plan*

The first step in implementing this Comprehensive Plan starts when the Town Board formally adopts the document. Legal adoption means that the board accepts this plan as the guide to the Town's future development. Once passed, all other local laws must be in accordance with this Plan. Public agencies and citizens should use this document to help make decisions concerning future growth in North Harmony. The Plan should also be placed on the Town's website so that the information can be accessed by developers and residents.

### *Delegate tasks*

Although the Town has direct responsibility to implement this plan, active involvement of citizens and other organizations is vital for successfully meeting the goals. Public-Private partnerships should be encouraged wherever possible. The Town Board will need to delegate some responsibility in implementing the plan. Various citizen committees can help with research and making action recommendations to the Town. In all cases, these committees should have both clear direction from the Town Board and an efficient process in which to accomplish their work.

### *Amend Zoning Law*

The zoning ordinance and map will need to be revised and brought into conformance with this Plan. The Town Board has the legal authority to pass or amend a zoning law. However, the Planning Board can research zoning tools and draft a zoning law to be considered by the Town Board. Most amendments and/or new local laws will require an environmental review (SEQRA) along with appropriate public notice and hearings.

## **Sequence of actions**

A successful strategy should start with the most important recommendations, address recommendations that pave the way for other recommendations, work to maximize the number of different parties addressing at least one recommendation, and simultaneously address at least one recommendation from each of the major goals of this plan. An annual agenda of recommendations to be implemented that year should be prepared by either the Town Board or the Planning Board. Each year's work should be manageable and involve the necessary volunteers or agencies. An annual status report of what's been done should be presented to the public. This

will help keep everyone informed about what is being implemented, what has already been done, and what has not. A status report will not only help keep things moving along, but will help in the Comprehensive Plan update every few years. The following tables provide a recommended sequence of significant actions:

Implementation Table		
Timeline for Completion	Priority	Recommendations
Continuous	High	RC.1-E-1 - Support the New York State Agricultural District program in North Harmony.
Continuous	High	RC.2-A-3 - Seek funds for, and implement, streetscape improvement projects in the hamlets to include sidewalks, signage and improved parking.
Continuous	High	RC.2-F-4 – Encourage a mix of uses in hamlet areas such as small scale commercial, retail, professional offices and residential.
Continuous	High	En.4-A-1 – Participate in a Chautauqua Lake inter-municipal group to establish goals for municipal entities to undertake for watershed protection.
Continuous	High	En.4-C-3 - Carefully manage, if not generally restrict, development in floodplains to reduce the risk of flood damage and to preserve flood-storage capacity. Develop (or upgrade) standards for development in floodplains and floodways .
Continuous	High	Go.5-D-1 – Maintain current Town website with updated materials.
Continuous	High	Go.5-B-1 – Keep all North Harmony Town Codes online and updated.
Continuous	Medium	RC.2-E-4 – Maintain Town Hall, Library or other vital functions in hamlets.
Continuous	Medium	En.3-A-2 - Encourage use of the 480-a Forest Tax Law Exemptions.
Continuous	Medium	En.3-A-4 - Utilize development techniques that create open spaces such as clustering.
Continuous	Medium	En.4-B-1 – Utilize CLMC demonstration funds to address erosion and sedimentation issues in Town of North Harmony infrastructure.
Continuous	Medium	En.4-B-2 – Appoint municipal representative to either serve on CLMC or act as a liaison.
Continuous	Medium	En.4-D-1 – Send North Harmony Highway personnel to training provided by County Soil and Water Conservation District or other entity on BMPs for road maintenance.
Continuous	Medium	Go.5-A-2 – Promote knowledge of community with articles of interest in newsletter and on website.
Continuous	Medium	Go.5-B-2 – Have Code Enforcement Officer develop a “Frequently Asked Questions (FAQs)” section for website regarding codes and regulations.
Continuous	Medium	Go.5-D-3 – Create press releases in advance of critical meetings to provide information on issue and supplement legal notice requirement.
Continuous	Low	En.3-A-3 - Ensure that Ag and Markets laws are followed for notice of intent, etc.
Continuous	Low	En.4-I-1 – Work with County Soil and Water Conservation District to ensure agricultural operations within Town are utilizing BMPs for phosphorus fertilizer application.
Continuous	Low	Go.5-B-3 – Provide flow charts for permitting processes.

Implementation Table		
Timeline for Completion	Priority	Recommendations
0-6 Months	High	Go.5-A-4 – Print and distribute an executive summary of the Comprehensive Plan so residents have knowledge and an understanding of it.
0-6 Months	High	Go.5-D-4 – Provide a short annual written report to residents that summarizes a year’s worth of efforts or work accomplished.
0-6 Months	Medium	Go.5-C-2 – Provide suggestion box.
0-6 Months	Medium	Go.5-D-2 – Budget for semi-annual or quarterly newsletter.
1-2 years	High	RC.1-A-1 - Develop “Hamlet / Commercial” zoning districts that allow for small scale businesses in character with surrounding area.
1-2 years	High	RC.1-A-2 - Develop design guidelines for “Commercial” and “Highway Commercial” zoning districts that allow for growth while ensuring the character of the surrounding area is maintained.
1-2 years	High	RC.1-B-1 - Modify zoning to allow for greater opportunity for rural residents to engage in revenue producing activities through home-based ventures and small scale industries that are appropriate for area.
1-2 years	High	RC.1-D-1 - Develop policies, programs, and regulations to ensure that rural roads and streetscapes remain vital to the visual character of North Harmony
1-2 years	High	RC.1-F-1 - Rural land areas with minimum densities, forested lands and agriculture exist in North Harmony. Define boundaries and create new district to protect resources.
1-2 years	High	RC.1-F-2—Rural development can consist of a variety of uses and residential densities if they are consistent with the preservation of rural character. Define boundary of transitional area of higher density corridors and rural land use district. Allow greater level of mixed uses within this district and increased density.
1-2 years	High	RC.1-H-1 - Develop a site plan review process for residential development consisting of a minor administrative review conducted by the Code Enforcement Officer and a major review for larger multi-unit reviews.
1-2 years	High	RC.2-F-1 - Develop Stow Hamlet regulations for the area northeast of I-86.
1-2 years	High	En.3-B-1 - Require that soils are included on site plans that are submitted to protect highly erodible soils and prime agricultural soils.
1-2 years	High	En.3-B-2 - Incorporate hydric soils, 100 foot wetland buffers and floodplains into all site plan review processes.
1-2 years	High	En.3-F-1 - Draft land use regulations that protect environmental assets. Such laws may consist of Water Quality Protection Overlay District, Erosion and Soil Control ordinance and others.
1-2 years	High	En.4-E-1 – During the review of projects, provide applicants with a stormwater pollution prevention checklist.
1-2 years	High	En.4-G-2 – Provide educational materials on buffer design and native plant options.
1-2 years	High	En.4-H-1 – Create brochure detailing BMP options for reduction of impervious surfaces and preservation of vegetated and forested land cover.

Implementation Table		
Timeline for Completion	Priority	Recommendations
1-2 years	High	Go.5-C-1 – Provide all town forms on website in pdf format to allow residents to access them after hours or remotely.
1-2 years	High	Ec.6-A-1 – Review rural zoning district uses to ensure compatible small scale recreational or tourist uses are allowed.
1-2 years	High	Ag.12-H-1 – Make changes to zoning to ensure they are farm friendly and flexible for a variety of agricultural uses.
1-2 years	Medium	RC.1-C-1 - Promote cluster development. Cluster development can be a useful tool for allowing rural development if it is done carefully and overall density remains low. Too much density in the rural area, even if it is clustered, can lead to sprawl and uses incompatible with rural character and adjacent land uses.
1-2 years	Medium	RC.1-G-1 - Review current sign ordinance and modify to support commercial design guidelines for “Hamlet , Highway Commercial and Commercial” Districts.
1-2 years	Medium	RC.1-I-1 - Appropriate setbacks and roadside buffer requirements should be adopted to ensure “rural character” is protected where appropriate. Incorporate into site plan review.
1-2 years	Medium	RC.2-B-2 - Incorporate language into design guidelines of districts containing historic properties that retains character of area surrounding property.
1-2 years	Medium	RC.2-C-2 - Design a logo for North Harmony that is incorporated into gateway entrance signage for each hamlet. Logo will provide a broader sense of identity for Town of North Harmony.
1-2 years	Medium	RC.2-C-4 – Develop features which help define boundaries and entrances to hamlets.
1-2 years	Medium	RC.2-D-1 - Work with New York State Department of Environmental Conservation to upgrade current parking area at Tom’s Point in Stow to incorporate pedestrian and public amenities for visitors and residents. Concept drawing is incorporated into Dudley Breed’s Stow Concepts.
1-2 years	Medium	RC.2-F-2 - Develop Ashville Hamlet regulations.
1-2 years	Medium	En.3-G-1—Update property maintenance law.
1-2 years	Medium	En.4-C-2 - Pursue conservation easements or zoning setbacks along streams and creeks to protect Chautauqua Lake’s water quality and the riparian corridors.
1-2 years	Medium	En.4-C-4 - Update junkyard ordinance to incorporate environmental language to protect water quality.
1-2 years	Medium	En.4-F-1 – Promote watershed education through the provision of educational materials in North Harmony’s Town Hall and on Town’s website.
1-2 years	Medium	En.4-G-1 – Establish watershed wide stream buffer guidelines for agricultural, commercial and residential uses.
1-2 years	Medium	Go.5-E-1 – Create and adopt a rural subdivision law to protect natural resources, encourage good development and protect future residents of North Harmony.
1-2 years	Medium	Ec.6-C-1 – Add a definition for cottage industry and isolated small scale business to North Harmony Zoning Code.

<b>Implementation Table</b>		
Timeline for Completion	Priority	Recommendations
1-2 years	Medium	Ec.6-C-2 – Incorporate new provisions for cottage industry and small scale business development into rural districts in North Harmony Zoning Code.
1-2 years	Medium	Ag.12-A-1 – Evaluate sites for prime agricultural soils during site plan and conditional reviews.
1-2 years	Low	RC.1-B-2 - Review current “Home Occupation” provisions. Provide for safeguards within zoning to limit impacts such as increased traffic, signage, parking and other issues that may negatively impact rural character and the surrounding uses.
1-2 years	Low	En.3-C-3 - Improve knowledge of two State Forests located in North Harmony. Create brochure informing visiting public of unique property.
1-2 years	Low	En.4-C-1 - North Harmony should consider creating a steep slope protection overlay district.
1-2 years	Low	Go.5-A-1 – Establish Historical Committee
<b>Implementation Table</b>		
Timeline for Completion	Priority	Recommendations
3-5 years	High	RC.1-C-2 - Update zoning to include large lot provisions for rural areas that utilize a true density approach such as density averaging with a set minimum lot size to preserve open space and farm operations.
3-5 years	High	RC.2-C-1 - Utilize Dudley Breed’s Concepts for Stow gateway as an example of how to provide a defined gateway at key points along major corridors leading into a hamlet area.
3-5 years	High	RC.2-C-3 – Implement street landscaping and streetscape improvements in center and entrances of hamlet areas.
3-5 years	High	Ec.6-B-1 – Review non-conforming provisions of the North Harmony Zoning Code and modify accordingly to allow intensification or expansion
3-5 years	High	Re.7-B-1 – Work with New York State Department of Environmental Conservation to implement Dudley Breed’s suggested concepts for Tom’s Point property.
3-5 years	Medium	RC.1-C-3 - Support preservation of valuable open space and environmentally sensitive land through conservation easements.
3-5 years	Medium	RC.1-C-4 - Support transfer/purchase of development rights.
3-5 years	Medium	RC.2-A-1 - Develop a corridor plan for New York State Route 394 corridor.
3-5 years	Medium	RC.2-B-1 - Conduct an inventory of properties of historic significance in Town.
3-5 years	Medium	RC.2-E-2 - Connect Stow Ferry Landing area with Stow proper with sidewalks or trail.
3-5 years	Medium	En.3-C-1 - Work with Chautauqua Watershed Conservancy to maximize value of assets at Dobbins Woods and Ball Creek properties for a public benefit.
3-5 years	Medium	En.3-C-2 - Work with New York State DEC to improve public use of Tom’s Point property through improved access trails, parking and interpretive signage.

Implementation Table		
Timeline for Completion	Priority	Recommendations
3-5 years	Medium	Ag.12-J-1 – Develop and pass a right-to-farm law.
3-5 years	Medium	Re.7-A-1 – Work with New York State Department of Environmental Conservation to promote Stow Property fishing access.
3-5 years	Low	RC.2-F-3 - Develop Stedman Hamlet regulations.
3-5 years	Low	En.3-D-1 - Initiate a town-sponsored committee for the identification of cultural and historic resources.
3-5 years	Low	En.3-D-2 - Assist local landowners of historical locations to get these locations listed on the state and national registers.

Implementation Table		
Timeline for Completion	Priority	Recommendations
5-10 years		RC.2-D-2 - Upgrade Town Common in Ashville with basic amenities. Consider developing walking trail, some limited landscaping and pedestrian connections to other portions of Ashville Hamlet to improve user experience.
5-10 years		RC.2-E-1 - Work with private landowners and New York State Department of Transportation to establish trail between Hadley Bay and Stow as suggested in Dudley Breed’s Concepts.
5-10 years		RC.2-E-3 - Establish foot bridge across Ball Creek on Old Route 394 to create circular pedestrian connection.
5-10 years		Review, monitor and update Comprehensive Plan.

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**PART II**



**COMMUNITY  
INVENTORY**

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## Brief History of North Harmony

The history of North Harmony is really the history of two towns located in Chautauqua County: Harmony and North Harmony.



*Stow Ferry*

The County, consisting of 1,100 square miles, was created by partition of Genesee County on 1808. This partition was performed under the same terms that produced Cattaraugus and Niagara Counties. On February 9, 1811, Chautauqua was completely organized, and so its separate government was launched.

The Town of Harmony was established from the original Town of Chautauqua on February 14, 1816 and became the largest town in the County. The newly formed town consisted of approximately 86 square miles or 55,000 acres. The town was somewhat hilly with fertile valleys along its streams and covered primarily by deciduous trees with maple being a strong and important species. Maple sugar was an important product for the early settlement, as was the valuable ashes furnished by the hard wood trees for “black salts.”

Harmony was first settled by Thomas Bemus, a bachelor, who built a log cabin in January of 1806 opposite Bemus Point, where his father William Bemus resided. The first family to settle in Harmony was that of Jonathan Cheney, who purchased land on the east side of the lake in May of 1806 but then settled his family in Harmony the following year. His cabin was built at Cheney’s Point. In 1811 Thomas Bemus established the Stow Ferry, which connected Bemus Point and Stow. He used a small rough-hewn log raft as a ferry.



*Ashville*

Ashville was the first settlement to be formed in the Town in 1808. The name was derived from the four asheries in the community. In 1809 Reuben Slayton, Jr. built the first sawmill and grist mill in the Ashville. By 1817 the first school had been formed in Ashville with Eben Pratt as the teacher. The first church organized in the Town was the Congregational Church of Ashville in 1820 and by 1822, Dr. Vine Elderkin was Ashville’s first physician.

Others followed and located in the Ashville community and

by 1870 the community had evolved into an industrious area. Ashville in 1870 had 350 inhabitants with three churches, three stores, a gristmill, a sawmill, two shoe shops, two wagon shops, two blacksmith shops, a harness shop, a cabinet shop, a hotel and was a station for the Erie Railway.

Harmony attracted many other settlers who populated the Town with farms and other settlement areas. Settlements developed in Blockville, Stow, Panama and Stedman. Stow acquired its name when John Stow established the Post Office in 1880 and the Stedman Store was the trading center in the north-western portion of the Town. However, most of these were smaller outposts within the larger Town, with the exception of Panama.

Panama, located in a valley on the western side of the Town, developed into a lovely village with framed houses, a school and churches. Panama was the first settlement in the Town to formally incorporate into a village in 1861. At that time the community had a population of 400 and was the center of butter and cheese factories and a few business houses.

In 1918 a debate began regarding the division of Harmony into two towns. The first resolution attempting to divide the Town was defeated. A special committee of the Board of Supervisors was formed to study the issue and work with the community. The committee reported that with Harmony being more than twice the size of normal towns the efficient administration of the Town's affairs were hindered. With 153 miles of highway, in the Town, the committee said that it was physically impossible for one superintendent to give the roads proper attention at the proper time. So the recommendation was made to divide the Town into Harmony and North Harmony. The Town of North Harmony was then created by the adoption of a resolution by the Board of Supervisors of Chautauqua County on December 19, 1918. This was the last Town formed in Chautauqua County.

As the youngest Town in Chautauqua County, it is easy to see why North Harmony residents still look to events such as the Harmony Historical Days to express their broader history. Moreover, North Harmony's history will always be intertwined with Harmony's. Many families have lineage that reaches across the timeline in which the division occurred.

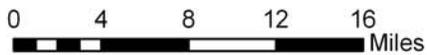
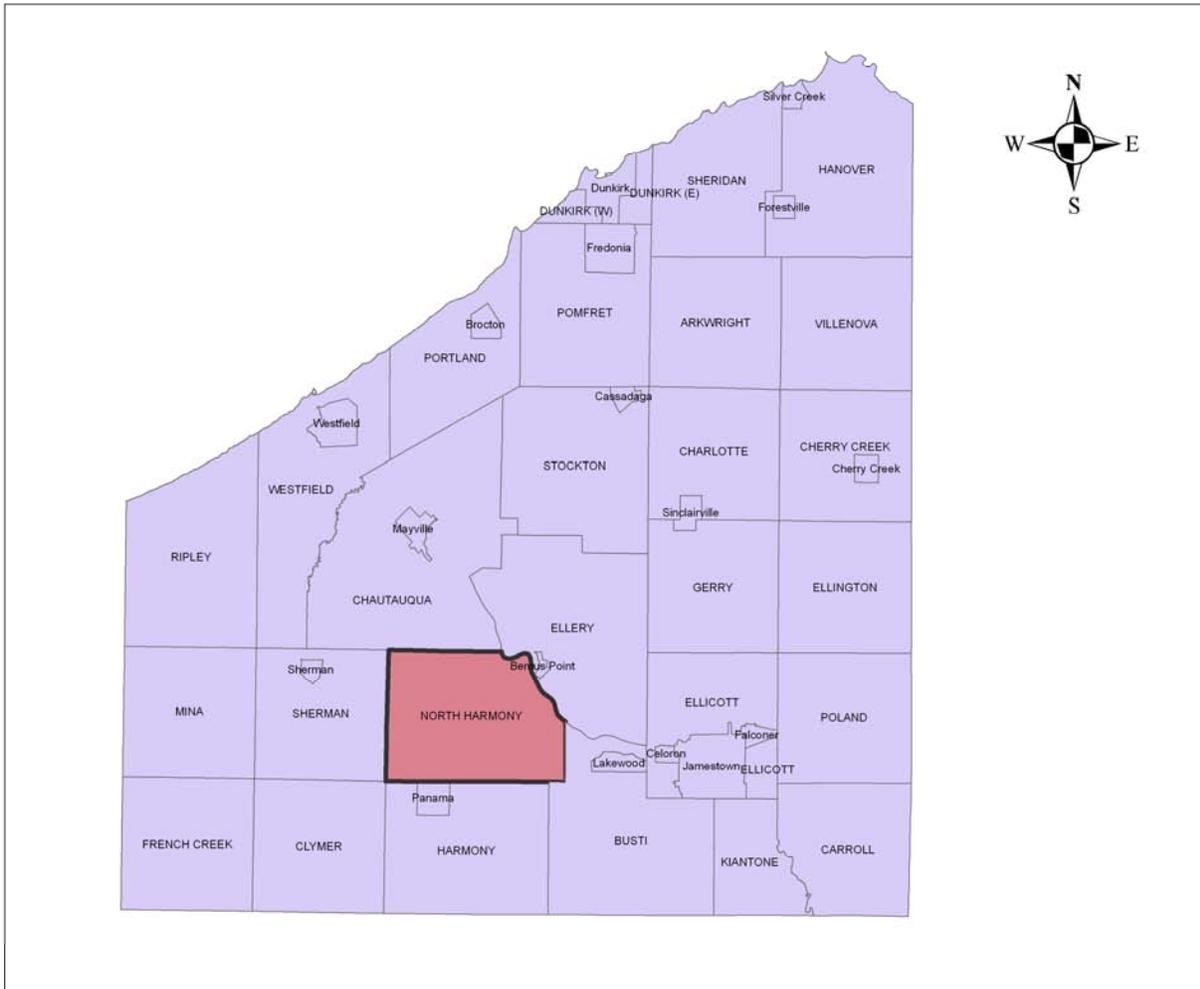


*Watson Estate, Stow*



*Harmony / North Harmony  
Historical Society Fall Festival*

# REGIONAL SETTING



**TOWN OF NORTH HARMONY  
COMPREHENSIVE PLAN**  
*Regional Setting*

MAP DATA FROM  
CHAUTAUQUA COUNTY  
Created; June 24, 2010

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## North Harmony Today

### Location

Chautauqua County, in the southwestern corner of New York State, along the New York-Pennsylvania border, is the western-most of New York's counties. Chautauqua Lake is located in the center of the county, and North Harmony is located along the southwestern shore of Chautauqua Lake at its center.

Part of the Eastern Continental Divide runs through Chautauqua County. The area that drains into the Conewango Creek (including Chautauqua Lake) eventually empties into the Gulf of Mexico; the rest of the county's watershed empties into Lake Erie and out into the North Atlantic Ocean. This divide, known as the Chautauqua Ridge, can be used to mark the border between the Southern Tier and the Niagara Frontier.

According to the United States Census Bureau, the town has a total area of 42.2 square miles (109.3 km<sup>2</sup>), all of it land. The Southern Tier Expressway (Interstate 86) passes through the town. New York State Route 394 follows the west shore of Chautauqua Lake and provides a north south corridor. New York State Route 474 crosses the southeast part of the town.

## Physical Characteristics

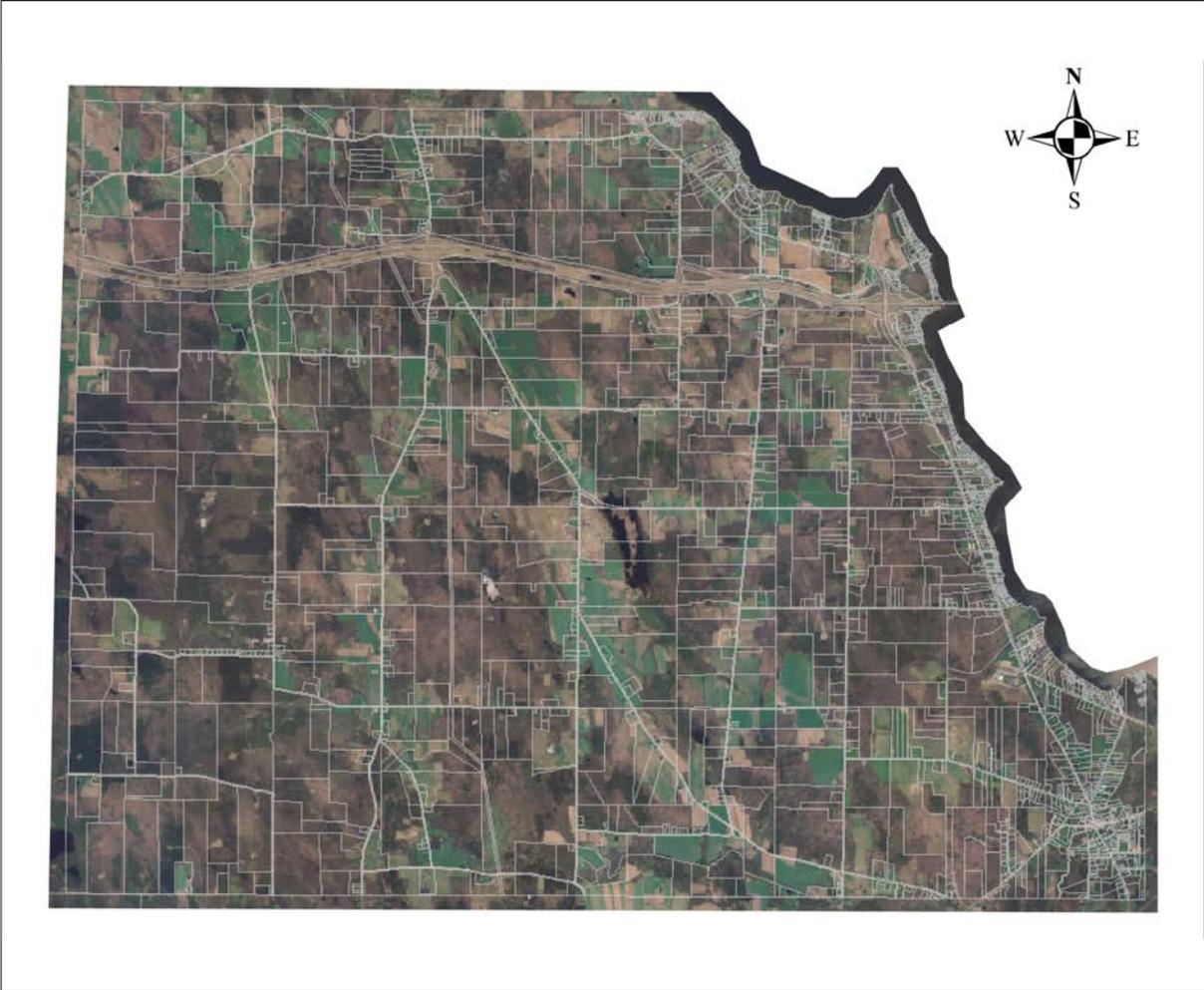
### Topography

Chautauqua Lake drains southeast to the Chadakoin River and is part of the Ohio River basin. The Lake's drainage has a major influence on the topography in the Town. The topography of the Town ranges from a low of 1,308 feet at Chautauqua Lake to over 1,600 feet in the uplands. Topography is an important consideration when evaluating the capacity to develop land. Therefore, land within the Town was classified into the following four slope categories with each category having progressively more limitations its development capacity:

#### 0-8% Slopes (Prime - Few Limitations)

Approximately 63.6% or 17,497 acres of land in the Town falls into this classification. Examples of this classification are found throughout the Town with major concentrations

# AERIAL VIEW



0 0.5 1 1.5 2 Miles

**TOWN OF NORTH HARMONY  
COMPREHENSIVE PLAN**  
*Aerial View*

MAP DATA FROM  
CHAUTAUQUA COUNTY  
Created; June 24, 2010

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in the central and eastern sections of the Town. The low-land portions of this slope classification are concentrated along the shoreline of Chautauqua Lake and in the vicinity of Ashville. The rest of the land in this classification is located in the uplands with major concentrations paralleling the Panama-Stedman Road (County Road 76) and on a series of ridges between Butts Road and Carpenter-Pringle Road. At the present time the majority of developed areas are located on these 0-8% slope lands, primarily in the valleys.

#### 8-16% Slopes (Moderate Limitations, Conservation Practices)

This classification is considered moderately restrictive to general development. Beyond the 16% slope, the construction of roads at right angles to contour, without major fills or cuts, is impractical. Within the Town, 8,490 acres, or 30.9% of the Town area is located in this slope classification. All of the land within this classification is in the uplands and the majority is located either in the southeastern or the extreme western portion of the Town.

It must be noted that over 94% of the land area in the Town of North Harmony falls within the “prime” (0-8%) and “moderate” (8-16%) slope classifications. Therefore, the majority of the community can be considered for development unless other physical limitations such as poor soils or inadequate drainage indicate otherwise.

#### 16-25% Slopes (Severe Limitations)

The 16-25% slope lands are considered the practical limits for normal housing development. Lands within this classification usually are the last developed except for specialized uses and scenic views. In general, the problems that become the most critical in this slope classification are the installation of roads, utilities, driveways and the efficient use of yard areas. Terracing and retaining walls are almost essential in these areas. Approximately 4.3% or 1,176 acres of the Town are categorized in the 16-25% slope classification. As with the preceding classification the majority of the 16-25% slopes are found either in the uplands of the southeastern or extreme western sections of the Town.

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### Slopes over 25% (Undevelopable)

For planning purposes, slopes over 25% are considered economically impractical for either public or private construction. This does not mean that these lands are useless. In addition to desirable active and passive recreation and wildlife – timber conservation, these lands provide essential open space and can be used to buffer incompatible land uses. These severely sloped land areas should be viewed as a starting point for developing community open space plans. Approximately 317 acres or 1.2% of the Town is classified in the over 25% category. These include some properties within an area enclosed by Butts Road on the west, Ramsey Road on the north, Route 394 on the east and the Town line on the south and primarily along stream corridors. The second section is confined to an area west of the Panama-Stedman Road. Only one area of the Town is considered hampered by topographic barriers. This area consists of a steep valley wall in the west-central section of the Town between Eiden Road, Wall Street and Eggleston Hill Road.

### Geology

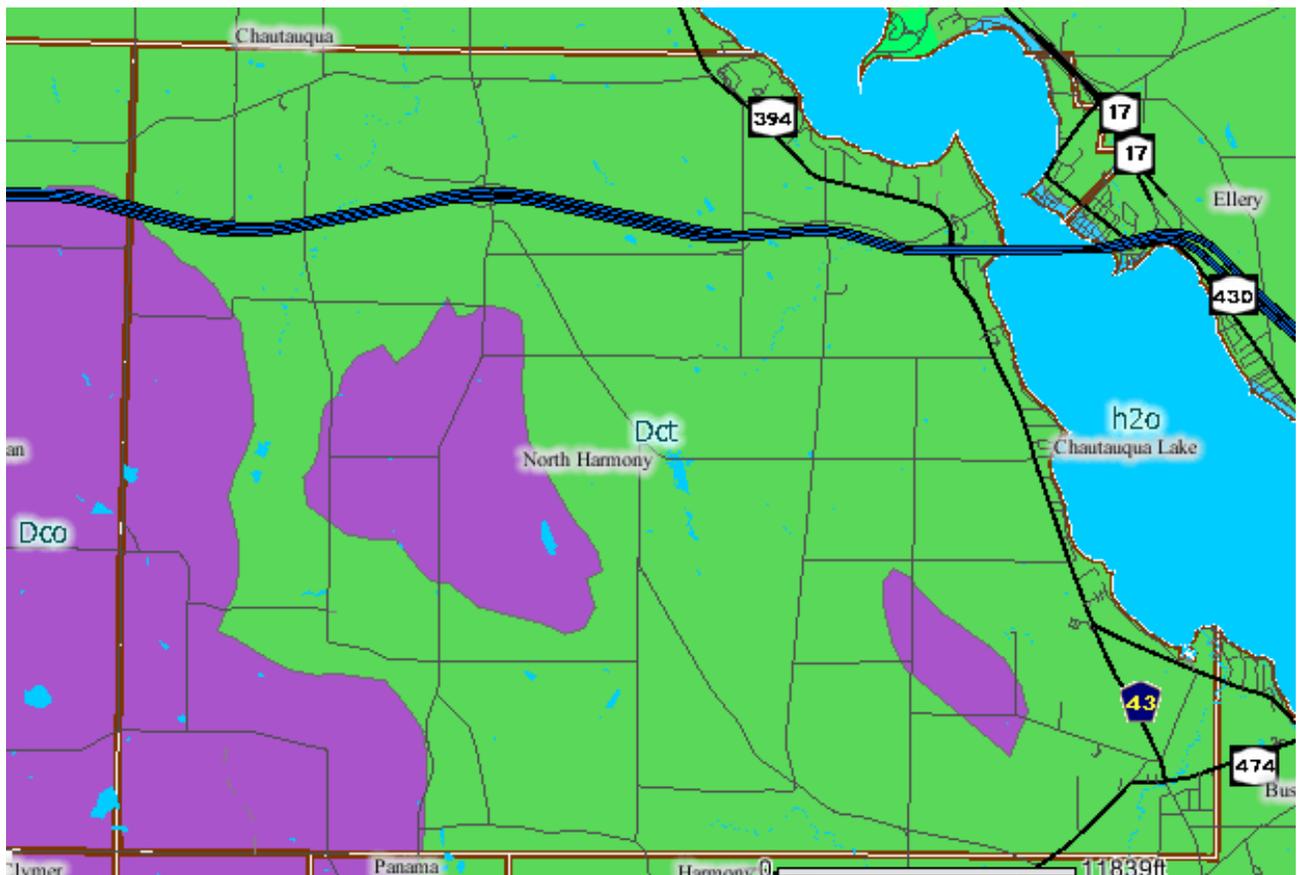
Chautauqua Lake is oriented perpendicular to Lake Erie because at least one Ice Age glacier filed the Erie basin sufficiently to overtop the Allegheny Plateau and flow southeastward. Pre-existing, south east flowing valleys, such as the ancestral Chautauqua Valley, were enlarged as the glacier moved over them. North Harmony, located on a portion of the glaciated Allegheny Plateau, is located along the southern side of the Chautauqua Valley.

There is about 1,500 feet of nearly flat-lying shale with sandstone under the Allegheny Plateau. As the glacier retreated, glacial deposits that mantle the shale and sandstone hills and partly filled the valley include till (poorly sorted, stony silts) and scattered water washed deposits.

The uplands of the Town are a series of rolling hills created by water erosion of the plateau modified by glacial scouring. A developing dendritic drainage pattern has further eroded the uplands, forming numerous narrow valley streams. Bedrock in the uplands is found at depths of approximately 3 to 5 feet.

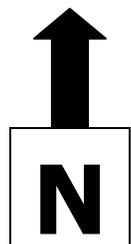
A layer of hardpan or unconsolidated glacial material normally lies one and one-half to three feet below the surface of the ground. Because of this hardpan layer, the use of septic systems and the effectiveness of ground water drainage have been greatly reduced. The entire Town west of State Route 394 and northwest of Ashville is considered to be in the upland area.

## North Harmony Bedrock Geology

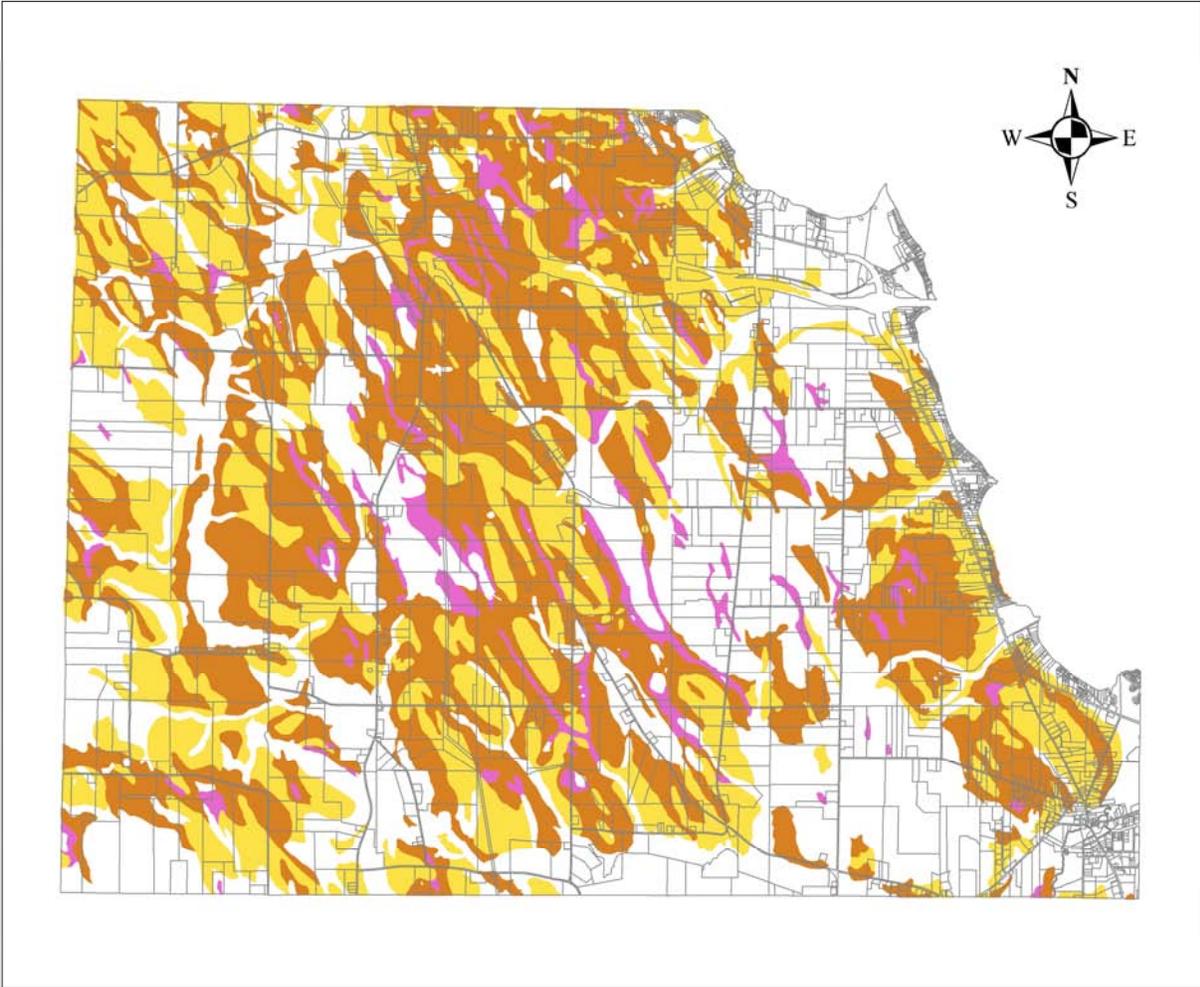


### BEDROCK GEOLOGY

-  Conewango Group (Dco)
-  Conneaut Group (Dct)



# SOILS



0 0.5 1 1.5 2 Miles

**TOWN OF NORTH HARMONY  
COMPREHENSIVE PLAN**

*Soils*

LEGEND

- BsA/BsB/BsC
- CkB/CkC

MAP DATA FROM  
CHAUTAUQUA COUNTY  
Created; June 24, 2010

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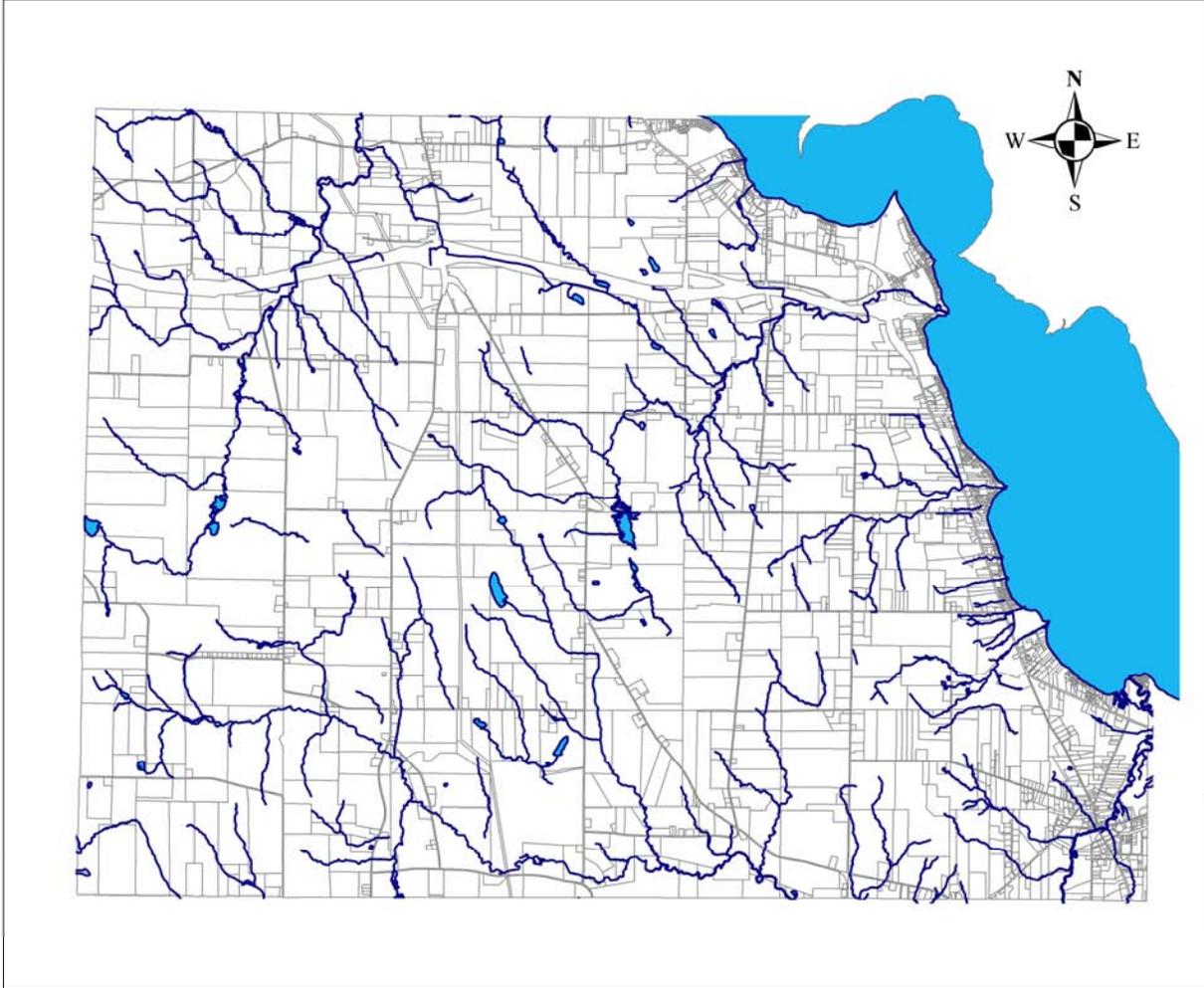
## **Soils**

The Soil Survey of Chautauqua County (Puglia, 1994) provides information as to the types and areal extent of the soils developed on the glacial deposits in North Harmony. Some soils in North Harmony were developed on recent stream gravels or on the older glacial stream gravels that are highly permeable, allowing rainwater to soak in, and exist in stream valleys. Many of the upland soils, in contrast, are developed in glacial debris that is silt or clay and therefore impermeable. These impermeable soils yield more runoff from rainfall than other soil types. The soil types within North Harmony are predominantly Busti Silt Loam (BsA), Chautauqua Silt Loam (CkC) and Erie Silt Loam (ErB).

Soils in North Harmony, and the Chautauqua Lake watershed, are formed by natural weathering of the glacial deposits rather than weathering of exposed bedrock. If soils formed directly on the top of bedrock, these soils would be more acidic because the bedrock contains no exposed limestone. Because the glaciers transported numerous fragments of limestone from the north, much of the glacial deposits and their topsoil's are less acidic. Thus the soils help to buffer the human-caused highly acid rainfall that takes place in Chautauqua County.

The basis for determining soil suitability for standard septic systems is permeability and depth of bedrock. The soils in the Town of North Harmony have been categorized into three generalized classifications (good, fair and poor soils). Most of the soils that are considered "good" for septic systems are located along Chautauqua Lake, in the valleys of Ball and Goose Creeks or around Ashville. The only significant upland portion is in the northwestern portion of the Town. Soils classified as "fair" for septic systems are confined to portions of Ball and Goose Creek. The remainder of the soils are considered "poor" for the successful operation of traditional septic systems.

# WATER RESOURCES



0 0.5 1 1.5 2  
Miles

<p><b>TOWN OF NORTH HARMONY COMPREHENSIVE PLAN</b> <i>Water Resources</i></p>	<p><b>LEGEND</b></p>	<p>— streams □ parcels ■ ponds</p>	<p>MAP DATA FROM CHAUTAUQUA COUNTY Created; June 24, 2010</p>
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## **Water Resources**

### Aquifers

According to the Groundwater Atlas of the U.S. (USGS) and New York State Department of Health (NYSDOH), there are no designated aquifers located within the Town of North Harmony. Drinking water is primarily provided by private wells. The single exception to this is a small water district along New York State 394 that provides water to a point across from the Ashville BOCES under an agreement with the Village of Lakewood.

### Streams

The vast majority of the Town of North Harmony is located in the Chautauqua Lake watershed. Only small portions along the western border and a small southwestern corner are within the Brokenstraw Creek watershed.

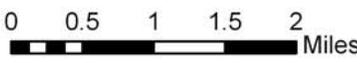
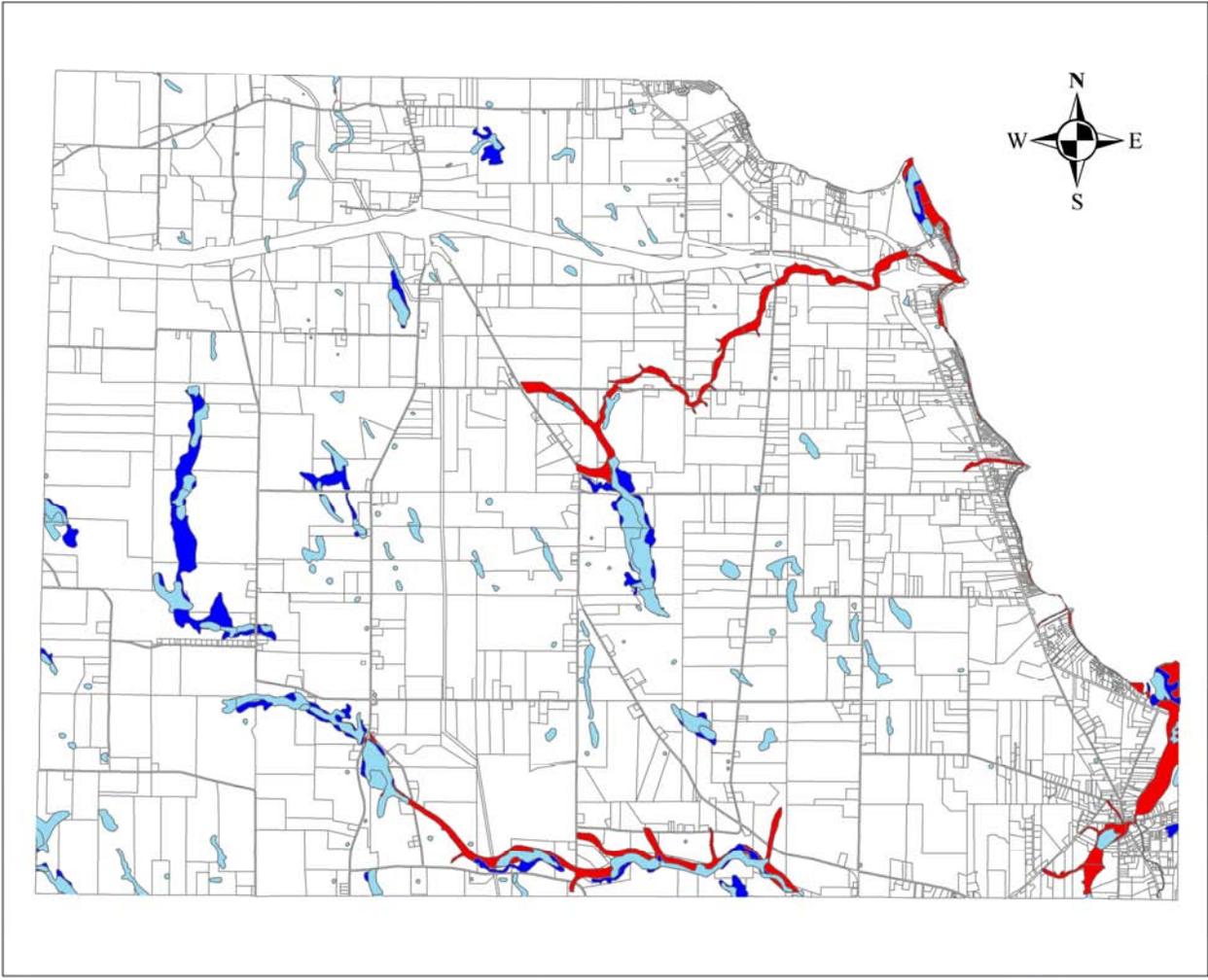
North Harmony has both classified and unclassified streams and creeks. The New York State Department of Environmental Conservation has classified some creeks according to their best and highest use. The main stem of the Ball Creek is classified as “C”. This means that the highest and best use is for fishing and fish production. The first section of Goose Creek is classified as “Ct” (trout stream), and a second section has been classified as “B” (fishing, swimming and recreation, but not drinking). Class Ct and B streams are regulated by the Department of Environmental Conservation under Title 6, Chapter X. Any proposed work that could affect the quality of these streams needs permits before work can start.

### Lakes

North Harmony is located along the south shore of both Chautauqua Lake’s southern and northern basin. Chautauqua Lake is classified as a Class “A” waterbody.



# ENVIRONMENTAL CONSTRAINTS



<b>TOWN OF NORTH HARMONY</b> <b>COMPREHENSIVE PLAN</b> <i>Environmental Constraints</i>	<b>LEGEND</b>	wetlands_federal	100yr_flood
		wetlands_state	parcels
		MAP DATA FROM CHAUTAUQUA COUNTY Created; June 24, 2010	

Wetlands

The Town has several wetlands 12.4 acres or larger that are regulated by the New York State Department of Environmental Conservation. Smaller wetlands can also be found throughout the Town. All wetlands, regardless of their size, are protected by the Federal Section 404 of the Clean Water Act and may require a permit for activities impacting these waterways.

<b>NYS DEC Wetland Id.</b>	<b>Location</b>
CH-1	Tom’s Point
CH-12	Panama-Stedman Rd. – Stedman
CH-13	Panama-Stedman Rd. – Eiden Rd.
CH-14	Donelson Rd.
CH-3	Cheney Rd.
SH-16	Stebbins Rd.
NL-9	Wall Street
NL-4	
PA-3	Baker Rd. – Fox Rd.
PA-18	Open Meadows Rd.
PA-4	Randolph Rd.
PA-12	
PA-13	
PA-14	

Floodplains

Most floodplains are low areas adjacent to rivers, creeks and lakes that are prone to periodic flooding. The interaction of water and land and the action of water on the land produce soils, vegetation and drainage systems of floodplains that are unique and recognizable. In order to protect and avoid development within these floodways, the Federal Emergency Management Agency (FEMA) has designated 100 and 500-year flood zones. Areas in the 100-year flood hazard area have a 1% chance of flooding in any given year; within the 500-year flood plain, that occurrence interval is 0.2%. Areas prone to flooding are shown on Flood Insurance Rate Maps (FIRM maps) by community.

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Development within flood zones is not recommended and is prohibited entirely by some municipalities due to flood hazards. The following is a list of FEMA designations and the 100 and 500-year floodplains as identified by FEMA on FIRM maps:

**Federal Emergency Management Agency –  
Definition of Types of Flood Zones**

**Zone A** - Areas of 100-year flood; base flood elevations and flood hazard factors are not determined.

**Zone A1-A30** - Areas of 100-year flood; base flood elevations and flood hazard factors determined.

**Zone B** - Area between limits of 100-year flood and 500-year flood; areas of 100-year shallow flooding where depths are less than 1 foot.

**Zone C** - Areas outside the 500-year flood.

**Town of North Harmony Floodplains**

**FIRM Panels # 361076 0016 B - February 1980 - Panel # 16 B**

Zone A2 goes from the corporate limits in Chautauqua Lake to the lakeshore and encompasses a thin strip of all the shoreline from the Town's corporate limits in the north to Tom's Point. At Tom's Point, Zone A2 widens to encompass all of the Point. The remaining land in Panel # 16 is designated as Zone C.

**FIRM Panels # 361076 0018 B, 0031 B, 033 B - February 1980 - Panel # 18 B**

Zone A2 goes from the corporate limits in Chautauqua Lake to the lakeshore and encompasses a thin strip of all the shoreline from just south of Tom's Point to just south of Quigley Park. From the mouth of Ball Creek east along the creek to Rte 394 is designated as Zone A2 and is surrounded by Zone B. At old Rte 394, Ball Creek's designation changes to Zone A, up to and beyond new Rte 394. The remaining land in Panel # 18 is designated as Zone C.

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### Panel # 31 B

Zone A2 goes from the corporate limits in Chautauqua Lake to the lakeshore and encompasses a thin strip of all the shoreline from just north of Cheney Point going south to Ashville Bay. Cheney's Creek is designated as Zone A. The remaining land in Panel # 31 is designated as Zone C.

### Panel # 33 B

Zone A2 goes from the corporate limits in Chautauqua Lake to the lakeshore and encompasses a strip of all the shoreline from Ashville Bay to just east of the mouth of Goose Creek. The area around Goose Creek up to Rte 394 is Zone A2 and beyond Rte 394 Goose Creek is designated as Zone A3. Tributaries to Goose Creek are designated Zone A and Zone A1. An area just to the southeast of Goose Creek near route 474 and Magnolia and Mulberry Avenues is designated Zone B. The remaining land in Panel # 33 is designated Zone C.

## **Visual Resources**

North Harmony's scenic beauty is tied to both its natural features such as lakeshore, forested hills and valleys, and to its agricultural landscape. Through the Local Waterfront Revitalization Program (LWRP), several important scenic locations were identified by residents. These include:

- Tom's Point to Long Point
- Stow Ferry – Up & Down Lake
- Ramsey Road (Best view at Rte 394 & Ramsey Rd)
- Cheney's Point
- Bly Hill Road Overlook

While this list does not capture every scenic vista in the Town, it does capture many of the Lake-related views. Although not specific in nature, the public survey response indicated the rural landscape to be important to both seasonal and year-round residents. In the future, the Town may wish to identify and inventory any additional scenic views that the community may wish to preserve.

## Historic Resources

In an effort to identify, evaluate, and protect historic and archaeological resources, the National Park Service established The National Register of Historic Places under the National Historic Preservation Act of 1966. The New York State Office of Parks, Recreation, and Historic Preservation (OPRHP) followed by establishing the New York State Register of Historic Places under the New York State Preservation Act of 1980. These registers are the culmination of coordinated public and private efforts to protect properties including districts, sites, buildings, structures and objects that are significant to New York State and American history, architecture, archaeology, engineering, and culture. In addition, achievement of Register status means more than simply protection. The benefits include eligibility for grants, tax breaks, and emphasis for historic projects in the planning processes that have federal or state involvement.

No properties within North Harmony are listed on the State or National Historic Register. However, several properties of local historic significance were identified within North Harmony during the LWRP. It is recommended that a historic resource inventory be completed if the Town wishes to improve on the knowledge of the historic resources within its boundaries. The properties recommended are as follows:

<b>Resource Name</b>	<b>Address</b>	<b>Town</b>	<b>National Historic Register</b>	<b>State Historic Register</b>
Stow Ferry	Stow Ferry Rd.	N. Harmony	No	No
Ice Houses	Ashville Bay	N. Harmony	No	No
Tom's Point – Indian Mounds	Stow	N.Harmony	No	No
Watson Estate	Stow	N. Harmony	No	No
Neits Crest – Ruth Jackson	Route 394	N.Harmony	No	No

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## Community Facilities

### Public Park and Recreational Facilities

There are three public parks in the area: Butts Road Park, Stow Ferry Park and Ashville Park. All have picnic capacity but none have additional recreational facilities such as a playground, tennis or swimming area.

Residents currently travel to Panama, Mayville, Chautauqua Institution, Busti or Jamestown to utilize playgrounds, swimming pools or other types of recreational facilities. These trips range from 2 to 11 miles due to the shape of the Town and proximity of residential clusters to recreational opportunities.

Chautauqua County's West Side Overland Trail is a major hiking trail corridor that goes through the North Harmony State Forest on the western side of the Town. This trail provides recreational opportunities for hikers, and creates a significant travel corridor habitat for wildlife populations.

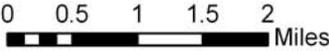
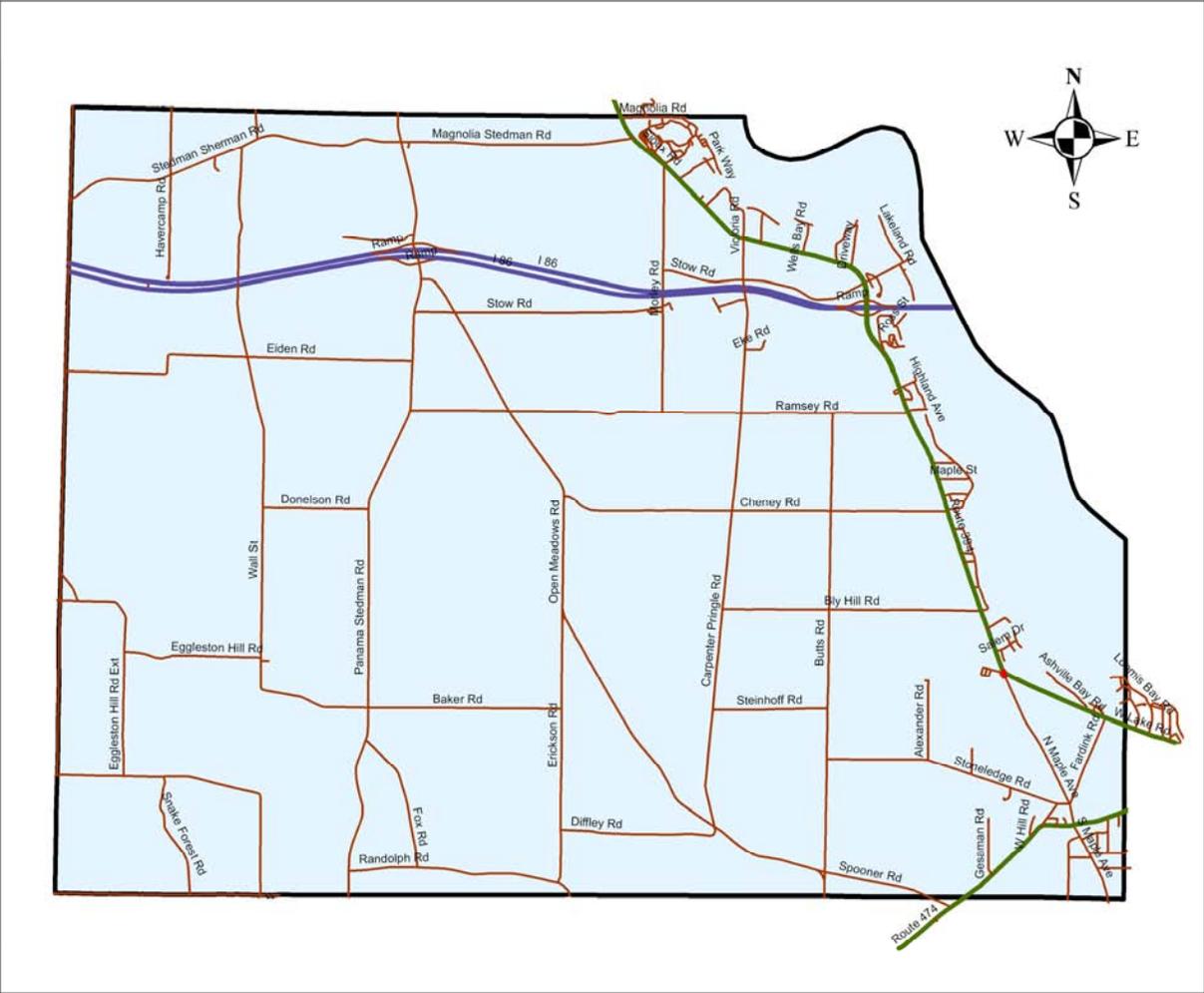
The New York State Department of Environmental Conservation (NYS DEC) manages three areas within North Harmony. The North Harmony Management Unit, containing two of the areas, is located on a divide that separates the Brokenstraw Creek, French Creek and Chautauqua Lake Watersheds. The lands are primarily located along the western side of Wall Street and consist of two State Forest; the Whalen Memorial State Forest; and the North Harmony State Forest. The two reforestation areas consist of 3,886 acres and produce the head waters to Prendergast Creek and Goose Creek.

The third area managed by the NYS DEC is the wetland area in Stow known as Tom's Point. This wetland contains trails for hiking and viewing wildlife while preserving an important natural filter for the lake.

Although land owned by a quasi-public entity, Dobbins Woods is one of the Chautauqua Watershed Conservancy's holdings within North Harmony. Dobbins Woods has nature trails and hiking and is accessible by the public.



# TRANSPORTATION



**TOWN OF NORTH HARMONY  
COMPREHENSIVE PLAN**  
*Transportation*

**LEGEND**

- Local
- Interstate
- State

MAP DATA FROM  
CHAUTAUQUA COUNTY  
Created; June 24, 2010

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## **Transportation**

The primary means of transportation in North Harmony is by roadway. There are four categories of roadways in North Harmony. They are:

**Expressway:** Route I-86 is a limited access roadway designed for through travel with interchanges only at major arterials. In North Harmony, there are two interchanges. The first interchange is at Stow on NYS Route 394 with the second being at Stedman on County Route 33.

**Arterials:** These roadways can accommodate both through traffic and access to homes and commercial developments. The arterials in North Harmony are State Route 394 and Route 474. This arterial system serves as the main thoroughfare in the Town.

**Collectors:** These are roadways that funnel traffic from residential and agricultural areas to the arterials. Some of the principal collector roads in North Harmony are County Route 33, Carpenter-Pringle Road, Butts Road, Ramsey Road, and Open Meadows Road.

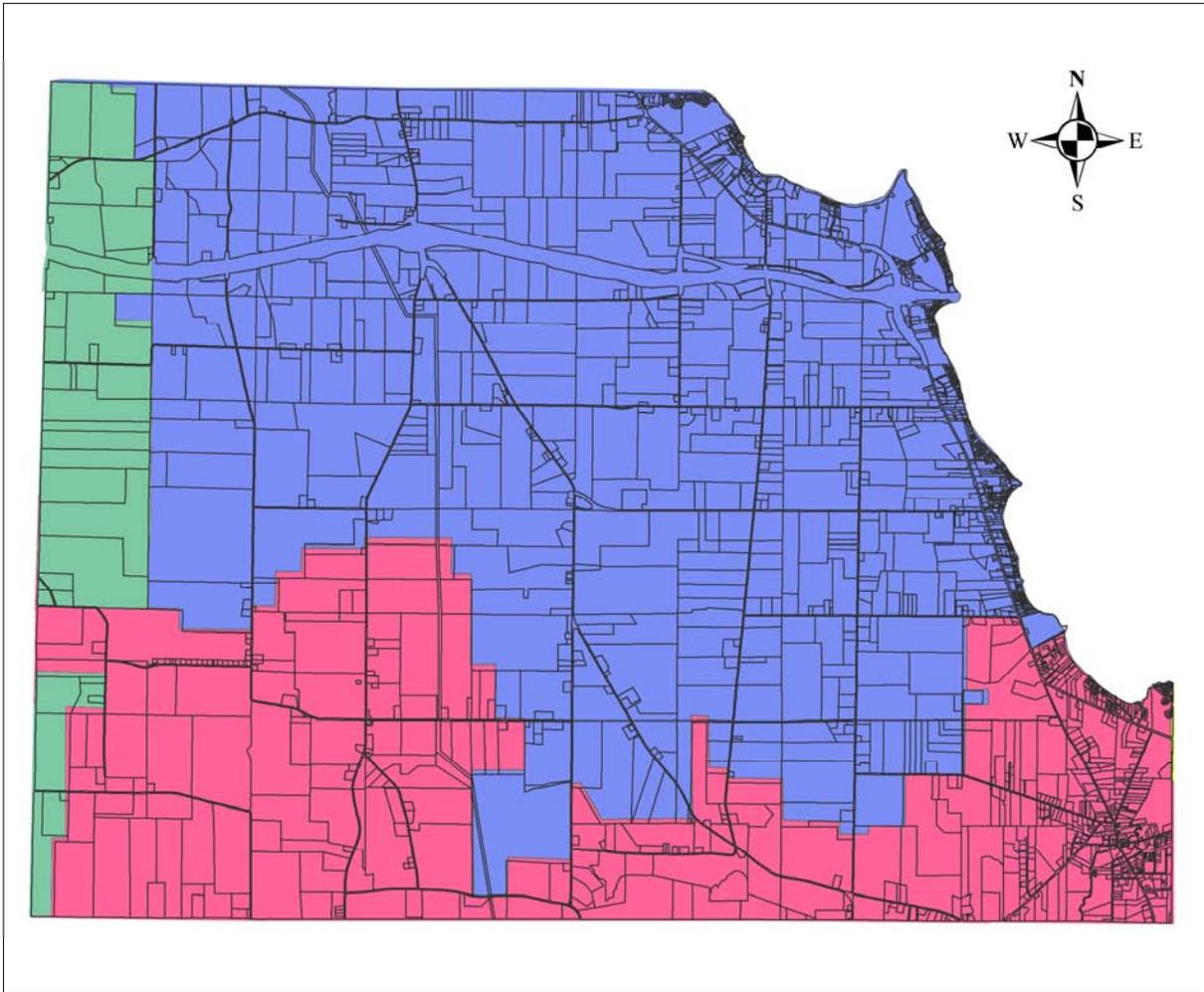
**Residential and Local Streets:** These roadways provide access to residences and farms.

## **Utilities**

Public sanitary sewer facilities only exist within a narrow area of the Town. The Chautauqua County South and Center Sewer District (CCSCSD) serve a small district that extends from the Busti Town line along NYS Route 394 to the area across from the Ashville BOCES. Original studies recommended that Ashville be included and served by CCSCSD during its construction but it was later removed from the project scope.

National Grid is the primary provider of electricity to residents within the Town. A limited number of residents have begun to produce their own electric using wind power. The U.S. Census show that residents heat with propane, oil, gas and wood. The main gas line in the Town runs along NYS Route 394 and is owned by Chautauqua Energy. Many areas of the Town do not have natural gas service.

# SCHOOL DISTRICTS



0 0.5 1 1.5 2 Miles

**TOWN OF NORTH HARMONY  
COMPREHENSIVE PLAN**  
*School Districts*

LEGEND

- CHAUTEAUQUA LAKE
- PANAMA
- SHERMAN

MAP DATA FROM  
CHAUTEAUQUA COUNTY  
Created; June 24, 2010

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## **Educational Activities**

The Town of North Harmony is located within three school districts: the Chautauqua Lake School District encompasses approximately 60% of the Town; the Panama Central School District encompasses an additional 25% of the Town; and the Sherman School District encompasses approximately the remaining 15% . Each district teaches K-12 within one building. The district population of Chautauqua Lake in 2008 was 5,905 with 794 registered students. The district population of Panama in 2008 was 3,545 with 660 registered students. The district population of Sherman in 2008 was 2,149 with 579 registered students.

Residents of North Harmony have many opportunities for higher education. Jamestown Community College and Jamestown Business College, both two year schools, are located within 20 miles of most residents. 4 year degree programs can be pursued at Fredonia State University, Mercyhurst College in North East Pennsylvania or Gannon and Behrand Colleges in Erie, Pennsylvania.

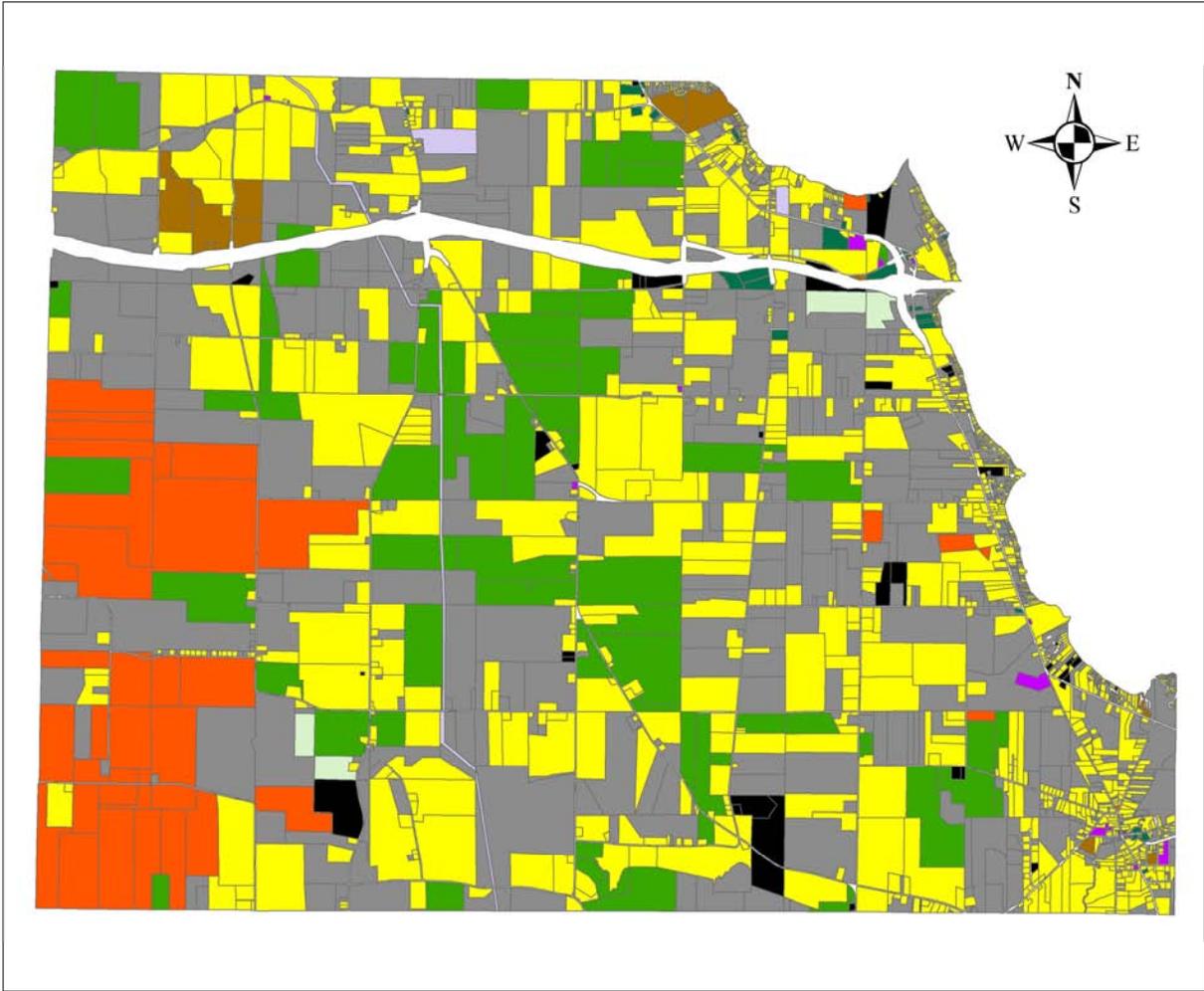
## **Police, Fire, and Ambulance Facilities**

The Town's police needs are handled by the State Police and the County Sheriff's Department. Other public safety needs are addressed by the two volunteer fire companies in the Town of North Harmony. One is located in Ashville and the other in Stow. The Stow Fire Station has recently expanded and some services may be consolidated to this location due to potential structural issues with the Ashville Fire Station.

## **Special Districts**

One special district exists today in North Harmony. The single existing water and sewer district that encompasses Ashville and the area that parallels NYS Route 394 up to the Ashville BO-CES is contained within this district.

# EXISTING LAND USE



0 0.5 1 1.5 2 Miles

**TOWN OF NORTH HARMONY  
COMPREHENSIVE PLAN**  
*Existing Land Use*

**LEGEND**

- MISC
- RESIDENTIAL
- CONSERVATION
- PUBLIC SERVICE
- INDUSTRIAL
- COMMUNITY
- RECREATION
- VACANT
- AGRICULTURAL
- COMMERCIAL

MAP DATA FROM  
CHAUTAUQUA COUNTY  
Created; June 24, 2010

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## Land Use

### Existing Land Use

#### **Residential**

Intermixed within the wetlands, State forest, farms, pastures and wood lots are several large lot single family dwellings serviced by well water and sanitary septic systems. This residential composition is primarily what can be found in the uplands above the lake plain. This type of residential mix covers approximately 90% of the land mass of the Town

Higher density residential, with smaller lots, are found along the lakeshore and in and around Ashville, Magnolia Corners and along the upland side of NYS Route 394. Residential is the largest property classification, closely followed by the vacant land classification.

#### **Conservation**

The largest blocks of land classified as conservation are the two blocks of State forest in the southwest corner of the Town. The other parcels classified are parcels such as Dobbin's Woods, which are owned by the Chautauqua Watershed Conservancy.

#### **Commercial**

Commercial classified parcels are interspersed primarily along the NYS Route 394 corridor and in the center of Ashville and Stedman. This is not unexpected, as the highest traffic patterns and population density exist in these areas to support the commercial ventures.

#### **Vacant**

Vacant agricultural and vacant residential combine to make the second largest category of classified parcels in the Town. Much of this consists of wood lots, open fields, steep slopes or wetland areas. This land, although vacant, plays an important part in the character of the Town that people value.

#### **Industrial**

Few areas exist in the Town that are classified as industrial. One such area exist southwest of I-86 within the parcels classified as the "Gravel Pit Development" in Chapter 4 - "Focal Planning Areas." The other area is comprised of two parcels located

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north of the Village of Panama along the western edge of the Panama-Stedman Road.

Although these are the areas designated by property class code as industrial, they do not correspond well with the current zoning classifications for the “Light Industrial” district boundaries.

### **Agricultural**

The agricultural property classification is the third largest classification in the Town. A majority of this land is associated with parcels on the Open Meadows Road and in upland valleys. There are a cluster of flat fields, on good soils, that are currently farmed in Stow and west along NYS Route 394. The majority of the classified parcels follow the agricultural zoning district.

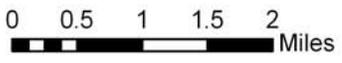
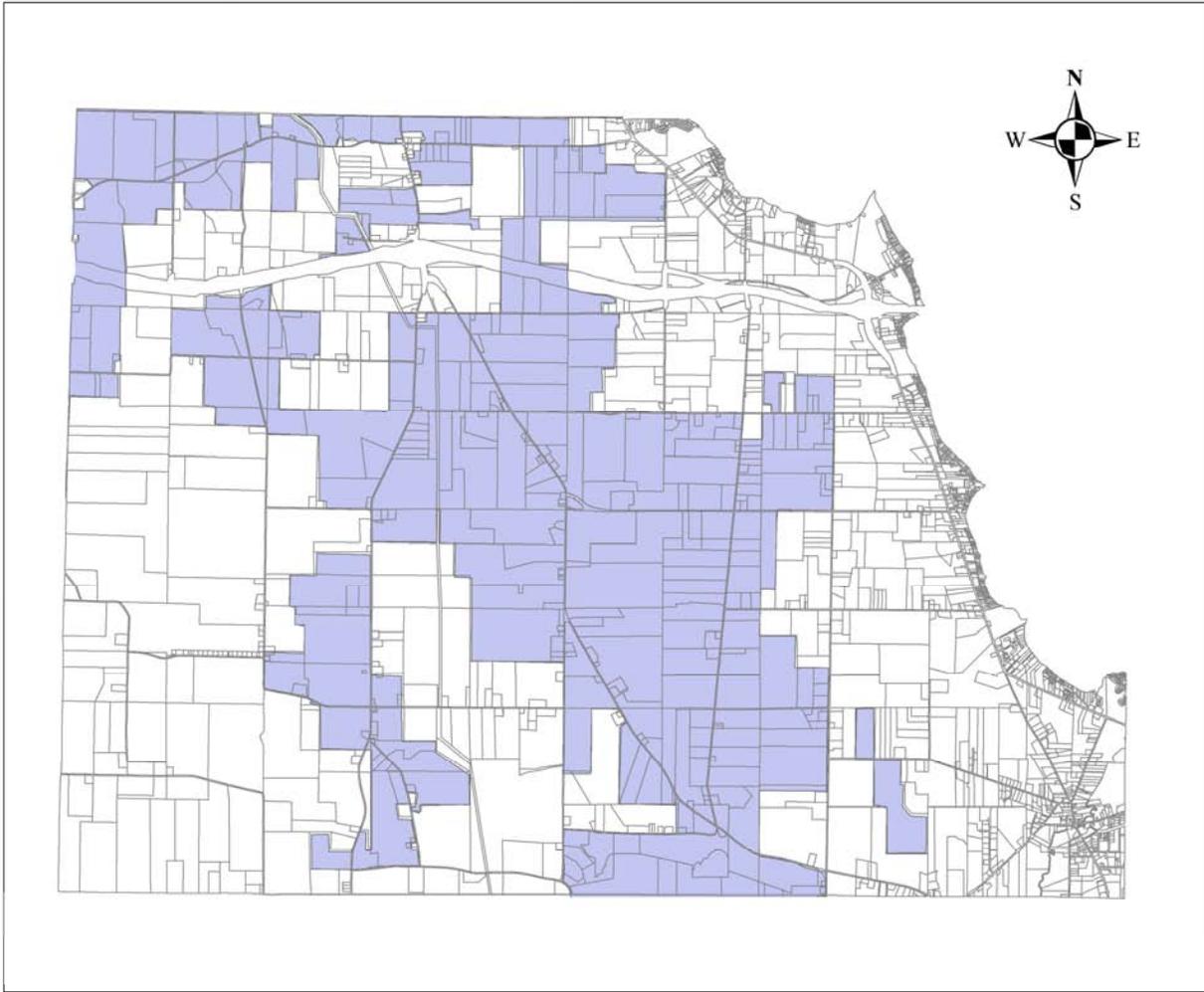
### **Ag Districts**

Many of the lands included in the New York State Agricultural Program are between Carpenter Pringle Road and Open Meadows Road; along the Stedman Sherman Road; and along the Panama Stedman Road. Some active dairies remain but many of the dairies of the past have gone out of business due to the declining business climate in that industry over the past several decades. The farmland that remains from these farms is often utilized for hay or cultivated by the remaining farmers. The small area of rich flat lands on the lake plain near Stow are often used for a variety of row crops.

The New York State Agricultural Districts Law mandates that governmental agencies avoid or minimize potential adverse impacts to farming operations when undertaking or acting upon any project within an Agricultural District that involves the acquisition of land or the use of public funds for construction purposes. State law also states that local laws may not unreasonably restrict farm operations within an Agricultural District and existing and proposed laws are subject to review by the State Department of Agriculture and Markets.

Additionally, Chautauqua County has passed a Right-to Farm Law that protects and encourages agricultural interests within the Town of North Harmony.

# AG DISTRICT



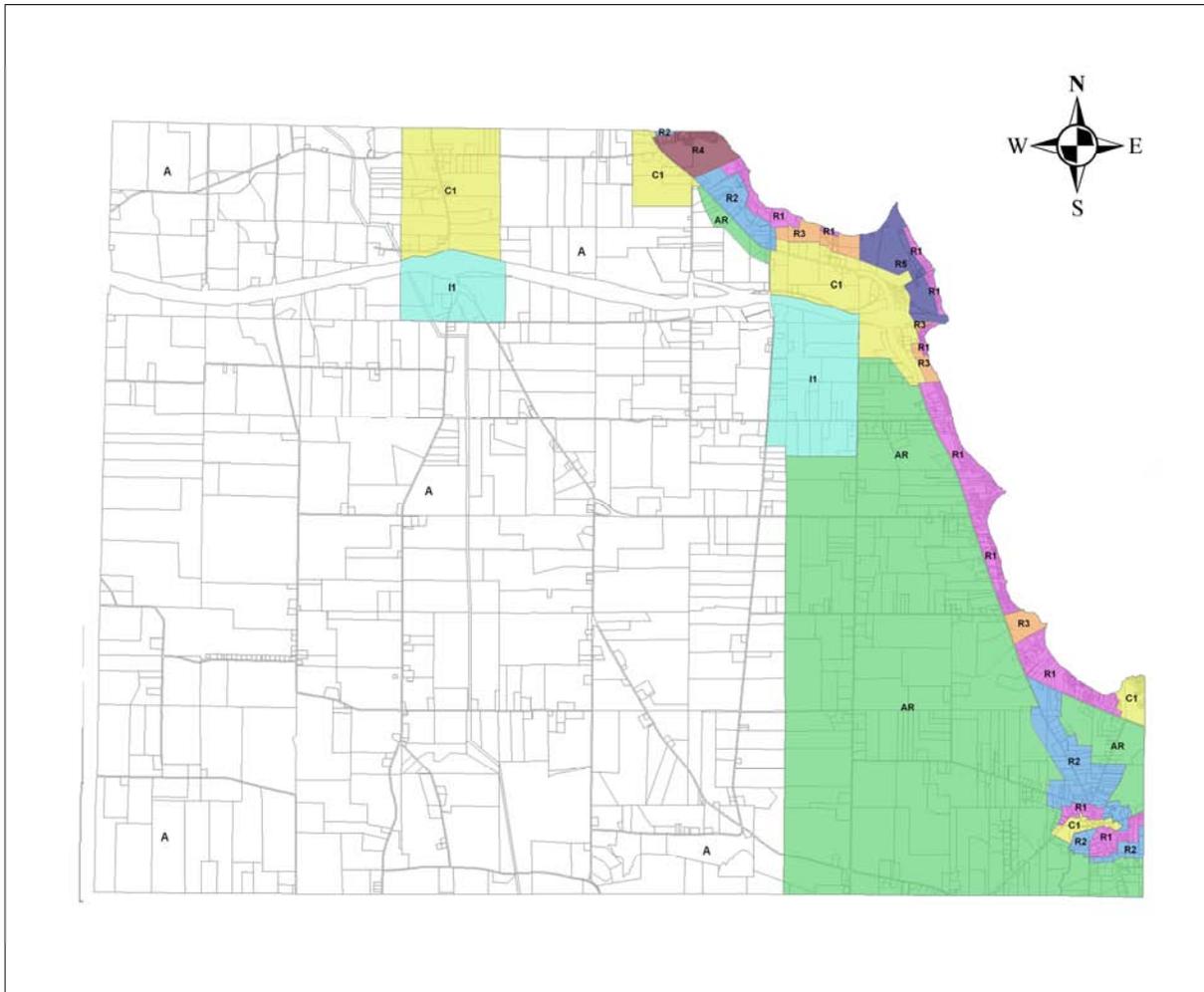
**TOWN OF NORTH HARMONY  
COMPREHENSIVE PLAN**  
*Ag District*

**LEGEND**

- parcels
- ag\_districts06

MAP DATA FROM  
CHAUTAUQUA COUNTY  
Created; June 24, 2010

# CURRENT ZONING



0 0.5 1 1.5 2  
 Miles

<b>TOWN OF NORTH HARMONY          COMPREHENSIVE PLAN</b>  <i>Current Zoning</i>	<b>LEGEND</b> 	A - AGRICULTURAL	I1 - LIGHT INDUSTRIAL	R3 - MULTI-FAMILY	MAP DATA FROM CHAUTAUQUA COUNTY Created; June 24, 2010
		AR - AGRICULTURAL RESIDENTIAL	R1 - SINGLE FAMILY	R4 - SEASONAL - RES.	
		C1 - COMMERCIAL	R2 - DUPLEX MULTIPLE	R5 - HOTEL - MULTIPLE	

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## **Existing Zoning**

The Town of North Harmony adopted a Zoning Law in 1989 that establishes nine zoning districts and one floating district (see map on Page 94). The majority of the Town is zoned Agricultural (A), which is intended primarily for agricultural uses and scattered large lot residential. A two acre lot minimum exists for both single family residential and nonresidential uses. Recreational uses are allowed both by right or special use permit.

Agricultural Residential (AR) exists on the upland side of NYS Route 394 and on the eastern side of Ashville. The purpose of this district is to provide a compatible mix of agricultural and residential uses and preserve the rural character of the neighborhood. This district has an abundant supply of vacant land, some of which possesses panoramic views of Chautauqua Lake and, as such, is subject to residential pressures. This district is fairly restrictive for business uses. The primary uses allowed are residential agricultural and recreational. Many recreation uses such as cabins, golf courses, parks and ski areas are allowed. There is a one acre minimum lot size for both residential and nonresidential uses.

Residential districts are primarily limited to the area between NYS Route 394 and the shore of Chautauqua Lake and the Ashville hamlet. There are five residential district: Single Family Residential (R1), Duplex-Multiple Family Residential (R2), Multiple Family Residential (R3), Multiple-Seasonal Residential (R4) and Hotel Multiple Family (R5).

The Single Family Residential (R1) District was established to primarily provide for new “subdivision” single family development or to protect existing neighborhoods from encroachment. The Single Family Residential District covers a majority of the geographic area along the shoreline with other smaller residential districts intertwined where appropriate. The minimum lot size is 40,000 square feet and almost all uses that are not accessory to residential are prohibited with the exception of boat storage.

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The Duplex Multiple-Family Residential (R2) District was formed to protect existing residential neighborhoods from adverse conditions resulting from the insertion of incompatible uses. This district is comprised of second tier lake property south of Magnolia and in the Ashville vicinity.

When this district was created the intent was to have lots that were 50% larger than the lots in the R1 District. However, due to a recent change in the policies of the Chautauqua County Board of Health, all lots without public sewer are required to be a minimum of 40,000 square feet. Therefore, the difference between districts in lot size was eliminated in most cases.

Multiple Family Residential (R3) districts are intended for multiple-family attached dwellings at a greater density than is found in other residential districts. Additionally, certain types of water-oriented commercial uses such as marinas, bed and breakfast, and cottages are allowed. While limited in number and geographic mass, some of the most desirable vacant property adjacent to the lake is within an R3 district. The minimum lot size within the district is 40,000 square feet.

Multiple-Seasonal Residential (R4) allows most forms of residential uses. There is a single district in the northern portion of the Town along NYS Route 394 that is dominated by a seasonal campground as the primary use.

Hotel-Multiple Family (R5), like the R4 districts, allows for most forms of residential uses. However, the R5 district (only one is located in the Stow area) also allows water-oriented, tourist-related uses including hotels and marinas. The current district consists of a variety of large single ownership parcels with a great degree of lake exposure.

The five Commercial Districts (C1) in the Town are located in three areas: the center of Ashville; the area north of the I-86 interchange at Stedman; and along NYS Route 394 by Magnolia, Stow and the Ashville Marina. The purpose of the district is to promote retail and services while protecting and enhancing the community by encouraging aesthetically appealing businesses and prohibiting chaotic strip development. Many uses are allowed by right and special use permit re-

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quirements are reserved for the highest impact uses such as bars, hotels, gas stations and marinas.

After two decades of experience with the zoning tools contained within this district, the North Harmony Planning Board has begun to refine an approach to business development in these and other areas. The broad approach of allowing a wide variety of businesses with a single set of standards has not always met the purpose of the district or the community's goals. In the future, the Planning Board is considering creating districts that are specific to not only the use, but the area in which it will be placed. The creation of Highway Commercial, Hamlet and Commercial Districts will provide a more refined tool and help the community work with businesses while meeting the Town's long-term goals.

The Light Industrial Districts (I1) were designed to not only provide an opportunity for light industrial uses with minimal infrastructure requirements, but to also promote a variety of retail and service businesses which are vehicle-oriented. Two such districts are located in the Town today. One district is along County Route 33 south of the I-86 interchange for Stedman and the other is south of I-86 between Butts and Carpenter-Pringle Roads. The minimum lot size required is one acre and, as with the commercial districts, many uses are allowed by right.

The Industrial Park (I2) district is designed exclusively for industrial uses. The district is a floating district and while regulations for the district have been created, the district will not be formed until the appropriate site is proposed by a developer and approved. No minimum lot size was designated when the regulations were created.

## North Harmony's People

### Population Characteristics

At 2,461 (as of July 1, 2007) the population of North Harmony is estimated to have dropped slightly (a little over 2%) from the 2000 Census figure of 2,521. This estimate is based on American Community Survey Data, which has a significant margin of error for population sets as small as North Harmony's. The exact population change will be resolved by 2011 when results from the 2010 Census are released. Regardless of the outcome, the figures show an increase from 1980 to the present of approximately 8.7% while the County's population is estimated to have decreased by 5% during the same period. North Harmony is one of the few communities within Chautauqua County that has shown positive growth each decade since 1950 (see chart below).

	1950	1960	1970	1980	1990	2000
North Harmony						
Population	1,676	2,132	2,264	2,263	2,301	2,521
Change		456	132	-1	38	220
% Change		27.2%	6.2%	0.0%	1.7%	9.6%
Chautauqua County						
Population	135,189	145,377	147,305	146,925	141,895	139,750
Change		10,188	1,928	-380	-5,030	-2,145
% Change		7.5%	1.3%	-0.3%	-3.4%	-1.5%
New York State						
Population	14,830,192	16,782,304	18,241,391	17,558,165	17,990,778	18,976,457
Change		1,952,112	1,459,087	-683,226	432,613	985,679
% Change		13.2%	8.7%	-3.7%	2.5%	5.5%

## Household Composition

Household Composition, Town of North Harmony, 1990 and 2000				
	1990		2000	
<b>Total Population</b>	2,301		2,521	
<b>Total Households</b>	820	100 %	927	100%
<b>Family Households</b>	663	80.9%	725	78.2%
Married-Couple Family	574	70%	622	67.1%
With Children < 18 years	481	58.9%	269	29%
Other Family (No Spouse Present)	65	7.9%	61	6.6%
With Children < 18 years	28	3.4%	32	3.5%
<b>Non-family Households</b>	153	18.7%	202	21.8%
Householder Living Alone			173	18.7%
<b>Households with one or more people 65 years and older</b>			224	24.2
<b>Average Household Size</b>	2.81		2.72	
<b>Average Family Size</b>	3.13		3.10	

The Table above depicts the changing characteristics of households in the Town of North Harmony. While National and State trends indicate a noticeable decline in overall household and family size, North Harmony also declined but in a more stable fashion. The number of households in the Town increased from 820 households in 1990 to 927 households in the 2000 General Census.

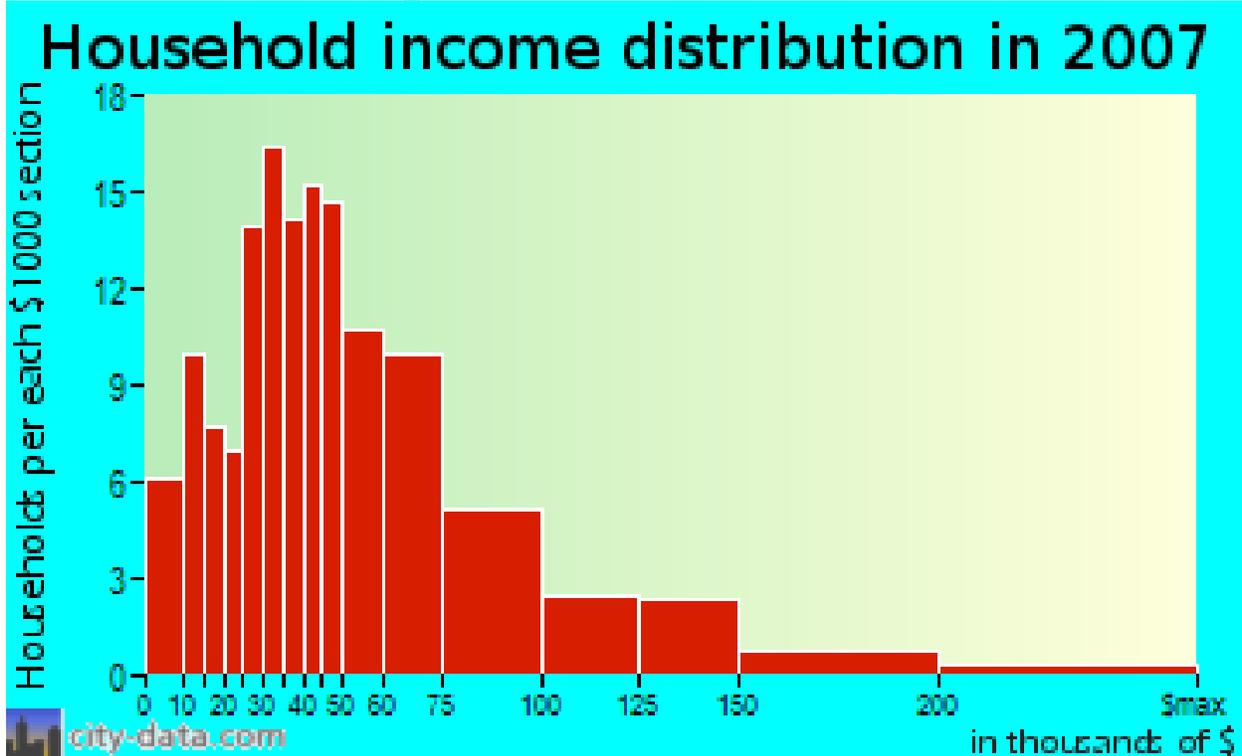
The majority of North Harmony is comprised of a household composition that can be characterized as traditional. The Town's family households make up 78.2% of the total households. 85.8% of the households are married couples. The most notable change in this traditional family is that married couples with children under 18 fell from 58.9% of the total household population to 29%.

The racial makeup of the town was 98.85% White; 0.12% African American; 0.16% Native American; 0.04% Asian; 0.08% from other races; and 0.75% from two or more races. Hispanic or Latino of any race was 0.79% of the population.

In the town, the population was spread out with 27.3% under the age of 18; 6.3% from 18 to 24; 26.2% from 25 to 44; 27.8% from 45 to 64; and 12.3% who were 65 years of age or older. The median age was 39 years. For every 100 females there were 102.8 males. For every 100 females age 18 and over, there were 101.8 males.

### **Income**

As of the 2000 Census, the median income for a household in the town was \$42,181. In 2008 estimated median income for a household was \$50,308 versus \$56,033 for New York State. Males had a median income, as of 2000, of \$34,375 versus \$22,554 for females.



The per capita income for the town was \$18,795 in 2000 versus the national average of \$21,587. About 7.2% of families and 9.7% of the population were below the poverty line, including 14.2% of those under age 18 and 9.1% of those ages 65 or over.

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## **Education Attainment**

North Harmony residents have a wide range of educational opportunities. The Town has three school districts that serve the K-12 population and seven higher education facilities within a 35-mile radius of the Town. The following list reflects the educational attainment status of the residents of North Harmony as of the 20000 Census:

For population 25 years and over in North Harmony:

- High school: 35.2%
- Some college or Associates: 28.5%
- Bachelor's degree: 15.0%
- Graduate or professional: 12.2%

As of 2000, North Harmony had a much higher percentage of population who had only obtained a high school diploma than the State or National averages of 27.8% and 28.6% respectively. However, North Harmony also had an equal or slightly higher percentage of the population with Bachelor's or Graduate degrees than both the State and National average.

## **Work Status**

As measured at the time of the 2000 census, North Harmony had a minor unemployment rate of 3.3%. While the recent economic downturn of 2008 may have increased this, there is little that can be done in North Harmony to significantly change that. North Harmony has 1,241 workers over the age of 16. Only 67 or 5.4% of them work at home. Approximately 1,156 of the workers commute an average of 21 minutes to a job outside of the North Harmony boundaries.

While economic growth can occur within the Town's boundaries, much of this will be in the form of tourism or the service industry. This is not expected to generate the same number or level of jobs that many who commute need. North Harmony lacks the required physical infrastructure in the form of water, sewer and gas services to support anything but light industry.

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**PART III**



**APPENDICES**

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**APPENDIX A**



**COMMUNITY SURVEY**

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## **Introduction:**

In 2008, the North Harmony Planning Board began the process of completing a new comprehensive plan for the Town of North Harmony. The last plan, which was completed in 1970 by the firm Kendree Shepard, is out of date and has been forgotten by most officials and residents. Demographics and community needs have changed over the years and the existing plan no longer provides adequate guidance to assist the board in addressing emerging issues such as the resort district, wind power or other potential development pressures.

The North Harmony Planning Board began an issue identification and visioning process, facilitated by their community planning consultant, during July and August of 2008. The board discussed positive and negative aspects of the community, the opportunities and threats facing the community and the planning process.

Successful community planning depends upon participation by local citizens. In order to ensure that the Planning Board's issue identification and visioning outcome was representative of the community's concerns, a community survey was constructed as the first public input component of the comprehensive planning process. The survey tests the conclusions reached by the seven member board and provides guidance to the board on issues that are a priority to the community as well as quality of life issues such as land uses, development and preservation, and community services.

This survey analysis and report is the board's first step towards reporting on their efforts to the community. The board will continue to encourage community participation throughout the comprehensive planning process and report back. It is hoped that the community will continue to participate and enjoy the process.

## **Survey Format:**

The decision was made to mail surveys to over 1326 residential parcel owners in an effort to include as many full-time and part-time residents as possible. Forty percent of those residents who received a survey by mail responded with a completed survey. In total, the Town received 526 resident responses. The survey was four pages long and consisted of 18 questions. The first five questions were qualifying questions to allow the Planning Board to better understand the make up of the respondents. The balance of the questions consisted of three open end questions, two ranking questions and nine response rating questions.

The primary limits of the survey instrument were:

a) A larger overall response by full-time residents vs. part-time residents. This difference was taken into consideration by comparing the response of the part-time population on selected questions against the overall response.

b) Only the owners of properties with residences were given the opportunity to be part of the survey group. This occurred because of the lack of a mailing list that accounted for renter's addresses and the need to keep the mailing to reasonable size. Additionally, it was estimated that the group that was not captured as part of the survey group made up less than 10% of the overall Town population.

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## Summary of Findings:

### Demographics

#### Question 1

The Ashville area had the largest response to the survey. The overall response was a good representation of North Harmony's population distribution with the largest population concentration being located in Ashville, the Lake Front and Stow respectively. Of the areas responding it is estimated that 16.6% of the responses came from various upland areas such as Open Meadows, Carpenter-Pringle, Eggleston Hill and Butts Roads.

1) Location (525)	Responses	% of Response
Stow	63	12.0%
Ashville	217	41.3%
Lakefront	120	22.9%
Magnolia	20	3.8%
Stedman	29	5.5%
Other	76	14.5%

#### Question 2

Almost 70% of respondents have lived in North Harmony for more than 10 years. This is a strong indicator that respondents have a strong vested interest in North Harmony and a good understanding of the community. It was interesting to note that 60% of the part-time residents who responded had also maintained a home in North Harmony for more than 10 years and 40% had been here for more than 20 years.

2) Longevity (517)	Re-sponses	% of Response
< 1 years	6	1.1%
1 - 5 years	85	16.2%
6 - 10 years	63	12.0%
11 - 20 years	104	19.8%
> 20 years	259	49.3%
Non-Response	7	1.3%

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### **Question 3**

The 2000 Census data indicates that the Town's population could approximately be divided into the following age groups: 18-24 (7.1%), 25-34 (10%), 35-44 (16.2%), 45-54 (15.4%), 55-64 (12.5%) and over 65 (12.4%). Estimating for the shift in population for the same age brackets over the past eight years gives us approximately, 13.4% (18-24), 7.1% (25-43), 10% (35-44), 16.2% (45-54), 19.1% (55-64) and 20.1% (over 65) respectively. The survey response group varying the most from the expected sample norm is the response from those over 65. Over 33% of the overall response was from citizens in the 65 and older bracket even though this group is estimated to only make up approximately 20.1% of the full-time population.

<b>3) Age (521)</b>	<b>Re- sponses</b>	<b>% of Response</b>
18 -24	7	1.3%
25 -34	18	3.4%
35 -44	51	9.7%
45 -54	117	22.3%
55 -64	152	29.0%
> 65	176	33.5%
Non-Response	3	0.6%

### **Question 4**

The survey document was mailed to 1326 households in the Town of North Harmony. The 2000 census indicated that there were 1412 households in the Town of North Harmony. Of these, 809 were owner occupied households, 424 were seasonal and the balance of the homes were vacant. The survey population consisted of the owners of rental units, owner occupied homes and seasonal units.

As noted earlier, a larger overall number of responses came from the full-time population. Full-time respondents made up 63% of the overall survey response, which weighted the data outcomes towards full-time respondent's opinions. Due to that fact, selected questions or question components were examined to evaluate the difference between the full-time and part-time cohorts. Of the two overall groups, it is estimated that 35% of the full-time residents group responded to the survey while 45% of seasonal owners (the part-time group) are estimated to have responded.

Full-Time	318	60.6%
Part-Time	192	36.6%
Non-Response	15	2.9%

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### **Question 5**

Results of this question correlate with the response to question # 3 with 28% being retired and over 30% being over 65. This may indicate that the part-time population has a significant ratio of 65 and older members that contribute to overall response variation for that group. The majority of responses for this question indicated that respondents worked within the region of the County where North Harmony is located (31%) and only a small percentage (9%) may have to commute to other larger markets for work. This is an indicator of how strongly North Harmony's economy is tied to nearby urban centers economies and local small businesses.

<b>5) Dist./ Work (471)</b>	<b>Responses</b>	<b>% of Response</b>
0 -15 miles	162	30.9%
16 -30 miles	75	14.3%
31 - 45 miles	18	3.4%
46 - 60 miles	12	2.3%
61 - 75 miles	17	3.2%
> 75 miles	1	0.2%
Unemployed	41	7.8%
Retired	145	27.6%
Non-Response	54	10.3%

### **Issues:**

#### **Question 6**

Question six presented 12 issues for the respondents to consider and rate. The following is a discussion of each issue's results:

Protecting stream corridors and the lakefront was the highest ranked issue. North Harmony residents, from both the upland area and the lakefront area, recognized the value that both the lake and the streams within the watershed add to the community. The Town is beginning to address watershed issues and projects. With a rating of "very important" by 73% of the respondents it will be appropriate for the Town to evaluate additional steps to protect and enhance the water resources within its boundaries.

The issue of taxes was raised by some respondents later in the survey document in both a positive and negative manner. The rating of 73% for a stabilized assessment indicates that respondents are concerned about taxes and the fairness of the system of assessment. Over 75% of part-time resi-

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dents also rated this issue as "very important". Although the property tax system is governed in part by the New York State Real Property Division, and the Town must work within this system, the Town should take the survey response into consideration when evaluating local options for future revaluations.

Scenic views and open space rated highly in the survey response. Both of these issues are closely linked in North Harmony to both the rural character of the community and the lake area's appeal. Responses to the open ended questions at the end of the survey indicated that both of these issues are valued as a part of North Harmony's quality of life appeal for both full-time and part-time residents.

The issue of public sewers has been a point of discussion within the Town of North Harmony for many years but has seemed unfeasible. The renewed interest created by the potential hotel project provided a more up to date assessment of the feasibility of undertaking such a project. 52.4% of survey respondents rated this issue as "very important". 63.5% of part-time residents, with over 90% of them living in the lakefront area, rated this issue as "very important". However, the "not important" rating of 18.7% provides a strong indicator that this is a potentially controversial issue with some members of the community.

The issue of "appearance of the Town" rated well in both the "very important" and "important" categories. This response, although a mid-range rating, correlates well to both the concerns for scenic views and open space and the concerns for property maintenance indicated in some of the open ended responses at the end of the survey. This issue may also be one of the potential factors that led respondents to give the code enforcement service a lower rating.

Rural character was another mid-range rating with 48.2% rating it as "very important". This was lower than anticipated based upon the open ended responses later in the survey document, which indicated factors related to rural character as significant factors.

The remaining issues were rated fairly low with the provision of public water and the availability of shopping and restaurants having the strongest negative response.

6) Issue Ratings	Very Imp.	Imp.	Not Imp.	Non	Very Imp.	Imp.	Not Imp.	Non
h) Stream / Lake	383	117	17	8	73.0%	22.3%	3.2%	1.5%
l) Assessment	383	114	12	16	73.0%	21.7%	2.3%	3.0%
f) Scenic View	326	155	35	9	62.1%	29.5%	6.7%	1.7%
g) Open Space	279	168	67	11	53.1%	32.0%	12.8%	2.1%
j) Public Sewer	275	143	98	9	52.4%	27.2%	18.7%	1.7%
a) Appearance	267	227	19	12	50.9%	43.2%	3.6%	2.3%
b) Rural Character	253	200	58	14	48.2%	38.1%	11.0%	2.7%
i) Lake Access	246	181	88	10	46.9%	34.5%	16.8%	1.9%
k) Public Water	208	144	160	13	39.6%	27.4%	30.5%	2.5%
c) Design Development	206	205	97	17	39.2%	39.0%	18.5%	3.2%
e) Expanded Commercial	174	217	108	26	33.1%	41.3%	20.6%	5.0%
d) Shop/Rest.	134	193	186	12	25.5%	36.8%	35.4%	2.3%

### **Question 7**

The provision of services, or lack of services, by a government entity affects resident's quality of life. As a small rural town, North Harmony provides or supports only a limited number of services for its residents. This question was designed to help the Town assess how well these services were being delivered and where the Town may improve delivery of services.

The provision of a solid waste transfer station, and the service delivery at the transfer station, received the highest rating. Open ended answers at the end of the survey identified the employees and customer service as part of the reason for this rating. The provision of fire protection by the Fire Department was the second highest service.

Road maintenance received a fair rating with 54.9% rating it as only "good" and only 36.2% rating it as "excellent". The Town administration was rated in a similar fashion with a 52.8% as "good" and 34.5% as "excellent". While this is an indicator that overall citizens are not highly satisfied with all aspects of either of these services, neither received a significant negative rating.

Code enforcement received the lowest rating of any of the services with only 52.2% rating it as "good" and 14.1% rating it as "poor". Open ended comments indicate some residents feel that more can be done in regards to property maintenance issues and the enforcement of current regula-

tions. Comments also indicated that some residents do not know what the current town regulations are.

7) Service Rating	Excel.	Good	Poor	Non	Excel.	Good	Poor	Non
e) Transfer Station	288	177	19	41	54.9%	33.7%	3.6%	7.8%
f) Quality of Life	243	257	2	23	46.3%	49.0%	0.4%	4.4%
b) Fire Protection	227	246	10	42	43.2%	46.9%	1.9%	8.0%
d) Roads Maintenance	190	288	18	29	36.2%	54.9%	3.4%	5.5%
a) Town Administration	181	277	24	43	34.5%	52.8%	4.6%	8.2%
c) Code Enforcement	109	274	74	68	20.8%	52.2%	14.1%	13.0%

### **Question 8**

As new commercial and industrial development emerges in North Harmony it will be important to ensure that the development is in harmony with the community's character. Design standards are a tool for helping to make that happen within a community. Question eight was designed to test the community's willingness to have regulations on new development that would require the developers to take the character of the surrounding community into account when designing projects. The response in favor of this approach was very positive and indicates strong support from the community.

8) Design Standards	Yes	No	No Opin.	Non	Yes	No	No Opin.	Non
	378	54	58	35	72.0%	10.3%	11.0%	6.7%

### **Question 9**

The Planning Board is often faced with evaluating how appropriate potential uses are within zoning districts in North Harmony. Question nine gave respondents the opportunity to provide guidance on potential commercial and industrial uses in the community. Survey respondents significantly favored small retail operations, home occupations, agriculture and offices or technology based businesses. Additionally, although a recent hotel proposal did create controversy, 58.9% said they were in favor of a hotel as an allowed use. Open ended questions indicated that some residents favored hotels, but with a lower profile than the one recently proposed.

The strongest negative response came from "big box", "heavy industry" and warehouses as allowable uses. All of these uses were opposed by more than 50% of the respondents to the survey.

9) Business Type	Favor	Op- pose	No Opin.	Non	Fa- vor	Op- pose	No Opin	Non
i) Small Retail	438	31	41	13	83.4 %	5.9%	7.8%	2.5%
h) Restaurants	411	43	53	18	78.3 %	8.2%	10.1 %	3.4%
j) Home care	375	36	89	25	71.4 %	6.9%	17.0 %	4.8%
e) Office / Tech- nology	333	87	85	20	63.4 %	16.6 %	16.2 %	3.8%
b) Agriculture	319	70	108	28	60.8 %	13.3 %	20.6 %	5.3%
k) Home Occupation	315	48	126	36	60.0 %	9.1%	24.0 %	6.9%
g) Hotels	309	156	43	17	58.9 %	29.7 %	8.2%	3.2%
c) Light Industry	304	124	79	18	57.9 %	23.6 %	15.0 %	3.4%
f) Warehouse	149	274	82	20	28.4 %	52.2 %	15.6 %	3.8%
d) Heavy Industry	79	352	68	26	15.0 %	67.0 %	13.0 %	5.0%
a) Big Box	62	372	72	19	11.8 %	70.9 %	13.7 %	3.6%
l) Other	34	5	24		6.5%	1.0%	4.6%	

**Question 10**

Improvement of local land use regulations received strong support in all areas with more than 65% of people indicating that all the proposed regulations should be improved upon. The survey document, and the comprehensive plan that comes from this work and future citizen participation efforts, will provide a road map for updating and developing new zoning codes as a tool for the community.

10) Land Use	Yes	No	No Opin.	Non	Yes	No	No Opin	Non
a) Junk Vehicles	409	54	45	17	77.9 %	10.3 %	8.6%	3.2%
c) Sign Standards	357	77	71	20	68.0 %	14.7 %	13.5 %	3.8%
d) Housing Design	346	90	68	21	65.9 %	17.1 %	13.0 %	4.0%
b) Mobile Home	339	104	66	16	64.6 %	19.8 %	12.6 %	3.0%
e) Other	35	5	25	28	6.7%	1.0%	4.8%	5.3%

**Question 11**

Smaller commercial land uses may also have an impact upon community character. As with uses listed in question nine, the Planning Board must evaluate these potential uses and make recommendations. Therefore, in addition to guidance on large land uses the Board felt it was important to receive input on potential smaller commercial ventures.

Farms, marinas and non-commercial wind power received the highest acceptable ratings respectively. Campgrounds received a mid-range rating with a fairly low negative rating. The balance of the uses listed all received significant negative responses with adult entertainment, junk yards, mining and mobile home parks receiving the strongest negative response with between 55% and 88% of respondents being strongly against them. Some residents indicated a potentially favorable rating for wind power in the 42 open ended suggestions if they were provided with additional information and it was kept back from the lakefront.

11) Land Use Opinion	Very App.	App.	Not App.	Non	Very App.	App.	Not App.	Non
a) Farms	372	140	4	9	70.9 %	26.7 %	0.8%	1.7%
j) Marinas	257	230	22	16	49.0 %	43.8 %	4.2%	3.0%
l) Wind(non-commercial)	214	226	62	23	40.8 %	43.0 %	11.8 %	4.4%
b) Campground	188	267	50	20	35.8 %	50.9 %	9.5%	3.8%
k) Wind(commercial)	176	217	108	24	33.5 %	41.3 %	20.6 %	4.6%
c) Townhouses	114	260	135	16	21.7 %	49.5 %	25.7 %	3.0%
d) Multi-Family	53	226	224	22	10.1 %	43.0 %	42.7 %	4.2%
e) Mobile Home Parks.	31	183	288	23	5.9%	34.9 %	54.9 %	4.4%
f) Mining	24	115	360	26	4.6%	21.9 %	68.6 %	5.0%
h) Self-Storage	19	296	189	21	3.6%	56.4 %	36.0 %	4.0%
m) Other	13	8	19	20	2.5%	1.5%	3.6%	3.8%
g) Junk Yards	9	78	422	16	1.7%	14.9 %	80.4 %	3.0%
i) Adult Entertainment	9	39	462	15	1.7%	7.4%	88.0 %	2.9%

**Questions 12 & 13**

Questions 12 and 13 dealt with appropriate locations for commercial and industrial zones and future development. Areas that either had some commercial development or were zoned commercial or industrial were selected for consideration. All areas had a group of respondents who responded negatively to additional development of any type. Their response was significant enough to acknowledge. However, a majority of respondents believed that commercial development should occur, in some form, at Stow, Ashville, or the I-86 Interchanges. Industrial development was opposed more strongly with the majority of respondents favoring it in Ashville or at the Panama-Stedman I-86 Interchange.

The 22 open ended responses suggest that growth areas be considered on NYS Route 474 near Ashville when heading towards Panama; near I-86; and on NYS Route 394 between Vukote and Stow. While these are potential areas and may be explored, the majority of respondents were more limited in their scope.

12) Comm. Loc.	Favor	Op- pose	No Opin.	Non	Fa- vor	Op- pose	No Opin	Non
a) Stow	317	108	66	34	60.4 %	20.6 %	12.6 %	6.5%
b) I-86 South	309	117	69	30	58.9 %	22.3 %	13.1 %	5.7%
e) Ashville	299	103	87	36	57.0 %	19.6 %	16.6 %	6.9%
c) I-86 Panama/Sted.	278	93	116	38	53.0 %	17.7 %	22.1 %	7.2%
d) 394 North	242	141	100	42	46.1 %	26.9 %	19.0 %	8.0%
g Stedman	194	124	164	43	37.0 %	23.6 %	31.2 %	8.2%
f) Magnolia	151	156	172	46	28.8 %	29.7 %	32.8 %	8.8%
h) Other	12	22	41	9	2.3%	4.2%	7.8%	1.7%

13) Ind. Loc.	Favor	Op- pose	No Opin.	Non	Fa- vor	Op- pose	No Opin	Non
e) Ashville	274	133	84	34	52.2 %	25.3 %	16.0 %	6.5%
c) I-86 Panama/Sted.	268	129	97	31	51.0 %	24.6 %	18.5 %	5.9%
d) 394 North	209	165	106	45	39.8 %	31.4 %	20.2 %	8.6%
b) I-86 South	198	194	91	42	37.7 %	37.0 %	17.3 %	8.0%
a) Stow	170	214	96	45	32.4 %	40.8 %	18.3 %	8.6%
g Stedman	166	165	152	42	31.6 %	31.4 %	29.0 %	8.0%
f) Magnolia	125	198	161	41	23.8 %	37.7 %	30.7 %	7.8%
h) Other	14	16	54	15	2.7%	3.0%	10.3 %	2.9%

**Question 14**

Question 14 focused on gauging the public's general feedback on improving the Town Hall. The "Town Center" concept received limited support. Many open ended comments indicated that the current state of the economy was a major reason for this. Some respondents indicated a need for more information and cost estimates prior to commenting. However, a majority of the respondents heavily favor expanding or improving the current facility. It should be noted that some residents indicated a desire to relocate the facility to the Ashville area as opposed to Stow.

14) Town Hall	#1	#2	#3	Non
a) Expand	196	104	21	
b) Town Center	76	98	146	
c) Do Nothing	57	84	158	
d) Other				68 Com.

North Harmony is a small rural town that needs to maintain its

tax base and allow for expansion when appropriate. If the Town is to play a supporting role in promoting economic development in the town, respondents indicated it should focus on small businesses, existing businesses and tourism. A need for retail was not indicated by the response to questions within this survey except for in service areas such as the grocery, gas station or hardware areas of retail.

**Question 15**

15) Rank ED Choice	#1	#2	#3	#4	#5
a) Small Bus.	128	123	97	49	54
b) Existing Bus.	168	101	86	44	54
c) Retail	47	52	88	124	136
d) Agri-Bus.	54	68	73	106	147
e) Tourism	127	64	69	68	109
f) Other					

**Question 16**

The following is a ranking of general categories for a vision for North Harmony in 20 years. The Planning Board will consider these results and the results of upcoming public participation meetings to create a draft vision. This draft vision shall be presented to members of the community as part of discussions and in the final comprehensive plan.

16) Vision	Very Imp.	Imp.	Not Imp.	Non	Very Imp.	Imp.	Not Imp.	Non
d) New Buildings	166	217	108	34	31.6	41.3	20.6	6.5
b) Rec. Opportunities	135	243	108	39	25.7	46.3	20.6	7.4
c) Greater Variety	109	189	194	33	20.8	36.0	37.0	6.3
e) Tech Industry	105	190	180	50	20.0	36.2	34.3	9.5
a) Senior Housing	92	214	180	39	17.5	40.8	34.3	7.4
f) Other								

**Question 17, 18 & 19**

Questions 17, 18 and 19 are all open ended opinion questions that give the survey taker the opportunity to express their views on the following respectively:

- Three things they find most desirable about the Town of North Harmony;
- Three things they find least desirable about the Town of North Harmony; and
- Suggestions they may have for the Comprehensive Plan Committee.

Open ended responses usually differ from each other in exact content but often can be grouped by category for identification of the issue being raised or discussed. This is the method that was utilized when collating the results from these three questions. In the discussions that follow each question a chart identifying categories has been included with the number of items in each category included. This will be followed by the full set of responses for each question. This lengthened the

document significantly but it was felt that all respondent's comments need to be acknowledged and included.

**Question 17**

Each respondent was given the opportunity to list three items they liked about the Town. There were a total of 1057 responses given. 78% of people surveyed provided at least one item for consideration. 57% of the survey population (or 891 respondents) offered three items for consideration.

Rural Character was the largest response category with rural; small town feel; friendly people; and peaceful and quiet being the largest group of descriptive characteristics. Respondents also placed an emphasis upon Chautauqua Lake and access to the lake; the location of the Town and open spaces. Additionally, the administration of the Town, which was indicated to be the government and its employees, was listed as a positive aspect of living in North Harmony.

Upon a more careful examination of these results you will find that even the items that did not rank as high are often tied to the basic underlying premise of small town living. Whether it was the pleasant employee at the transfer station, the Town Hall, the post office or on the highway crew, people were made to feel comfortable and as if they were part of a small community. The challenge to North Harmony is to maintain that sense of character that has been identified as an important aspect of the community's sense of place.

<b>Question # 17 Open Ended Response Categories</b>				
<b>1) Location (98)</b>	<b>3) Services (184)</b>	<b>4) Recreation (20)</b>	e) Peaceful / Quiet (53)	<b>7) Quality of Life (53)</b>
a) To other places (41)	a) School (18)	a) Hunting (5)	f) Small commercial (10)	a) Security (19)
b) To attractions (38)	b) Roads (45)	b) Fishing (8)	g) No large comm. (22)	b) Raise kids (9)
c) To I-86 (13)	c) Fire Dept. (15)	c) Camping (1)	h) Rural (149)	c) Relaxation (16)
d) Area of the Lake (6)	d) Library (7)	d) Hiking and Biking (6)	i) Friendly People (62)	d) Changing seasons (9)
	e) Post Office (5)			
<b>2) Chautauqua Lake (110)</b>	f) Transfer Station (18)	<b>5) Rural Character (402)</b>	<b>6) Environment (86)</b>	<b>8) Miscellaneous (72)</b>
a) Access (106)	g) Access to officials (7)	a) Lack of traffic (9)	a) Open space (26)	Affordable; Appearance;
b) The Ferry (3)	h) Administration (47)	b) Small town feel (70)	b) Scenic views (50)	Activities; Size; Etc.
c) Recreation (0)	i) Taxes (22)	c) Uncrowded (20)	c) Green space (5)	
d) Undeveloped (1)		d) Farming (7)	d) Clean air (5)	<b>9) Negatives (11)</b>

**Question 18**

Each respondent was given the opportunity to list three items they disliked about the Town.

Taxes were the single largest negative response given to this question. Respondents often feel that taxes are too high within North Harmony. However, this negative response is also due to the sense of an unfair assessment system and a lack of knowing what their tax dollar provides.

Other items of note were the lack of water and sewer service along the lakefront; traffic, code enforcement, property maintenance and a lack of planning. Open ended miscellaneous questions also provided a strong response that many people did not have any negatives to provide.

<b>Question # 18 Open Ended Response Categories</b>			
<b>1) Farming</b>	<b>4) Government</b>	<b>6) Economy</b>	<b>9) Recreation</b>
a) Manure (4)	a) Taxes (137)	a) Lack of jobs (13)	a) Lack of (6)
	b) Trash Pick-up (19)	b) Under Developed (36)	b) Parks (1)
<b>2) Infrastructure</b>	c) Code Enforcement (35)	c) Over Developed (3)	
a) No Water & Sewer (89)	d) Municipal Admin. (15)		<b>10) Environment (5)</b>
b) No Gas (4)	e) Police Service (7)	<b>7) Lake</b>	
	f) Planning (50)	a) Access (13)	<b>11) Housing</b>
	g) No Communication (12)	b) Investment (9)	a) Mobile Homes (12)
<b>3) Roads</b>		c) Condition (12)	b) Poor Condition (13)
a) Maintenance (21)			
b) Traffic (40)	<b>5) Regulations</b>	<b>8) People</b>	<b>12) Weather (6)</b>
c) Speed Limit (26)	a) Property Main. (36)	a) Out of State (12)	
d) Trash (4)	b) Land Use (9)	b) Attitudes (12)	<b>13) Miscellaneous (114)</b>
	c) Hotel (18)		

**Question 19**

Respondents were given the opportunity to provide the Comprehensive Plan Committee with sug-

gestions on items to be addressed. It is not surprising that a majority of these fall under the "Planning" category. All of these comments will be evaluated by the board.

<b>Question # 19 Open Ended Response Categories</b>		
<b>1) Hotel</b>	<b>4) Speed Limits (9)</b>	<b>11) Summer Residents (6)</b>
a) For (28)		
b) Against (22)	<b>5) Lake (27)</b>	<b>12) Miscellaneous (34)</b>
<b>2) Infrastructure</b>	<b>6) Taxes (36)</b>	
a) No Water & Sewer (12)		
	<b>7) Town Center (3)</b>	
<b>3) Planning</b>		
a) Positives (43)	<b>8) Environment (3)</b>	
b) Growth (61)		
c) Character (38)	<b>9) Building Codes (6)</b>	
d) Survey (20)		
e) Regulations (26)	<b>10) Improvements (24)</b>	



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