

WAVERLY

COMPREHENSIVE PLAN

2020 UPDATE



prepared by  **THOMA**
Development Consultants

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VILLAGE OF WAVERLY VISION STATEMENT

The Village of Waverly, rich in heritage and community pride, is a safe and attractive small-town community where successful businesses and residences co-exist. With two exits along Interstate 86, our prime location on the New York and Pennsylvania border provides convenient access to Elmira, Binghamton, Ithaca, and the Finger Lakes region.

Combined with our abundance of quality local businesses, a top-notch educational system, and recreational gems such as the Waverly Glen Park, and Two Rivers State Park, our community is an ideal place to work, live, and play. Our quality of life is enriched through positive perception, community involvement, strong leadership, educational and recreational opportunities, well-maintained infrastructure and parks, access to superior healthcare, and a vibrant downtown.



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CHAPTER 1: INTRODUCTION

In this chapter...

- Background
- Development of the Plan
- Public Participation

BACKGROUND

This Comprehensive Plan is an inclusive guide to promoting the health, safety, and welfare of the people of the Village of Waverly. Comprehensive planning is the basis of efforts by a municipality to guide the development of the Village's natural and built environment, in order to sustain and improve the quality of life of its citizens. This Comprehensive Plan recognizes the importance of sustainability and planned growth and provides Waverly with the tools to move into the future responsibly, without losing the small-town qualities that the citizens hold to such a high standard. Significant decisions and actions affecting the immediate and long-range protection, enhancement, growth, and development can be influenced by the goals and implementation measures stated in the Comprehensive Plan. The plan not only serves as a guide in addressing key issues facing the community today but will also assist in responding to new opportunities and challenges in the future. This long-range document provides recommendations for future action and helps prioritize choices for the allocation of resources.

The plan also serves as a foundation for zoning regulations and any amendments made to such regulations. A comprehensive plan is not directly a regulatory document, though land use management and policy changes are often a direct result of implementation of the plan. A sound plan will serve as a legal defense of a community's land use management policies and decisions.

The purpose of this Comprehensive Plan is to focus attention on the Village of Waverly's goals and objectives and create a conceptual road map to achieving them. A Comprehensive Plan provides guidance to leaders, agencies, community organizations, local businesses, and residents to ensure that the community needs are met both now and in the future. It is long term in nature, typically produced with a 10-year outlook, and concentrates primarily on land use policies, and ways to implement it into the Village's future decisions.

NEW YORK STATE STATUTES

New York State statutes authorize local governments to prepare comprehensive plans and recommend specific components for inclusion. The State recognizes that significant decisions and actions affecting communities are made at the local level. One of the most important powers granted by the legislature to local government is the authority to undertake comprehensive planning. New York State's definition of a comprehensive plan, the suggested elements that it may contain, as well as procedural requirements for development and adoption, are found in Village Law 7-722 (Village comprehensive plan). The adoption of a comprehensive plan under these statutes is voluntary.

New York statutes require that all land use regulations be in conformance with a comprehensive plan. Adopting land use regulations that conform to an up-to-date comprehensive plan provides significant legal protection for such regulations. Land use regulations are not limited to zoning that separates the community into zoning districts and specifies land uses, building dimensions, and yard requirements in each zone; but may also include regulations that protect natural resources, slopes, historic districts, and view sheds, to name a few.

DEVELOPMENT OF THE PLAN

REASON FOR PREPARING THE PLAN

The Village of Waverly, like most communities, has various public agencies, private organizations, and individuals that are continuously undertaking planning activities, and making decisions. These decisions, both individually and cumulatively, can affect a community's future and impact the quality of life. It is practical to periodically review the larger picture in order to evaluate the possible impact of emerging trends; deal with land use issues; ascertain the concerns of citizens and stakeholders; and, ultimately decide whether policy changes are needed to chart the future desired course of the Village.

This comprehensive planning process is the direct result of the Village of Waverly's desire to become more productive in guiding the changing conditions of the Village. Since the Village of Waverly has not had a comprehensive plan since 1981, this new plan will provide contemporary direction that is needed to move forward with many land use decisions. This plan will serve as a blueprint for future action by the Village Board, Planning Board, Zoning Board of Appeals, and the community as a whole as it deals with growth and change.

Waverly's comprehensive planning process evolved over many months, beginning in December of 2018. This plan is based upon the values, concerns, and feelings of Village residents and landowners. Community members were involved in the planning process by participating on the Steering Committee, speaking at public meetings, writing letters, attending planning workshops, and/or participating in a community survey. Public participation ensured that the plan addressed the needs of the community. It allowed the Steering Committee and consultant to better understand the strengths, opportunities, weaknesses, and critical issues in Waverly.

The public participation components of Waverly's planning process are described further in this document.

PLAN PREPARATION

The Village of Waverly hired Thoma Development Consultants (Thoma) to assist in the development of the Village's Comprehensive Plan. Founded in 1980, Thoma is a community development consulting firm based out of Cortland, New York. They have 40 years of experience and have been working with the Village of Waverly for many of those years on its planning and community development needs.

In addition to analyzing the information gathered through public meetings, surveys, and Steering Committee meetings, Thoma also referenced pertinent U.S. Census data in preparing the Plan, including relevant demographic information. Thoma provided input into the Plan based on the experience and expertise of its staff and knowledge garnered over their many years of working with the Village. All data is referenced throughout the plan, and so noted.

PUBLIC PARTICIPATION

Community involvement in the creation of the plan was critical. It was important for Waverly to have a mix of citizens, business owners, and stakeholders at the discussion table. This provides “ownership” of the plan and allows the residents to feel that they have a voice in determining the future of the community. The Village found that its Planning Board contained a good mix of these types of stakeholders. In addition, the public was invited and encouraged to attend these Steering Committee meetings, as they were made part of the Planning Board’s agenda each month.

As an important part of the planning effort, an inclusive public outreach effort was conducted. The intent of this was to solicit feedback from the community, allow a thorough level of transparency, as well as build a consensus on a vision of the Village of Waverly’s future. The following approaches were initiated:

- A Steering Committee was created in December 2018 to expand the knowledge of the Village and allow us to focus on the needs of the Village while working with people from various backgrounds.
- A survey was distributed to all Village residents, to focus residents on issues they would like to see resolved, and to share their thoughts of how they would like to see the Village move forward.
- Community workshops and meetings, as well as Steering Committee meetings were held primarily in the Village Hall and were open to the public as they were part of the Planning Board agenda.

These activities are discussed below.

STEERING COMMITTEE

The Village of Waverly Steering Committee, created by the local governing body, was composed of the Village’s Planning Board, the Village Attorney, Deputy Clerk, Mayor, as well as the Planning Director for Tioga County. The Planning Board is comprised of citizens, business owners and homeowners of the Village who have a vested interest in the Village and are uniquely qualified in that they continually work for the Village on land use issues and decisions. The Steering Committee designed the Comprehensive Plan, in part, to articulate possibilities, and the monthly meetings served as a setting for developing the common goals and strategies that were ultimately included in the Comprehensive Plan. Membership of the Village of Waverly’s Comprehensive Plan Steering Committee included:

Joan Case

Bill Millhollen

Bill Kraus

Rawley Filbin

Jim Hammond

Betty Keene, Village Attorney

Kerri Hazen, Deputy Clerk

Elaine Jardine, Tioga County Planning Director

Patrick Ayres, Mayor

RESIDENT SURVEY

A resident's survey was advertised by mail, with availability through Survey Monkey, as well as availability from the Village office. The survey instrument and compiled results are included in Appendix I. The survey, conducted by Thoma was conducted through Survey Monkey, a survey platform that was able to not only collect the data, but also compile it in a helpful way.

In March of 2019, a mailing of postcards was sent out to approximately 3,380 addresses in the 14892 zip code area, which contains the Village of Waverly. The postcard invited recipients to fill out the brief survey. It also invited citizens to the Village Hall for a public meeting/open house, to be held on April 10, 2019.

Results of the survey were compiled and are summarized below:

Of the 194 survey respondents, 153 (78.87%) were from the Village of Waverly. The survey instrument consisted a series of 22 questions that ranged from questions on demographics and housing, and more broad questions that focused on the quality of services in the Village, as well as the opportunity for citizens to voice their concerns about the Village. A full copy of survey answers will be attached as an Appendix to the plan.

Some key responses that should be noted include the following:

- 36.92% of respondents indicated that the primary reason they reside in Waverly is that they were born and raised here. 18.9% indicated that it was within the proximity of friends and family, and 11.79% stated that it was for the small-town atmosphere.
- Over 60% of respondents do their shopping and dining in the Sayre/Athens, PA area.
- When asked what the most important characteristics of the Village of Waverly were, 56.92% stated it was the small-town atmosphere, 35.9% mentioned that they felt safe and secure in the Village. Other higher percentage marks went to 'sense of community', 'Access to highways and major cities', and 'cost of living'.
- In request of the opinion of public services in the Village, the top chosen in Good Quality included 'Police protection, fire protection, and water and sewer'. Respondents claim that those services that are low quality include 'Street/Road improvements, Sidewalk improvements, Code enforcement, and Cultural events and programming'.
- Top choices of future issues/initiatives that the respondents would like to see include 'attract new commercial development', 'programs to renovate existing homes', and 'recreational opportunities'.
- Land uses that are being encouraged: Small business/home business, Grocery Store, Public green space/parks, Protection of Natural areas.
- Land uses that are being discouraged: Mobile home parks, and Hotels.
- In terms of types of growth where respondents were told to 'check all that apply', 72.68% of respondents felt that the Village should focus on retail growth, 57.22% said light industry, and 45.88% said residential.

The data that was received for these surveys were extremely important in aiming the focus of the Steering Committee and the consultant on topics and issues that were high priority to the community.

COMMUNITY WIDE OPEN HOUSE

On April 10, 2019, the Village of Waverly's Steering Committee held a seven-station open house. Postcards were distributed, and the meeting was advertised through fliers, the newspaper, as well as a short radio interview with one of the Steering Committee members. The meeting attracted about 30-35 attendees, who visited each of the stations and were able to express thoughts on Waverly and engage Steering Committee members and the consultants in a candid conversation about the community.

A short summary of the findings in this public meeting are below:

1. Chemung Street needs crosswalks and/or traffic devices to slow traffic.
2. Not enough parking downtown.
3. Sidewalks are in disrepair in areas of the Village.
4. There are many homes in the Village that need repair/upkeep.
5. Rental housing needs to be improved/supervised.
6. Waverly Glen park is a great community asset.
7. Waverly Historical Society is a great community asset.

Top Strengths include: Waverly Glenn and waterfall, Good local businesses, walkability.

Top Weaknesses include: Bad road conditions, drivers are too fast, and out of town landlords/owners.

The subjects and issues that were brought up during this public meeting were also important in focusing this Comprehensive Plan in a way that will most benefit the community and its citizens.



Image 1: Public meeting for community members to engage in brainstorming sessions.
Source: Thoma Development Consultants

COMPREHENSIVE PLAN IMPLEMENTATION

The Goals identified in the Village of Waverly Comprehensive Plan are the result of significant deliberation by the Village's appointed Steering Committee. They are based on a careful review of the input provided by residents and property owners in the Village, organizations, and persons with a vested interest in Waverly, the observation and experience of the Village's consultant, and the adopted Vision Statement. These goals are broad statements that reflect the ideal future of the Village. The Village and its departments should work together to ensure that future decisions, actions, and projects are consistent with these overarching goals.

The Implementation Measures, which follow each goal, are a series of action steps or strategies that the Village should implement to achieve each goal in the Comprehensive Plan. The implementation measures are prioritized to provide the Village with direction regarding the desired timeframe to undertake each action. The Village acknowledges, however, that it is difficult to forecast future changes and opportunities, and that it will be necessary from time to time to revisit, add, remove, revise, or reorder its Implementation Measures based on current conditions.

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CHAPTER 2: SETTING THE SCENE

In this chapter...

History

Waverly Today

Demographics

Previous Planning Efforts

HISTORY

Waverly, NY has been an incorporated Village within the town of Barton since 1854. Before this, the territory was used by Native Americans for travel, trade, and warfare due to its topography and relation to the Chemung and Susquehanna Rivers. The area was likely occupied by the Susquehannock people for centuries before interaction with European settlers began to explore the region. Following the Beaver Wars, the area was occupied by the Iroquois until they were later forced out during the Revolutionary War. American settlers began to occupy the region in the late 18th century, forming an early settlement known as Milltown, and later, Factoryville.

As railroads began to gain traction around the Country, this small farming community began to prosper. Rail lines heading East to New York City and West to Lake Erie gave this village the ability to grow. This led to Waverly official incorporation as a Village in 1854. The young village was riddled with large fires which led to the creation of the Tioga Hose Company in 1875, the Waverly Company in 1876, and the Cayuta Hose in 1890. The area became an important junction in the rail line and development in the region was spurred, including the growth of Waverly's southern neighbor Sayre, PA. The early 1900s were prosperous for the Village, which saw development of businesses such as Manoil Manufacturing Co. and Hall-Lyons furniture. According to by William Tripoli and Laura Hoppe, this period was deemed the "golden years" for Waverly. As the Erie Railroad's passenger and freight station became a hub, many streets extending out from Broad and Chemung were paved allowing easy buggy and eventually vehicle traffic. Waverly has a brief period in which a trolley system brought people to and from work, and around the village. As automobiles became affordable and popular, those tracks were removed, and cars became the primary mode of transportation for the Village. However, the railroad has remained an important part of the Village's early economic success.

The Village of Waverly reached the appropriate population to hire a superintendent of schools in 1903, to manage the schooling for the Village. Following this was the construction of a junior high-school in 1913, a formal separation between the Junior and Senior High Schools and the creation of an athletic stadium in 1949.

Waverly is home to a handful of historic church buildings as well, some dating as far back as 1853, just before the Village became incorporated. Many of these structures stand today, along with a plethora of historic homes that add to the charming character of the village.

As the 20th century progressed, Waverly continued to see the appearance of small businesses and local retail/commercial establishments. Restaurants and Movie theaters gave residents dining and entertainment options, along with the carnivals, circuses and shows that came to the village during the summer season. These attractions were not only a treat for village residents, but also served as a regional draw attracting those residing outside of Waverly.

According to the Town of Barton's website, Waverly also became known as the "Rodeo Capital of the East" for a brief time between 1938 to when the owner's and other cowboys left to serve in the second world war. The J.E. Ranch comprised of 240 acres of farmland and the rodeos hosted within Waverly became a popular attraction for the entire region, even leading some rodeo participants to settle in the area. WWII would prove to be the demise of this popular rodeo, and thus ended the wild west era for Waverly.

Between 1930 and 1950, the village raised funds to construct a general hospital that would serve the area and have a 120-bed capacity. However, by the 1980's the Tioga General hospital worked closely with Robert Packer Hospital located south in Sayre, PA and the two joined to eventually become part of the Guthrie Medical Center. Tioga General transitioned away from an acute care center and a new

facility to consolidate services was being constructed by 1989.

As development continued to spur in Sayre, Waverly has become a bedroom community where many residents work outside of the village, many working across state lines in Pennsylvania. According to the 2017 U.S. Census American Communities Survey, 18.5% of Village residents work outside Tioga County and 37.5% work outside of New York State. The statewide averages for the same year showed 33.3% of residents work outside their home county, but only 2.5% work outside of New York State. This comparison shows how living so close to centers of employment in Pennsylvania draws Waverly Villagers to find work south of the State border.

The Village infrastructure continued to see improvement in the last 40 years as well, with the completion of a municipal sewer system in 1981 that served residents, schools, and other buildings within the Village. Additionally, the village saw old wooden water mains replaced and received funds through many state and federal grant programs throughout this period for sidewalk developments, housing rehabilitation, and downtown façade renovations.

Today, Waverly still strives to create a welcoming community for all of its residents and visitors alike, and this comprehensive plan seeks to set forth a pathway to achieving the collective goals of Waverly residents for their Village.



Image 2: Historic representation of Waverly
Source:

WAVERLY TODAY

The Village of Waverly is located in the southwestern corner of Tioga County, and is the County's largest Village. It has a 2010 Census population of 4,444 persons which is a 3.5% decrease from the 2000 census. The Village is in the Town of Barton and is less than 20 miles from the City of Elmira. It is in the Southern Tier region of New York and shares a border with the State of Pennsylvania to its south. Waverly's total land area is just over two square miles, and it contains nearly all of Two Rivers State Park Recreation Area. The Village is predominantly residential and includes 2,042 total housing units.

The Chemung River skirts the western edge of the Village and joins the Susquehanna River about six miles south of the Village. Waverly is so close to the border with Pennsylvania, that it is considered part of a larger community stretching into Bradford County, PA. Waverly's economics are strongly connected to those in South Waverly, Sayre, and Athens, Pennsylvania, making up the region of the Penn-York Valley, or simply 'The Valley'. Chemung County, NY is directly to the west of the Village.

The community and Tioga County's economic base was founded on manufacturing by entities such as IBM and numerous area sub-contractors which were highly dependent on federal Department of Defense (DOD) contracts. As the DOD contracts dried up, the county lost major employers and over 3,000 jobs in the 1990's and 2000's. Despite these downfalls, Waverly is home to several manufacturers including: Advanced Drainage Systems, Inc, Granite Works, Hagen Pet Foods, Leprino Foods, and Rynone Manufacturing Corp.

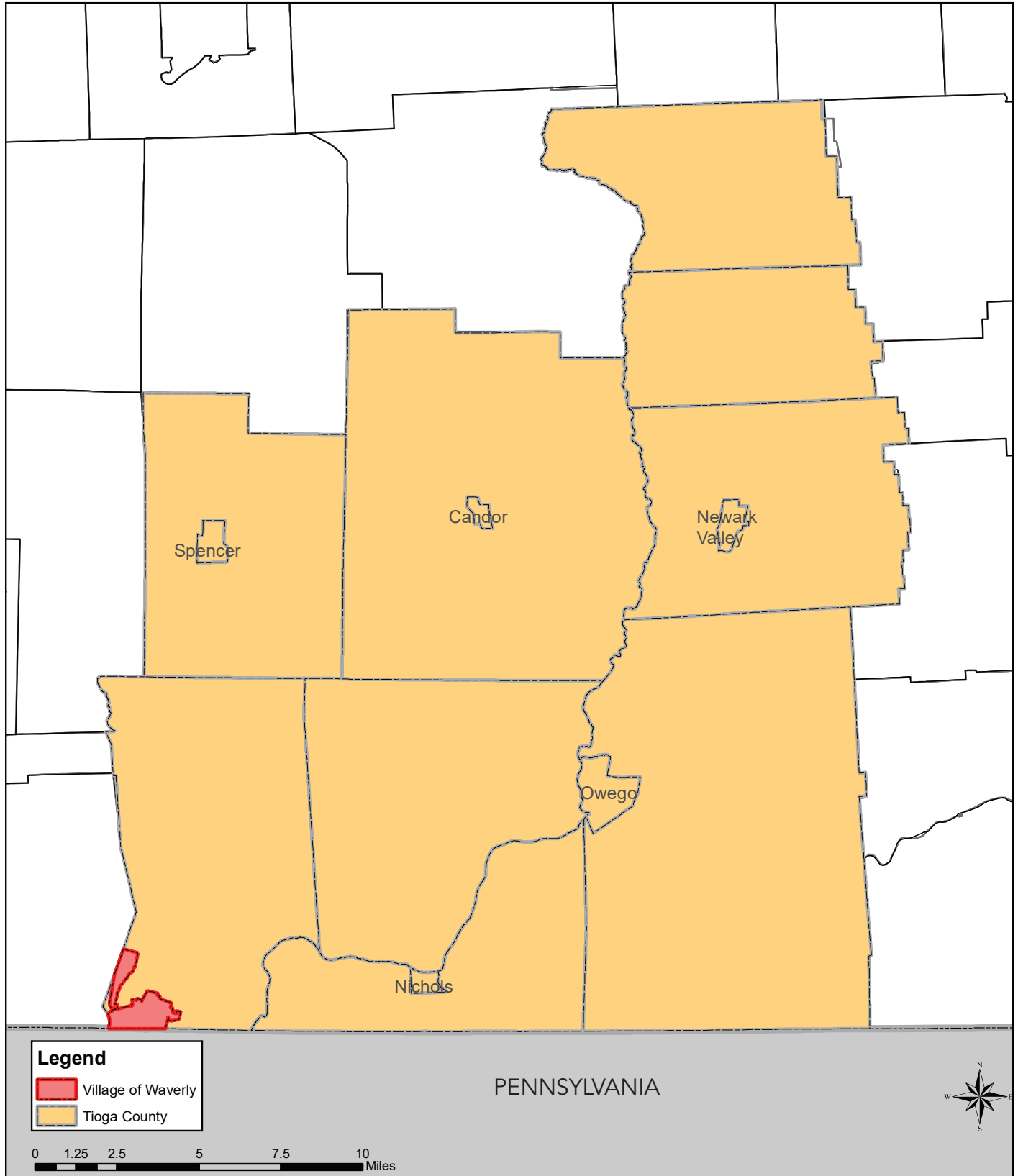
One of the biggest challenges facing the Village today is the economic decline in the region. This phenomenon has resulted in an overall decline in the Village condition, and availability of services within the Village. Although many of the services that are needed are located over the border in Sayre and Athens, Pennsylvania, it would still benefit the Village to retain these services if possible.

Many of the working-class citizens have fled the area, and many shops have closed their doors leaving vacant storefronts, and little to attract younger generations to the Village. Downtown Revitalization efforts in recent years, and reinvestment in Broad Street buildings, have slowly started a rebirth of the Village's commercial areas. The Village has also been a participant in the Community Development Block Grant program, in order to revitalize some of the homes within Waverly as well. However, even through its struggles, Waverly continues to move forward and rebrand itself as a place for families and citizens to work, live, and play.

Geographic Context

Village of Waverly, Tioga County

MAP 1



DEMOGRAPHICS

According to the 2010 Census, 4,444 residents live in the Village of Waverly. This includes a total of 1,872 occupied households, with an average household size of 2.27 persons. Additional demographics are noted below. All demographics were obtained through the U.S. Decennial Census, with exception to the 2017 estimates, which were obtained through the U.S. Census American Community Survey (ACS). Demographics in this chapter will be updated at the release of 2020 Census.

VILLAGE OF WAVERLY DEMOGRAPHIC QUICK FACTS

TABLE D.1

Population Trends 1970-2017						
Year	1970	1980	1990	2000	2010	2017*
Village of Waverly	5,261	4,738	4,787	4,607	4,444	4,259
Town of Barton	8,526	8,784	8,925	9,066	8,858	8,599
Tioga County	46,513	49,812	52,337	51,784	51,125	49,322

- The median age of Village residents is 39.7 years.
- 43.3% of the population is over the age of 45.
- 24% of the population is under the age of 18.
- Of the Village's 1,872 households, 37.8% live alone. Of the two or more persons households, 53.5% have children under the age of 18.
- 33% of owner-occupied households have a householder 65 years or older.
- 80.3% of Village residents 25 years or older are high school graduates.
- 15% of Village residents have a bachelor's degree or higher.

VILLAGE OF WAVERLY INCOME AND WORKFORCE QUICK FACTS

INCOME

- The Village's individual poverty rate is 18.8%.
- The median household income in the Village of Waverly is \$38,821.
- The median family income is \$52,137.

WORKFORCE

- 62.1% of residents over 16 years of age are in the workforce. Those not in the workforce are children, retired, etc.
- 4.3% of residents are unemployed.

- 34.5% of those in the workforce are in management, business, science, and arts occupations, 22% are in sales and office occupations, and 18.9% are in production, transportation, and material moving occupations.
- Industries that are most prevalent in the village include 25.1% of employees are in education and healthcare industries, 22.5% are in manufacturing, and 12.4% are in retail.
- 71.9% of workers drive alone, 14.8 carpool to work.

PREVIOUS PLANNING EFFORTS

The following plans and studies are mentioned herein to show that the Village has been active in the redevelopment and revitalization of the community. Many of the objectives set forth in these plans have been completed or are in the process of being completed to date.

VILLAGE OF WAVERLY COMPREHENSIVE DEVELOPMENT PLAN (1981)

The Village of Waverly's Comprehensive Development Plan is the Village's only Comprehensive Planning document to date. It is an extremely generalized plan with inventory including Description of environment, Demographics, Housing characteristics, Employment, and Community facilities.

The plan itself gives three options, of which a Citizens Advisory Committee chose to 'Redevelop on a scheduled selective basis, saving the best of what Waverly has'. From this option selection, the committee chose several specific preservation and rehabilitation centered goals. The document outlines specific projects that the Village has completed, begun, and will continue to pursue. Goals include the following:

- To make the Central Business District more successfully competitive with surrounding business centers.
- To expand industrial activity and employment opportunities within the Village.
- To assure an adequate and balanced housing supply in a suitable environment.

Each goal has a series of implementation measures and suggestions in order to achieve these goals, including a Development Plan Map, which outlines specific areas for these goals to be considered.

VILLAGE OF WAVERLY DOWNTOWN ACTION PLAN (2004)

The purpose of the Village of Waverly Downtown Action Plan is as follows:

- Define the downtown area of the village and prepare an inventory of structures within this area.
- Complete an inventory of buildings within the central business district, including size, occupancy, and condition.
- Complete an inventory and analysis of available parking facilities in the central business district and adjacent areas.
- Review previous studies completed for the purpose of planning and revitalization in Waverly.
- Define goals and identify problems and opportunities that support the community's vision specific to Waverly's downtown area.
- Develop an action plan to address issues identified in the above steps which includes specific actions, partners, and funding sources.

This plan recognizes that the future success of Waverly and its downtown is dependent on a variety of public and private initiatives and investments.

COMPREHENSIVE DOWNTOWN MARKETING INITIATIVE – VILLAGE OF WAVERLY/TOWN OF BARTON (2007)

This plan, written in 2007 had two distinctive purposes:

- To develop a unified marketing plan for the Village of Waverly and Town of Barton to attract visitors to existing retail establishments and other businesses into the area, and
- To develop a comprehensive website to give visitors within and outside the area a single destination to find information about the Village of Waverly and the Town of Barton.

This study identified the assets used for marketing and promotion, and suggested methods by which this marketing and promotion can best be accomplished. In addition, the study identified a number of short-range, medium-range, and long-range goals in order to maximize the ability for the Town and Village to draw attention to its assets and market them to the broadest possible audience.

The goals and strategies were extracted from the suggestions and input gathered through business surveys and community comments.

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CHAPTER 3: INVENTORY AND ANALYSIS

In this chapter...

Historic Resources

Natural Resources

Economic Development

Commercial Resources

Downtown

Housing

Parks and Recreation

Infrastructure and Utilities

Flood Zones and Flood Management

Transportation

Community Facilities and Services

Zoning and Code Enforcement

Zoning and Land Use

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I. HISTORIC RESOURCES

A community's architecture, perhaps more than any other single trait, defines its character, tells the story of its history, reflects its socioeconomic standing, and demonstrates its values. Waverly's older structures tell the story of its past and provide opportunities for the future. Many architectural styles dating from all eras of Waverly's history are represented in the Village, including Federal, Greek Revival, Italianate, Second Empire, Queen Anne, Craftsman, and Colonial Revival, to name a few. The bulk of historic properties date from the mid 1800's to the early 1900's and range from simple vernacular structures to more elaborate high-style buildings. The maintenance and preservation of Waverly's older architecture is important in communicating a positive image of the community to residents and visitors alike and is integral to creating a unique sense of place.

Waverly's historic resources were identified via two surveys, both completed by the Cornell Preservation Planning Workshop.

A Survey of Downtown Waverly was completed in 1980. Building structure inventory forms were completed for approximately 70 buildings on Broad, Fulton, and Waverly Streets. Although a large percentage of structures were determined to be eligible for the National Register of Historic Places, the nomination process was never completed. Nevertheless, the downtown area retains its unique, historic character.

A Survey of Waverly was completed in 1982. The survey focused on primarily residential areas of the Village on Chemung, Fulton, Ithaca, Tioga, and Waverly Streets and Lincoln, Park, and Pennsylvania Avenues. A total of 154 structures were studied. The survey identified a fairly large concentration of structures with a moderate to high degree of architectural integrity and historic importance along Chemung Street and Park and Pennsylvania Avenues. As with the downtown, formal nominations for individual buildings or districts was not completed.

NATIONAL REGISTER STRUCTURES

Listing in the State or National Register of Historic Places is purely honorary, and does not protect a property from alteration or demolition. National Register listing only protects a property from actions of the State or federal government. Private owners may do what they wish with their properties. In order to be listed on the State or National Registers of Historic Places, a structure must be nominated and undergo a formal listing process. The relative scarcity of listed properties in the Village does not necessarily mean that no historic structures are present, but that the subsequent listing process, had not been undertaken. Commercial buildings, including residential rentals, that are listed in the National Register may be eligible for State and federal historic preservation tax credits up to 40% of eligible project costs.

While there are a large number of buildings determined eligible for the National Register of Historic Places, the Village of Waverly has only six sites that are formally listed. These are:

Grace Episcopal Church, 445 Park Avenue – The 1853 church was designed in the Gothic Revival style typical of religious buildings of this era. The brick and flushboard church is one of three facing Muldoon Park. It has a steeply pitched roof that flares slightly as it meets the sidewalls, and a central belfry.



Image 3: Grace Episcopal Church
Source: Thoma Development Consultants



Image 4: Village Hall
Source: Thoma Development Consultants

Grace Church Parsonage, 439 Park Avenue – The two-story wood framed clapboard house was built in 1874, with later additions, notably the porches. The steeply pitched roof suggests the influence of the neighboring Gothic Revival Grace Church located next door. The rear addition of the building was moved to the site in the latter 1870's.

US Post Office, 434-438 Waverly Street – The simple one-story stone structure was constructed in 1937 as a Post Office. It is one of over 1,100 US Post Offices built during the Great Depression as an economic stimulus. It replaced three residential structures previously located at the site. The building has five bays with a central entrance and contains limited decoration outside of the large, multi-paned windows. The interior features a 1939 mural by artist Musa McKim titled "Spanish Hill and the Early Inhabitants of the Vicinity."

Village Hall, 358-360 Broad Street – After several failed attempts, the residents of Waverly approved the construction of a new corporation building in 1891. The building was completed in 1892. The ground floor held fire trucks for three volunteer companies and the upper floors contained rooms for the fire companies, police, and Village Trustees. The brownstone structure reflects the Richardsonian Romanesque style, with brownstone facing, a classic iron cornice, and a bell tower. The building was occupied by the Village until 2009, at which time it was sold and converted into commercial space and

residential apartments with the assistance of a \$1M RestoreNY grant.

Muldoon School, 443 Pennsylvania Avenue – The imposing three-story brick structure was constructed in 1913, replacing the old Waverly High School. It was rechartered as the Mary W. Muldoon Junior High School in 1950. The property was sold into private hands in 1979 and redeveloped into Senior Housing in 2015.

Glenwood Mausoleum and Cemetery, 113 Moore Street - The cemetery dates from 1895 with the mausoleum being constructed after 1925.



Image 5: Muldoon School
Source: Thoma Development Consultants



Image 6: Glenwood Cemetery
Source: experiencetioga.com

HISTORIC RESOURCE PROTECTION

Other than the limited protections provided by State and National Register listing, the Village has no protections for its historic resources, such as locally adopted historic districts, a local historic review board, or design standards incorporated into zoning. While some protection may be afforded through the site plan review process, it is an ineffective tool for the protection of historic character. The Village does have design guidelines specific to the downtown that were developed to be used with New York Main Street funding, however, they have no enforcement power. Adopted Design Guidelines for historic districts, particularly the downtown, would ensure long-term consistency in decisions, would better guide property owners in undertaking projects, and would support downtown revitalization efforts.

GOALS AND IMPLEMENTATION MEASURES

1. GOAL – Formally recognize Waverly’s historic resources and leverage those resources to promote community revitalization.

Implementation Measures:

- A. Update previous Historic Resource Surveys and support the listing of individual buildings and districts in the State and National Register of Historic Places.
- B. Designate a local downtown historic district and adopt Design Standards for downtown buildings.
- C. Work with the Waverly Historical Society and the local school district to create educational tools on Waverly’s historic resources.

2. GOAL – Preserve the Village’s historic buildings and neighborhoods

Implementation Measures:

- A. Seek funding to assist owners of downtown commercial buildings to undertake historically sensitive renovations.
- B. Fully comply with State Environmental Quality Review Act requirements to consider and mitigate impacts on historic resources as part of the review process.
- C. Seek housing rehabilitation assistance to renovate the Village’s housing stock in an historically appropriate manner.

II. NATURAL RESOURCES AND ENVIRONMENT

As part of the Comprehensive Planning process, communities should make decisions that contemplate the preservation, maintenance, and responsible uses of natural resources. Natural resources play an important role in a community's quality of life. Polluted or degraded air or water quality can impact the health of residents and impede economic development efforts. Below is a review of the important natural resources of the Village, which exist today.

LAND RESOURCES

The Village of Waverly includes 2.3 square miles of land area, with a small amount of surface water at the Waverly Reservoirs and a 40-foot waterfall at Waverly Glen Park.

SLOPE AND TOPOGRAPHY

Slope and topography describe the shape and relief of the land. Topography describes the elevation and changes in elevation, while slope is a measurement of the percentage of change in elevation over a particular distance. The Village of Waverly is primarily flat with gently sloping areas east of the Chemung River. Any severe slopes generally occur around drainage basins and waterways such as in Waverly Glen Park where maximum slope ranges up to 10%. Elevation throughout the village varies very little and is between 830-1000 ft. above sea level. (See Map 2 for Topography)

HYDROLOGY

The major drainage systems in and near Waverly are Cayuta Creek, the Chemung River, the Susquehanna River, and the Waverly Reservoir system. Cayuta Creek, which runs through the eastern end of the Village, begins in central Chemung County and flows south to where it intersects with the Susquehanna River near Sayre, Pennsylvania. The Chemung River, on the western boundary of the Village, is formed by the joining of the Cohocton and Tioga Rivers in Corning, NY. It joins with the Susquehanna River near Athens, Pennsylvania. The Susquehanna River originates in Otsego and Canadargo Lakes in New York and flows southwest to Sayre, Pennsylvania, where it joins the Chemung River and continues south. The Waverly Reservoirs serve the Village and drain through the western portion of the Village along Dry Brook.

SOILS

Soil characteristics affect a variety of human activities, from land use patterns, to transportation routes, to the installation of necessary community infrastructure. Much of the Village of Waverly's soils have been identified as well drained prime agricultural soil (Howard Gravelly Silt Loam, 0-3% slopes), though this is largely irrelevant from a farming perspective since it is unlikely that the few parcels that are undeveloped will be used in an agricultural capacity.

UNIQUE NATURAL AREAS (UNAS) AND CRITICAL ENVIRONMENTAL AREAS (CEAS)

Unique Natural Areas (UNAs) are locally designated sites that are recognized because of the outstanding qualities that render them unique and deserving of preservation in a natural state. UNAs include natural

features such as woods, swamps, glens, cliffs, gorges, and streams that occur in a natural setting or in an urban green space. Often, the characteristics that make a site unique are extremely vulnerable to a wide range of both direct and indirect impacts and may be compromised by disturbing the site. UNA's are generally closed to the public.

Under the New York State Environmental Quality Review Act (SEQRA), local agencies may designate specific geographic areas within their boundaries as Critical Environmental Areas (CEAs). To be designated as a CEA, an area must have an exceptional or unique character with respect to one or more of the following: a benefit or threat to human health; a natural setting, e.g., fish and wildlife habitat, forest and vegetation, open space and areas of important aesthetic or scenic quality; agricultural, social, cultural, historic, archaeological, recreational, or educational values; or an inherent ecological, geological, or hydrological sensitivity to change that may be adversely affected by any change. The designation of a CEA provides some regulatory protection for a site and functions as an indicator for developers, local officials, and other governmental agencies that the site is of significant environmental value. The designation of UNA's or CEAs can be a valuable tool to a community that is concerned about preserving sensitive environmental areas.

Currently the Village of Waverly has not designated any sites within the Village as a UNA or CEA. They can, however, be important tools that can assist the community in ensuring that its most important and sensitive environmental assets are preserved during the SEQRA review process.

RARE PLANTS AND ANIMALS

The New York State Heritage Program is a partnership between the NYS Department of Environmental Conservation (DEC) and the Nature Conservancy. The purpose of the program is to facilitate conservation of rare animals, rare plants, and natural ecosystems, thereby maintaining the biodiversity of New York State.

Information regarding the presence of rare or endangered plants and animals in a particular municipality can be accessed via a State maintained website. The web address is <http://www.dec.ny.gov/natureexplorer/app/>. There is a disclaimer on the website that notes that rare and endangered species located in other towns in the County may not be listed for the Village of Waverly. The list below

TABLE 2.1

WAVERLY RARE ANIMALS			
NAME	GROUP	DISTRIBUTION STATUS	YEAR LAST DOCUMENTED
Longtail Salamander	Salamanders	Recently Confirmed	2016
Yellow Lampmussel	Freshwater Mussels	Recently Confirmed	2015

TABLE 2.2

WAVERLY RARE PLANTS			
NAME	GROUP	DISTRIBUTION STATUS	(YLD)
Reflexed Sedge	Sedges	Recently Confirmed	2006
Sweet-scented Indian Plantain	Asters, Goldenrods, and Daisies	Historically Confirmed	1899
Toothed Rock Cress	Other Flowering Plants	Possible but not Confirmed	NA
Wild Hydrangea	Other Flowering Plants	Recently Confirmed	2006
Wild Onion	Other Flowering Plants	Historically Confirmed	1950
Winter Grape	Other Flowering Plants	Historically Confirmed	1939

only includes records of rare species and significant natural communities from the databases of the NY Natural Heritage Program. It is not a definitive statement about the presence or absence of all plants and animals, including rare or state-listed species, or of all significant natural communities. For most areas, comprehensive field surveys have not been conducted, and this list should not be considered a substitute for on-site surveys. It should be noted that no endangered animals were reported for the Village. There are no State regulated wildlife management areas within the Village.

WATER RESOURCES

Water resources are critical to the public health, environmental, and economic well-being of a community. Economic and environmental activities that are dependent on the integrity of local water bodies and water supplies include tourism, recreation, education, agriculture, industry, and real estate. Map 3 at the end of this Section, depicts rivers, streams, wetlands, and flood zones, in the Village.

GROUNDWATER AND SOLE SOURCE AQUIFER

Groundwater is any water that is located under the surface of the ground including underground streams and aquifers. The water table is how deep you would have to dig to reach soil that is saturated with water. Generally, the bedrock formation in the Village consists of silt-stones and shales which are poor sources of groundwater. Most of the groundwater in Waverly is found in the gravelly and sandy glacial out-wash deposits.

The Village obtains most of its drinking water from the Clinton Street-Ballpark Sole Source Aquifer (SSA) and three wells that are located on Ithaca Street, Spring Street, and Chemung Street. The Clinton Street-Ballpark SSA was federally designated by the EPA in the late 1980's and is located beneath portions of Broome County and Tioga County, providing the Village and surrounding communities with high volumes of good quality drinking water. An SSA is an aquifer that has been designated as the "sole or principal" source of drinking water for an area. The SSA-area designated by the U.S. EPA is a very large area that includes not only the actual sand and gravel deposits, but also the ground water recharge areas and surface water watersheds. The large land area encompassed by the SSA can be thought of as a sphere of influence, that is, anything that happens within the SSA can impact the underlying sand and gravel deposits. Ground water can become contaminated from many sources such as stormwater and snow melt runoff as well as man-made contaminants from the storage of fuel oil and petroleum products. The Village should use its zoning and site plan review powers to ensure that future development does not negatively impact the Clinton Street-Ballpark Sole Source Aquifer.

SURFACE WATER: WATER BODIES

Surface water is any water that is exposed to the atmosphere. Major and tributary surface waters in the Village are depicted on Map 3. The main watersheds in the Village of Waverly are: Cayuta Creek, Dry Brook, the Waverly Reservoirs, and the Chemung River. Watershed boundaries define drainage areas that are separated by topographic divides or features on the landscape that confine drainage to particular basins. Watershed boundary maps are helpful in evaluating runoff and stream flow characteristics with respect to their impact on roads, culverts, storm sewers, and related facilities. Watershed boundary maps help indicate downstream areas that may be impacted by any new development and can assist in planning mitigating measures for runoff from a site. Furthermore, watershed boundary maps are helpful for water quality studies in investigating the movement of pollutants discharged to surface waters. When used in conjunction with stream gage and runoff data, the drainage area maps can

provide information on the capacity of receiving waters to dilute sewage effluents.



Image 7: Two Rivers State Park
Source: parks.ny.gov

Cayuta Creek, which runs through the eastern end of the Village, begins in central Chemung County and flows south to where it intersects with the Susquehanna River near Sayre, Pennsylvania. Cayuta Creek is the major flood prone area in the Village of Waverly. The Chemung River, on the western boundary of the Village, is formed by the joining of the Cohocton and Tioga Rivers in Corning. It joins with the Susquehanna River near Athens, Pennsylvania. The Chemung River is also flood prone. The Waverly Reservoirs are located in the far northwestern portion of the Village above Waverly Glen Park. The reservoirs are classified on the national Wetlands Inventory as Freshwater Ponds and are no longer a main source of drinking water for the Village. Dry Brook is located in the western and northwestern areas of the Village and flows out of Waverly Glen Park. Dry Brook drains water from the Waverly Reservoirs.

The New York State Department of Environmental Conservation's (NYSDEC) classification of the primary streams is based on water quality standards and is used to regulate discharges into surface water. Under the NYSDEC system, surface water discharges must be treated so as not to degrade the water quality of a receiving body below the standards set for that body of water. However, the classification given to a particular body of water does not necessarily indicate its actual water quality condition, which may be higher or lower than the standard. The original classification of surface waters by the New York State Health Department classified waters according to their "highest and best use" rather than by their actual condition. This classification program is now administered by NYSDEC, which updates it at periodic intervals.

The NYSDEC classification system is as follows: Class A and AA - suitable for public drinking water and use in food processing; Class B - suitable for swimming and other water related recreation where bodily contact is involved; Class C - suitable for fishing and recreational boating; Class D - poorest quality used only for agricultural irrigation or most industrial processes. Additional classification letters (T) or (TS) may be assigned to Class A, B or C waters to indicate that there is sufficient dissolved oxygen to support trout (T) or trout spawning (TS).

All surface waters classified AA, A, B and C(T) or C(TS) are protected by State law. A "stream bed or bank disturbance" permit is required before the course, channel, or bed of a protected stream may be changed by dock or dam building, placing a culvert, or by dredging or filling operations. This stream protection permit program is administered by NYSDEC; in addition, all projects or actions which will physically alter a protected stream are subject to the provisions of the State Environmental Quality Review Act (SEQRA).

Dry Brook is a Class C protected water body which is suitable for fishing and recreational boating. Cayuta Creek is a Class B protected water body which is suitable for swimming and other water related recreation where bodily contact is involved. The Chemung River is a Class A protected water body

which is suitable for public drinking water and use in food processing. The Waverly Reservoirs are Class AA protected water bodies which are suitable for public drinking water and use in food processing.

As detailed in Section VII, Parks and Recreation, public fishing is available at the upper Waverly Reservoir and the Chemung River.

SURFACE WATER: WETLANDS

Wetlands are a type of surface water. More specifically, wetlands are areas that contain soils that are saturated by ground water or surface water and support wetland plants. Wetlands provide a multitude of ecological, economic, and social benefits. They provide habitat for fish, wildlife, and a variety of plants. Wetlands absorb, store, and slow down the movement of rain and snow-melt, minimizing flooding and erosion, and stabilizing water flow. Wetlands recharge ground water and act as a filter that cleanses surface runoff containing man made contaminants. Wetlands recycle nutrients, which then contribute to the food chain and local biodiversity. Wetlands also provide areas for recreation, wildlife viewing, and educational opportunities for humans and are critical to the health of other ecosystems.

NATIONAL WETLAND INVENTORY

The National Wetland Inventory (NWI) program was established in the 1970's to inventory the nation's wetlands and report on their status. The program produces wetlands maps, which are periodically updated, as well as evaluating and reporting on changes in wetland status in response to natural processes and to human development. NWI designated wetlands do not carry restrictions as a result of such designation except to the extent they may be regulated by the U.S. Army Corps of Engineers which is determined on a case-by-case basis.

FRESHWATER WETLANDS ACT

DEC regulated wetlands are governed by the Freshwater Wetlands Act (FWA), Article 24, of the Environmental Conservation Law. Wetlands greater than 12.4 acres, or smaller wetlands that are considered of unusual local importance, are regulated under the FWA. Additionally, around every wetland is an "adjacent area" of 100 feet that is also protected to provide a buffer for the wetland. The main provisions of the FWA seek to regulate those uses that would have an adverse impact on wetlands, such as filling or draining. A permit is required when conducting certain activities within DEC regulated wetlands.

There are no delineated State Regulated Freshwater Wetlands within the Village, but there are sections just outside the Village that are state regulated wetlands. There are, however, areas in the far eastern and western portions of the Village that are mapped on the National Wetlands Inventory. Very often, development and changes to land can cause wetlands to occur, and any occurrence of wetlands will be required to be protected. The protection of wetlands falls under a number of jurisdictions such as the State Department of Environmental Conservation and the U.S. Army Corp of Engineers. The Village must fulfill its role by ensuring that impacts on wetlands from development are carefully considered as part of the SEQR and planning review processes for any projects proposed in the Village.

FLOOD ZONES

Flood hazard areas are typically defined as the 100-year floodplain: the area where each year there is a 1 in 100 (1%) chance that the land will be flooded. This criterion was established in 1968 through the enactment of the National Flood Insurance Act, which instituted the National Flood Insurance Program to reduce flood damages, promote wiser use of floodplains, and ensure that property owners have access to affordable flood insurance. The Flood Disaster Protection Act of 1973 made it mandatory

for a community to regulate new floodplain development in order to remain eligible for subsidized insurance rates. Flood hazard areas also include “floodways”. According to FEMA, a “Regulatory Floodway” means “the channel of a river or other watercourse and the adjacent land areas that must be reserved (from obstructions such as development) in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.” Development in floodways must be regulated by local jurisdictions to ensure that there are no increases in upstream or downstream flood elevations. Development within the Village is controlled and limited by the Flood Damage Prevention Law of 2012.

The flood hazard areas in the Village are along Cayuta Creek, Dry Brook, the Chemung River, and along the Village’s southern border near Interstate 86. The identification of these areas is important so that development can be managed and/or restricted in flood hazard areas and potential future financial losses from flooding can be avoided. Flood prone areas are undesirable for residential purposes since septic tanks can be breached during floods, wells can be contaminated, and lives and personal property can be endangered. The Village must be aware of the impact that development, both in and out of flood zones, may have on flooding, including projects discharging runoff into flood areas. Mitigating measures may be necessary to prevent additional runoff from new developments to prevent an increase in flood frequency and severity. 2011 saw parts of the Central New York and the Southern Tier inundated with historic and devastating flooding. Climate scientists predict that such events are likely to occur more frequently in the future, and the Village should be prepared. The location of flood hazard areas in the Village are shown on Map 3 at the end of this Section.

AQUATIC INVASIVE SPECIES

An invasive species is any individual, group, subspecies, or population that enters an ecosystem outside of its historical native range. Introduced plant and animal species can cause problems for both those who use the natural environment for both business and pleasure. Plants such as the Hydrilla, Eurasian Watermilfoil, Variable Leaf Milfoil, and Curly-leaf Pondweed have the ability to grow quickly and form quick mats of plant material that can choke out native species and destroy boat motors. The Zebra Mussel and Asian clam can attach to submerged surfaces, altering food web dynamics and contributing to the demise of many native animal species.

It is important to understand the impacts of these invasive species and educate those that use Village facilities on the adverse impacts of these species and how to prevent them. Education and posting of proper procedures for disposing of bait and cleaning of boats that both enter and exit the Village waterways is an important step toward protecting the watershed from unwanted plants and animals.

BROWNFIELDS

According to the NYSDEC, nearly every community in New York State is affected by contaminated and/or abandoned properties, known as brownfields. Brownfields are typically former sites of underused or abandoned commercial and industrial facilities. Some, but not all, brownfield sites are contaminated with toxins. Left untouched, brownfields pose environmental, legal, and financial burdens on a community and its taxpayers. However, after cleanup, these sites can contribute to the economic welfare of the community by providing jobs, tax revenues, and housing. There are currently no official brownfield sites in the Village, though any underused or abandoned commercial or industrial property has the potential to be labeled as such. The Village should inventory all underutilized or abandoned properties in the Village to better understand local land use patterns and mitigate occurrences of future brownfield sites.

SUPERFUND SITES

In 1980, in response to the devastating discoveries at contaminated toxic sites such as the Love Canal in Niagara Falls, NY, the United States Congress passed the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). CERCLA is widely known informally as the Superfund program. CERCLA permits the EPA to clean up contaminated sites and places liability on the responsible party. Under CERCLA, a responsible party pay be forced to clean the contaminated site or reimburse the government for EPA cleanup efforts. There are currently no EPA Superfund sites in the Village of Waverly.

COMMUNITY FORESTRY

Trees and vegetative cover in developed areas benefit communities in many ways. Trees help to manage stormwater, clean the water and air, improve ground water recharge, and provide a home for wildlife. Patrons generally prefer to shop along tree-lined streets in hamlets and villages and to live on tree-lined streets in neighborhoods. Trees can increase property values and improve the quality of life in a neighborhood. It is pleasant to walk along streets lined with trees, as they shield pedestrians from traffic, sun, wind, and other elements.

Trees in the Village positively contribute to the character of neighborhoods, especially large shade trees. They provide visual interest year-round. The Village should plant trees along all Village streets, where trees are lacking. Large shade trees should be planted where possible, and smaller ornamental trees should be planted under utility wires. The Village should also replace trees in the public right-of-way when they are removed due to damage or age. A tree inventory would assist the Village

in maintaining its current tree stock as well helping the village to strategically plan for planting of new trees. A tree inventory would also be advantageous if the Village were to pursue tree planting funds from the DEC Urban and Community Forestry Grant Program. In 2013 a number of the trees along Broad Street were replaced as part of New York Main Street street-scape project funded by the NYS Office of Community Renewal. The village applied to the DEC Urban & Community Forestry Land Grant program in 2019 for inventory and a maintenance plan. At the writing of this comprehensive plan, the village is waiting for a response.

TERRESTRIAL INVASIVE SPECIES

Invasive species, or non-native species whose introduction causes economic or environmental harm, are a growing problem across the globe. Currently, the most urgent issue with invasive species for municipalities across New York State is the Emerald Ash Borer (EAB). The Ash Borer is an invasive Asian beetle that infests and kills North American ash species (*Fraxinus* sp.) including green, white, black, and blue ash. It usually kills a tree within two to four years of infestation. The Ash Borer spread recently from Midwestern states and as of 2011 has been found in



Image 8: Trees lining a Waverly Road
Source: Thoma Development Consultants

western New York, the Hudson Valley, and across the Canadian border. As of 2015, the Ash Borer has also spread into Central New York and the Southern Tier. In many communities, Ash trees were planted as street trees for many decades, creating a potentially costly situation if they all need to be removed. The Village of Waverly should prepare by inventorying their street trees in the Village, and trees on Village property to determine how many, if any, Ash trees are its responsibility. Infested and dying Ash trees can become a hazard and liability for the community. Any Ash trees found should be monitored on an annual basis and removed if needed. It is possible to treat individual trees to prevent infestation, but this is costly and must be repeated over time, and therefore treatment is only recommended for important and valuable specimen trees. Other invasive species of concern are the Asian Long-Horned Beetle and the Hemlock Woolly Adelgid. Cornell University and the Cornell Cooperative Extension are useful resources for more information on managing threats to community forests.

SUSTAINING OUR NATURAL RESOURCES

Growth is both inevitable and often desirable for a healthy community. The manner in which a community manages its growth directly impacts not only the built environment but also all natural resources within the local jurisdiction and beyond. Buildings and energy usage have a significant impact on our natural resources, and are discussed here. Utilization of green building techniques, alternative energy sources, and interior home improvements that promote energy efficiency and conservation will make the Village a better place to live.

GREEN BUILDING

The goal of building more sustainable buildings and making existing buildings “greener” is to reduce the overall impact of the built environment on human health and the natural environment. This can include efficiently using energy, water, and other resources; protecting occupant health; and reducing waste, pollution, and environmental degradation. Currently, buildings contribute over 37% of all carbon dioxide emissions. Most of these emissions come from the combustion of fossil fuels to provide heating, cooling, and lighting, and to power appliances and electrical equipment. The Village should support green building standards for the construction of new buildings and homes. This could include promoting Leadership in Energy and Environmental Design (LEED) standards and using renewable energy sources and new energy saving technologies. See Section VI: Housing for more information.

The Village has an opportunity take a leadership role in green building by modeling sustainability and energy efficiency in its own buildings and practices. The first step to reducing usage is to make existing buildings more efficient. The Village should hire a contractor to perform an energy audit on the Village Hall and other municipally owned buildings. There are currently opportunities with the New York State Energy Research and Development Authority (NYSERDA) that cover the cost of energy audits for local governments, under the FlexTech program. Typical energy audit results will provide steps that can be taken to improve energy efficiency, and often include the cost and the return on investment, so the Village can determine the most impactful projects to pursue. The Village should highlight its experiences in its newsletter or elsewhere, encouraging Village residents to do the same, since at this time, most New Yorkers and businesses are eligible for a free or reduced cost home energy audit.

ALTERNATIVE ENERGY

After reducing energy usage, the next step to energy independence is to use alternative energy sources. This could include solar photovoltaic, solar thermal, geothermal, or wind energy. The method which is most appropriate will depend on the building’s location and the site’s environmental factors.

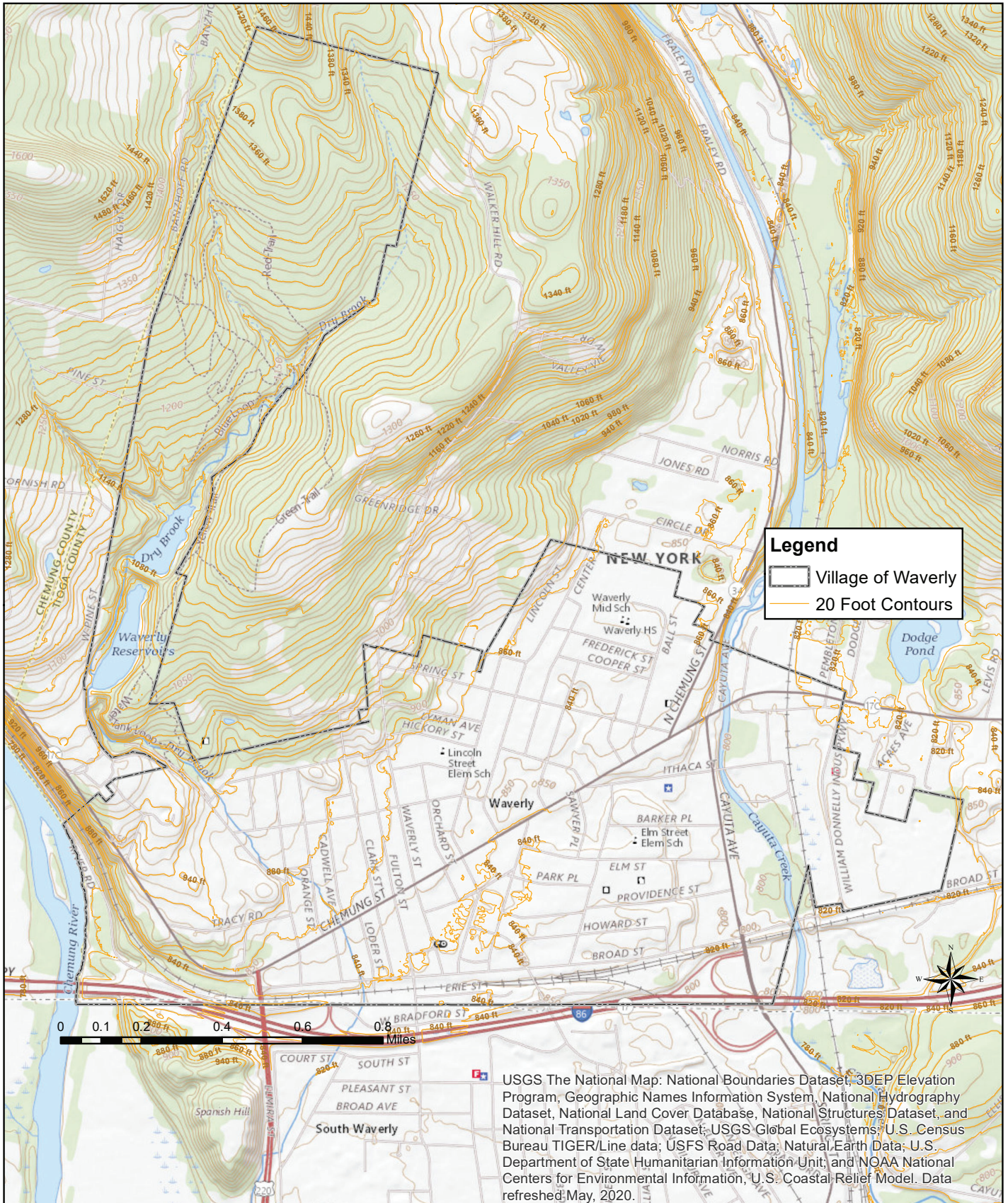
The Village should consider updating the zoning regulations to allow for and clearly regulate the many forms of alternative energy.

There are currently very few buildings in the Village of Waverly that have installed solar panel arrays. With increasing energy prices, it is likely the trend of using alternative energy sources will continue to grow. The Village can encourage and advance the use of alternative energy by supporting interested building owners. Waverly can also encourage developers of subdivisions to include some form of alternative energy that could serve either individual homes or the entire development. See Section VI: Housing for more detailed information.

Topography

Village of Waverly, Tioga County

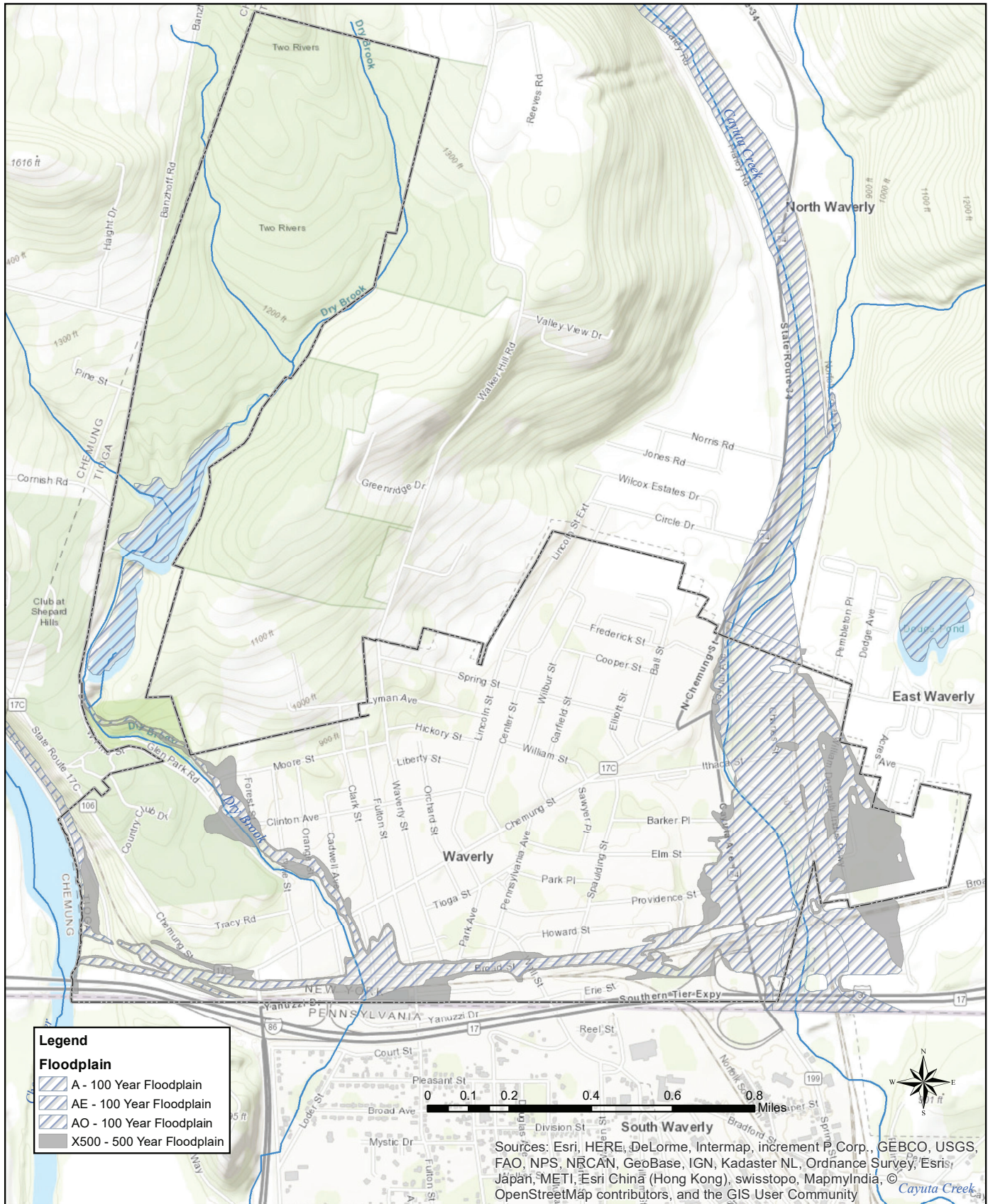
MAP 2



Hydrology and Floodplain

Village of Waverly, Tioga County

MAP 3



GOALS AND IMPLEMENTATION MEASURES

3. GOAL - Ensure that future development and redevelopment within the Village will not negatively impact water resources.

Implementation Measures:

- A. Ensure that DEC regulations regarding Stormwater Pollution Prevention Plans (SWPP) are strictly followed for all new development and that they are properly implemented and managed as part of the site plan review process.
- B. Encourage use of Green Infrastructure for existing and new developments, such as pervious paving materials, rain gardens, or other green technologies, that minimize, redirect, or treat runoff from parking lots and driveways.
- C. Utilize the SEQRA process to minimize impacts from development proposals adjacent to, or with the potential to impact, wetlands and surface water.

4. GOAL - Minimize flood risks and impacts of flooding.

Implementation Measures:

- A. Ensure that new development in the 100-year flood plain complies with the Flood Damage Prevention Law of 2012. Where such development does occur, ensure that site plan regulations and processes are sufficient to determine that new development will not exacerbate flooding concerns and that projects are designed to minimize risks to safety and adjacent property.
- B. In the event of a major flood that severely damages properties in the floodway, work to relocate/rebuild structures outside of the floodway.
- C. Require new development to manage stormwater runoff on-site to the greatest extent practicable, as required by the DEC and local site plan review procedures and encourage the capture and reuse of rainwater.
- D. The Village should enlist the services of an environmental professional to conduct a stormwater audit of the entire village. Federal, State, and local grant funds should be sought to cover the expense of the audit.
- E. The Village should continue its partnership with the Tioga Soil and Water Conservation District in minimizing flood risk and flooding.

5. GOAL - Support and promote the use of sustainable technologies and green building practices in the Village.

Implementation Measures:

- A. Encourage energy conservation and efficiencies and promote the use of alternative/clean energy sources in homes and businesses, such as wind, solar, geothermal and co-generation through development of simplified permitting processes. Encourage new construction to be built to LEED, or similar, standards.
- B. Lead by example by undertaking energy audits on all Village-owned buildings, and by utilizing

alternative energy sources, such as geothermal, wind, solar, and co-generation in all Village-owned building renovations or new construction projects to promote use of green technologies.

- C. Publicize the availability of free or low-cost energy audits to homeowners and businesses via Village venues and seek grant funds to assist private property owners to make properties more energy efficient and environmentally sustainable.

6. GOAL - Ensure that future development and redevelopment within the Village complements and enhances the natural environment while not hindering or impeding desired development.

Implementation Measures:

- A. Inventory and identify sensitive environmental areas in the Village and designate Unique Natural Areas or Critical Environmental Areas as appropriate.
- B. Review and amend land use regulations to protect and enhance the natural resources of the community while ensuring that new or enhanced regulations are not overly cumbersome or limiting to new development.
- C. Strictly comply with SEQRA for projects that require such review to ensure protection of natural resources.

7. GOAL - Increase and improve the Urban and Community Forests in the Village to enhance community character.

Implementation Measures:

- A. Establish a tree inventory or catalogue of tree locations and voids that includes information such as species, age, size, and condition.
- B. Establish a tree planting program to fill in areas of the Village lacking trees and to ensure a diverse urban forest. This includes planting large trees where possible and smaller trees where necessitated by infrastructure.
- C. Inventory Ash trees on Village property and in the public right-of-ways. Monitor progress of the Emerald Ash borer in NYS and the health of Ash trees in the community, and proactively protect Ash trees of significant value.
- D. Monitor new and emerging threats to the community forest and implement policies and actions to mitigate their impacts.

8. GOAL - Identify, remediate, and redevelop brownfield sites throughout the Village.

Implementation Measures:

- A. Assess properties village-wide for existence of brownfields and request proposals from qualified firms to provide planning services associated with the development of a Step 1 Pre-Nomination Study for a Brownfield Opportunity Area (BOA) program application for underutilized areas

throughout the Village.

- B. If BOA participation is not pursued, the Village should inventory all potential brownfield sites within the Village to enable landowners to identify development opportunities and apply for cleanup or redevelopment funding for various types of reuse or infill development.

III. ECONOMIC DEVELOPMENT

The economy of the Village consists of many job and tax creating sectors, such as manufacturing, retail, commercial, professional offices, government, education, healthcare, food service, hospitality and others. Over time, the level and types of businesses and jobs change and evolve. Nationally, and in Upstate New York, manufacturing employment has decreased, while health care, retail, and other service sector jobs have increased. However, the rise of online shopping may dramatically change retail businesses and employment at the local level.

The Village of Waverly, not unlike most Upstate New York communities, has not shared in the growth of the national economy over the past decade and has been hit hard by the national shift away from a manufacturing-based economy. Between 2010 and 2017, the overall civilian labor force has dropped by over 10% while the population has only decreased by 4%. Since 2010, manufacturing jobs have dropped from 22.5% to 18.2% of all occupations as shown in the chart below. Retail jobs, often a replacement for lost manufacturing jobs, have dropped by more than half. Significant increases in employment were in the Arts, Entertainment, Recreation, and Food Service industries and in Education and Healthcare, which is the Village’s largest employment sector. This is likely due to the presence of the Guthrie Medical Complex in Sayre, Pennsylvania, as well as the Waverly Central School district’s distinction as the Village’s largest employer.

Most concerning is that median household income has dropped over 13% in real dollars, from \$39,821 in 2010 to \$34,523. The general stagnation and decline in the local economy is reflected in a flat tax base, deferred maintenance on buildings, a struggling downtown and a declining socioeconomic status.

TABLE 3.1

PRIMARY INDUSTRY EMPLOYMENT: 2010 - 2017				
Occupation	2010	% of total	2017	% of total
Education, Health Care, Social Assistance	523	25.1%	634	35.6%
Manufacturing	468	22.5%	322	18.2%
Arts, Entertainment, Recreation, Accommodation, Food Service	100	4.8%	293	16.6%
Retail	253	12.4%	114	6.4%

According to the 2012 US Economic Census Waverly has 22 retail businesses, 12 accommodation/food service establishments, 11 health care businesses, 7 manufacturing businesses, 7 professional/scientific/technical firms, along with several other businesses. Most businesses are smaller, local companies, although there are several larger manufacturing companies, including Rynone Manufacturing and Leprino Foods. With a mean travel time to work of just under 17 minutes, however, many residents are commuting outside of the Village for employment. According to the community survey completed for this plan, 28.72% of respondents work in Waverly or Barton, with 11.79% working in Sayre and just under 10% in Elmira.

Most of the Village’s economic activity is located in the southern end of the community, including the traditional Broad Street downtown area, and the large industrial zone along the Village’s southern border. Other commercial enterprises are located along Cayuta Avenue and Chemung Street. The Village is largely built out, with limited areas for new development, and virtually no locations for larger scale industrial development.

The Village of Waverly has had a continuous partnership with the Tioga County Economic Development Office. The Village has benefitted from projects such as Main Street programming, Village Hall renovations, and renovations to Waverly Glen Park, among others.

GOALS AND IMPLEMENTATION MEASURES

9. GOAL – Assist existing businesses within the Village to grow and expand.

IMPLEMENTATION MEASURES:

- A. Assist businesses to access public funding sources for job creation activities, such as CDBG Economic Development funding and/or Empire State Development.
- B. Fund a Village-wide Microenterprise Program using CDBG funds to assist both new and existing businesses with funding and training.
- C. Coordinate with the Tioga County Chamber of Commerce, Tioga County Department of Economic Development and Planning, Binghamton University Small Business Development Center, Tioga County Industrial Development Agency and others to leverage financial resources and to provide training, resources, and technical assistance within the community for local businesses.
- D. Undertake an Economic Market Analysis in order to better understand and quantify local market forces, including potential growth niches.
- E. Continue partnership with the Tioga County Economic Development Office to leverage new projects that will enhance the downtown.

10. GOAL – Revise zoning to better manage business development and growth within the Village.

IMPLEMENTATION MEASURES:

- A. Create a separate zoning district for the traditional downtown area and other commercial business areas.
- B. Develop a Home Business Ordinance to both regulate and promote home businesses in the community.
- C. Develop clear and concise zoning/site plan application paperwork with a flow chart, and a streamlined approval process to ensure that planning reviews for projects are completed in a timely manner.

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IV. COMMERCIAL RESOURCES

Waverly has three distinct types of commercial development, including the historic downtown area, small to moderately scaled “highway commercial” development, and “neighborhood commercial” development.

Downtown areas, such as the central section of Broad Street, are most often the original commercial centers of the community, are more pedestrian oriented, and are defined by multi-use, multi-story attached structures.

Highway commercial areas are typified by auto-oriented development that began to occur after World War II and accelerated through the remainder of the 20th Century and into the 21st. These areas are usually located along major transportation routes, such as State highways or interstate interchanges, have detached commercial structures with on-site parking, and often have few pedestrian connections. Commercial development is most often retail and service oriented with little or no residential development. The highway commercial area is not classified as “industrial”, because that term implies that the area is manufacturing oriented.

Neighborhood commercial development is typically small scale, non-residential development in predominantly residential neighborhoods. This commercial development serves neighborhood needs, rather than community-wide needs.

COMMERCIAL ZONING

Current Village zoning does not differentiate between the above mentioned types of commercial development, but groups them together under a single “Commercial” zoning classification. Commercially-zoned areas are located along the southern border of the Village and encompasses all of Broad Street and the adjacent rail line. Other commercially zoned areas include the northeastern corner of the Village north of Chemung Street and east of Cayuta Avenue; several parcels near the intersection of Garfield and Chemung; and a single, vacant, parcel at the southeast intersection of Providence and Spaulding Streets. In addition to these commercially-zoned areas, there are incidences of small



Image 9: Downtown Building in Waverly
Source: Thoma Development Consultants

scale “neighborhood” commercial development in other areas of the Village, most notably along Cayuta Avenue and Chemung Street. This section will address conditions and issues related to commercial areas in the Village outside of the traditional downtown area, which will be addressed separately. The land use map, map 6 in the Land Use and Zoning section below depicts the locations of commercial zones within the Village.

COMMERCIAL LAND USES

Other than this downtown area, there are a number of distinct areas that are either zoned commercial or which have commercial development. These are described separately below:

SOUTHWEST CORNER

This triangular shaped area is bounded by River Road, Route 220, and the Village boundary and consists of open grassland and wooded lots. There is currently no development in this area and most, if not all is located in the floodplain. Access is provided only via River Road. This section of the Village is not suitable for development because of the floodplain, and the Village should give serious consideration to re-zoning the area as open space.

SOUTHEAST CORNER

This section of the Village stretches from the Interstate 86 Exit 61 interchange westward to the Howard Street overpass. It is one of the Village's three primary gateways, the others being the Exit 60 interchange and the Chemung/North Chemung intersection in the North. Exit 61 is not only a primary entrance into the community, it is also the route most used for Sayre Pennsylvania and the medical facilities located there. The Village Sewage Treatment Plant is immediately opposite the westbound on and off ramp. Commercial development is older and includes an auto repair shop and a bank at the Cayuta Avenue/Broad Street intersection; a Dollar General, car wash, Salvation Army, and other smaller establishments westward on Broad Street; and a pharmacy northward on Cayuta Avenue. It is



Images 10,11,12: Intersection at Chemung/North Chemung
Source: Thoma Development Consultants

a prime location for additional, well designed, highway commercial development.

The grounds of the Exit are well maintained and attractive, as is the bank at the northeast corner of Broad and Cayuta Avenue. The remaining streetscape and development, however, does not possess the same sense of place and character as the rest of the Village, nor does it provide an entrance experience befitting the community. The chain link fence in front of the treatment plant is unattractive, and collects weeds and trash. The railroad bridge is rusted and has cracked and stained concrete. The intersection of Cayuta and Broad street is somewhat confusing to drivers, and there is little greenspace and few trees, particularly at the northwest corner. Many of the structures in this area are older, with little architectural character. Significant efforts should be undertaken to transform this section of the community into an appropriate and welcoming entranceway. This should include streetscape improvements; landscaping; a large-scale “Welcome to Waverly” sign; new site plan review requirements, signage regulations, and building standards to improve private commercial development; revised zoning to encourage new development, potentially including a gateway overlay district; and investigation of the feasibility of a round-a-bout at the Cayuta/Broad intersection.

NORTHEAST CORNER

The section is bounded by Cayuta Avenue to the west and Chemung Street to the south. The area is lightly developed with only a handful of small commercial structures, including a church, a used auto dealership, an ice cream store, and mini-golf. A NYS DOT support complex off of Pembleton Place is only partially located within the Village. For the most part, development is located along the roadway with a significant amount of undeveloped agricultural land located behind these parcels. A large portion of this land is located within the floodway and nearly all is within 100yr floodplain. Because of this, the Village should consider rezoning this area to limit significant new development.

GARFIELD/CHEMUNG AREA

Surrounded by residential neighborhoods, this small area is limited to a bank, an auto repair shop, and a modest strip mall with a large parking area. This commercial development is somewhat incongruous to the predominately residential area, and the Village should work to ensure that any significant redevelopment of these sites or buildings increases their compatibility with the neighborhood. Consideration should be provided to re-zoning this area as a “neighborhood commercial” area in order ensure compatible development.

CHEMUNG/N. CHEMUNG CORRIDOR

This corridor roughly starts at Rynone Manufacturing on N. Chemung and runs southwesterly to the Chemung/Elliot Street intersection. It consists of small to moderately sized commercial businesses and larger institutional buildings such the Waverly Middle and High Schools and the Elderwood Nursing Home interspersed with residential structures. Some development, such as the Dandy Mart at the intersection of N. Chemung and Chemung and the laundry mat on Chemung are relatively new while others are older, including several older homes converted to commercial uses. In a number of instances, there is no green space between the roadway pavement, sidewalks, and parking area. These expanses of pavement do not cue drivers that they are in a village center or residential area, resulting in numerous residents voicing concerns over traffic speeds along this corridor as part of the public outreach (see appendix A). The Village should revise site plan review laws to require landscaped green spaces between the curb, sidewalk, and parking area. New commercial zoning districts should also be considered to ensure that new development provides the character and sense of place the



Image 13: Dandy Mart in Waverly
Source: Google Street View

Village desires. A streetscape enhancement project should be undertaken through this corridor to calm traffic and create a more fitting northern gateway into the community.

NEW COMMERCIAL DEVELOPMENT

Most large scale, “big box” commercial development has occurred just south of the Village in Sayre, Pennsylvania. Due to the density of the development in that area, and the lack of large developable parcels in the Village, it is unlikely that Waverly will experience significant commercial development pressure in the future. However, appropriate commercial development and redevelopment should be encouraged, in the Southeast Gateway area. The Village’s current development management tools do not seem adequate to ensure that such development enhances the character of the community rather than diminish it. Updated zoning and site plan review requirements and the development of detailed Minimum Design Guidelines and signage standards can assist both the Village and developers to create projects that enhance the character of the Village.

GOALS AND IMPLEMENTATION MEASURES

11. GOAL - Enhance the aesthetic character of commercially areas in order to eliminate blight, develop a sense of place consistent with the character of the Village, and to promote tourism, recreation, and business development within the Village.

IMPLEMENTATION MEASURES:

- A. Undertake a streetscape improvement and beautification effort at the I-86, Exit 61 Interchange and eastern end of Broad Street to improve the aesthetics of the gateway and build upon existing community beautification efforts. This may include, as appropriate, removal of asphalt paving between the sidewalk and street, landscaping and tree planting, improvements to the Norfolk Southern railroad overpass, and gateway signage.
- B. Undertake a streetscape improvement, beautification, and traffic calming project along the northeastern end of Chemung Street to improve the aesthetics of the area and improve pedestrian safety which may include, as appropriate, removal of paving between the sidewalk and street, tree planting, enhanced crosswalks, and possible reconfiguration of the N. Chemung/Chemung intersection.
- C. Install Gateway signage and other gateway enhancements at the Exit 60 gateway.

12. GOAL - Revise Zoning and Site Plan Review regulations to better manage commercial areas in the Village.

IMPLEMENTATION MEASURES:

- A. Divide the existing "Commercial" zone into distinct zoning districts, depending on their existing and desired characteristics, such as "Central Business District", "Neighborhood Commercial", and "Commercial".
- B. Rezone the existing commercially zoned flood area at the southwest corner of the Village to a non-commercial zone, such as open space.
- C. Rezone the portions of the existing commercial zoned area at the northeast corner of the Village that are located within the floodway and flood zone to open space.
- D. Update Site Plan Review requirements to ensure that development of commercial properties enhances the character of the community, including siting of buildings nearer roadways and corners, shielding parking areas, installing landscaping strips along the roadway and around buildings, and providing areas for snow removal.
- E. Develop signage standards appropriate for each new commercial zoning district, such as the number and size of signs, promoting monument style signs, reducing signage heights, limiting moving/animated signage, and prohibiting building mounted internally lit signage.
- F. Develop and adopt architectural design requirements for new buildings and major renovations (redevelopment exceeding 51% of assessed value) to existing buildings in order to provide a consistent and attractive character to commercial areas.

G. Ensure that new commercial zoning encourages the redevelopment of properties in the southeast area of the Village in order to enhance the character of the gateway, increase the tax base, and provide needed goods, services, and jobs.

V. DOWNTOWN

GEOGRAPHIC CONTEXT

The Waverly Downtown consists of approximately five blocks of Broad Street from Pennsylvania Avenue to Loder Street, and small section of cross streets nearest Broad Street. It is a largely intact, typical 19th century downtown comprised of mainly attached, multi-story, mixed-use buildings. However, a number of buildings have been lost over time, leaving gaps in the consistency of the building frontage. It is bounded by residential neighborhoods to the north, the rail line and industrial development to the south, and mix of small-scale highway commercial and residential on the east and west.

BUSINESS CLIMATE

The Downtown economy has steadily eroded for many years as traditional retail uses have declined and there are a number of vacant storefronts. This decline is due to a number of factors including, but not limited to, regional competition, in particular large scale commercial development in neighboring Pennsylvania; aging and retiring business owners that have not had succession plans in place; a struggling local and regional economy; and the lack of a cohesive downtown-centric organization to guide and support economic revitalization activities. Despite this, downtown has several restaurants and bars, a number of specialty retailers, a museum, the post office, and various service businesses that can provide most basic, daily needs. Despite its economic struggles, the downtown has seen some business growth in recent years, and these sprouts of success should be nurtured. Bolstering the downtown business environment is vital to attracting new residents to the community. While traditional business recruitment efforts are typically fruitless, the Village can undertake activities to support business growth. The Tioga County IDA has a micro-loan program for small businesses, and this can be leveraged to support growth. Other actions, such as undertaking a downtown market analysis, developing financial incentive programs to support new and expanding businesses, improving the physical appearance of downtown, and establishing a cohesive downtown branding strategy, can also support business development.



Image 14: Downtown Waverly
Source: Thoma Development Consultants

BUILDING CONDITIONS

Another issue for the Village is that its buildings, many with significant historic architecture, are showing signs of decay and deferred maintenance. Many have had inappropriate alterations or additions that are not consistent with the area's historic character. Building signage often does not complement its historic location, and there are few awnings. A large percentage of upper floors are vacant. The condition of the buildings detracts from the sense of place found in the Village. Despite this, the Village is exceptionally fortunate that the Downtown architecture is largely intact, and while a number of buildings have been lost, it still retains



Images 15: Downtown Waverly
Source: Thoma Development Consultants

the traditional street frontage of a 19th Century business district. This provides great potential for the revitalization of the downtown area. The intact streetscape of attached buildings is rare, with most downtown's having some gaps due to fire, urban renewal, decay etc. Most of these buildings are historically important, and a large percentage of buildings have retained much of their original detailing. Relatively minor renovations to storefronts and façades could have a tremendously positive impact on downtown character. As a result, the downtown is likely eligible for listing on the National Register of Historic Places.

The Village successfully captured New York Main Street funding to renovate a number of building facades in 2016. It has also secured RestoreNY funding to undertake a substantial renovation of the former Village Hall on Broad Street. These and other efforts have set the Village on the correct trajectory for success. However, the improved building conditions and appearance of downtown should be considered a start to the long process of improving downtown's building infrastructure, rather than standalone projects.

PUBLIC REALM

Although buildings and businesses make up the "private realm" in a downtown, the public realm is important to the vitality of a downtown. This consists of such things as roadways, sidewalks, street furniture, landscaping, parking, and open spaces. These are detailed below:

ROADWAYS

Broad Street and its intersecting streets are all two-lane, two-way streets. All have adequate paving, but most are showing their age with cracks, and patching. The pavement is one of the most visually prominent, but often overlooked, features of the downtown. Providing a high level of maintenance, including a schedule of milling and repaving, is vital to demonstrating a quality, attractive downtown.

SIDEWALKS/PEDESTRIAN AMENITIES

The sidewalk streetscape includes concrete curbing and concrete sidewalks, both of which are in fair condition. The curbs are worn and cracked and the sidewalks have cracked in areas. Weeds growing between the blocks of concrete and along the curb create a worn, unkept appearance. The Village has undertaken efforts to plant new street trees, improved the park at the corner of Broad and Waverly Streets, and installed an ornamental clock, all of which have improved the downtown's sense of place.

The majority of crosswalks in the downtown core consist of two painted lines, although two are high-visibility crosswalks with cross hatching. Many do not have fully handicapped curb cuts with truncated dome (textured) mats. None are signaled. Efforts should be made to develop consistent, high-visibility crosswalks. Thermoplastic coatings can provide not only durability but allow for a variety of colors and designs than can bring interest to the downtown streetscape.

The commercial core is serviced by overhead electric lines that run along the north side of Broad Street.

The service lines to buildings on the south side of the street create a significant amount of visual clutter. Burying power lines would be the preferred solution, but exceptionally high costs and reluctance from power companies make this unlikely. A more pragmatic solution is to service buildings on the south side of the street from the rear, eliminating cross wires. Street lighting is overhead “cobra” lights that detracts from the character of the downtown and does not light sidewalks well. New lighting more consistent with the historic nature of the downtown should be considered.



Image 16: Waverly Sidewalks
Source: Thoma Development Consultants

PARKING

Free 2-hour parallel parking is located along Broad Street and most side-streets. Public off-street parking is located in several lots, most notable at the rear of the buildings on the south side of Broad Street. A 2004 Downtown Strategic Plan inventoried parking availability and use in the downtown. Since that time, little has changed both in terms of supply and demand. While it is important for the Village to ensure an adequate availability of parking, the over development of surface parking lots can detract from the character of the downtown. Initial efforts should concentrate on maximizing use of existing parking area through adequate signage, lighting, paving, striping, and landscaping to create an attractive and safe environment. Lots along Broad Street should be separated from the roadway and sidewalks by landscaped and curbed medians to provide a separation from the street and visually buffer the lots. In 2004, as part of the Downtown Action Plan, the Village of Waverly had a parking study conducted. This study recommends better pedestrian links between parking lots and Broad Street. The Village should also develop parking enforcement strategy for the 2-hour on-street parking limit so that these valuable spaces have adequate turnover to support commerce. Permits for overnight resident parking and employee parking should be considered for off-street lots. Additional parking could be developed near the Keystone Avenue overpass.

In summary, the Village should consider leveraging funding to undertake a significant streetscape

improvement project along Broad Street and improve adjacent parking areas to create a more welcoming downtown environment.



Image 17: Parking area behind Broad Street buildings
Source: Thoma Development Consultants

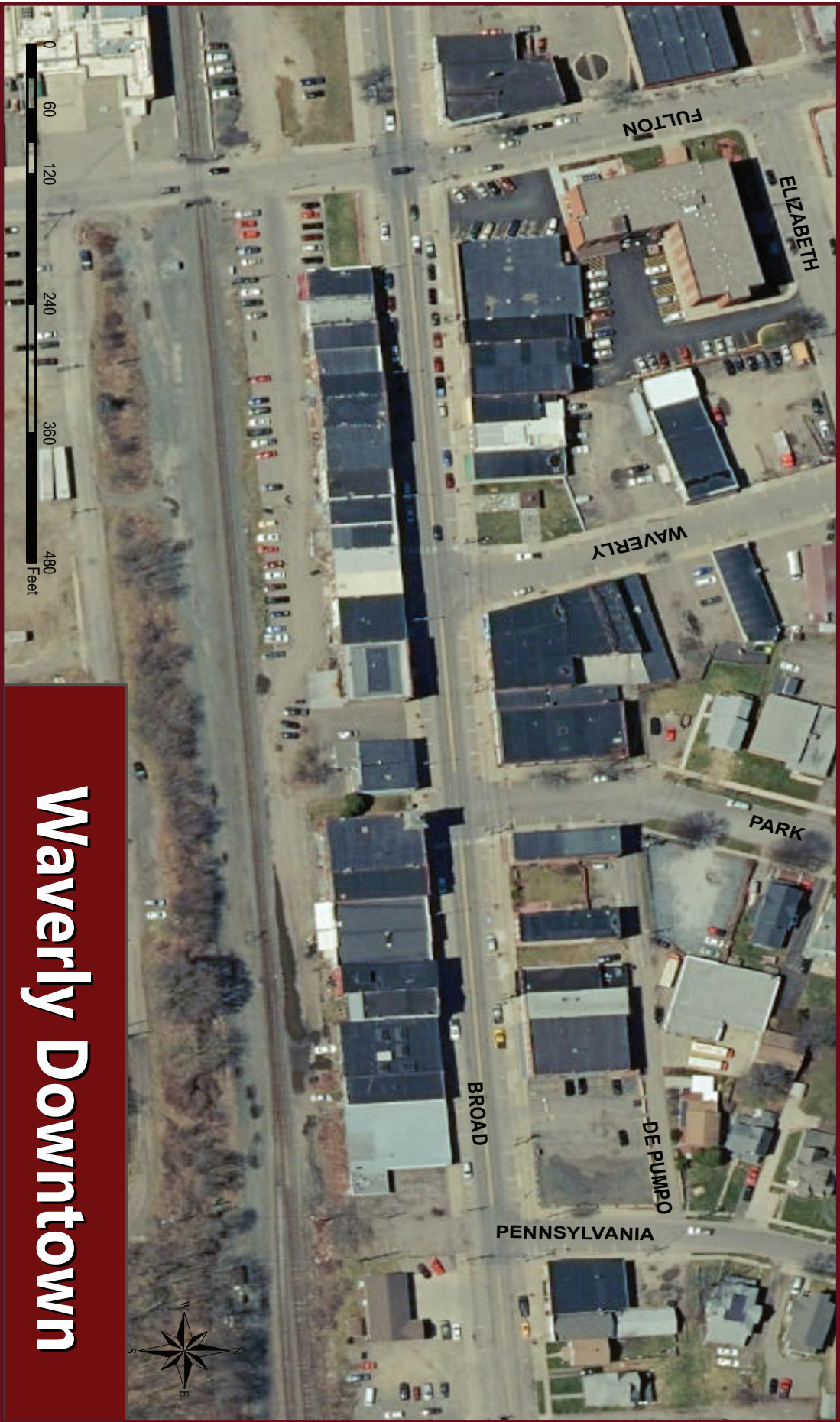


Image 18: Sign indicating public parking downtown
Source: Thoma Development Consultants

DOWNTOWN ORGANIZATION

In order for positive and proactive downtown change to occur, and for the strategies and recommendations of this and other plans to be implemented, a framework for implementation must be established. There are at least two organizations that provide services to the downtown, including the Waverly Business Association (WBA) and the Greater Valley Chamber of Commerce, and Tioga County. Other supportive assistance is provided by the Tioga County Department of Economic Development and Planning and the Tioga County Tourism Office. The Chamber of Commerce serves a multiple-municipal area in both New York and Pennsylvania and has a staff of one. The majority of their services are to support member businesses. The WBA is a volunteer organization that services the Greater Waverly area that undertakes a number of activities to promote and support Waverly businesses. Despite the excellent work of both organizations, neither is focused solely on the downtown and the full range of on-going downtown revitalization needs.

The Village should strive to work to foster and support a robust downtown organization, either a stand-alone entity or, preferably in concert with one or both of the existing organizations. The effort must include the local municipality, property owners, and business owners, as well as the general public. It is recommended that this effort follow the National Trust for Historic Preservation's Four-Point Main Street Approach (website <http://www.preservationnation.org>). The National Trust for Historic Preservation created the Main Street model and it has been successfully used to revitalize downtowns throughout the nation. The program outlines four broad focus areas including Organization, Design, Promotion, and Economic Restructuring. It also stresses that revitalization efforts should be undertaken in partnership with the various downtown stakeholders, and that efforts must be incremental in nature.



Waverly Downtown

GOALS AND IMPLEMENTATION MEASURES

13. GOAL - Preserve and enhance the historic character of the Central Business District.

IMPLEMENTATION MEASURES:

- A. Seek State and National Register Historic District status for the downtown area.
- B. Seek funding sources and other incentives to assist owners of commercial properties in the downtown to renovate buildings, upgrade facades; install appropriate signage; and redevelop interiors for housing, retail, and commercial office use. Market rate rental housing should be encouraged.
- C. Develop incentives to encourage property owners to utilize “green” building techniques or to seek LEED certification to improve energy efficiency and overall sustainability of the Village’s built environment.
- D. Consider development of a Historic District Design Standards for the downtown. Renovations and new construction should follow these design standards to maintain existing architectural styles in scale, proportion, composition, materials, and design. Establish a local architectural review commission or utilize the Planning Board to ensure that renovations on existing buildings follow these standards and maintain historic materials, designs, and treatments.
- E. Revise the sign ordinance to ensure that signage in the CBD is consistent with the historic character of the downtown.

14. GOAL - Support a healthy, diverse, Downtown economy.

IMPLEMENTATION MEASURES:

- A. Seek funding sources, where possible, to assist new and expanding businesses.
- B. Complete a professional downtown market analysis to identify trends and opportunities.
- C. Establish and implement a downtown branding effort.

15. GOAL - Improve and Maintain Downtown’s Public Realm

IMPLEMENTATION MEASURES:

- A. Mill and pave Broad Street on a regular schedule, i.e. every five to ten years.
- B. Undertake a streetscape project along Broad Street including new sidewalks, curbing, trees, landscaping, lighting, and enhanced crosswalks to create a well-maintained and welcoming environment.
- C. Upgrade the eastern and western “gateways” into the downtown.
- D. Add new, and replace older, street furniture as needed, including benches, flower planters, garbage receptacles, etc.
- E. Provide a high level of maintenance, including weed removal and trash pickup.

F. Install amenities for cyclists, including bike racks.

16. GOAL - Improve the condition, availability, accessibility of public parking in the downtown

IMPLEMENTATION MEASURES:

- A. Renovate the parking areas behind Broad Street to maximize parking, create safe pedestrian connections, and increase lighting, highlight green space, and improve landscaping.
- B. Create a new eastern entrance to the Broad Street parking area
- C. Separate and buffer existing parking lots from the street.
- D. Develop a unified signage system for public parking lots.
- E. Enforce 2-hour parking limit to ensure turn over on Broad Street where parking is at a premium.
- F. Develop parking permit system for public parking lots.
- G. Install electrical vehicle charging stations at strategic locations in the downtown.
- H. Develop clear and attractive linkages between parking lots and Broad Street.

17. GOAL - Work with existing stakeholders and organizations to establish a sustainable, focused, and holistic downtown revitalization effort.

IMPLEMENTATION MEASURES:

- A. Build on existing work and partnerships to establish a framework for revitalization.
- B. Utilize the Four Point Main Street Approach to downtown revitalization to guide efforts.

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VI. HOUSING

The Village of Waverly, for many years, has been transitioning into a bedroom community to the larger communities of Sayre in Pennsylvania, and Binghamton, Elmira, and Ithaca in New York. As the importance of industry has declined, the community's housing has increased as a community issue. The status of the Village's housing, and relevant issues are detailed below.

HOUSING STOCK

The majority of Waverly's housing stock is older wood-framed single-family homes and single-family homes converted to multi-family structures. Of the 2,004 housing units in the Village, 1,120 (55.9%) are single unit detached structures. Less than 12% of housing units are in buildings with more than 5 units.

TABLE 6.1

Units in Structure		
Structure Type	Number of Units	Percent of total units
Total housing units	2,004	100%
1-unit, detached	1,120	55.9%
1-unit, attached	47	2.3%
2 units	405	20.2%
3 or 4 units	170	8.5%
5 to 9 units	67	3.3%
10 to 19 units	27	1.3%
20 or more units	143	7.1%
Mobile home	25	1.2%

The Village has a relatively low homeownership rate for a community of this size. As of 2017, only 48.1% of homes were owner-occupied with 39.5% renter occupied. While ratio of owner-occupied vs. rental housing has been relatively stable over the past 20 years, the number of vacant units has increased substantially since 2010. It is possible that this is a statistical anomaly from the small sample sizes in the American Community Survey where the data was found, but it is an issue that the Village should carefully monitor. It is also noteworthy that the overall number of housing units has decreased by 38.

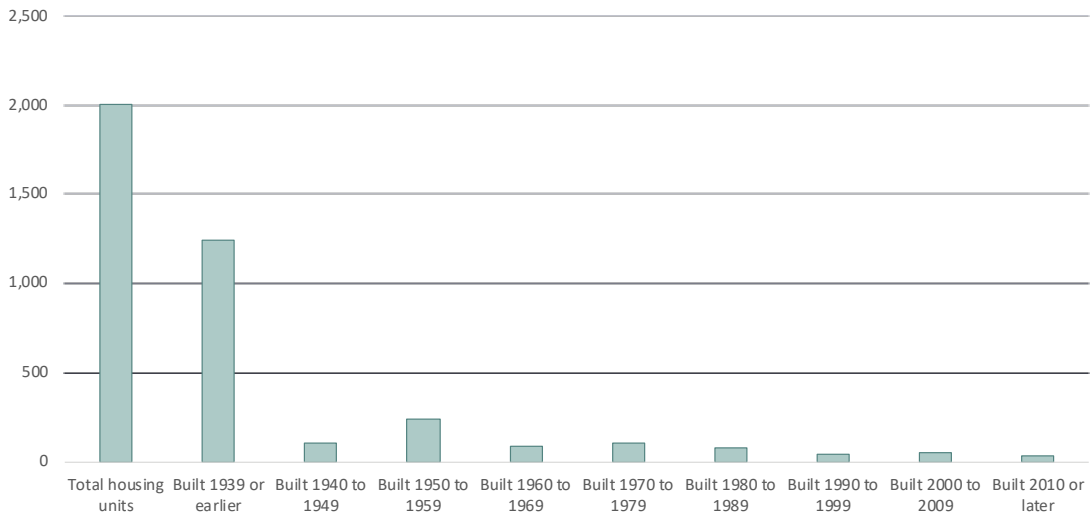
TABLE 6.2

Housing Tenure Trends 2000-2017					
Unit Type	2000	2010	% change	2017*	% change
Total housing units	2,052	2,042	-0.5%	2,004	-1.9%
Owner-occupied housing units	1,044	1,015	-2.9%	964	-5.3%
Renter-occupied housing units	833	857	2.8%	791	-8.3%
Vacant housing units	175	170	-2.9%	249	31.7%
Persons/Household	2.45	2.37	-3.4%	2.43	2.5%

HOUSING CONDITION

Most housing structures are wood-framed buildings and many are over 100 years old. A large number of these have a significant level of historic character. The table below shows the years the Village’s housing structures were built. 62% of housing units were constructed prior to 1939 and approximately 80% are 50 years old or older.

CHART 6.1
Year Structure Built



A 2018 Housing Study conducted for Tioga County in partnership with Tioga Opportunities, the Tioga County IDA, and the Tioga County Department of Economic Development and Planning took a detailed look at housing county-wide. The top “Concerning Trend” that was identified in the Housing Study was the fact that the median age of housing in the Tioga County municipalities is 50 years old. Notably, Waverly’s median is significantly older. The study also identified that the largest barrier to a healthy housing stock and strong tax base in the communities is the general lack of adequate housing. Under the mantra that “communities that invest in themselves can better keep and attract the young families that energize communities and create new business,” the Plan encourages the communities in the County to adopt four “Strategic Priorities” including “Revitalization of Neighborhoods in Select Villages”, “Attract Public and Private Investment”, “Enhance Appearance and Overall Quality of Life”, and “Proactively Acquire Properties”.



Image 19: House in Waverly
Source: Thoma Development Consultants



Image 20: House in Waverly
Source: Thoma Development Consultants

The Village has received funding for a number of various housing rehabilitation programs for many years. Although an overall housing conditions survey has not been completed in over 20 years, smaller surveys conducted as part of these applications indicate that a very high percentage of homes in the Village are likely substandard. Typical deficiencies include failed roofs, rotted siding, old and inefficient windows, and serious health and safety concerns, such as dangerous electrical systems, or the lack of adequate heating systems. At this juncture, a more thorough housing conditions survey is warranted to better quantify the level of need.

CHART 6.2
Housing Value

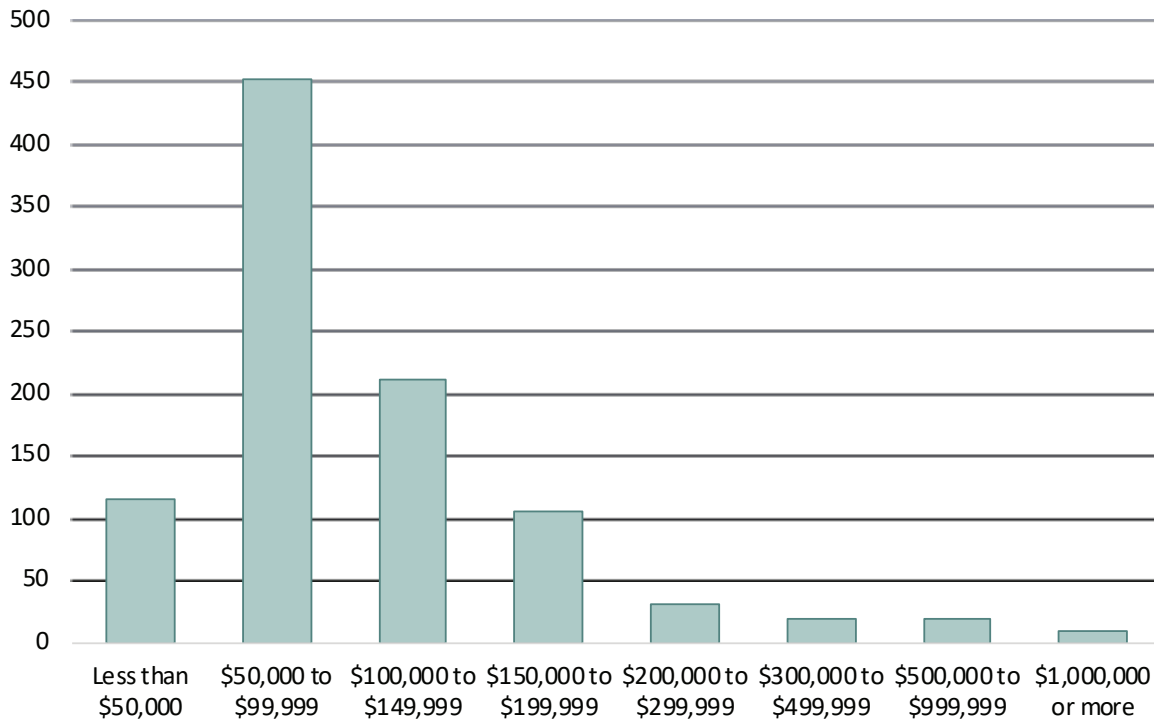


TABLE 6.3

Selected Monthly Owner Costs as a Percentage of Household Income (SMOCAPI)

Percentage Bracket	2010*	2017*	Percentage Bracket	2010*	2017*
Housing units with a mortgage	704	570	Housing units without a mortgage	430	389
Less than 20.0 percent	38.6%	54.2%	Less than 20.0 percent	75.8%	61.2%
20.0 to 24.9 percent	20.6%	19.3%	20.0 to 24.9 percent	10.5%	11.8%
25.0 to 29.9 percent	13.4%	6.0%	25.0 to 29.9 percent	0.0%	11.3%
30.0 to 34.9 percent	12.1%	5.3%	30.0 to 34.9 percent	5.6%	0.0%
35.0 percent or more	15.3%	15.3%	35.0 percent or more	8.1%	15.7%

TABLE 6.4

Home-Buying Affordability		
Purchase Price	\$99,000	
Down Payment	\$19,800	
Mortgage	\$79,200	
	Monthly	Annual
Principal and Interest	\$384	\$4,608
Taxes	\$330	\$3,960
Insurance	\$233	\$2,796
TOTAL	\$947	\$11,364
	Monthly	Annual
Median Household Income	\$2,877	\$34,523
30% (HUD)	\$863	\$10,357
28% (banks)	\$806	\$9,666

*30 year fixed mortgage @ 4.125%

In addition to high levels of substandard housing due to age and deferred maintenance, anecdotal evidence indicates that many single-family homes have been illegally converted to multi-unit residences. Since the Village’s zoning does not differentiate housing zones according to number of units, it becomes very difficult to identify illegally converted units. It is likely that a number of these conversions do not meet current building codes and may be unsafe.

AFFORDABILITY

Housing in the community is generally affordable with most homes valued under \$100,000. There are very few properties valued at over \$200,000. These values, however, likely reflect both the age and condition of the housing stock.

TABLE 6.5

Gross Rent as a Percentage of Household Income (GRAPI)		
Percentage Bracket	2010*	2017*
Occupied units paying rent	763	751
Less than 15.0 percent	18.6%	4.4%
15.0 to 19.9 percent	2.4%	6.7%
20.0 to 24.9 percent	12.1%	6.8%
25.0 to 29.9 percent	11.5%	18.9%
30.0 to 34.9 percent	8.0%	18.2%
35.0 percent or more	47.4%	45.0%

Typically, housing costs should be under 30% of household income in order to be considered affordable. As shown below, slightly more than 27% of all households that have a mortgage are paying more than 30%. Over 15% pay more than 35%. While high, this is commensurate or even less than similar upstate communities. Not surprisingly, this drops significantly for households without a mortgage.

The table below demonstrates that someone earning the median income for the Village can afford the averaged priced home. Oftentimes, the greatest impediment to homeownership isn't the lack of ability to make monthly payments, but the inability to accumulate the necessary down payment. In addition, affordable homes are also often in need of costly repairs.

Housing is much less affordable in the rental market. As shown below, more than half pay more than 30% of their income towards rent. As of April 2020, 54 families were on the Housing Choice Voucher program, which provides rental assistance to the lowest income renters. Given the high level of substandard housing in the community, it is likely that are many lower income renters living in substandard housing that they cannot afford. Another impact to the local rental market is the natural gas development boom in neighboring Pennsylvania. This development brought hundreds of gas workers into the region, flooding the local housing market and driving up prices. While the number of workers has declined significantly from its peak, rental availability and affordability problems are still exacerbated by this influx.

In summary, with a stagnant population and an older housing stock, the Village should focus its efforts on maintaining and improving the existing housing stock. Development of new housing, if any, should either 1) provide affordable rental opportunities to lower income residents, or 2) be of a type or style that will attract residents from outside the community, for example townhouses that may appeal to medical professionals in Sayre. Preservation and restoration of the historic housing stock should be promoted. Upper floor downtown housing can also be developed that would appeal to this market segment, as well as younger professionals and older residents looking to downsize.

LAND BANK

The Tioga County Property Corporation is a New York Land Bank that fosters economic and community development by acquiring, holding, managing, developing, and marketing distressed, vacant, abandoned, tax foreclosed, and underutilized residential and commercial properties. In 2019, the Tioga County Property Corporation obtained 9 properties in the Village of Waverly. Seven of those properties were demolished and two were rehabbed. The Village has found the partnership with the land bank to be beneficial, and will continue to work with the program in the future.

GOALS AND IMPLEMENTATION MEASURES

18. GOAL - Ensure all dwelling units are properly maintained, in compliance with New York State Property Maintenance Code, and in compliance with local and State Building Codes.

IMPLEMENTATION MEASURES:

- A. Seek financing sources, such as State or federal funds, to renovate housing through rehabilitation programs. Particular emphasis shall be paid to homeowners who struggle financially. Income property rehabilitation programs, where the majority of tenants are lower income, should be conditioned on rent subsidy programs or affordable rents.
- B. Support comprehensive and proactive housing code enforcement in the Village to maintain housing units in standard condition.
- C. Ensuring that building codes are enforced in a timely and consistent manner.
- D. Promote home ownership through programs that provide assistance to first time home buyers.
- E. Undertake and maintain a complete housing conditions survey of the Village to quantify housing conditions and identify concentration of substandard housing.
- F. Develop and adopt a property nuisance ordinance that combines code violations and police calls to address problem properties and poor management, ultimately providing the Village with a tool to close down nuisance properties.
- G. Develop and adopt a vacant building ordinance to discourage vacant properties.
- H. Continue to work with the Tioga Property Corporation when dealing with distressed, vacant, abandoned, tax foreclosed, and underutilized properties.

19. GOAL - Ensure that all rental housing is consistent with zoning and code requirements and that development of rental housing, particularly conversion of single-family properties or increases in density, does not negatively impact neighborhood character.

IMPLEMENTATION MEASURES:

- A. Enact clear site plan review regulations for the development of any new housing or density increases to existing housing including, but not limited to, off-street parking, lot coverages, permeable surfaces, exterior alterations, etc. so that only properties that can meet such standards are allowed to increase density.
- B. Prohibit all parking in front yards of residential structures, with the exception of a narrow side driveway.
- C. Enact a rental permits law that requires any property with more than two units to secure a permit to operate within the Village. Such permit should have regular inspection requirements.

20. GOAL - Future housing development, or modifications to existing housing, will

be consistent with the size, scale, aesthetics, architecture, character, and historic nature of the Village and its neighborhoods.

IMPLEMENTATION MEASURES:

- A. Enact minimum design guidelines that include all housing development so that new construction and significant rehabilitation/renovation of existing housing is in keeping with the character/architecture of the neighborhood in which the project is being undertaken. Incorporate design guidelines into site plan review to ensure that the historic character of neighborhoods are not lost.

21. GOAL - Promote energy efficiency for new or existing housing units such as green build standards, Leadership in Energy and Environmental Design (LEED) standards, alternative energy sources, and/or new energy saving technologies. Energy saving or alternative energy appliances, technology, materials, or other apparatus shall be of such a nature that it will not interfere with any neighboring properties and/or will not negatively impact the Village environment, quality of life and/or aesthetics.

IMPLEMENTATION MEASURES:

- A. Adopt streamlined residential solar permits.
- B. Remain cognizant of emerging housing and energy conservation trends. While the Village will promote energy conservation measures, it should prohibit structures, appliances, and/or equipment that negatively impact adjacent properties, Village aesthetics, the environment, or are otherwise determined to be unsafe.
- C. Encourage any new development to be LEED certified, potentially through the enactment of incentive zoning.

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VII. EDUCATIONAL RESOURCES

WAVERLY CENTRAL SCHOOL DISTRICT

The Waverly Central School District, a district that encompasses 86 square miles of farmland and villages is the largest employer for the Village. It is considered a high needs rural school district that services nearly 1,700 students from PreK to 12th grade, and has 256 faculty and staff. The district reports that 49% of students in the Waverly Central School District qualify for free and reduced lunch, and 14.7% of students are identified as those with disabilities. The school district is fortunate to have strong leadership and fully supports community outreach and partnerships. The school district's vision is "Kids-Community-Each Other". This vision supports the needs of the children and make all decisions based on the impact that it will have on the lives of the students. The vision also supports the idea of community, and make decisions in regards to the impact on the community as a whole, trying to make it a place where graduates feel comfortable and able to stay and live in the area. The 'Each other' in the vision refers to the employees of the Waverly Central School District, and references the respect and support that the school district has for them. This vision has been the driving force for all that the school district does.

The district includes the following buildings:

PRIMARY SCHOOLS

Elm Street Elementary School (Grades 2-4)- 145 Elm Street

Lincoln Street Elementary School (Pre K-1)- 45 Lincoln Street

MIDDLE SCHOOL

Waverly Middle School (Grades 5-8)- 1 Frederick Street

HIGH SCHOOL

Waverly High School (Grades 9-12)- 15 Frederick Street

Because of the school district's prominence in the community, it is important for the Village of Waverly to understand that the district is an economic driver. Students, faculty, and staff patronize Village businesses, and the School District brings visitors to Waverly via athletic events and school functions. Because of the importance of the school in the community, they have several programs that benefit both the students and the community. Some of the recent programming the school has implemented include:

- Lincoln Street Elementary school opened 2 additional Pre-K classrooms.
- Collaboration with Corning Community College and Tompkins-Cortland Community College to offer dual enrollment and college courses and 20 programs.
- The Wolverine Enterprise Project enables students in the high school to actively run or work for the

Den Coffee Shop, the Code Red Technical Center, Concessions, and Catering branch, and the I-R Federal Student Credit Union. This program allows students to get a feel for life outside of school, and provides experience for a live-work lifestyle that they will encounter after high school.

- The Winner's Circle Race Car Build is a RIT sponsored Project Lead the Way pre-engineering program, among others are offered to students, allowing students to work in the area of agricultural sciences, drone piloting, and mechanics.

Other benefits that the school could pursue would be to institute a community service requirement or program for students. Community service gives students the opportunity to connect to their municipality, feel pride for where they live, and it provides the Village and its businesses the benefit of labor and connection to its citizens.

SAFETY

There is a full time resource officer in the High School. The goals and objectives of this officer is to provide safety, security, and traffic control at schools when deemed necessary for the safety and protection of students and the general public. The school system has an active contract with the Waverly Police Department to provide this service.

In addition, the school provides a district-wide safety plan for all school buildings. This plan is responsive to the needs of all schools in the district and is consistent with the New York State Safe Schools against Violence in Education (SAVE) law. It is a comprehensive planning effort that addresses risk reduction/prevention, response, and recovery with respect to a variety of emergencies in the school district and its schools.

HIGHER EDUCATION

Elmira College - 20 miles away

Corning Community College - 40 miles away

OTHER SERVICES

Waverly Central School District offers before and after-school childcare through a SACC program. Additionally, Waverly is part of a four-school consortium that provides enrichment through a federal 21st Century Grant known as the REACH program. It an after-school program for grades 5-8 that introduces children to opportunities through the district. The partner for that program is Cornell Cooperative Extension.

Waverly continues to pursue higher standards for its students by engaging in meetings to bring Corning Community College opportunities to Tioga County. The lack of post-secondary education is a constant burden and leads to underemployment of Waverly residents. Plans are underway to create four college pathways with CCC.

The school district is also invested in social-emotional learning through mental health resources and school counselors. The district feels that the key to economic recovery is a stable, well-educated workforce that will stay and rebuild the region. The school district has shown steady growth in the areas of attendance (9% at grades 1-8), graduation rate (90%), and student academic achievement.

Waverly Central School's modern facilities include a new community turf stadium, WIFI in all of the building, 1 to 1 computer initiative for all students and smart technology in all classrooms. The district has invested over 70 million dollars in reimagining the school buildings and infrastructure over the

last 10 years. The new pool area and state of the art community learning center are the envy of the Southern Tier. The district has made a commitment to maintain technology and development of facilities from the Board of Education level.

LOOKING TO THE FUTURE

The Village is always looking to the future of the school district with positivity and encouragement for the students, staff, and for the district itself.

The school must be open to the discussion of shared services. Fuel purchases, equipment, as well as recycling programs are all services that can be shared across Village departments, as well as from neighboring communities. Currently the school and Village are active in sharing services such as fuel, community rooms, ball fields, and pool access. It is important that these shared services continue.

The District should encourage students to engage in Village activities and events. By doing this, it's not only helping businesses succeed, but engages students in their hometown, and instilling a sense of pride in where they live.

GOALS AND IMPLEMENTATION MEASURES

22. GOAL - Encourage persons associated with the school district, including, but not limited to, faculty, staff, parents, students, visitors, and others, to patronize Village businesses.

IMPLEMENTATION MEASURES:

- A. Work with local businesses, and the school district to provide a welcome packet for new district employees.
- B. Work with Village businesses to advertise in media related to school events.
- C. Leverage the school's positive attributes to attract new residents.

23. GOAL - Provide hands-on work experience for students including internships and community service.

IMPLEMENTATION MEASURES:

- A. Facilitate the development of programs at the school so that students can work for pay or undertake community service experience in Village businesses, government, or not-for-profit organizations, work programs.
- B. Partner with the school district to develop programs so that job training in the schools match the skill sets needed by area businesses.

24. GOAL - Consolidate Village and School Services to the fullest extent possible.

IMPLEMENTATION MEASURES:

- A. Work with the school district on cost sharing on items and services such as fuel, recycling, and energy efficiency

25. GOAL - Develop programs that encourage children to walk to school safely.

IMPLEMENTATION MEASURES:

- A. Continue to encourage improvement of sidewalk and connection infrastructure to make walking to school more feasible.
- B. Apply for funding for Safe Routes to School when needed.

VIII. PARKS AND RECREATION

In terms of recreational open space, the Village of Waverly contains a high percentage of acreage and facilities for a Village of its size and population. As a Village of approximately 1,400 acres, approximately 350 acres of the Two Rivers State Park Recreation area's 553 acres are within the Village, and an additional 60 acres is open space and park land dedicated to the Waverly Glen park, the Village's largest and most used park. In addition, the Village is also home to several other parks and open space areas that are available for public recreation.

VILLAGE PARKS AND FACILITIES

WAVERLY GLEN PARK

Waverly Glen park has a long history in Waverly, having been established in the early 1900's, it is a unique find within the Village. The park is situated on 60 acres in the northwestern corner of the Village. It contains forest and parkland, and is directly adjacent to the Two Rivers State Recreation area at its northern boundary. Currently, the park contains Dry Brook with its channeled stream bed, 4 pavilions, 2 tennis courts, several different types of play equipment, as well as several trails, and its most popular attraction, a 50-foot waterfall in the park's northwestern corner. The park in its current state needs repairs, and recently the Village has received assistance from the Department of State for improvements to the park. Upgrades will include: Upper pavilion restoration, Picnic tables, landscaping, updates to the entryway, bathroom replacement, parking area improvements, as well as the possible addition of a primitive amphitheater, waterfall area restoration, and other improvements that will succeed in making Waverly Glen Park a desirable destination within the Village, as well as provide memories for future generations.

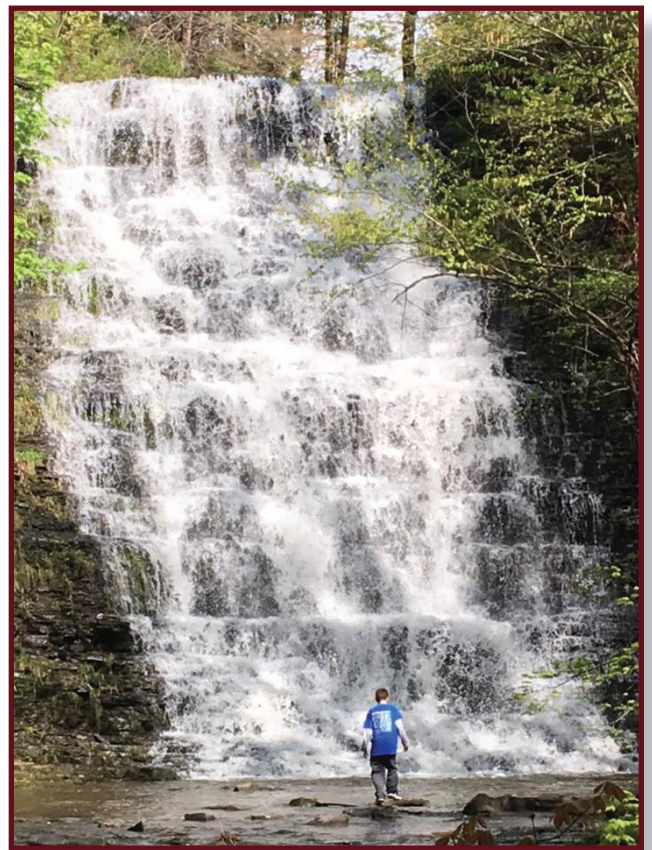


Image 21: Waverly Glen Park
Source: Experiencetioga.com

EAST WAVERLY PARK

East Waverly Park, located in the eastern portion of the Village on Ithaca Street, is an active recreation park. It contains two baseball fields, basketball courts, a playground, bathroom facilities, and a pavilion. It also has space for a soccer field when the baseball fields are not in use. East Waverly Park is a popular park for fundraising events, baseball and softball, community movies, the annual Fall Fest, Car Shows, birthday parties, and other large gathering events.

MULDOON PARK

Muldoon Park is a small, intimate gathering space located at the former Waverly Junior Senior High School (Also known as Mary W. Muldoon High School) on Park and Pennsylvania Avenue. The park is named for Mary Muldoon, a well-respected Waverly teacher who worked for more than 50 years in the Waverly school system. She was known as a groundbreaking educator and advocate for teachers and

students. The school is currently being utilized as a senior living community for citizens 55 years old and older. The park is a popular gathering space, and with its picturesque gazebo and well-manicured lawn, it is host to Waverly's summer music series, and in the past has been home to the Village's Farmer's market. In addition, Muldoon Park is a wedding venue, and an ideal place for citizens to have prom and family photos taken.



Image 22: East Waverly Park
Source: Experiencetioga.com



Image 23: Muldoon Park
Source: Mayor Patrick Ayres

OTHER VILLAGE PARKS

Palmer Park - Small pocket park located at the intersection of Pennsylvania Avenue and Chemung St.

Pershing Park - A small pocket park on the corner of Ithaca and Chemung St.

Shepard Park - A small park located by Tracy Rd.

Elmer Beers Memorial Park- A small park located adjacent to 358 Broad Street.

Village Square - A small pocket Park located on the corner of Broad and Waverly St. This park features benches, and a gazebo.



Image 24: Village Square
Source: Experiencetioga.com

WAVERLY COMMUNITY ROOM

The Waverly Community Room is located in the Village Hall at 32 Ithaca Street, and provides a large meeting space/gym area available to rent for events, activities, and birthday parties. In addition, the Waverly Community Room is also used for voting as it is accessible.

TRAILS

Hiking trails can be found at the following places within the Village of Waverly limits:

- Two Rivers State Park
- Forbidden Trails- Carantouan Greenway
- Waverly Glen Trails

- Wildwood Trails

Additionally, the Village is open to other opportunities for trails and paths within the Village limits.



Image 24: Village Square
Source: Experiencetioga.com

STATE PARK FACILITIES

Two Rivers State Park and Recreation Area is located at the northwestern corner of the Village of Waverly. This park contains a total of 553 acres of forest and trails, with approximately 350 acres within the Village limits. It offers biking, hiking, snowshoeing, cross country skiing, as well as hunting opportunities.

SCHOOL FACILITIES

The Waverly Central School District includes Waverly Memorial Stadium located on Elm Street beside the elementary school, in addition to several fields on the campus that may be used for other sporting events. The elementary school also has basketball courts, as well as an extensive playground. The Waverly High School has several baseball and soccer fields, in addition to their practice football field, tennis courts, and basketball is available within one of the parking areas. The high school track is also available to the public, and the pool within the high school is available for open swim at assigned times. The high school also has a state of the art football stadium and tennis courts that are available for public use.

CONDITION, USE, AND ADEQUACY

An inventory of existing facilities is essential in understanding and documenting the adequacy of available recreation and open space within the Village of Waverly. The adequacy of parkland and open space in a given jurisdiction is calculated based upon the population. Both the National Recreation and Park Association (NRPA) and Alliance for Health, Physical Education, Recreation, and Dance (AAHPERD) recommend a ratio of approximately one acre of parks and open space per 100 persons. Applying the standard to Waverly (2010 Census population of 4,444), the Village should offer over 44 acres of parks and open space. The total cumulative acreage noted for the facilities detailed above, is above and beyond that number, considering that the State park alone includes over 350 acres of land. As mentioned, there are other facilities serving Village residents, but the NRPA recommendation is strictly limited to the property dedicated to municipal recreation, and not school/college facilities and land. Despite the availability of this state parkland, however, it is also important to spread the acreage out throughout the Village, as people of varied ages and abilities will have different needs and desires when it comes to recreation.

The overall condition of parks in the Village is excellent. Most facilities, with the exception of Waverly Glen park, are fairly new. Once the facilities in Waverly Glen are updated, however, it will be on par with the rest of the Village's parks facilities. The completion dates for the current phase is 2021,

though the Village is always open to improvements as needed.

It is important to note that without routine maintenance, parks will deteriorate. It is essential that these fields, courts, and structures remain in good condition, attractive, and well maintained so as to ensure a positive public image, minimize risks, and maximize usage. Due to the associated nature and risks, some facilities require special attention and, often, additional funding. One such specific amenity is playgrounds, where the age and safety of the playground equipment is always a concern. With strict standards now in place for all new equipment, all the existing equipment and facilities should be routinely evaluated to ensure their safe usage.

It is apparent that all the Village parks are strongly identified within the community. There are three key factors that must be considered during any planning effort to ensure that this identity remains strong. They are:

MAINTENANCE AND PRESERVATION

As mentioned earlier, the continued utilization of existing parks and open spaces will only be ensured if they are well maintained and provide the amenities desired by the community. By maintaining and improving these facilities, their full potential can be realized.

PRESENT AND FUTURE USE

While the existing parks and open spaces experience significant usage, it is important to continually re-evaluate recreational preferences and seek out all opportunities to maximize their potential. The Village must also continue to evaluate, maintain, and preserve its facilities so they can remain available and function appropriately in the future. It is strongly recommended that the Village acquire additional appropriate parkland, if and when available. With additional land and expanded facilities, the Village can broaden the scope of programs, events and activities that it offers to the community.

CONNECTIVITY TO OTHER ASSETS AND ACTIVITIES

Connectivity of open space and parkland focuses on the broader view of the interrelationship between the various spaces and activities that take place in the area. Pedestrian links to the downtown, and other recreational opportunities that may develop, are essential.

RECREATION PROGRAMS

The Village provides various types of recreational programs for citizens of all ages. Some of these programs include the following:

SEASONAL

Travel football, Cheerleading, K-6th Boys and Girls Basketball and Wrestling, Ponytail Softball for ages 7-12, Babe Ruth Baseball, Volleyball, Cross Country, Wilderness Adventure, Youth football, Travel Boys and Girls Basketball, American Red Cross- Learn to Swim Program, Spring Soccer, and Boys 10 U Travel Baseball.

ADULT

Flag Football, Open Gym Basketball, Three on Three Basketball Tournaments, Horseshoe League, Bowling, Lap Swim, Senior Citizen Entertainment.

SPECIAL EVENTS

Parades, Easter Egg hunt, Pet Show, Punt Pass and Kick, Tinsel and Lights, Halloween Activities, Pitch Hit and Run, Boys & Girls Basketball Hot Shot Contest, Wrestling and Basketball Tournaments.

OTHER RECREATION

Senior Recreation, Summer Concert Series.

SPORTS CAMPS

Boys Basketball Summer League, Boys and Girls Basketball Camp, Wrestling Camp, Volleyball Camp, Football Camp, Soccer Indoor Team and Camp.

The Village also considers new programming such as Golf, Tennis, and Lacrosse, which is dependent upon the number of youths that register for those programs.

FUTURE DEVELOPMENT OPPORTUNITIES

STATE PARK IMPROVEMENTS

Two Rivers State Park currently contains hiking trails for visitors; however, it would be beneficial to the community if this park offered improvements that would encourage visitors to stay in the area. Improvements such as, a visitor center, a nature-based playground, or primitive camping are all possibilities for the property, and could be pursued to improve the State Park. The Village should advocate for the legislature for the State to allocate funds for park improvements.

TRAIL PROJECTS

Trails are always important to have in a community, especially one with the resources that the Village of Waverly has. The Village itself is relatively flat, and lends itself to bicycle riding, walking, and jogging. River Road, located in the southwest corner of the Village is a road that is currently abandoned due to flood issues. It would benefit the village to determine the feasibility of using this abandoned road as a possible biking/hiking trail, and since it leads into Chemung County, perhaps a partnership can be made between the two communities, extending the trail and increasing mileage for outdoor recreation.

COMMUNITY GARDENS

The Village of Waverly has a small Community Garden located on Lincoln Street that is available to citizens. Community gardens are an important part of a community's dedication to sustainability. It raises awareness of the benefits to healthy eating, organic produce, and the benefits of growing ones own food. The concept of Community Gardens has become a focal point of many communities. Aside from the notion of creating a more sustainable community, Community Gardens serve a greater purpose than growing flowers or vegetables. A Community Garden can include other features that offer a place of quiet reflection, or places where children can explore and learn. They can beautify neighborhoods,

provide opportunity for intergenerational and cross-cultural connections, and create a living space for recreation, exercise, and education. A Community Garden can be the centerpiece or starting point of a community's sustainability initiative, as well as a focal point for community development and social interaction. A garden can be one community plot, or it can be many individual plots. It can even be a part of the landscaping at schools, hospitals, or neighborhoods.

EMERGING TRENDS

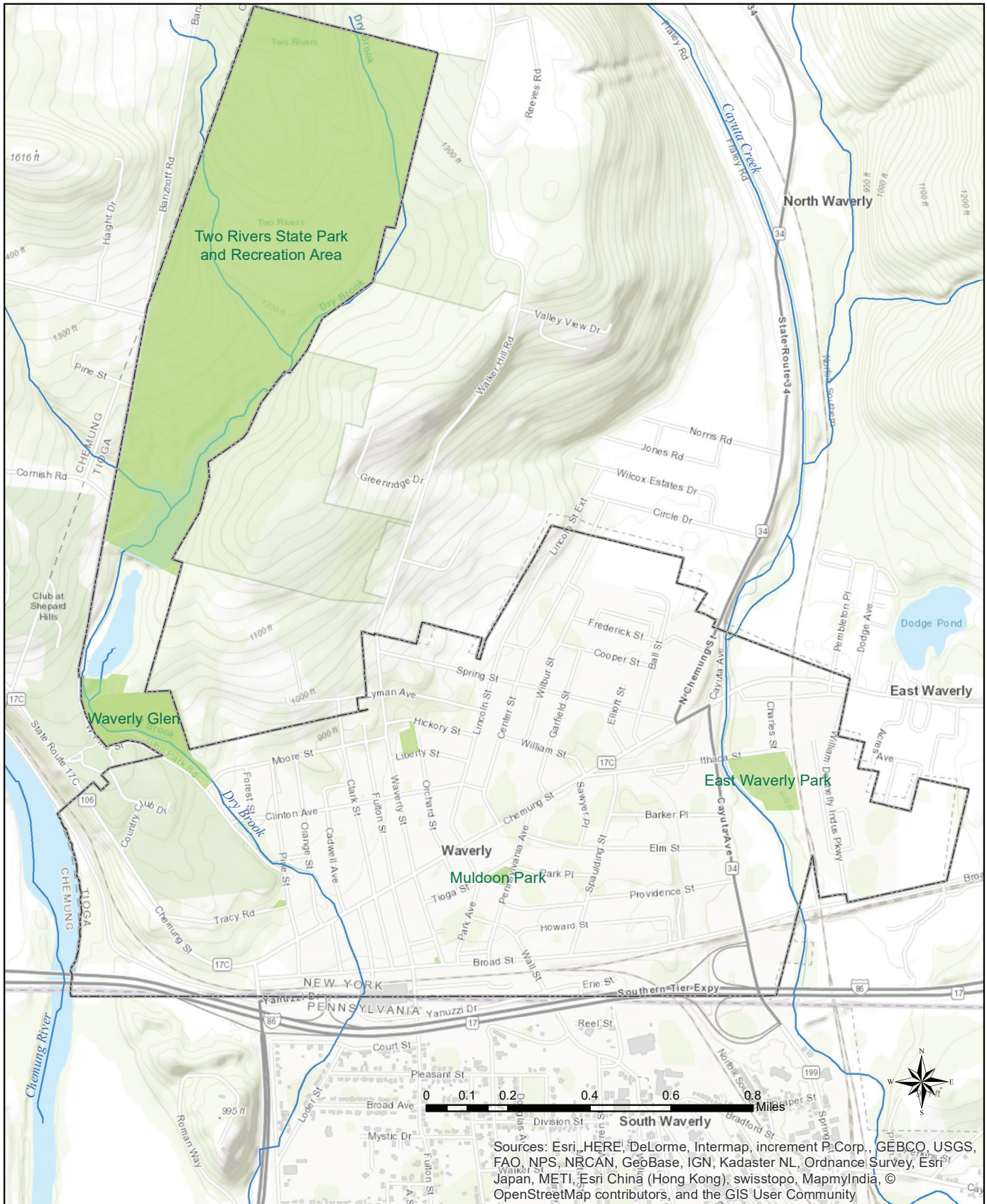
The recreation needs of a community are not static. For instance, Community Gardens and greenway trails were rare 20 years ago, but have now become commonplace in many communities, as interests and priorities change. The public's demand for multi-use trails has grown immensely in recent years. Demographic shifts, such as increasing renter populations with limited onsite land in their living areas, may increase interest in amenities such as community gardens or dog parks. Dog parks in particular are becoming a popular amenity as public parks both locally and State-owned require dogs to be kept on leashes at all times. Dog parks give owners the opportunity to provide running room for their pets as well as social interaction with other dogs. The older population may increase the need for senior recreation facilities and programs. Younger families will have different needs, as well. The Village has a limited number of winter use facilities and may consider incorporating programming for winter use within the parks.

The Village must remain aware of emerging trends in order to ensure that its recreation facilities and programs meet the changing demands of its residents. It should work to find creative and cost-effective solutions to provide the amenities that its citizens desire and be willing to retire facilities that have a declining demand.

Parks

Village of Waverly, Tioga County

MAP 4



GOALS AND IMPLEMENTATION MEASURES

26. GOAL - Identify underutilized spaces and facilities that have the potential to create additional and/or improved recreational opportunities for all age groups.

Implementation Measures:

- A. Develop and maintain a current inventory and database of all facilities, open spaces, and programs.
- B. Review and assess inventories on an annual basis to ensure full coverage of all interests, ages, and abilities.
- C. Conduct periodic needs assessments for recreational and parks needs, including needs for accessibility.
- D. Evaluate programs and participation levels to anticipate and meet changing trends.

27. GOAL - Provide facilities that are safe, clean, and well-maintained.

Implementation Measures:

- A. Identify all safety, cleanliness, and general maintenance concerns.
- B. Review responsibilities and budget constraints to address these issues and establish a long-term maintenance plan.
- C. Seek grant funding for park renovations and upgrades where appropriate.

28. GOAL - Increase the amount of park and recreational facilities in the Village.

Implementation Measures:

- A. Consider all land types for additional recreation facilities, such as grayfields, underutilized properties, tax foreclosed properties, floodplain areas, and estate donations, to develop small open space areas, or recreation facilities in close proximity to neighborhoods.
- B. Maintain existing, and develop new partnerships with other municipalities, local school districts, to fully utilize recreational facilities, and allow facilities to be available for public and organizational use.
- C. Add additional diverse facilities and open space to the inventories such as dog parks, community gardens, and/or fitness trails.
- D. Exhibit sculpture and other art forms in public spaces, particularly along main thoroughfares.
- E. Determine the feasibility of using abandoned River Road as a bicycle/hiking trail in partnership with Chemung County.
- F. The Village should advocate for the legislature to request that the state allocate funds for improvements within Two Rivers Recreation Area.

29. GOAL - Support and promote the development of school and/or Community Gardens, which will not only educate, but also promote health and wellness.

Implementation Measures:

- A. Investigate all legal and/or Ag & Markets issues related to Community Gardens to understand the possibilities and limits.
- B. Provide input and assistance for locating sites for Community Gardens, including Village properties that are underutilized.
- C. Seek grant funding to establish more community gardens.
- D. Establish a Community oriented group to maintain and program the community gardens.

IX. INFRASTRUCTURE & UTILITIES

INTRODUCTION

Infrastructure is a key contributor to quality of life for all residents of a community. In the Village of Waverly, residents receive a number of services from their local government. The quality and cost of these services depend upon the existence, stability, and sustainability of community infrastructure. This section of the Plan examines the infrastructure upon which Village of Waverly residents depend, in order to better understand its capacity to serve the community now and in the future.

WATER SUPPLY

WATER TREATMENT PLANT

The Village operates and maintains its own Water Treatment Plant which is located at 81 Spring Street. The Village water system serves about 4,800 persons through 1,780 service connections. The Village's drinking water source is groundwater and there are four (4) wells. Well 1 is located on Spring Street, wells 2 and 4 are located in East Waverly Park, and well 3 is located on Pembleton Place. The water from each well is chlorinated before distribution. All wells pump drinking water into two storage tanks. The first tank holds 750,000 gallons and the second holds 1.25 million gallons. Both tanks are located above the Waverly Glen. During 2018, the drinking water system did not experience any restriction of water sources or uses.

The daily average of water volume treated and pumped into the distribution system is approximately 1.2 million gallons per day. On a high-water-demand day, the plant has distributed upwards of approximately 1.7 million gallons in a single day. The average annual water produced is approximately 500 million gallons. Of those 500 million gallons of drinking water, roughly 400 million gallons is delivered to metered customers. The remaining 100 million gallons used annually are used to operate the treatment plant, fill pools, flush hydrants & water mains, and fight fires. Some water is lost to leakage. The Village's most recent 2018 water report indicates that there are no contaminants in the drinking water that exceed the Maximum Allowed Contaminate levels established by the EPA and Department of Health.

The water plant has a maximum daily production capacity of 2.3 million gallons per day as regulated by the Susquehanna River Basin Commission. Therefore, the excess capacity available at the water plant is .5 MGD based on an average day demand of 1.8 MGD. Considering an average household use of 225 GPD the plant has the capacity to serve approximately 2,200 additional households or equivalent thereof for manufacturing and other businesses. (The 225 GPD is calculated using the NYSDOH publication The Design of Small Water Systems. The average use per person is 50 to 75 GPD. Based on Census data the average household is estimated at 2.64 people per residential Unit; 3 people per household was used in this calculation).

The Treatment Plant has an Emergency generator that will allow a continued production of water during power outages and generators that run wells 1 and 4. Lightning protection has also been installed to mitigate damage to equipment if the building is struck. The plant cannot be off-line for extended periods as it produces water for thousands of customers.

DISTRIBUTION SYSTEM

The water distribution system in the Village includes water mains, valves, control valves, hydrants, tanks, services and meters. All residents in the Village have public water. The Village staff handles operation and maintenance of the system. The Village recently received \$3M in grant funds to begin the replacement of water mains Village-wide, but additional funding is needed to complete a comprehensive replacement of the Village water mains.

SANITARY SEWER

WASTEWATER TREATMENT PLANT

The Wastewater Treatment Plant (WWTP) is located at 424 Cayuta Avenue in the Village of Waverly. The daily average flow of wastewater through the village system is about 500,000 gallons per day and the plant is regulated to a maximum flow of 850,000 per day. This leaves some room in the Village for development and related increase in wastewater. The Village does provide an emergency generator for the WWTP in the event of an electrical outage.

The recent upgrades at the WWTP include the conversion of the Extended Aeration System to a Membrane Bioreactor Facility (MBR). The MBR treatment process is an upgrade to the traditional Extended Aeration process with the addition of micro-filtration or ultra-filtration. The MBR process allows the Village to produce effluent of a higher quality that could potentially, if deemed appropriate, be discharged to surface waters if handled properly and with the proper permits.

DISTRIBUTION SYSTEM

The entire waste flow generated by the Village is discharged to the plant. Approximately 124,000 linear feet of sewer exist within the Village. The WWTP Operator for the Village has identified village-wide wastewater sewer line replacement as a high priority for the continued operation of the plant. Currently, there is noticeable infiltration/inflow of groundwater during wet times which could dilute the sanitary sewers and potentially cause backups. The Village should inventory the age and condition of the sanitary sewer lines and create a priority list for either relining or replacement. By undertaking these improvements, the infiltration/inflow will be reduced which mitigates the flow of rainwater to the plant.

EXPANSION POSSIBILITIES

Expansion of the sewer system is not anticipated. However, the Plant is under capacity by approximately 300,000 gallons based on permitted flow and average flow for 2015. Based on these values and the average flow per household (225/GPD) the plant is able to accommodate approximately 940 households or equivalent thereof. Light industry or heavy water user that may have large biological loading could reduce the expansion capability. Such industries need to be evaluated on a case by case basis. In addition, such industries may be required to provide pre-treatment to mitigate impacts to the Plant.

STORMWATER

In general, the Storm-water drainage system in the Village is old and in deteriorated condition. Because storm-water drainage system replacement projects can place a significant burden on taxpayers, the

Village is forced to replace sections of the storm-water system in small phases in an attempt to avoid system failures. In recent years the culverts where Cayuta Creek meets Broad Street have experienced sedimentation and debris buildup which has led to flooding of the culverts, and in turn, led to the flooding of storm-water drains and street flooding along Broad Street. The Village should continue to coordinate with the Town of Barton to ensure that these culverts are right-sized and replaced.

The most urgent storm-water system need in the Village of Waverly is along Broad Street. Currently the storm-water along Broad Street drains into the old terracotta sanitary sewer lines. These lines are regularly backing up and have experienced significant deterioration. If they are not replaced in the near future, Broad Street and the downtown commercial district will be susceptible to potentially major storm-water flooding. The Village should seek state and/or federal funding to assist with the expense of replacing the Broad Street storm-water drainage system.

TRAFFIC AND PEDESTRIAN ACCESS

The Village of Waverly has two main access points via Interstate 86 and NYS Route 34. Route 34 is traveled by over 5,600 vehicles per day and I-86 accommodates nearly 18,000 vehicles per day. From Waverly, Route 34 extends to the north toward Ithaca. I-86 is a major state-maintained traffic corridor that runs through Waverly, to the east, toward the City of Binghamton, and to the west, toward Elmira, Horseheads, and Corning.

The Village has a well-connected and complete network of sidewalks that serves most of the community. There are small sections of streets scattered about the Village that do not have sidewalks on one or both sides of the street.

Overall, the condition of the sidewalks is satisfactory. The Village has maintained and replaced sidewalks that are located along municipal-owned properties as needed. The remainder of the sidewalks in the Village are the responsibility of the landowners along whose frontage the sidewalk is located. In certain instances, this causes problems when a homeowner allows the walk to deteriorate, becoming unsafe, impassible, and in severe cases, encouraging people to walk in the roadway. The Village currently offers a sidewalk replacement grant program to assist property owners in need of sidewalk replacement. The Village should continue to seek state and federal grant sources to fund this program.

The Village should consider completion of a sidewalk inventory to record the location and condition of existing sidewalks and document the need for new sidewalks where necessary. The Village should also consider creation of a Pedestrian-Bike Plan to ensure that the Village is walkable and bikeable for future generations.

CLIMATE IMPACTS

Climate changes have been significant in the past several years. There has been an increase in the frequency and intensity of storms. In many circumstances there has been related impacts on infrastructure specifically the Wastewater Treatment Plant and the Water Treatment Plant. High impact storms can increase the flow to the Wastewater Treatment Plant requiring additional flow to be treated. This uses more energy.

Storms can result in power outages that impact efficient operation of the plant. Both the Wastewater Treatment Plant and the Water Treatment Plant have emergency generators installed.

FUEL SOURCES

At present, the Village of Waverly is served by a network of natural gas piping provided by Velley Energy. Consequently, most, if not all, homes and other establishments are connected to the system and do not rely on any combination of fuel oil, propane gas, coal, and/or wood as the primary source of fuel energy. However, with significant increases in fuel costs, more people are/should be considering and implementing alternative energy sources

ELECTRICITY AND TELECOMMUNICATIONS

The Village of Waverly is served with electricity by Penn Electric. Television services are provided by Spectrum and Empire Access. Satellite television service is also available. A number of companies provide land-line telephone service. Cell phone coverage in the Village is adequate and broadband internet service is available through Spectrum, Empire Access, and Verizon DSL. The Southern Tier Network provides fiber optic services that run through the Village and is available to Village residents. This high speed internet option is optimal, especially considering the increasing number of people working from home. There does not appear to be any unique service delivery or capacity problems with any of the services.

With continuous technological development, many alternatives are now available compared to these traditional services. For example, more and more people are now utilizing cell phones only and no longer have landlines to their homes. There is also a continuing consolidation of services, with traditional television cable companies offering phone service, and telephone companies providing high speed internet. Such consolidations will undoubtedly continue, with electricity, television, and phone service more closely intertwined. With the recent introduction of streaming television, residents have been provided with a relatively cheap alternative to cable and satellite dish television. The Village should remain cognizant of emerging trends and work to ensure that Village residents and businesses have access to the most current technologies.

ENERGY OVERVIEW/PROPOSED IMPROVEMENTS

According to estimates, very few residents have undertaken capital improvements to reduce energy. Few homeowners have added solar panels to supply energy or complement utility-supplied energy.

Solar energy has become more viable for homeowners due to recent incentives available through the State of New York in the form of NYSERDA rebate programs and tax credits. Residents have been able to access NYSERDA information through the authority's website and the Village has made program information available to residents when provided by NYSERDA.

Some Village residents own electric or hybrid cars that are designed to reduce dependence on oil. It is likely that reduction/stabilization in the cost of petroleum-based fuels has reduced the cost-savings and dampened the enthusiasm for transitioning to electric-powered vehicles.

Wind energy has not been utilized in the Waverly area, likely due to cost constraints and significant required turbine clearances. The controversy over use of wind turbines in neighboring communities within the local media coverage area may be contributing to the perception that wind energy is not viable. The close proximity of residential properties within the Village makes large scale wind energy infeasible, however, it is possible to pursue small scale wind turbines that would not only fit in with the surrounding community, but also provide a renewable energy source that is important for the future of the Village.

POTENTIAL VILLAGE PROGRAMS FOR ENERGY SAVINGS

In addition to the facilities mentioned above, the Village of Waverly could benefit from a thorough evaluation of energy consumption across all facets of Village operations. An independent energy audit performed specifically to identify opportunities to implement energy-efficient equipment, fixtures, or even operational procedures could result in a comprehensive strategy to reduce consumption, and therefore costs. It could also recommend a sequence to implementation which makes the transition to energy efficiency more affordable.

In addition to an energy audit, recommendations for further energy consumption reduction measures are being evaluated.

STREET LIGHTING

The Village is investigating retrofitting the existing fixtures which provide lighting in the downtown business district area with LED lights. The LED lights can be approximately 2 to 4 times more costly than conventional fixtures but will save energy over time which eventually covers the initial capital expenditure. In addition, the LED lights have a longer life span than incandescent and florescent lights. The life span of LED lights is 40 times that of incandescent (i.e. 50,000 hours to 1,200 hours) and 5 times greater than florescent (i.e. 50,000 hours to 10,000 hours). This reduces replacement cost and maintenance by Village staff. It is the general consensus in the Village that more street lighting is desirable.

Energy used by LED lights is approximately 17% of that which is used by incandescent bulbs and 71% as compared to florescent. In addition, fewer lights are needed to obtain the same level of illumination.

HOLIDAY LIGHTING

The Village places decorations in the downtown area during the Holiday Season. The Village should investigate the possibility of purchasing more energy efficient decorations.

SOLAR PANELS

The Village should explore the use of solar panels on Village buildings along with other public facilities as a supplement to the existing power supply. Funding opportunities may make solar panels a desirable and feasible option.

VEHICLE REPLACEMENT

As the Village reviews its annual replacement cycle for vehicles and road equipment, a focus on fuel consumption reduction should be a priority for both its environmental benefits and its potential to reduce operational costs. The balance between reduction of the carbon footprint and reduction in operational expenses is a worthy discussion as legislative and social priorities are established each year.

PROGRAMS

The Village is investigating available programs that foster energy savings. NYSERDA has a number of Planning and Implementation programs available to municipalities and private residents.

Climate Smart Communities is a program through the Department of Environmental Conservation that is working toward a network of New York communities actively engaged in reducing greenhouse gas

emissions and improving climate resilience.

Clean Energy Communities is a program through NYSERDA that the Village of Waverly could take advantage of, considering the actions that this Comprehensive Plan is proposing. The Clean Energy Communities program is for local governments in New York State and provides tools, resources, and technical assistance to communities for sustainability efforts. The program recognizes leadership for the completion of specific clean energy projects and makes grant funds available to communities who have initiated certain sustainability efforts.

GOALS AND IMPLEMENTATION MEASURES

30. GOAL - Ensure the long-term safety and reliability of the public water and sewer system.

Implementation Measures:

- A. Continue to repair and replace water and sewer mains and investigate “unauthorized discharges” to reduce inflow and infiltration.
- B. Upgrade Wastewater Treatment Facility as needed.
- C. The Village should seek state/federal funding for the replacement of the storm-water drainage system along Broad Street and village wide.

31. GOAL - Seek creative alternative uses for storm-water runoff that can benefit the community

Implementation Measures:

- A. Investigate and develop information concerning re-use of storm-water collected at residential properties such as rain gardens, re-directed downspout flows, rainwater irrigation systems.
- B. Utilize the Village’s site plan review authority to encourage/require green infrastructure such as vegetated swales, permeable surfaces, and natural storm-water management to reduce flooding risks and improve water quality.

32. GOAL - Relocate overhead power lines to underground locations where possible

Implementation Measures:

- A. Develop regulations to require installation of underground power lines for new development and major redevelopment projects, including burying of service lines from main lines to buildings.
- B. Pursue funding sources and other opportunities to bury/relocate overhead power lines within the Village when opportunities are possible.

33. GOAL - Ensure that all possible action is made to reduce energy consumption.

Implementation Measures:

- A. Replace all existing street-lighting in the Village with LED lights.
- B. Undertake a solarize campaign to increase the number of solar rooftops in the Village.
- C. Replace fleet vehicles with energy efficient vehicles, and install electric vehicle charging stations.
- D. Pursue High Impact Action Items through NYSERDA to obtain a Clean Energy Community designation.

E. Pursue Climate Smart Certification.

X. FLOOD ZONES AND FLOOD MANAGEMENT

Flooding can be relatively predisposed based on a number of natural factors such as rainfall totals and geography. One element that a community can control, which directly relates to flooding, is development of the land. As part of the comprehensive planning process, communities should contemplate the preservation, maintenance, and responsible use of land as it pertains to flooding. Flooding can significantly impact a community's quality of life and cause financial and physical harm to people, utilities, and structures if not considered during the development and redevelopment processes.

FLOOD ZONES

The Village of Waverly includes a total area of 2.3 square miles, of which 2.2 square miles is land, and 0.1 square miles is water. In total, 14% of the area of the Village of Waverly is in a Floodplain. As of 2018 there were 96 buildings in Waverly that are located in a Special Flood Hazard Area (SFA) (1% annual chance of flood, also known as the 100 Year Floodplain). The prominent floodplain areas in the Village of Waverly are located along Cayuta Creek and Cayuta Avenue, Dry Brook, and along Broad Street in downtown Waverly. Map 5 shows the floodplains in Waverly.

FLOOD CONCERNS

The Tioga County Hazard Mitigation Plan Update from 2018 provides an in-depth review of the flood hazards in the Village as well as a review of the administrative, financial, and regulatory tools available to the Village to prevent or mitigate future flood damage. In addition, the County's Hazard Mitigation Plan identifies a number of flood prevention initiatives that the Village of Waverly should pursue, including the replacement of the old terracotta storm drains beneath Broad Street in the downtown. These drains have backed up during heavy rain events and have caused street flooding along Broad Street numerous times. If these storm drain lines are not replaced, it is possible that their failure could result in severe flooding in the downtown business district and cause significant damage to the commercial buildings and infrastructure. The Hazard Mitigation Plan also references the history of debris and sediment buildup in Dry Brook which has caused occasional blockages and flooding of the Broad Street culverts which spills stormwater over into Broad Street. The Town of Barton is responsible for these culverts and has been notified that they need to be right-sized to mitigate the potential for future blockages. The Village should continue to Consult with the Town to ensure that the project stays on schedule to prevent future blockages and flooding. The Village DPW should be mindful of the history of blockages here and in other areas of the Village and should conduct regular inspections to prevent future storm drain floods.

One area of the Village that is likely to be targeted for future commercial, residential, and mixed-use development is the stretch of Cayuta Avenue between I-86 and Chemung Street. This section of Cayuta Avenue is almost entirely located in the Special Flood Hazard Area (SFA) as delineated by FEMA on FIRM panel 36107C0343E, effective 04/17/2012. A large portion of this SFA has been identified by FEMA as the Regulatory Flood-way, or watercourse and adjacent lands that have been reserved for the discharge of a base flood without the raising of water surface elevation above a designated

height. The best practice is to avoid future development in the designated floodplain and Regulatory Flood-way. Development of lands within the Regulatory Flood-way should be discouraged due to the sensitive nature of these lands, and the role they play in regulating the natural ecological processes that respond to flooding when it occurs. At a minimum, development of lands in the floodplain should be closely regulated and in conformance with the Village's Flood Damage Prevention Law. Furthermore, new development or improvement to structures in the Regulatory Flood-way should be prohibited unless it can be preceded by certification from a licensed professional engineer that the project will result in "no rise" or no increase in flood levels during the occurrence of a base flood at, or anywhere near, the site of proposed development.

It is important to acknowledge that there has been recent work conducted in the area of Cayuta Creek such as improvements to flood walls and stream bank stabilization. The Village should review the records of the flood prevention work that has been conducted in this area and consult with an engineer to determine if a FEMA Letter of Map Amendment is appropriate for lands along Cayuta Avenue. If appropriate, this could potentially free up valuable lands for future development outside of the floodplain.

FLOOD MANAGEMENT RESOURCES

The Village has enacted a comprehensive Flood Damage Prevention Law which was adopted by the Village Board of Trustees in 2012. The purpose of the local law is to regulate new development and substantial improvements to structures in the floodplain so that exposure to flood waters is minimized to prevent public and private losses due to flood conditions in the 100 Year Flood Plain. Among other things, the Flood Prevention Law regulates allowable uses, grading and filling, construction standards, and subdivisions in the floodplain. The Code Enforcement Officer is the local appointee who is charged with the administration of the Flood Damage Prevention Law and the issuance of floodplain permits thereunder. It is important that the Code Enforcement Officer receive regular training regarding floodplain management to ensure proper administration. Because the Flood Damage Prevention Law was adopted in 2012, the Village should conduct a thorough review of the law annually and make any updates necessary to comply with FEMA/NFIP regulatory requirements and to ensure that the law prevents flood losses to the maximum extent possible.

Although the Village does not have a Floodplain Management Plan, Tioga County recently completed its 2018 update to the County Hazard Mitigation Plan. The Section 9 Annex to the Tioga County Hazard Mitigation Plan is incorporated herein by reference. The Village should utilize this resource when considering flood prevention efforts and future development. The Hazard Mitigation Plan identifies flooding in the Village of Waverly as a "medium" hazard ranking with a frequent probability of occurrence. The Hazard Mitigation Plan indicates that the Village does not participate in the National Flood Insurance Program Community Rating System (CRS). Participation in the CRS and applicable municipal actions thereunder can provide a "road map" for reducing flood risks in the community while at the same time reducing insurance rates for community property owners.

The Village of Waverly also requires Site Plan Review for certain uses in the Residential, Commercial, and Industrial zoning districts. The Site Plan Review process in the Village requires that a developer provide plans for site drainage, grading, and landscaping to the code enforcement officer and planning board prior to the issuance of a building permit. The Village should use its site plan review authority to ensure that new development or improvements to existing properties will not negatively impact the

flow of stormwater on site of the new development or at adjacent sites. This is important for properties and projects that are in the designated flood plain as well as those that are not in the floodplain because new development can not only impact flood waters, but it can also negatively impact clean drinking water supplies, erosion, storm-water runoff, and sewer system overflows. If incorporated into development projects through the site plan review process, green infrastructure such as rain barrels and cisterns, permeable surfaces, bio-retention areas, vegetated swales, vegetated filter strips, and sand filters can mitigate the potential for flooding and storm-water pollution.

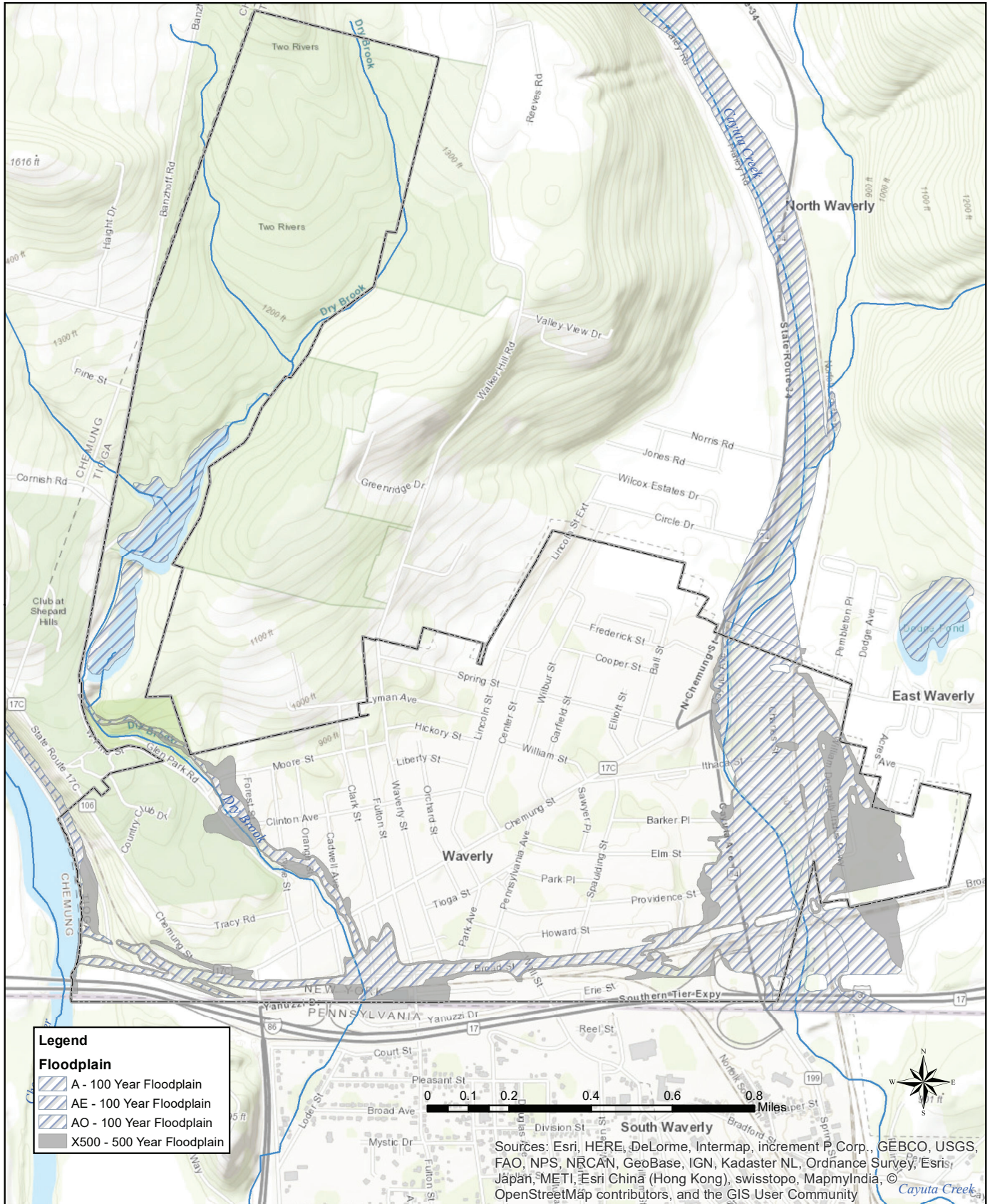


Image 25: Flooding in Waverly
Source: Twin Tiers News

Hydrology and Floodplain

Village of Waverly, Tioga County

MAP 5



GOALS AND IMPLEMENTATION MEASURES

34. GOAL - Control the development of flood prone areas in the Village, especially along Cayuta Avenue and Broad Street where new development and/or improvements are most likely to occur.

Implementation Measures:

- A. Strictly adhere to the Village's Flood Damage Prevention law for new development and projects that propose improvements to existing structures in the FEMA designated flood zones.
- B. Utilize the Village's site plan review process to require green infrastructure such as rain barrels and cisterns; permeable surfaces; bio-retention areas; vegetated swales; vegetated filter strips; and sand filters when new development or building improvements are proposed.
- C. The Village should review the records of recent flood mitigation measures implemented along Cayuta Creek and consult with an engineer to determine if a FEMA Letter of Map Amendment is appropriate for the area along Cayuta Avenue.

35. GOAL - Ensure that the Village's storm-water infrastructure is sufficient to accommodate heavy rain events and to prevent storm-water street flooding.

Implementation Measures:

- A. Apply for state and/or federal funding to replace the dated terracotta storm drain system along Broad Street and Village-wide.
- B. Regularly inspect the culverts along Dry Brook and Broad Street for debris buildup and sedimentation.
- C. Regularly inspect Cayuta Creek and associated flood walls for damage and stream bank erosion.
- D. Consult with the Department of Environmental Conservation and the County Soil and Water Conservation District to develop measures to decrease the potential for flooding along Cayuta Creek and Dry Brook.
- E. The Village should continue to coordinate with the Town of Barton to ensure that the project to right-size and replace the culverts in the area of Dry Brook, Broad Street, and Walker hill to Waverly Street are conducted in the near future to prevent additional storm-water street flooding.

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XI. TRANSPORTATION

Any assessment of the transportation system within the Village of Waverly must be considered from two perspectives. The first perspective identifies the types of transportation, who uses the systems, and who has jurisdiction over each type. The second considers and evaluates the condition of each component.

ROADS AND HIGHWAYS

The Village of Waverly has a network of streets that are primarily under the jurisdiction of the Village. There are several roads that are exceptions, however. Immediately south of the Village is the Southern Tier Expressway, also known as NYS Route 17. This expressway is being re-designated as Interstate 86 as improvements proceed along the route. NYS Route 17 is accessed from both the western and eastern ends via exits 60 and 61. Additional NYS routes include NYS 17C (Chemung St), and NYS Route 34, which intersects in the northeastern area of the Village.

The vast majority of all other roads within the Village of Waverly are maintained and controlled by the Village. As with any public thoroughfare, all of these roadways are shared with public utilities and are utilized by the traveling public. Due to the build-out of the Village, and lack of infill development, it is unlikely that the numbers of users of either infrastructure or networks of public roadways will increase.

The overall condition of NYS routes and local streets within the Village is satisfactory, with very few specific problem areas. Problem areas include drainage issues on several roads that typically take on water during heavy rains. The Village would benefit from installing curbing and gutters in problem areas.



Image 26: Street lined tree in Waverly
Source: Thoma Development Consultants



Image 27: Example of a HAWK crosswalk system
Source: Thoma Development Consultants

As roads begin to deteriorate, they are typically slated for an upgrade such as milling, resurfacing, and new shoulders. The Village currently has a long-range plan that they focus on year to year for capital improvements. Every attempt is made to also include other infrastructure improvements such as water or sewer main replacement. If other types of construction projects for roads are anticipated, other than routine maintenance, it is strongly recommended that they be evaluated for improvements to the drainage and shoulders of the area to be impacted, including installation or replacement of curbing, and to determine whether buried utilities such as water and sewer need replacement.

A great concern relative to the transportation system in and around the Village is traffic volume and safety along some of the busier thoroughfares as identified in the public outreach. Chemung Street (NYS Route 17C) is of particular concern due to the volume of traffic and lack of pedestrian safety features along this stretch of road.

Studies should also be done to determine whether or not the Village would benefit from a HAWK beacon in one or several intersections along Chemung Street, or other areas of the Village. The HAWK (High-Intensity Activated Crosswalk) is a pedestrian controlled traffic signal used to stop road traffic to allow pedestrians to cross at a crosswalk.

NYS ROUTE 34 (CAYUTA AVE.) (~11,900 VEHICLES/DAY)

Cayuta Ave runs north and south on the eastern side of the Village. This road is heavily traveled by those going to and from Route 17 (I-86). This road is the current location of the Village's PUD (Planned Unit Development) District and would benefit from a reevaluation of that Zoning district.

NYS ROUTE 17C (CHEMUNG ST.) (~6,200 VEHICLES/DAY)

Prior to the construction of the Southern Tier expressway, Chemung Street was the east to west highway through the Village. This road still maintains many of the characteristics of a heavily traveled thoroughfare with wide lanes and large shoulders. Due to its current design as a straight road with

few traffic devices, it has become a concern for pedestrians and cyclists. Because of its location in the Village and the surrounding residential areas, it would benefit the character and safety of the Village if traffic calming measures were implemented. Two specific intersections that are in need of a traffic control devices. These intersections include Chemung at both Pennsylvania Avenue, and Ithaca Street.

BROAD ST. (~3,700 VEHICLES/DAY)

Broad Street is the Village of Waverly's main commercial downtown thoroughfare. It runs east to west in the southernmost portion of the Village.

SIDEWALKS

The Village has thorough network of sidewalks throughout the community. There are several areas that are crucial to the community, such as Waverly High School, that are not connected by a complete sidewalk network. There are also small sections of streets scattered about the Village that do not have sidewalks on one or both sides of the street.

Overall, the condition of the sidewalks is satisfactory, though there are some sidewalks that are in



Image 28: Example of a sidewalk with an unaccessible exit/entrance at Garfield and Spring St. in the Village
Source: Google Earth

significant disrepair. The Village has maintenance and replacement responsibility for only those sidewalks that are located along municipally-owned Village properties. The remainder of the sidewalks in the Village are the responsibility of the landowners along whose frontage the sidewalk is located. In certain instances, this causes problems when a homeowner allows the walk to deteriorate, becoming unsafe, impassible, and in severe cases, encouraging people to walk in the roadway. The Village needs to be vigilant in enforcing maintenance requirements to ensure safe pedestrian facilities. Waverly currently has a residential sidewalk replacement program that caters to properties with low-moderate income owners, and they are in the process of developing a survey of sidewalk conditions. In the winter, the Village needs to continue its policy related to timely snow removal.

Serious consideration should be given to incorporating sidewalk improvements into any infrastructure and roadway type projects. Relative to the connectivity of the sidewalks within the Village, it would be a clear improvement to extend and fully connect the sidewalks in the Village to any and all recreational trails, parks, or landmarks within the Village. Not all intersections adequately provide full handicapped

accessibility, in some cases, there is a full curb still in place, while in others the slope between the pavement and walk is too severe. When street and roadway projects are undertaken, these accessibility issues should be addressed.

PUBLIC TRANSPORTATION

The local bus service in the area is C-Tran. It is a Chemung County system that provides limited service to Waverly. This bus service travels to Owego, Elmira, and Corning. It has reduced fares for seniors and disabled, and children under the age of 5 ride for free.

Shortline bus services in the Village include Coach USA and Greyhound. The Village has taxi services available throughout the area. In addition, Waverly is located approximately 30 miles from the Elmira-Corning Regional Airport in the Town of Big Flats, and approximately 45 miles from the Greater Binghamton Airport in the Town of Maine. Both of these airports are medium sized airports that serve the Southern Tier.



Image 29: Example of a "sharrow"
Source: Google Earth

RAIL

The Village of Waverly has a long history with the railroad, and it is evident by the tracks that run along the southern border of the Village. At this time, there is no passenger/commuter rail in the Village. The tracks that run through the south end of the Village are owned by Norfolk Southern and are active for freight cars about 4-5 times a day on average.

BICYCLE FACILITIES

There are no officially designated bike routes through the Village. The provision of bike routes, bike trails, and facilities such as bike racks are important to promote the use of bicycles and alternative forms of transportation. The Village should work to accommodate and promote bicycle use in the community as an alternative form of transportation. Connections of key destinations around the Village should be accessible by bicycles and pedestrians, along with other forms of alternative transportation. Providing safe, clean streets and designated bike lanes and sharrows will encourage people to explore the Village in a responsible manner. Educational opportunities and workshops, as well as bicycle clinics may be offered to children and adults in an attempt to educate citizens on rules and bicycle safety procedures. The Village would benefit from the development of a bicycle-pedestrian plan that would determine the feasibility of such things as added trails, bike lanes, and the implementation of a bike-share program.

OTHER FORMS OF TRANSPORTATION

In this time of increasing gas prices and environmental sustainability, the trend for many communities has been toward using alternative forms of transportation. Below are a few ways that communities across the country are working to diversify means of transportation.

- Ride Sharing
- Complete Streets (example below)
- Electric Vehicle Charging Stations
- Alternative Fuel Vehicles

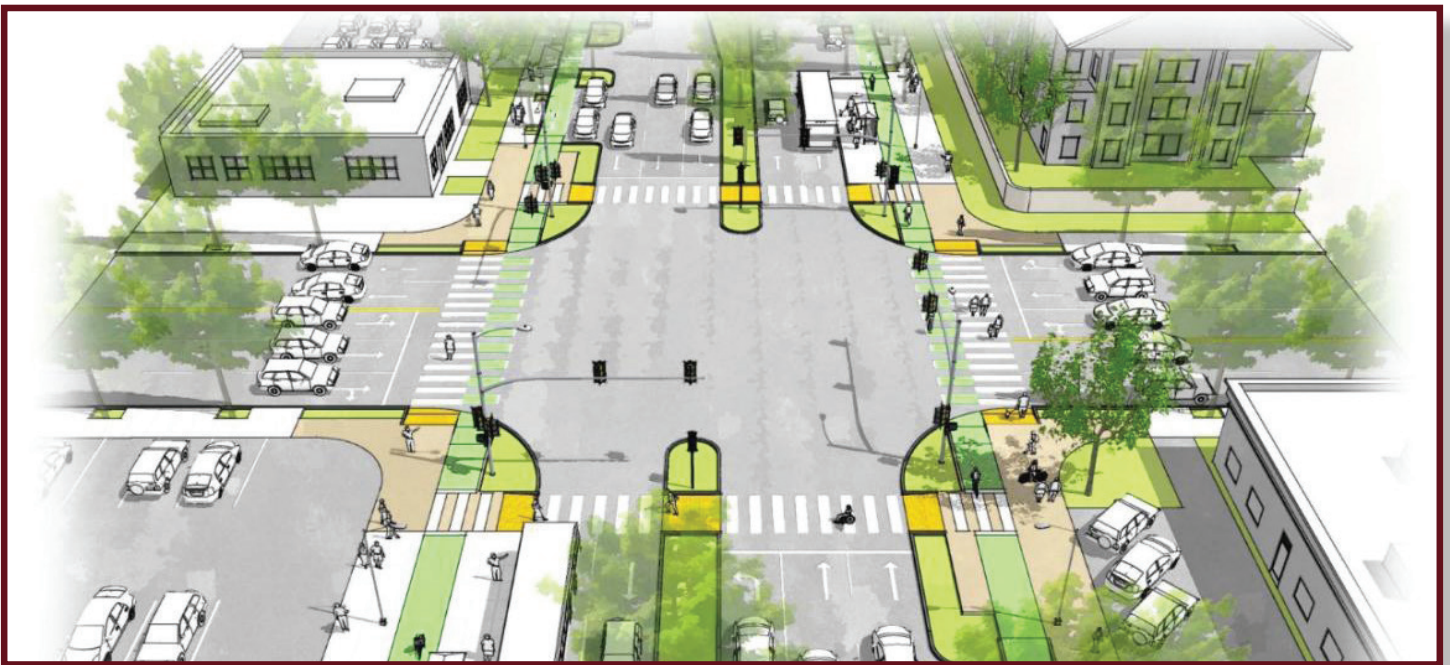


Image 30: Example of "Complete Streets"

Source: <https://www.vta.org/blog/you-spoke-we-listened-complete-streets-survey-results>

GOALS AND IMPLEMENTATION MEASURES

36. GOAL - As part of overall capital improvements program, continue to target existing streets and sidewalks in need of repair.

Implementation Measures:

- A. Pursue capital improvements that remedy storm water flooding along roads; and address infrastructure repair and replacement as part of the project.
- B. Identify streets and locations where improvements/maintenance are most needed.
- C. When applicable, coordinate designs with other agencies (DOT) that meet the needs of the Village.
- D. Seek outside financial assistance to fund needed capital improvements.
- E. Identify sidewalks in need of repair, pursue remedies to alleviate the problem.
- F. Ensure that crosswalks and curb cuts to crosswalks are handicap accessible

37. GOAL - Improve and promote the use of public transportation.

Implementation Measures:

- A. Improve and expand service to the Village of Waverly to increase the use of existing public transportation system CTRAN from Chemung County. Ensure the system is user friendly and convenient, particularly for the disabled and elderly.

38. GOAL - Improve and promote the use of alternative forms of transportation.

Implementation Measures:

- A. Provide bicycle lanes, sharrows, bicycle racks, and other amenities.
- B. Promote bicycle safety by holding bicycle clinics where children/adults can be educated on the proper rules and safety of cycling.
- C. Provide electric vehicle charging stations in select locations.

39. GOAL - Maintain, enhance, and encourage pedestrian and bicycle infrastructure, which promote connectivity and good health while reducing reliance on vehicles.

Implementation Measures

- A. Identify gaps in the Village's existing sidewalk, trail, and bikeway system that could serve as key links to destinations in and around the Village (parks, schools, shopping, downtown, jobs, etc.) and develop and expand such a system to close gaps.
- B. Include requirements, as part of a Site Plan Review, for all new projects to incorporate pedestrian and bicycle routes and facilities as part of the new development, as may be appropriate.
- C. Pursue capital improvement programs that increase opportunities for pedestrian and bicycle usage and safety.

XII. COMMUNITY FACILITIES AND SERVICES

POLICE DEPARTMENT

The Village of Waverly has a paid police department that provides 24-hour, 7 days a week coverage. The Waverly Police Department presently includes ten(10) full time officers, five (5) part-time officers, and a School Resource Officer. Duties of the Police Department include: general patrol, criminal investigations, narcotics investigations, vehicle and traffic enforcement, motor vehicle accident investigation, sexual abuse investigation, domestic incident response, mental health incident mitigation, neighborhood disputes, medical response, special event management, and daily school patrol.

The Department maintains a staffing of two officers on duty at any given time to ensure that effective, safe police response is available to all residents at all hours of the day or night. Backup may be provided by the Tioga County Sheriff's Department or the New York State Police.

The Police Department is not accredited at this time by New York state. The State accreditation process is a labor intensive process with many benefits including more credibility in the prosecution of criminal cases, as well as reducing liability through the adherence to the policing standards approved by New York State.

Based upon the Village's 2018 Annual report, submitted by the Waverly Police Chief, the Waverly Police Department handled or responded to 5,892 calls for service in 2018.

In addition to the current services of the Waverly Police Department, and in order to continue delivering a valuable and professional service to the community, the Waverly Police Department conducts training on a regular basis. Training keeps officers consistent and aware of new and trending issues in the public safety realm. Training in 2018 included a combined 387 hours, covering topics such as: SWAT, School safety drills, Naloxone training, firearms training, among other topics.

It is important to ensure that police facilities are secure and organized, and it is important to note that technology, personnel and equipment, and the ensuing costs for small villages such as Waverly, will likely change the landscape of policing in upcoming years to more of a regional effort.



Image 31: Waverly Police Department
Source: Thoma Development Consultants

FIRE DEPARTMENT

The Waverly/Barton Volunteer Fire Department is a not-for-profit organization and is strictly a volunteer Fire Department. It is located at 94 William Donnelly Indus Parkway.

The Fire Department includes approximately 42 persons on its volunteer firefighter roster. Similar to other volunteer fire departments across New York State, volunteerism can be challenging, especially for emergency situations that occur in the daytime when most people work.

Similar to law enforcement, State mandates for fire departments, in terms of training and equipment, can be costly. Waverly strives to provide quality services that will not be easily absorbed into the tax base.

Regarding any new development in the Village of Waverly, it is important that the Fire and Police Departments are informed so that they may comment on site concerns, building configuration, and material storage for example, when responding to emergencies or undertaking inspections. This will make it easier for proper response and provide protection to the responders.



Image 32: Waverly Fire Department
Source: Thoma Development Consultants

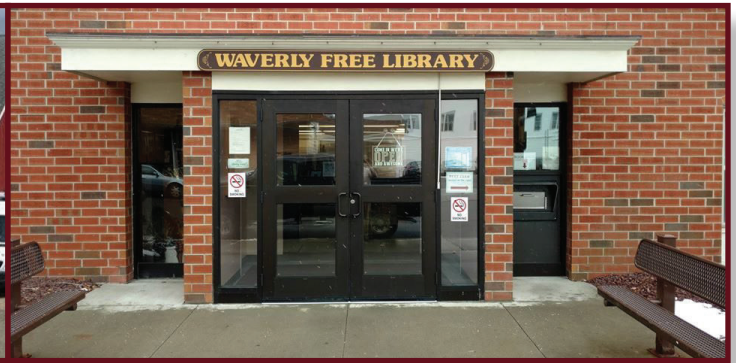


Image 33: Waverly Free Library
Source: Thoma Development Consultants

AMBULANCE

The Village of Waverly is covered by Greater Valley EMS in Sayre, Pennsylvania. It is a not-for-profit organization for ambulance services. Therefore, individuals needing an ambulance pay a fee for services and are billed directly. If there is an emergency situation, 911 dispatchers place the call to the service.

HEALTHCARE

The Village is fortunate to have direct access to the Guthrie-Robert Packer Hospital in Sayre, Pennsylvania. The hospital is located approximately three miles away from the Village, and is a 270 bed hospital with a full range of diagnostic, medical and surgical services, as well as a providing premier emergency and health related treatment for both the northern tier of Pennsylvania, and the southern tier of New York State. They provide services such as a breast cancer care center, cancer center, cardiac and vascular center, musculoskeletal services, imaging services, specialty eye care, surgical services, weight loss center, and medical/surgical and intensive care services.

LIBRARY SERVICES

The Waverly Free Library is an important service provided to the citizens of the Village. The Library is part of the Finger Lakes Library System, providing books and media services as well as a weekly book club, writing club, and pre-k story time, among other activities. The Library is a valuable asset to the community.

GOALS AND IMPLEMENTATION MEASURES

40. GOAL - The Village of Waverly will provide/contract for emergency services for its citizens so that they can live peaceably, healthfully, and safely in the community.

IMPLEMENTATION MEASURES:

- A. Continue to assist emergency services entities in searching and applying for grant funds when opportunities become available.
- B. Maintain relationship with the fire district and other communities where practical and beneficial.

41. GOAL - The Village of Waverly will provide emergency services in a cost effective manner while ensuring adequate and timely coverage.

IMPLEMENTATION MEASURES:

- A. Continue to fund police services while at the same time incorporating cost savings measures such as sharing services with nearby municipalities.
- B. Equip police personnel with the necessary equipment and technology to do their job and to protect paid and volunteer personnel as the need arises and its budget allows.
- C. House emergency services in adequate facilities that meet industry standards. Critical emergency services should not be located in floodplain areas of the Village.
- D. The Village and the Waverly Central School District will continue the School Resource Officer, or other similar program, not only for the purpose of responding to negative behaviors that may occur but also to provide a mentor for students and a presence that creates a sense of well being.
- E. The Village will continue to seek the most cost effective and practical method of storing and retrieving its police records and physical evidence.

42. GOAL - Provide for the safety of Village employees, elected and appointed officials, and citizens conducting business at municipal buildings.

IMPLEMENTATION MEASURES:

- A. Ensure that all municipal buildings have the proper security equipment and procedures to ensure that employees, elected, and appointed personnel are adequately protected.
- B. Develop security procedures for protection of Village employees, elected and appointed personnel, and citizens who work in or frequent municipal buildings during working hours or for official public purpose.

43. GOAL - The Village of Waverly will ensure adequate emergency services for ambulance coverage.

IMPLEMENTATION MEASURES:

- A. Facilitate public outreach so that the citizens and property owners in the Village are aware of

ambulance services.

44. GOAL - The Village will make sure that the Police and Fire Departments are consulted during the site plan review process.

IMPLEMENTATION MEASURES:

- A. The Village Planning and Zoning Boards will consider and determine the impact of any new development on emergency services and the possible need to expand fire and police.
- B. Modify procedures for site plan review to require applicants to contribute, including in-kind contributions, to emergency services if it is determined that there will be an impact on emergency services.

XIII. ZONING & BUILDING CODE ENFORCEMENT

The Village of Waverly's Zoning Enforcement Officer (ZEO) is charged with administering and enforcing all the provisions of the Zoning Laws of the Village, including issuing and receiving permits and applications; providing technical assistance to property owners, the Zoning Board of Appeals, and the Planning Board; investigating violations and working towards voluntary compliance; site plan review; and making recommendations to the Village Board for issues of non-compliance. The Village of Waverly's ZEO is currently staffed by one part-time enforcer and a part time clerk. This staffing arrangement allows for efficient code enforcement for the village. These individuals also have the dual responsibility of enforcing building codes as well, which is different than zoning regulations.

As Code Officer/Building Inspector, this person is also responsible for enforcing the Uniform Fire Prevention and Building Code; providing technical assistance to applicants; issuing construction permits; performing site inspections; working with the Village on non-compliance issues; and performing mandated fire inspections, including those for multi-family housing and places of assembly.



Image 34: Waverly Code Enforcement Vehicle
Source: Thoma Development Consultants

It is not unusual for Code Enforcement concerns that relate to property maintenance to be a top concern in most communities. Unfortunately, as is typical in any community, there are owners that allow their properties/buildings to decay or properties that gain a poor reputation because of the behavior of the inhabitants. These properties become out of character with the rest of the Village, resulting in slum and blighting conditions. They also tend to devalue surrounding properties. Citizens are reliant on Code Enforcement, the Village Board, and/or the Police Department to deal with these properties/owners.

The community survey that was distributed for this Comprehensive Plan was tasked with focusing on the quality of the services in the Village. When asked "What is the quality of the following services in the village?", only 28.65% of respondents indicated that Zoning/Code Enforcement was of 'Good Quality' in the Village, and 36.46% of respondents indicated that Zoning/Code Enforcement in the Village is of 'Poor Quality.'" The survey did not indicate specific issues that relate to code enforcement, however it is important for the Village to focus on items that the citizens deem important. Issues with code enforcement could be linked to existing laws, but it also may be linked to a lack of staffing. As previously mentioned, the Village has one part-time employee that performs the duties of both Zoning Code officer and Building Code inspection. It may be beneficial for the Village to have two individuals that will split the duties between both types of code enforcement, with the duties clearly delineated, or possibly one full-time code enforcement officer. It will ensure there is little to no confusion about the enforcement requirements of each type of code.

To provide disincentives for code violations, and to ensure its fees for such things as building permits are adequate, the Village may need to embark on a more frequent review of its charges for violations, permits, attorneys' fees, and for the overall review of projects, particularly when additional expertise is needed for adequate review.

GOALS AND IMPLEMENTATION MEASURES

45. GOAL - All properties in the Village of Waverly shall be in compliance with all Village regulations.

IMPLEMENTATION MEASURES:

- A. Ensure adequate resources for Zoning and Code Enforcement as necessary to provide proactive Code Enforcement.
- B. Continue cooperative efforts between Village Zoning Code Enforcement and Police.
- C. The Village should consider the efficiency of hiring a second part-time code officer, or a full-time position that will cover both zoning and building code enforcement.

46. GOAL - The Village will adopt Code Enforcement policies that complement and enhance its Code Enforcement Program.

IMPLEMENTATION MEASURES:

- A. The Village will conduct a comprehensive review of its Code Enforcement policies.
- B. Procedures will be developed to ensure a consistent prosecution of violations.

47. GOAL - Review and update Village building code/local laws/policies, including monetary and other penalties for non-compliance, and make changes as needed.

IMPLEMENTATION MEASURES:

- A. The Village will amend or adopt stricter and better defined local codes, including Nuisance Property code, and Vacant Property Code. Municipalities that amend the NYS Uniform Fire Prevention and Building Code must get approval from the NYS Code Council.
- B. The Village will periodically review and update its penalties for violators of building codes/local laws.
- C. The Village will periodically review its building code fee/permit schedules.

XIV. LAND USE AND ZONING

Land use planning involves making decisions about how to categorize various land uses, how to assess the interaction among land uses, and, at the same time, to determine how to best use and preserve valuable built and natural resources. Planning boards and Village officials must be prepared to make difficult land use choices that will dictate the function and appearance of the built and natural environment within the community. It is a weighty responsibility, but one that can be met confidently with appropriate guidance from the Comprehensive Plan and well-developed regulations.

The Village’s current land use regulations have sustained several of Waverly’s greatest assets: the small-town feel, attractive downtown, and pleasant residential neighborhoods. However, in order to maintain the Village’s aesthetic, issues of housing density, commercial definition, and parking must be better managed.

LAND USE CLASSIFICATION AND ZONING

Each parcel of land in the Village is classified and coded for tax purposes according to its current land use. Although there may be circumstances where a single parcel has more than one use, the parcel is classified according to its primary use. For example, there may be a residence with vacant acreage, or some other ancillary use, but the parcel will be classified and coded as residential. Each parcel also sits within a zoning district that governs the use and dimensional requirements for the parcel.

Table 14.1 illustrates the land use classifications for each parcel in the Village. While the table does not show the separation of single-family, two-family, or three-family residential uses, nor differences in the types of commercial properties, these distinctions are important for planning purposes. In general, land use classifications should roughly correspond to, or be duplicated by local zoning. This is largely true in the Village of Waverly. The table compares land use classifications by acreage and by the percentage (of total acreage) of each currently found within the City. According to tax records, there are approximately 1,218 acres (excluding roadways and waterways), or 1.9 square miles, of developable or developed land in the Village.

TABLE 14.1

COMPARISON OF LAND USE			
LAND USE TYPE	ACRES	% OF ACREAGE	PARCELS
Residential	387	31.78%	1,299
Vacant	85	6.95%	130
Commercial	112	9.18%	211
Rec/Entertainment	105	8.63%	10
Community Services	85	6.98%	29
Industrial	22	1.8%	7
Public Services	80	6.57%	11
Wild, Forest, Conservation, and Parks	342	28.11%	3

* Total acreage derived from 2020 Real Property Services Tax Data, 1,218 acres or 1.9 square miles, differs from the total land area of 2.3 square miles as reported by the 2010 U.S. Census. This difference is due to the inclusion of infrastructure in the Census calculation.

RESIDENTIAL USE CLASSIFICATION

Residential land use accounts for 32% of the total (by acres) in the Village. This acreage is divided into 1,299 parcels out of the Village's total of 1,700 parcels, which is 76.4% of the Village's parcels.

Among these 1,299 parcels, 83% are single family residential, 14% are classified as two-family residential, and 1.92% are classified as three-family residential. The remaining 1.08% accounts for mobile homes, multi-family, and residences that include a commercial use. What these numbers do not account for is rental housing. Many parcels that are currently rental housing are classified as a commercial land use as opposed to residential land use, and therefore are not reflected in the residential use figures. Thus, the tax records do not show an accurate representation of how many acres and parcels are used for residential purposes.

The Village's residential zoning district encompasses all residential parcels with exception to properties in the mobile home district. Generally, there is an increasing trend of homes being renovated to accommodate more than a single family. To combat this, the Village may wish to determine a specific district for higher density residential to prevent high density residential in areas within the Village where it is not desired or cannot safely be accommodated.

WILD, FOREST, CONSERVATION, AND PARKS / RECREATION AND ENTERTAINMENT

It is important to note that the Wild, Forest, Conservation, and Parks Land Use category, which contains 28.11% of the acreage within the Village, consists of only 3 parcels. These parcels include Two Rivers State Park and Waverly Glen Park, located in the Northwest portion of the Village and East Waverly Park, located in the Eastern side of the park. These large parks contribute to the small-town character of the Village of Waverly, and provide countless activities for citizens to participate in. All other parks and recreation space are classified under the Recreation/Entertainment land use category by the Real Property Services, which accounts for 8.63% of total land use. This includes pocket parks, golf courses, playgrounds, bowling alleys, etc.

COMMERCIAL USE CLASSIFICATION

Commercial uses are scattered throughout the Village, however, the largest concentration is in the Village's commercial zoning district along Broad Street in the southern part of the Village, and the northern portion of Cayuta Ave (Rt 34) along the eastern side of the Village. The zoning classification in this area is primarily Planned Unit Development (PUD). There is also a small mix of commercial property located on Chemung Street, where there is a small strip mall, a car dealership, as well as a large gas station and a laundromat.

The commercial uses along the Broad Street corridor are primarily retail with some scattered restaurant use. The total commercial land use in the Village is 9.8% of the Village's land area. Due to the intensity of different land uses, and the location of surrounding residential properties, it would benefit the Village to review the types of commercial land uses that currently exist, and determine whether or not they should re-define these commercial districts to better represent the types of uses that best fit those areas. For example, the density of the core central business district, located on Broad Street, might be best served with aesthetic, density, landscaping, and parking requirements that would encourage growth in a way that would maintain the small-town, pedestrian friendly atmosphere that the community prefers. Properties located at the ends of Broad Street, located closer to the interstate exits may wish to exhibit a district that is focused more on pulling people from the Interstate into the Village, such as larger anchor restaurants, hotels, or gas stations. With proper buffering, landscaping, and site plan development, these commercial districts can co-exist and benefit one another.

Additionally, the Village should consider replacing the PUD, or Planned Unit Development zoning district located along Cayuta Ave, as a transitional, neighborhood commercial zoning district, which would allow existing and future businesses to comeingle with residential properties in the area.

INDUSTRIAL USE CLASSIFICATION

Only 1.8% of the land use in the Village of Waverly is currently classified for industrial use according to Real Property tax records. All parcels located near the southern portion of the Village that have an industrial land use are also zoned industrial. Properties located along William Donnelly Industrial Parkway in the east, while zoned Industrial, are currently not all industrial land uses at this time. There are some properties that are identified as vacant, and some land uses are identified as commercial, but they are classified as industrial in the zoning. There is some opportunity for vacant properties in this area to be developed as light industrial, as that reflects the character of this portion of the Village.

COMMUNITY SERVICE USE CLASSIFICATION

6.98% of the land use in the Village is currently classified as community service. Included among the 29 parcels are schools, the fire and police stations, library, government offices, churches, and community associations. Currently, these parcels are primarily zoned residential. In order for these properties to be better identified, and provide regulations that would benefit the community, the Village should consider a Public Service zoning district.

REVIEW OF LAND USE REGULATIONS

Land use regulations are laws enacted by the local governing body for the regulation of any aspect of land use and community resource protection, including zoning, subdivision, special use permit, and site plan regulation, and any other regulation that prescribes the appropriate use of property or the scale, location, or intensity of development. Land use regulation is not restricted to controlling existing buildings and uses; it is also designed to guide future development. The Village of Waverly has adopted a Zoning Code which governs these land use regulations.

All Village land use regulations need to be reviewed and updated to conform to State law and the updated Comprehensive Plan. Once revised, the laws should be reviewed on a regular basis to ensure continued compliance with State law, to take advantage of contemporary land use planning methods and tools, and to meet the changing needs of the community.

REVIEW OF ZONING CODE

The basic purpose and function of zoning is to divide a municipality into residential, commercial, industrial, or other districts (or zones), with the use of property within each district being reasonably uniform. Within these districts there generally will be additional requirements that can include types of buildings allowed, restrictions on accessory buildings, building setbacks from the streets and other boundaries, and size and height of buildings. These restrictions may also cover frontage of lots; minimum lot area; front, rear, and side yard setbacks; floor area ratio (FAR); off-street parking; the number of buildings on a lot; and a number of other requirements, depending on the zoning district.

The current Zoning code was adopted in 2003, by Local Law 1-2003 by the Board of Trustees of the Village of Waverly. The zoning code includes six zoning districts, supplemental regulations, and other substantive regulations governing parking, signs, site plan review, nonconforming uses and structures,

variances, and special permits.

The existing zoning districts include:

RESIDENTIAL (R)

The Residential District allows for traditional neighborhood development of one and two family dwelling units. This district preserves residential neighborhoods and encourages similar housing development in adjoining neighborhoods within the district.

MANUFACTURED HOME (MH)

This district is the only district that allows manufactured or mobile homes. This district is where all manufactured homes should be located and allows for additional mobile home development where/if there is available space.

COMMERCIAL (C)

The purpose of the Commercial District is to encourage development and to support the goals and objectives contained in the Comprehensive Plan. The Commercial District is established to provide areas for intensive commercial activities that primarily depend upon a large volume of vehicular traffic and serve the daily shopping needs of the community and surrounding areas.

INDUSTRIAL (I)

The purpose of the Industrial District is to provide for the establishment of industrial uses essential to the development of a balanced economic base and to regulate its development so it will not be detrimental or hazardous to the surrounding community.

PLANNED UNIT DEVELOPMENT (PUD)

The Planned Unit Development District encourages innovation and creativity in the development of new residential, commercial, and industrial uses, or any combination of these. It is the purpose of this zone to encourage new development limited by the Village's zoning and regulations in the other designated districts.

OPEN SPACE (OS)

The Open Space District preserves and enhances the Village's open spaces and recreational areas by protecting these natural amenities and restricting development that does not respect these environmentally sensitive areas - not conforming to the Comprehensive Plan. Open Space Districts are intended to apply to all publicly owned or accessible parks, squares, recreational areas, natural wildlife areas, waterfront, and cemeteries.

There are no zoning districts for community services and uses or public services. Map 7 at the end of this Section depicts the current zoning districts. Although these districts generally suit the Village's demographic and land use needs, the code needs some minor revisions in order to address specific issues that the Village faces.

In terms of zoning code revisions, at a minimum, purpose statements should be added for each of the

zoning districts, and the uses allowed in each zoning district and the area standards must be reviewed and revised. A purpose statement is a statement of definition for each district providing a clear, concise connection between the zoning district and the land use. This is typically followed by a list of permitted uses. Detailed purpose statements enhance the zoning code and give the Village the ability to better define standards that will be resistant to subjective interpretation. These statements should be reviewed or added where needed within the zoning code.

A good barometer of the effectiveness of a zoning code is to assess the number of variances granted. A variance is a mechanism for granting relief from zoning code provisions; it is a permitted departure from strict enforcement of the code as applied to a particular piece of property. There are two types of variances: area variances and use variances. An area variance is used to provide relief to the landowner from dimensional requirements of the zoning code such as setbacks. A use variance allows landowners to use their land in a way that is not permitted in the specific zoning district in which the land is situated. The generally accepted legal standard for granting a use variance is undue hardship; area variances are assessed based on a balancing test that weighs the need for relief against potential negative effects on the neighborhood. Variances should be granted as a last resort, as an exception rather than the rule.

In addition to the need for a comprehensive review and revision of the zoning code, there are a number of other pressing land use regulations and modifications recommended for the zoning code. These items are addressed below:

GATEWAY CORRIDOR OVERLAY DISTRICT

The Village is located along Interstate 86 and is fortunate to have both exits 60 and 61 that both provide gateways into the Village. The Village's main commercial thoroughfare is located on Broad Street, which stretches between these two gateways. Due to the heavily traveled nature of these gateways, and the desire to bring visitors into the downtown, it is important to protect and enhance the characters of these entry points. A Gateway Corridor Overlay District, will preserve, protect, and enhance these areas of high visibility, and create a favorable impression of the Village, as well as allow for aesthetically pleasing directional signage into the Downtown. The overlay will create standards for parcels along these corridors of entry into the Village that will add requirements in addition to those in the current zoning of the parcels. The additional requirements will include landscaping, building size, building materials, setbacks, as well as other reasonable design elements that are not in the standard zoning district. Residential parcels with single-family detached homes will be exempt from the additional standards.

DETERIORATING STRUCTURES AND INFRASTRUCTURE

Respondents of the survey, as well as those that attended the Comprehensive Plan's public meeting, emphasized a concern with property maintenance, property deterioration, and aging infrastructure, such as sidewalks and curbs throughout the Village. The Village downtown has many aging structures, and some of these parcels are abandoned, neglected, or dilapidated buildings. Although Code Enforcement actively seeks to enforce the property maintenance code, the adoption of a vacant properties law would enhance the range of Code Enforcement, and help them to deal with such properties while moving toward elimination of visual and structural blight in the Village.

SUSTAINABLE DEVELOPMENT

Sustainable Development is defined as development that meets the need of the present without

compromising the ability of future generations to meet their needs. Sustainable development requires that we see the world as a system that connects space and time.

“Smart Growth” is a bundle of techniques and concepts that represent the real possibility for local governments to attract growth while maintaining a sense of place and preserving the natural environment. Smart Growth is used to implement a program of sustainable development that utilizes best planning practices for a sustainable future. The historical development pattern of Waverly is consistent with some smart growth principles in that there is a concentrated core of commercial use surrounded by residential uses of varying intensity. Also included as Smart Growth principles, is the walkable nature of the neighborhoods within the Village, and the community and stakeholder collaboration in decision making within the Village.

SITE PLAN REVIEW

Zoning laws do not regulate the smaller details of site development such as traffic congestion, unsightly design, noise, drainage, architectural features, lighting, and impact on adjacent sites. Site plan review is a way to ensure that proposals to develop individual parcels meet development policies and regulations, as well as commonly accepted design practices within a community. Site plan review laws, adopted as a supplemental regulation in a zoning code, or as a standalone local law, allow the review of elements above and beyond the use and dimensional requirements established by the zoning code.

A site plan, as defined by state law, is simply a “rendering, drawing or sketch prepared to specifications and containing the necessary elements...”. The site plan elements are the features that must be included on the site plan drawing, and further described in the accompanying narrative. Section 27-a.2 General Municipal Law provides that parking, means of access/egress, screening, signs, architectural features, landscaping, the location and dimension of buildings, and adjacent land uses and physical features meant to protect adjacent land uses are acceptable site plan elements. Additionally, a municipality may require any ecological considerations, pedestrian circulation, vehicular traffic, and drainage. Regulations guiding building design, form, massing, materials, etc., would typically be implemented under a “Minimum Design Standards” law rather than the site plan review process.

Decisions of the reviewing board (Planning Board in the case of Waverly) must be based on the elements contained in the site plan law. Ideally, the site plan regulation will contain standards and criteria both quantitative and qualitative, which further refine the elements and guide the reviewing board in its decision-making process. For example, the landscaping element might include criteria that specifies that the developer will preserve certain natural features, “insofar as possible”, or review the adequacy of trees, shrubs, and other landscaping. These are qualitative standards. The regulations might also require a front building setback of 30 feet, a quantitative specification. Thus, even though the reviewing board’s authority is limited, detailed review standards, coupled with the State Legislature’s broad granting of power allowing municipalities to include any additional elements, gives a municipality far-reaching authority to consider and regulate individual development proposals through the site plan process.

The Village’s site plan review regulations exist insofar as to require site plan drawings for specific permitted uses within the zoning districts. It requires site plan review and approval by the Planning Board before a building permit is issued for the alteration or construction of any building. The site plan and related documentation shall be submitted by an applicant to the Planning Board and will be reviewed in accordance with procedures and standards and is subject to a public hearing.

Submission of a site plan and supporting data for the Village must be provided by a certified architect, engineer, land surveyor, or planner, and may be waived by the Planning Board’s discretion for minor

projects. It requires specific data such as surveys, buildings, contours, structures, trees, infrastructure, rights-of-way and land use provided, as well as data on traffic circulation, landscaping plans, floor plans, elevations, construction sequence, time schedule, etc. These standards, while important, do not offer no minimum design standards or guide for the standards required. Additionally, it doesn't take into consideration a more thorough review process. Site plans should consider the impact of new projects on emergency services and other services. It is also important that the impact of natural resources, physical attributes of a parcel, ingress and egress, as well as historic preservation should be considered. In addition to site plan review, a landscape code that requires the planting of shrubs, flowers, and trees in and around parking lots, commercial properties, and rental properties may be instituted for specific land uses. This landscape code may also specify buffers between commercial and residential uses, and a Planning Board review and consideration before vegetative cover is removed, or a tree canopy is altered. If a landscape code is not feasible, the Village may wish to revisit specific landscape buffer requirements within the zoning code. These items will all benefit the small-town atmosphere and historic character of the Village of Waverly.

SUBDIVISION REGULATIONS

The Village of Waverly does not have a specified chapter in their code book for Subdivision Regulations, though there is a section on Site Plan review, as well as standards for setbacks. Because subdivision regulations are not explicitly outlined in the Zoning Code, it would be the Village's best interest to ensure that this information is included within the regulations in more detail, as well as in one place for ease of use.

REVIEW OF ZONING TOOLS

Careful planning includes determining which zoning tools are most appropriate for a particular jurisdiction and how they should be used. For example, form based zoning codes, which eliminates strict use-based zoning districts and instead regulate development by the form and design of building envelopes, are not well suited to small municipalities, particularly those that are built-out, such as Waverly.

OVERLAY ZONING

Overlay zoning is a regulatory tool that creates a second, mapped zone that is superimposed over a conventional "base" zoning district. The provisions of the base zone remain intact, but the overlay identifies additional provisions that are related to the overlay district. These additional provisions are intended to protect a specific resource or guide development within a specific area. Overlay zones typically provide for a higher level of regulation than the base zone, but also may be used to permit exceptions or less restrictive standards (fewer parking spaces in a downtown, or transit station area, or more density in an economic development area). The overlay district can share common boundaries with the base zone or cut across base zone boundaries.

Overlay zoning districts are often used for natural resource protection, or to provide development guidance in specific areas such as downtowns, gateways, economic development areas, or historic districts. In terms of development guidance, overlay zones may also be applied to protect historical areas or encourage or discourage specific types of development. For example, land within a historic overlay district may be subject to requirements that protect the historical nature of the area. (e.g., materials or façade design). Or the Village may use a gateway corridor overlay, as mentioned earlier in this chapter, to encourage higher development densities, target uses, or control appearance. This

comprehensive plan proposes that overlay districts be developed and adopted to guide development at the Village gateways in order to enhance the entrances into the Village, and engage invite those who may pass by Waverly, into the main business corridors. The gateways that are being considered for the Village of Waverly are illustrated in the Proposed Zoning Map 8, though the boundaries are not final and would be considered during a formal update to the Village's Zoning map.

Any governmental unit with the power to create zoning districts can create an overlay district. There are three basic steps in this process. First, the purpose of the district must be defined. The district should have a clearly defined purpose. Second, the areas that will make up the district must be specifically identified. Mapping district boundaries will depend on the natural or cultural resources and the geographic areas that relate to achieving the purpose of the district. Third, specific rules must be developed that apply to the overlay district that is different than the base zone.

Several other factors are important to consider in adopting an overlay. It is critical that the zoning provisions offer clear guidance to both property owners and the governing body charged with approving proposals. Zoning requirements must be applied equally over all properties within the district. The code not only must comply with any State and federal regulations, but must also be consistent with the goals, objectives, and policies of the municipality's comprehensive plan. It is important that the local governing body invite the public to fully participate in the process and explain the reasons supporting the overlay district boundaries. An educational program will help increase awareness and compliance with the new requirements. Administration of the overlay can be incorporated into the existing subdivision or site plan review process, or, in the case of individual parcels, a streamlined site plan review process can be developed.

SPECIAL USE PERMITS

Special Use Permits, sometimes referred to as conditional uses, special permits, or special exceptions, are a flexible technique for allowing a municipality to review a proposed development project in order to assure that the project is in harmony with the zoning and will not adversely affect the neighborhood. In most municipal zoning regulations, many uses are permitted within a zoning district 'by right,' with no discretionary review of the proposed project. Certain uses, on the other hand, require closer examination based on specific review standards. A use may be allowed through a special use permit, by using standards set forth in the zoning regulations. Special Permits in Waverly are permitted in each district for specific land uses. For Special Permits, a site plan is required. The Planning Board reviews the application for a special permit and the site plan concurrently and holds a public hearing within 30 days of submittal.

SIGN REGULATIONS

The character of a community is almost always prominently reflected in its manner of public communication. Signs are vital for communication. They serve both a public and private purpose. They are important in providing directions and instructions that are important for the safety of a municipality. Problems arise when signs are poorly located, improperly constructed, or become too large or numerous. Without control, signs can overwhelm a municipality, damage its character, reduce the effectiveness of communication and compromise traffic safety. With appropriate controls, signs can enhance a locality and contribute to municipal character. The best approach for a municipality is to regulate the size, height, number, and design of signs without regulating their content. The Village may also consider sign regulations differing based upon the zoning designation. This can safeguard the Village from having a sign placed somewhere that doesn't fit in with the general character of that zoning district.

LEED- ND

Leadership in Energy and Environmental Design (LEED) is one of the most popular green building certification programs. It was developed by the U.S. Green Building Council to rate the design, construction, operation, and maintenance of green buildings, homes, and neighborhoods. Its purpose is to encourage owners and operators to be environmentally responsible and maintain sustainable resources.

All LEED rating systems contain a combination of required prerequisites and optional credits. All LEED rating systems evaluate projects based on a 100-point base scale. Projects seeking certification must meet all prerequisites and earn at points by achieving various credits, though there are other certifications based on the number of points.

LEED-ND applies to neighborhood development. LEED for Neighborhood Development (LEED-ND) promotes best practices in location, design and development at the neighborhood scale. It focuses beyond the building level and evaluates whole neighborhoods. It prioritizes criteria such as site location, urban design, transportation, housing affordability, walkability, socioeconomics, and neighborhood-wide green infrastructure, in addition to green buildings.

The LEED-ND rating system includes the following strategies:

- Smart Location and Linkage- Where to build
- Neighborhood Pattern and Design- What to build
- Green Infrastructure and Buildings- How to build

These strategies are the basic building blocks to the LEED-ND process, and each contains a series of procedures and suggestions that will aid in achieving credits toward the goal of LEED-ND Certification. LEED-ND typically focuses on newer construction buildings but should be kept in mind if a larger development does decide to relocate in a vacant or formerly vacant property within the Village.

ZONING CODE RECOMMENDATIONS

Based on a thorough audit of the Village of Waverly Zoning Code, the following items should be considered as amendments to the code. At a minimum, the uses allowed in each zoning district and the area standards must be reviewed and revised as needed. The following items are recommended:

- Establish purpose statements for each defined zoning district. This will discourage incorrect interpretations of the zone and provide a stable base for interpretation.
- Develop and adopt a gateway corridor overlay zoning district with regulatory provisions governing development of all properties situated within the overlay to promote a visually appealing and welcoming gateway into the Village.
- Develop signage to direct traffic entering the Village to commercial centers and other points of interest within the Village.
- Develop and adopt a vacant building law and include the prohibition of demolition by neglect.
- Develop parking and landscaping requirements for commercial businesses and specify buffers between incompatible uses. Include criteria for review, mitigation and removal.
- Amend zoning code and develop standards to allow pervious materials and other green technologies (not including gravel or stone) in parking lots and driveways where appropriate.
- Develop incentives within zoning code to encourage developers and property owners to utilize

green building techniques and materials, green infrastructure, and seek LEED certification.

- Develop and adopt bicycle rack regulations into site plan review to support non-motorized transportation.
- Appoint an Advisory Committee with at-large members and qualified professionals to initiate comprehensive review and revision of the zoning code, zoning map, and other land use regulations; and make recommendations for amendments to the zoning code to ensure consistency with the Comprehensive Plan.
- As part of the zoning code review and revision, evaluate allowable uses in each zoning district to ensure that appropriate zoning is in place to meet current and future demographic and development needs of the community.
- Develop new zoning regulations or zoning overlay districts where appropriate. Changes can include overlays at the gateways of the Village, or the addition of a density overlay for residential areas where multi-family residential uses are requested.
- Review and modify sign regulations in the commercial districts and develop minimum regulations for downtown signage guidelines.
- Construct and implement a nuisance property law as part of the Village code.
- Review and consider dividing the existing "Commercial" zoning district into distinct zones depending on their existing and desired characteristics, such as "Neighborhood Commercial", "Central Business District", or "General Commercial".
- Review and consider replacing the PUD (Planned Unit Development) Zoning district with a Neighborhood Commercial District that would better suit the development of the area.
- Review and consider changing the existing commercially zoned flood area at the southwest corner of the Village to a non-commercial zone, such as Open Space district.
- Review and consider rezoning the portions of the existing commercial zoned district at the northeast corner of the Village that are located in the floodway and flood zone to open space.
- Ensure that all rental housing is consistent with zoning and code requirements and that development of rental housing, particularly conversion of single-family properties or increases in density, does not negatively impact the neighborhood character.
- Review and consider the addition of a Public Service zoning district for the identification and regulation of public service properties. Develop clear and concise zoning/site plan application paperwork with a flow chart and a streamlined approval process to ensure that planning reviews for projects are completed in a timely manner.

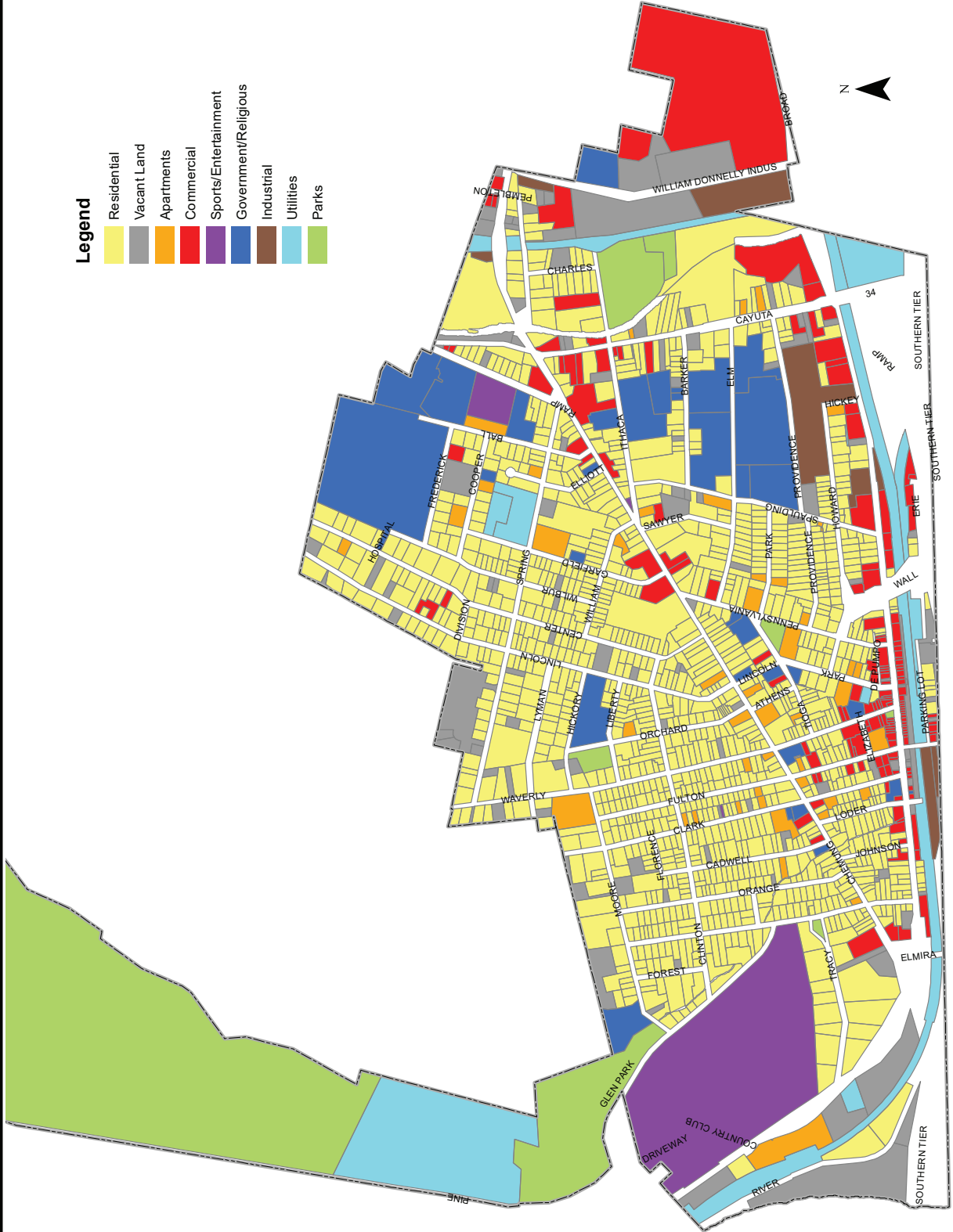
Land Use Map

MAP 6

Village of Waverly, Tioga County

Legend

- Residential
- Vacant Land
- Apartments
- Commercial
- Sports/Entertainment
- Government/Religious
- Industrial
- Utilities
- Parks

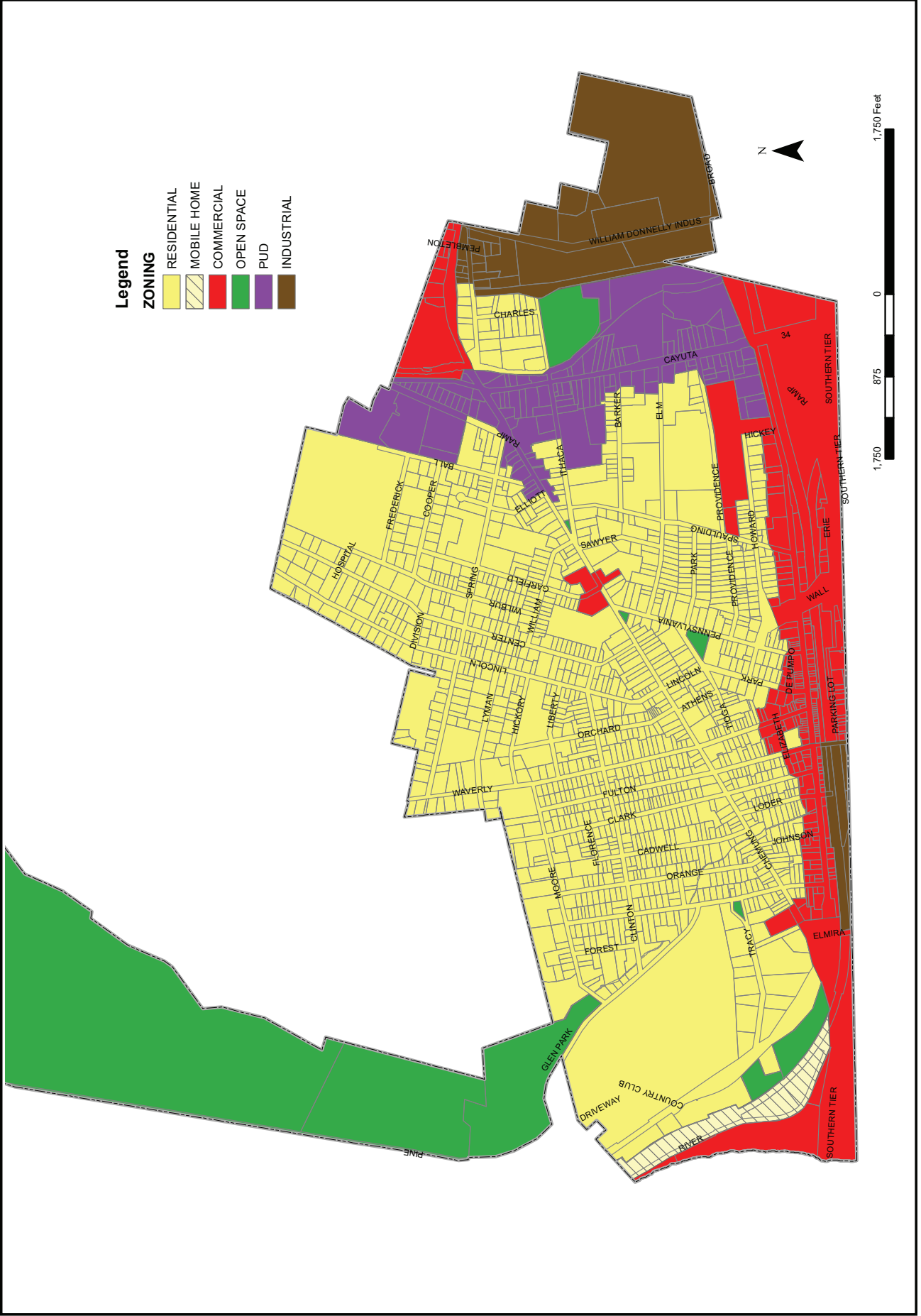


Source: Tioga County Real Property Data

Current Zoning Map

MAP 7

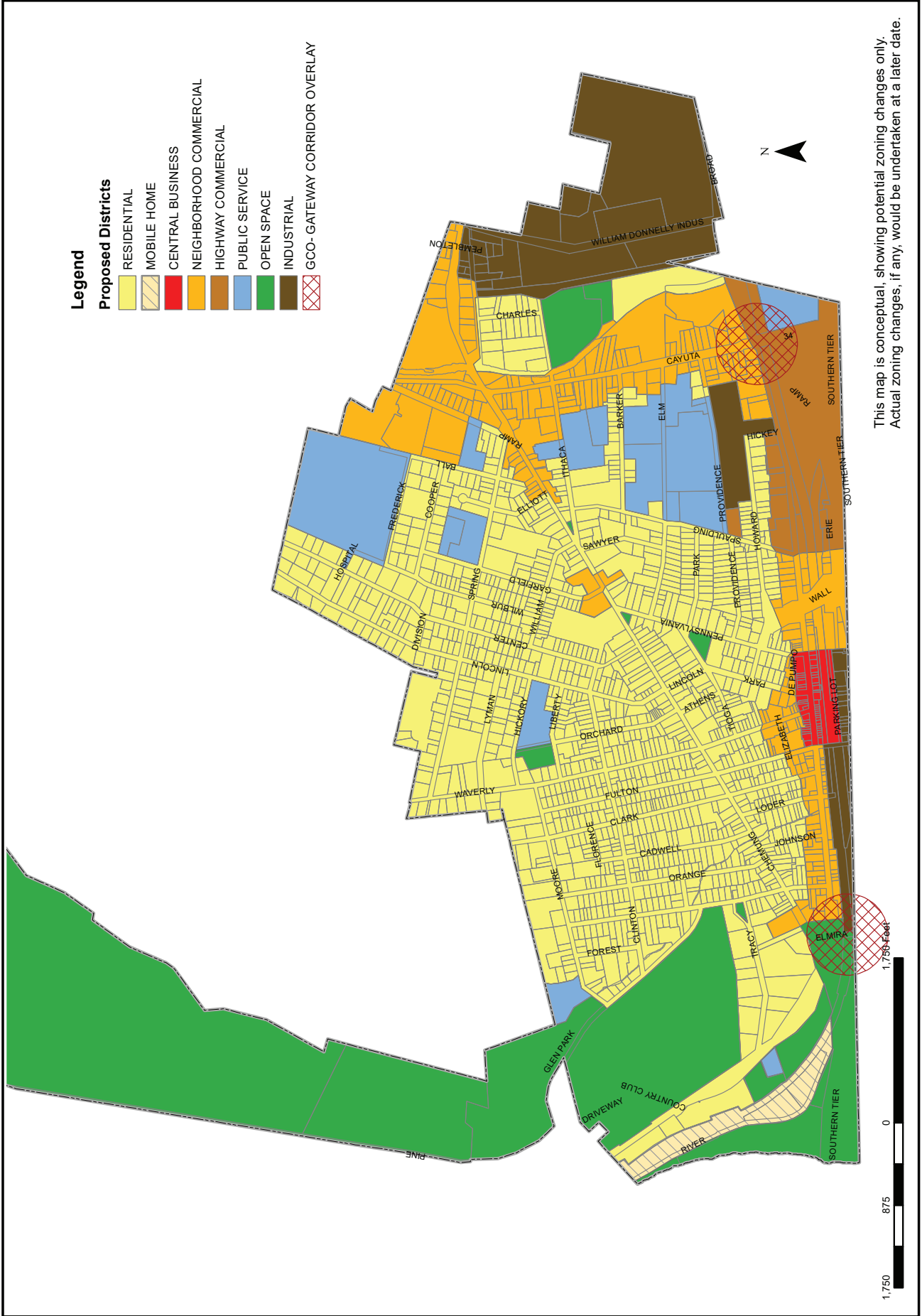
Village of Waverly, Tioga County



Proposed Zoning Map

MAP 8

Village of Waverly, Tioga County



This map is conceptual, showing potential zoning changes only. Actual zoning changes, if any, would be undertaken at a later date.

GOALS AND IMPLEMENTATION MEASURES

48. GOAL - Enhance and preserve the visual and aesthetic integrity of the major gateways to the Village, including those at exit 60 and 61 along the Interstate, as well as the Broad Street gateway.

IMPLEMENTATION MEASURES:

- A. Determine the appropriate boundaries and location of gateways into the Village.
- B. Develop and adopt a gateway corridor overlay zoning district with regulatory provisions governing development of all properties situated within the overlay to promote a visually appealing and welcoming gateway into the Village.
- C. Develop signage to direct traffic entering the Village to commercial centers and other points of interest within the Village.

49. GOAL - Eliminate visual and structural blight in the Village.

IMPLEMENTATION MEASURES:

- A. Develop and adopt a vacant buildings law, and prohibit demolition by neglect.
- B. Proactively use Code Enforcement to address structural blight on exteriors of commercial and residential buildings.
- C. New Parking areas must be adequately buffered in all zoning districts.
- D. Adopt a landscape code that requires the planting of shrubs, flowers, and trees in and around parking lots, commercial properties, rental properties, and continuing maintenance thereof
- E. Within the landscape code, specify buffers between commercial uses and residential uses; integrate such provisions within the buffer section of the zoning code.
- F. Within the landscape code, include a provision that requires planning board review and consideration before vegetative cover is removed, or tree canopy is altered. Include criteria for review, mitigation, and removal.
- G. If a landscape code is not feasible, the Village should revisit the buffer and landscape requirements in the zoning code and adjust accordingly.

50. GOAL - Establish measures to promote a sustainable built environment, and LEED-ND characteristics.

IMPLEMENTATION MEASURES:

- A. Amend zoning code and develop standards to allow pervious materials and other green technologies (not including gravel or stone) in parking lots and driveways where appropriate.
- B. Develop incentives within the zoning code to encourage developers and property owners to utilize green building techniques and materials, green infrastructure, and seek LEED certification.

- C. Develop and adopt bicycle rack regulations into site plan review to support non-motorized transportation.
- D. Develop and adopt regulations for the installation of renewable energy sources such as solar, wind, and geo-thermal energy.

51. GOAL - Increase opportunities for growth and development of retail and commercial establishments within the Village.

IMPLEMENTATION MEASURES:

- A. Amend zoning to create a section governing home businesses and develop provisions that establish regulations for signage, on-site storage, parking, and employees. Revise and clarify the definition of the allowability of home businesses, and develop Home Business regulations.
- B. Ensure that all zoning decisions and reviews are completed in a timely and streamlined manner.

52. GOAL - Undertake a comprehensive review and revision of the Village zoning code, and other land use regulations. Specific recommendations are also outlined in Economic Development (Section III), Commercial Resources (Section IV), and Housing (Section VI).

IMPLEMENTATION MEASURES:

- A. Appoint an Advisory Committee with at-large members and qualified professionals to initiate comprehensive review and revision of the zoning code, zoning map, and other land use regulations; and make recommendations for amendments to the zoning code to ensure consistency with the Comprehensive Plan. Revise the zoning code and zoning map within 12 months of the Comprehensive Plan adoption
- B. As part of the zoning code review and revision, evaluate allowable uses in each zoning district to ensure that appropriate zoning is in place to meet current and future demographic and development needs of the community.
- C. Develop new zoning regulations or zoning overlay districts where appropriate. Changes can include overlays at the gateways of the Village, or the addition of a density overlay for residential areas where multi-family residential uses are requested.
- D. Review and modify sign regulations in the commercial districts and develop minimum regulations for downtown signage guidelines.
- E. Emphasize connectivity within the Village by including provisions that require sidewalks in areas where there are currently none, repairs to sidewalks upon sale of property, pedestrian trails, and/or bicycle paths.
- F. Construct and implement a nuisance property law as part of the Village code.
- G. Review and consider dividing the existing "Commercial" zoning district into distinct zones depending on their existing and desired characteristics, such as "Neighborhood Commercial", "Central Business District", or "General Commercial".
- H. Review and consider replacing the PUD (Planned Unit Development) Zoning district with a

Neighborhood Commercial District that would better suit the development of the area.

- I. Review and consider changing the existing commercially zoned flood area at the southwest corner of the Village to a non-commercial zone, such as Open Space district.
- J. Review and consider rezoning the portions of the existing commercial zoned district at the northeast corner of the Village that are located in the floodway and flood zone to open space.
- K. Ensure that all rental housing is consistent with zoning and building code requirements and that development of rental housing, particularly conversion of single-family properties or increases in density, does not negatively impact the neighborhood character.
- L. Review and consider the addition of a Public Service zoning district for the identification and regulation of public service properties.
- M. Develop clear and concise zoning/site plan application paperwork with a flow chart and a streamlined approval process to ensure that planning reviews for projects are completed in a timely manner.

53. GOAL - Strengthen the effectiveness of the zoning code by utilizing enhanced site plan review procedures.

IMPLEMENTATION MEASURES:

- A. As part of enhanced site plan review, the impact of any new development on emergency services should be considered.
- B. As part of enhanced site plan review, the impact of development on natural resources, physical attributes of a parcel, ingress and egress, as well as historic preservation should be considered.
- C. Require new development projects to install underground utilities where feasible.
- D. Separate the coupled site plan review and special permit uses and approval procedures currently required in most zoning districts.

CHAPTER 4: ADOPTION AND MAINTENANCE

FORMAL ADOPTION

The Village Board appointed a special board, namely the Comprehensive Plan Steering Committee, to prepare the proposed Comprehensive Plan. By State statute, it is necessary for the Steering Committee to hold at least one public hearing, and by resolution, recommend the proposed Comprehensive Plan to the Village Board of Trustees for adoption. Prior to the Village Board of Trustees formally adopting the Comprehensive Plan, the Plan must be submitted to the Tioga County Planning Board for review and recommendation as required by State Law. Within 90 days of the Steering Committee's recommendation, the Village Board must hold a second public hearing.

A Village comprehensive plan is subject to the provisions of the State Environmental Quality Review Act (SEQRA), and the adoption of a comprehensive plan is classified as a Type I action. Therefore, prior to adoption, the Village of Waverly needs to satisfy the requirements for a Type I action under SEQRA.

PERIODIC REVIEW AND FILING

As time passes, community conditions, values, and attitudes may change. If the Comprehensive Plan does not continue to reflect the values of the Village, the plan should be revisited, changed, and amended according to the community's desire. Revisiting the plan on a periodic basis for amendment considerations, rather than ignoring the Plan, will keep the Village's Comprehensive Plan up to date.

Therefore, the Village Board of Trustees will review the Comprehensive Plan every five years, which will be the maximum interval for a review process. After adoption, this Plan must be filed in the Village Clerk's Office, and a copy must also be filed with the Tioga County Planning Department.

EFFECT OF ADOPTION

Should the Village of Waverly decide to adopt any type of land use regulation, the regulation needs to be in accordance with this Comprehensive Plan. In addition, all plans for capital projects of another governmental agency on land included in the Village of Waverly Comprehensive Plan should take this plan into consideration.

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GOALS MATRIX

I. HISTORIC RESOURCES

GOAL 1

FORMALLY RECOGNIZE WAVERLY'S HISTORIC RESOURCES AND LEVERAGE THOSE RESOURCES TO PROMOTE COMMUNITY REVITALIZATION.

IMPLEMENTATION MEASURES	URGENCY
A. Update previous Historic Resource Surveys and support the listing of individual buildings and districts in the State and National Register of Historic Places.	Short Term
B. Designate a local downtown historic district and adopt Design Standards for downtown buildings.	Short Term
C. Work with the Waverly Historical Society and the local school district to create educational tools on Waverly's historic resources.	Long Term

GOAL 2

PRESERVE THE VILLAGE'S HISTORIC BUILDINGS AND NEIGHBORHOODS.

IMPLEMENTATION MEASURES	URGENCY
A. Seek funding to assist owners of downtown commercial buildings to undertake historically sensitive renovations.	Long Term
B. Fully comply State Environmental Quality Review Act requirements to consider and mitigate impacts on historic resources as part of the review process.	Short Term
C. Seek housing rehabilitation assistance to renovate the Village's housing stock in an historically appropriate manner.	Long Term

II. NATURAL RESOURCES AND ENVIRONMENT

GOAL 3

ENSURE THAT FUTURE DEVELOPMENT AND REDEVELOPMENT WITHIN THE VILLAGE WILL NOT NEGATIVELY IMPACT WATER RESOURCES.

IMPLEMENTATION MEASURES	URGENCY
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A. Ensure that DEC regulations regarding stormwater pollution prevention plans (SWPP) are strictly followed for all new development and that they are properly implemented and managed as part of the site plan review process.	Ongoing
B. Encourage use of Green Infrastructure for existing and new developments, such as pervious paving materials, rain gardens, or other green technologies, that minimize, redirect, or treat runoff from parking lots and driveways.	Ongoing
C. Utilize the SEQRA process to minimize impacts from development proposals adjacent to, or with the potential to impact, wetlands and surface water.	Ongoing
GOAL 4	
MINIMIZE FLOOD RISKS AND IMPACTS OF FLOODING	
IMPLEMENTATION MEASURES	URGENCY
A. Ensure that new development in the 100-year floodplain complies with the Flood Damage Prevention Law of 2012. Where such development does occur, ensure that site plan regulations and processes are sufficient to determine that new development will not exacerbate flooding concerns and that projects are designed to minimize risks to safety and adjacent property.	Ongoing
B. In the event of a major flood that severely damages properties in the floodway, work to relocate/ rebuild structures outside of the floodway.	Long Term
C. Require new development to manage stormwater runoff on-site to the greatest extent practicable, as required by the DEC and local site plan review procedures and encourage the capture and reuse of rainwater.	Long Term
D. The Village should enlist the services of an environmental professional to conduct a stormwater audit of the entire village. Federal, State, and local grant funds should be sought to cover the expense of the audit.	Short Term
GOAL 5	
SUPPORT AND PROMOTE THE USE OF SUSTAINABLE TECHNOLOGIES AND GREEN BUILDING PRACTICES IN THE VILLAGE.	
IMPLEMENTATION MEASURES	URGENCY
A. Encourage energy conservation and efficiencies and promote the use of alternative/clean energy sources in homes and businesses, such as wind, solar, geothermal and co-generation through development of simplified permitting processes. Encourage new construction to be built to LEED, or similar, standards.	Long Term

B. Lead by example by undertaking energy audits on all Village-owned buildings, and by utilizing alternative energy sources, such as geothermal, wind, solar, and co-generation in all Village-owned building renovation or new construction projects to promote use of green technologies.	Ongoing
C. Publicize the availability of free or low-cost energy audits to homeowners and businesses via Village venues and seek grant funds to assist private property owners to make properties more energy efficient and environmentally sustainable.	Short Term
GOAL 6	
ENSURE THAT FUTURE DEVELOPMENT AND REDEVELOPMENT WITHIN THE VILLAGE COMPLEMENTS AND ENHANCES THE NATURAL ENVIRONMENT WHILE NOT HINDERING OR IMPEDING DESIRED DEVELOPMENT.	
IMPLEMENTATION MEASURES	URGENCY
A. Inventory and identify sensitive environmental areas in the Village and designate Unique Natural Areas or Critical Environmental Areas as appropriate.	Short Term
B. Review and amend land use regulations to protect and enhance the natural resources of the community while ensuring that new or enhanced regulations are not overly cumbersome or limiting to new development.	Short Term
C. Strictly comply with SEQRA for projects that require such review to ensure protection of natural resources.	Ongoing
GOAL 7	
INCREASE AND IMPROVE THE URBAN AND COMMUNITY FORESTS IN THE VILLAGE TO ENHANCE THE COMMUNITY CHARACTER	
IMPLEMENTATION MEASURES	URGENCY
A. Establish a tree inventory or catalogue of tree locations and voids that includes information such as species, age, size, and condition.	Short Term
B. Establish a tree planting program to fill in areas of the Village lacking trees and to ensure a diverse urban forest. This includes planting large trees where possible and smaller trees where necessitated by infrastructure.	Short Term
C. Inventory Ash trees on Village property and in the public right-of-ways. Monitor progress of the Emerald Ash borer in NYS and the health of Ash trees in the community, and proactively protect Ash trees of significant value.	Short Term
D. Monitor new and emerging threats to the community forest and implement policies and actions to mitigate their impacts.	Ongoing

GOAL 8	
IDENTIFY, REMEDIATE, AND REDEVELOP BROWNFIELD SITES THROUGHOUT THE VILLAGE	
IMPLEMENTATION MEASURES	URGENCY
A. Assess properties village-wide for existence of brownfields and request proposals from qualified firms to provide planning services associated with the development of a Step 1 Pre-Nomination Study for a Brownfield Opportunity Area (BOA) program application for underutilized areas throughout the Village.	Long Term
B. If BOA participation is not pursued, the Village should inventory all potential brownfield sites within the Village to enable landowners to identify development opportunities and apply for cleanup or redevelopment funding for various types of reuse or infill development.	Long Term
III. ECONOMIC DEVELOPMENT	
GOAL 9	
ASSIST EXISTING BUSINESSES WITHIN THE VILLAGE TO GROW AND EXPAND.	
IMPLEMENTATION MEASURES	URGENCY
A. Assist businesses to access public funding sources for job creation activities, such as CDBG Economic Development funding and/or Empire State Development.	Ongoing
B. Fund a Village-wide Microenterprise Program using CDBG funds to assist both new and existing businesses with funding and training.	Short Term
C. Coordinate with the Tioga County Chamber of Commerce, Tioga County Department of Economic Development and Planning, Binghamton University Small Business Development Center, Tioga County Industrial Development Agency and others to leverage financial resources and to provide training, resources, and technical assistance within the community for local businesses.	Long Term
D. Undertake an Economic Market Analysis in order to better understand and quantify local market forces, including potential growth niches.	Short Term
GOAL 10	
REVISE ZONING TO BETTER MANAGE BUSINESS DEVELOPMENT AND GROWTH WITHIN THE VILLAGE.	
IMPLEMENTATION MEASURES	URGENCY
A. Create a separate zoning district for the traditional downtown area and other commercial business areas.	Short Term

B. Develop a Home Business Ordinance to both regulate and promote home businesses in the community.	Long Term
C. Develop clear and concise zoning/site plan application paperwork with a flow chart, and a streamlined approval process to ensure that planning reviews for projects are completed in a timely manner.	Short Term
IV. COMMERCIAL RESOURCES	
GOAL 11	
ENHANCE THE AESTHETIC CHARACTER OF COMMERCIAL AREAS IN ORDER TO ELIMINATE BLIGHT, DEVELOP A SENSE OF PLACE CONSISTENT WITH THE CHARACTER OF THE VILLAGE, AND TO PROMOTE TOURISM, RECREATION, AND BUSINESS DEVELOPMENT WITHIN THE VILLAGE.	
IMPLEMENTATION MEASURES	URGENCY
A. Undertake a streetscape improvement and beautification effort at the I-86, Exit 61 Interchange and eastern end of Broad Street to improve the aesthetics of the gateway and build upon existing community beautification efforts. This may include, as appropriate, removal of asphalt paving between the sidewalk and street, landscaping and tree planting, improvements to the Norfolk Southern railroad overpass, and gateway signage.	Long Term
B. Undertake a streetscape improvement, beautification, and traffic calming project along the northeastern end of Chemung Street to improve the aesthetics of the area and improve pedestrian safety which may include, as appropriate, removal of paving between the sidewalk and street, tree planting, enhanced crosswalks, and possible reconfiguration of the N. Chemung/Chemung intersection.	Long Term
C. Install Gateway signage and other gateway enhancements at the Exit 60 gateway.	Short Term
GOAL 12	
REVISE ZONING AND SITE PLAN REVIEW REGULATIONS TO BETTER MANAGE COMMERCIAL AREAS IN THE VILLAGE.	
IMPLEMENTATION MEASURES	URGENCY
A. Divide the existing "Commercial" zone into distinct zoning districts, depending on their existing and desired characteristics, such as "Central Business District", "Neighborhood Commercial", and "Commercial".	Short Term
B. Rezone the existing commercially zoned flood area at the southwest corner of the Village to a non-commercial zone, such as open space.	Short Term
C. Rezone the portions of the existing commercial zoned area at the northeast corner of the Village that are located within the floodway and flood zone to open space.	Short Term

D. Update Site Plan Review requirements to ensure development of commercial properties enhances the character of the community, including siting of buildings nearer roadways and corners, shielding parking areas, installing landscaping strips along the roadway and around buildings, and providing areas for snow removal.	Long Term
E. Develop signage standards appropriate for each new commercial zoning district, such as the number and size of signs, promoting monument style signs, reducing signage heights, limiting moving/animated signage, and prohibiting building mounted internally lit signage.	Long Term
F. Develop and adopt architectural design requirements for new buildings and major renovations (redevelopment exceeding 51% of assessed value) to existing buildings in order to provide a consistent and attractive character to commercial areas.	Long Term
G. Ensure that new commercial zoning encourages the redevelopment of properties in the southeast area of the Village in order to enhance the character of the gateway, increase the tax base, and provide needed goods, services, and jobs.	Short Term
V. DOWNTOWN	
GOAL 13	
PRESERVE AND ENHANCE THE HISTORIC CHARACTER OF THE CENTRAL BUSINESS DISTRICT.	
IMPLEMENTATION MEASURES	URGENCY
A. Seek State and National Register Historic District status for the downtown area.	Short Term
B. Seek funding sources and other incentives to assist owners of commercial properties in the downtown to renovate buildings, upgrade facades; install appropriate signage; and redevelop interiors for housing, retail, and commercial office use. Market rate rental housing should be encouraged.	Ongoing
C. Develop incentives to encourage property owners to utilize “green” building techniques or to seek LEED certification to improve energy efficiency and overall sustainability of the Village’s built environment.	Ongoing
D. Consider development of a Historic District Design Standards for the downtown. Renovations and new construction should follow these design standards to maintain existing architectural styles in scale, proportion, composition, materials, and design. Establish a local architectural review commission or utilize the Planning Board to ensure that renovations on existing buildings follow these standards and maintain historic materials, designs, and treatments.	Long Term
E. Revise the sign ordinance to ensure that signage in the CBD is consistent with the historic character of the downtown.	Short Term

GOAL 14	
SUPPORT A HEALTHY, DIVERSE, DOWNTOWN ECONOMY.	
IMPLEMENTATION MEASURES	URGENCY
A. Seek funding sources, where possible, to assist new and expanding businesses.	Ongoing
B. Complete a professional downtown market analysis to identify trends and opportunities.	Long Term
C. Establish and implement a downtown branding effort.	Short Term
GOAL 15	
IMPROVE AND MAINTAIN DOWNTOWN'S PUBLIC REALM.	
IMPLEMENTATION MEASURES	URGENCY
A. Mill and pave Broad Street on a regular schedule, i.e. every five to ten years.	Ongoing
B. Undertake a streetscape project along Broad Street including new sidewalks, curbing, trees, landscaping, lighting, and enhanced crosswalks to create a well-maintained and welcoming environment.	Short Term
C. Upgrade the eastern and western "gateways" into the downtown.	Short Term
D. Add new, and replace older, street furniture as needed, including benches, flower planters, garbage receptacles, etc.	Short Term
E. Provide a high level of maintenance, including weed removal and trash pickup.	Ongoing
F. Install amenities for cyclist, including bike racks.	Short Term
GOAL 16	
IMPROVE THE CONDITION, AVAILABILITY, ACCESSIBILITY OF PUBLIC PARKING IN THE DOWNTOWN.	
IMPLEMENTATION MEASURES	URGENCY
A. Renovate the parking areas behind Broad Street to maximize parking, create safe pedestrian connections, and increase lighting, highlight green space, and improve landscaping.	Short Term
B. Create a new eastern entrance to the Broad Street parking area	Short Term
C. Separate and buffer existing parking lots from the street.	Short Term

D. Develop a unified signage system for public parking lots.	Long Term
E. Enforce 2-hour parking limit to ensure turn over on Broad Street where parking is at a premium.	Short Term
F. Develop parking permit system for public parking lots.	Long Term
G. Install electrical vehicle charging stations at strategic locations in the downtown.	Short Term
GOAL 17	
WORK WITH EXISTING STAKEHOLDERS AND ORGANIZATIONS TO ESTABLISH A SUSTAINABLE, FOCUSED, AND HOLISTIC DOWNTOWN REVITALIZATION EFFORT.	
IMPLEMENTATION MEASURES	URGENCY
A. Build on existing work and partnerships to establish a framework for revitalization.	Short Term
B. Utilize the Four Point Main Street Approach to downtown revitalization to guide efforts.	Short Term
VI. HOUSING	
GOAL 18	
ENSURE ALL DWELLING UNITS ARE PROPERLY MAINTAINED, IN COMPLIANCE WITH NEW YORK STATE PROPERTY MAINTENANCE CODE, AND IN COMPLIANCE WITH LOCAL AND STATE BUILDING CODES.	
IMPLEMENTATION MEASURES	URGENCY
A. Seek financing sources, such as State or federal funds, to renovate housing through rehabilitation programs. Particular emphasis shall be paid to homeowners who struggle financially. Income property rehabilitation programs, where the majority of tenants are lower income, should be conditioned on rent subsidy programs or affordable rents.	Ongoing
B. Support a comprehensive and proactive housing code enforcement in the Village to maintain housing units in standard condition.	Ongoing
C. Promote home ownership through programs that provide assistance to first time home buyers.	Short Term
D. Undertake and maintain a complete housing conditions survey of the Village to quantify housing conditions and identify concentration of substandard housing.	Long Term

E. Develop and adopt a property nuisance ordinance that combines code violations and police calls to address problem properties and poor management, ultimately providing the Village with a tool to close down nuisance properties.	Long Term
F. Develop and adopt a vacant building ordinance to discourage vacant properties.	Long Term
GOAL 19	
ENSURE THAT ALL RENTAL HOUSING IS CONSISTENT WITH ZONING AND CODE REQUIREMENTS AND THAT DEVELOPMENT OF RENTAL HOUSING, PARTICULARLY CONVERSION OF SINGLE-FAMILY PROPERTIES OR INCREASES IN DENSITY, DOES NOT NEGATIVELY IMPACT NEIGHBORHOOD CHARACTER.	
IMPLEMENTATION MEASURES	URGENCY
A. Enact clear site plan review regulations for the development of any new housing or density increases to existing housing including, but not limited to, off-street parking, lot coverages, permeable surfaces, exterior alterations, etc. so that only properties that can meet such standards are allowed to increase density.	Long Term
B. Prohibit all parking in front yards of residential structures, with the exception of a narrow side driveway.	Short Term
C. Enact a rental permits law that requires any property with more than two units to secure a permit to operate within the Village. Such permit should have regular inspection requirements.	Long Term
GOAL 20	
FUTURE HOUSING DEVELOPMENT, OR MODIFICATIONS TO EXISTING HOUSING, WILL BE CONSISTENT WITH THE SIZE, SCALE, AESTHETICS, ARCHITECTURE, CHARACTER, AND HISTORIC NATURE OF THE VILLAGE AND ITS NEIGHBORHOODS.	
IMPLEMENTATION MEASURES	URGENCY
A. Enact minimum design guidelines that include all housing development so that new construction and significant rehabilitation/renovation of existing housing is in keeping with the character/ architecture of the neighborhood in which the project is being undertaken. Incorporate design guidelines into site plan review to ensure that the historic character of neighborhoods are not lost.	Long Term
GOAL 21	

PROMOTE ENERGY EFFICIENCY FOR NEW OR EXISTING HOUSING UNITS SUCH AS GREEN BUILD STANDARDS, LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN (LEED) STANDARDS, ALTERNATIVE ENERGY SOURCES, AND/OR NEW ENERGY SAVING TECHNOLOGIES, MATERIALS, OR OTHER APPARATUS SHALL BE OF SUCH A NATURE THAT IT WILL NOT INTERFERE WITH ANY NEIGHBORING PROPERTIES AND/OR WILL NOT NEGATIVELY IMPACT THE VILLAGE ENVIRONMENT, QUALITY OF LIFE AND/OR AESTHETICS.

IMPLEMENTATION MEASURES	URGENCY
A. Adopt streamlined residential solar permits.	Short Term
B. Remain cognizant of emerging housing and energy conservation trends. While the Village will promote energy conservation measures, it should prohibit structures, appliances, and/or equipment that negatively impact adjacent properties, Village aesthetics, the environment, or are otherwise determined to be unsafe.	Ongoing
C. Encourage any new development to be LEED certified, potentially through the enactment of incentive zoning.	Short Term

VII. EDUCATIONAL RESOURCES

GOAL 22

ENCOURAGE PERSONS ASSOCIATED WITH THE SCHOOL DISTRICT, INCLUDING, BUT NOT LIMITED TO, FACULTY, STAFF, PARENTS, STUDENTS, VISITORS, AND OTHERS, TO PATRONIZE VILLAGE BUSINESSES.

IMPLEMENTATION MEASURES	URGENCY
A. Work with local businesses, and the school district to provide a welcome packet for new district employees.	Ongoing
B. Work with Village businesses to advertise in media related to school events.	Ongoing
C. Leverage the school's positive attributes to attract new residents.	Ongoing

GOAL 23

PROVIDE HANDS-ON WORK EXPERIENCE FOR STUDENTS, INCLUDING INTERNSHIPS AND COMMUNITY SERVICE.

IMPLEMENTATION MEASURES	URGENCY
A. Facilitate the development of programs at the school so that students can work for pay or undertake community service experience in Village businesses, government, or not-for-profit organizations, work programs.	Long Term
B. Partner with the school district to develop programs so that job training in the schools match the skill sets needed by area businesses.	Ongoing

GOAL 24	
CONSOLIDATE VILLAGE AND SCHOOL SERVICES TO THE FULLEST EXTENT POSSIBLE.	
IMPLEMENTATION MEASURES	URGENCY
A. Work with the school district on cost sharing on items and services such as fuel, recycling, and energy efficiency	Ongoing
GOAL 25	
DEVELOP PROGRAMS THAT ENCOURAGE CHILDREN TO WALK TO SCHOOL SAFELY.	
Implementation Measures	Urgency
A. Continue to encourage improvement of sidewalk connection infrastructure to make walking to school more feasible.	Ongoing
B. Apply for funding for Safe Routes to School when needed.	Ongoing
VIII. PARKS AND RECREATION	
GOAL 26	
IDENTIFY UNDERUTILIZED SPACES AND FACILITIES THAT HAVE THE POTENTIAL TO CREATE ADDITIONAL AND/OR IMPROVED RECREATIONAL OPPORTUNITIES FOR ALL AGE GROUPS.	
IMPLEMENTATION MEASURES	URGENCY
A. Develop and maintain a current inventory and database of all facilities, open spaces, and programs.	Short Term
B. Review and assess inventories on an annual basis to ensure full coverage of all interests, ages, and abilities.	Ongoing
C. Conduct periodic needs assessments for recreational and parks needs, including needs for accessibility.	Ongoing
D. Evaluate programs and participation levels to anticipate and meet changing trends.	Ongoing
GOAL 27	
PROVIDE FACILITIES THAT ARE SAFE, CLEAN, AND WELL-MAINTAINED.	
IMPLEMENTATION MEASURES	URGENCY

A. Identify all safety, cleanliness, and general maintenance concerns.	Short Term
B. Review responsibilities and budget constraints to address these issues and establish a long-term maintenance plan.	Long Term
C. Seek grant funding for park renovations and upgrades where appropriate.	Short Term
GOAL 28	
INCREASE THE AMOUNT OF PARK AND RECREATIONAL FACILITIES IN THE VILLAGE.	
IMPLEMENTATION MEASURES	URGENCY
A. Consider all land types for additional recreation facilities, such as gray fields, underutilized properties, tax foreclosed properties, floodplain areas, and estate donations, to develop small open space areas, or recreation facilities in close proximity to neighborhoods.	Ongoing
B. Maintain existing, and develop new partnerships with other municipalities, local school districts, to fully utilize recreational facilities, and allow facilities to be available for public and organizational use.	Ongoing
C. Add additional diverse facilities and open space to the inventories such as dog parks, community gardens, and/or fitness trails.	Long Term
D. Exhibit sculpture and other art forms in public spaces, particularly along main thoroughfares.	Long Term
E. Determine the feasibility of using abandoned River Road as a bicycle/hiking trail in partnership with Chemung County.	Long Term
GOAL 29	
SUPPORT AND PROMOTE THE DEVELOPMENT OF SCHOOL AND/OR COMMUNITY GARDENS, WHICH WILL NOT ONLY EDUCATE, BUT ALSO PROMOTE HEALTH AND WELLNESS.	
IMPLEMENTATION MEASURES	URGENCY
A. Investigate all legal and/or Ag & Markets issues related to Community Gardens to understand the possibilities and limits.	Short Term
B. Provide input and assistance for locating sites for Community Gardens, including Village properties that are underutilized.	Short Term
C. Seek grant funding to establish more community gardens.	Ongoing

D. Establish a Community oriented group to maintain and program the community gardens.	Long Term
IX. INFRASTRUCTURE AND UTILITIE	
GOAL 30	
ENSURE THE LONG-TERM SAFETY AND RELIABILITY OF THE PUBLIC WATER AND SEWER SYSTEM.	
Implementation Measures	Urgency
A. Continue to repair and replace water and sewer mains and investigate “unauthorized discharges” to reduce inflow and infiltration.	Ongoing
B. Upgrade Wastewater Treatment Facility as needed.	Long Term
C. The Village should seek state/federal funding for the replacement of the storm-water drainage system along Broad Street and village wide.	Long Term
GOAL 31	
SEEK CREATIVE ALTERNATIVE USES FOR STORM-WATER RUNOFF THAT CAN BENEFIT THE COMMUNITY.	
IMPLEMENTATION MEASURES	URGENCY
A. Investigate and develop information concerning re-use of storm-water collected at residential properties such as rain gardens, re-directed downspout flows, rainwater irrigation systems.	Short Term
B. Utilize the Village’s site plan review authority to encourage/require green infrastructure such as vegetated swales, permeable surfaces, and natural storm-water management to reduce flooding risks and improve water quality.	Long Term
GOAL 32	
RELOCATE OVERHEAD POWER LINES TO UNDERGROUND LOCATIONS WHERE POSSIBLE.	
IMPLEMENTATION MEASURES	URGENCY
A. Develop regulations to require installation of underground power lines for new development and major redevelopment projects, including burying of service lines from main lines to buildings.	LONG TERM
B. Pursue funding sources and other opportunities to bury/relocate overhead power lines within the Village when opportunities are possible.	LONG TERM

GOAL 33	
ENSURE THAT ALL POSSIBLE ACTION IS MADE TO REDUCE ENERGY CONSUMPTION.	
IMPLEMENTATION MEASURES	URGENCY
A. Replace all existing street-lighting in the Village with LED lights.	Short Term
B. Undertake a solarize campaign to increase the number of solar rooftops in the Village.	Short Term
C. Replace fleet vehicles with energy efficient vehicles, and install electric vehicle charging stations.	Long Term
D. Pursue High Impact Action Items through NYSERDA to obtain a Clean Energy Community designation.	Long Term
E. Pursue Climate Smart Certification.	Long Term
X. FLOOD ZONES AND FLOOD MANAGEMENT	
GOAL 34	
ENSURE THAT THE VILLAGE'S STORM-WATER INFRASTRUCTURE IS SUFFICIENT TO ACCOMMODATE HEAVY RAIN EVENTS AND TO PREVENT STORM-WATER STREET FLOODING	
IMPLEMENTATION MEASURES	URGENCY
A. Strictly adhere to the Village's Flood Damage Prevention law for new development and projects that propose improvements to existing structures in the FEMA designated flood zones.	Ongoing
B. Utilize the Village's site plan review process to require green infrastructure such as rain barrels and cisterns; permeable surfaces; bio-retention areas; vegetated swales; vegetated filter strips; and sand filters when new development or building improvements are proposed.	Short Term
C. The Village should review the records of recent flood mitigation measures implemented along Cayuta Creek and consult with an engineer to determine if a FEMA Letter of Map Amendment is appropriate for the area along Cayuta Avenue.	Long Term
GOAL 35	
ENSURE THAT THE VILLAGE STORM-WATER INFRASTRUCTURE IS SUFFICIENT TO ACCOMMODATE HEAVY RAIN EVENTS AND TO PREVENT STORM-WATER STREET FLOODING.	
IMPLEMENTATION MEASURES	URGENCY
A. Apply for state and/or federal funding to replace the dated terracotta storm drain system along Broad Street and Village-wide.	Long Term

B. Regularly inspect the culverts along Dry Brook and Broad Street for debris buildup and sedimentation.	Ongoing
C. Regularly inspect Cayuta Creek and associated flood walls for damage and stream bank erosion.	Ongoing
D. Consult with the Department of Environmental Conservation and the County Soil and Water Conservation District to develop measures to decrease the potential for flooding along Cayuta Creek and Dry Brook.	Long Term
E. The Village should continue to coordinate with the Town of Barton to ensure that the project to right-size and replace the culverts in the area of Dry Brook and Broad Street are conducted in the near future to prevent additional storm-water street flooding.	Long Term

XI. TRANSPORTATION

GOAL 36

AS PART OF OVERALL CAPITAL IMPROVEMENTS PROGRAM, CONTINUE TO TARGET EXISTING STREETS AND SIDEWALKS IN NEED OF REPAIR.

IMPLEMENTATION MEASURES	URGENCY
A. Pursue capital improvements that remedy storm water flooding along roads; and address infrastructure repair and replacement as part of the project.	Long Term
B. Identify streets and locations where improvements/maintenance are most needed.	Ongoing
C. When applicable, coordinate designs with other agencies (DOT) that meet the needs of the Village.	Ongoing
D. Seek outside financial assistance to fund needed capital improvements.	Ongoing
E. Identify sidewalks in need of repair, pursue remedies to alleviate the problem.	Short Term
F. Ensure that crosswalks and curb cuts to crosswalks are handicap accessible	Short Term

GOAL 37

IMPROVE AND PROMOTE THE USE FO PUBLIC TRANSPORTATION.

IMPLEMENTATION MEASURES	URGENCY
A. Improve and expand service to the Village of Waverly to increase the use of existing public transportation system CTRAN from Chemung County. Ensure the system is user friendly and convenient, particularly for the disabled and elderly.	Ongoing

GOAL 38	
IMPROVE AND PROMOTE THE USE OF ALTERNATIVE FORMS OF TRANSPORTATION.	
IMPLEMENTATION MEASURES	URGENCY
A. Provide bicycle lanes, sharrows, bicycle racks, and other amenities.	Long Term
B. Promote bicycle safety by holding bicycle clinics where children/adults can be educated on the proper rules and safety of cycling.	Long Term
C. Provide electric vehicle charging stations in select locations.	Short Term
GOAL 39	
MAINTAIN, ENHANCE, AND ENCOURAGE PEDESTRIAN AND BICYCLE INFRASTRUCTURE, WHICH PROMOTES CONNECTIVITY AND GOOD HEALTH WHILE REDUCING RELIANCE ON VEHICLES.	
IMPLEMENTATION MEASURES	URGENCY
A. Identify gaps in the Village’s existing sidewalk, trail, and bikeway system that could serve as key links to destinations in and around the Village (parks, schools, shopping, downtown, jobs, etc.) and develop and expand such a system to close gaps.	Short Term
B. Include requirements, as part of a Site Plan Review, for all new projects to incorporate pedestrian and bicycle routes and facilities as part of the new development, as may be appropriate.	Short Term
C. Pursue capital improvement programs that increase opportunities for pedestrian and bicycle usage and safety.	Ongoing
XII. COMMUNITY FACILITIES AND SERVICES	
GOAL 40	
THE VILLAGE OF WAVERLY WILL PROVIDE/CONTRACT FOR EMERGENCY SERVICES FOR ITS CITIZENS SO THAT THEY CAN LIVE PEACEABLY, HEALTHFULLY, AND SAFELY IN THE COMMUNITY.	
IMPLEMENTATION MEASURES	URGENCY
A. Continue to assist emergency services entities in searching and applying for grant funds when opportunities become available.	Ongoing
B. Continue fire contracts with the Town of Barton and other communities where practical and beneficial.	Ongoing

GOAL 41	
THE VILLAGE OF WAVERLY WILL PROVIDE EMERGENCY SERVICES IN A COST-EFFECTIVE MANNER WHILE ENSURING ADEQUATE AND TIMELY COVERAGE.	
IMPLEMENTATION MEASURES	URGENCY
A. Continue to fund police and fire services, while at the same time incorporating cost savings measures such as sharing services with nearby municipalities.	Ongoing
B. Equip fire and police personnel with the necessary equipment and technology to do their job and to protect paid and volunteer personnel as the need arises and its budget allows.	Long Term
C. House emergency services in adequate facilities that meet industry standards. Critical emergency services should not be located in floodplain areas of the Village.	Ongoing
D. The Village and the Waverly Central School District will continue the School Resource Officer, or other similar program, not only for the purpose of responding to negative behaviors that may occur but also to provide a mentor for students and a presence that creates a sense of well being.	Ongoing
E. The Village will continue to seek the most cost effective and practical method of storing and retrieving its police records and physical evidence.	Ongoing
GOAL 42	
PROVIDE FOR THE SAFETY OF VILLAGE EMPLOYEES, ELECTED AND APPOINTED OFFICIALS, AND CITIZENS CONDUCTING BUSINESS AT MUNICIPAL BUILDINGS.	
IMPLEMENTATION MEASURES	URGENCY
A. Ensure that all municipal buildings have the proper security equipment and procedures to ensure that employees, and elected and appointed personnel are adequately protected.	Short Term
B. Develop security procedures for protection of Village employees, elected and appointed personnel, and citizens who work in or frequent municipal buildings during working hours or for official public purpose.	Long Term
GOAL 43	
THE VILLAGE OF WAVERLY WILL ENSURE ADEQUATE EMERGENCY SERVICES FOR AMBULANCE COVERAGE.	
IMPLEMENTATION MEASURES	URGENCY

A. Facilitate public outreach so that the citizens and property owners in the Village are aware of ambulance services.	Long Term
GOAL 44	
THE VILLAGE WILL MAKE SURE THAT THE POLICE AND FIRE DEPARTMENTS ARE CONSULTED DURING THE SITE PLAN REVIEW PROCESS.	
IMPLEMENTATION MEASURES	URGENCY
A. The Village Planning and Zoning Boards will consider and determine the impact of any new development on emergency services and the possible need to expand fire and police.	Ongoing
B. Modify procedures for site plan review to require applicants to contribute, including	Short Term
XII. ZONING AND BUILDING CODE ENFORCEMENT	
GOAL 45	
ALL PROPERTIES IN THE VILLAGE OF WAVERLY SHALL BE IN COMPLIANCE WITH ALL VILLAGE REGULATIONS.	
IMPLEMENTATION MEASURES	URGENCY
A. Ensure adequate resources for Zoning and Code Enforcement as necessary to provide proactive Code Enforcement.	Short Term
B. Continue cooperative efforts between Village Zoning Code Enforcement and Police.	Ongoing
C. The Village will consider the efficiency of hiring a second part-time code officer, or a full-time position that will cover both zoning and building code enforcement.	Long Term
GOAL 46	
THE VILLAGE WILL ADOPT CODE ENFORCEMENT POLICIES THAT COMPLEMENT AND ENHANCE ITS CODE ENFORCEMENT PROGRAM.	
IMPLEMENTATION MEASURES	URGENCY
A. The Village will conduct a comprehensive review of its Code Enforcement policies.	Long Term
B. Procedures will be developed to ensure a consistent prosecution of violations.	Ongoing
GOAL 47	

REVIEW AND UPDATE VILLAGE BUILDING CODE/LOCAL LAWS/POLICIES, INCLUDING MONETARY AND OTHER PENALTIES FOR NON-COMPLIANCE, AND MAKE CHANGES AS NEEDED.	
IMPLEMENTATION MEASURES	URGENCY
A. The Village will amend or adopt stricter and better defined local codes, including Nuisance Property code, and Vacant Property Code. Municipalities that amend the NYS Uniform Fire Prevention and Building Code must get approval from the NYS Code Council.	Long Term
B. The Village will periodically review and update its penalties for violators of building codes/local laws.	Ongoing
C. The Village will periodically review its building code fee/permit schedules.	Ongoing
XII. LAND USE AND ZONING	
GOAL 48	
ENHANCE AND PRESERVE THE VISUAL AND AESTHETIC INTEGRITY OF THE MAJOR GATEWAYS TO THE VILLAGE, INCLUDING THOSE AT EXIT 60 AND 61 ALONG THE INTERSTATE, AS WELL AS THE BROAD STREET GATEWAY.	
IMPLEMENTATION MEASURES	URGENCY
A. Determine the appropriate boundaries and location of gateways into the Village.	Short Term
B. Develop and adopt a gateway corridor overlay zoning district with regulatory provisions governing development of all properties situated within the overlay to promote a visually appealing and welcoming gateway into the Village.	Short Term
C. Develop signage to direct traffic entering the Village to commercial centers and other points of interest within the Village.	Short Term
GOAL 49	
ELIMINATE VISUAL AND STRUCTURAL BLIGHT IN THE VILLAGE.	
IMPLEMENTATION MEASURES	URGENCY
A. Develop and adopt a vacant buildings law, and prohibit demolition by neglect.	Long Term
B. Proactively use Code Enforcement to address structural blight on exteriors of commercial and residential buildings.	Ongoing
C. New Parking areas must be adequately buffered in all zoning districts.	Short Term

D. Adopt a landscape code that requires the planting of shrubs, flowers, and trees in and around parking lots, commercial properties, rental properties, and continuing maintenance thereof	Long Term
E. Within the landscape code, specify buffers between commercial uses and residential uses; integrate such provisions within the buffer section of the zoning code.	Long Term
F. Within the landscape code, include a provision that requires planning board review and consideration before vegetative cover is removed, or tree canopy is altered. Include criteria for review, mitigation, and removal.	Long Term
G. If a landscape code is not feasible, the Village should revisit the buffer and landscape requirements in the zoning code and adjust accordingly.	Long Term
GOAL 50	
ESTABLISH MEASURES TO PROMOTE A SUSTAINABLE BUILT ENVIRONMENT, AND LEED-ND CHARACTERISTICS.	
IMPLEMENTATION MEASURES	URGENCY
A. Amend zoning code and develop standards to allow pervious materials and other green technologies(not including gravel or stone) in parking lots and driveways where appropriate.	Long Term
B. Develop incentives within the zoning code to encourage developers and property owners to utilize green building techniques and materials, green infrastructure, and seek LEED certification.	Long Term
C. Develop and adopt a bicycle rack regulations to support non-motorized transportation.	Long Term
D. Develop and adopt regulations for the installation of renewable energy sources such as solar, wind, and geo-thermal energy.	Long Term
GOAL 51	
INCREASE OPPORTUNITIES FOR GROWTH AND DEVELOPMENT OF RETAIL AND COMMERCIAL ESTABLISHMENTS WITHIN THE VILLAGE.	
IMPLEMENTATION MEASURES	URGENCY
A. Amend zoning to create a section governing home businesses and develop provisions that establish regulations for signage, on-site storage, parking, and employees. Revise and clarify the definition of the allowability of home businesses, and develop Home Business regulations.	Short Term
B. Ensure that all zoning decisions and reviews are completed in a timely and streamlined manner.	Ongoing
GOAL 52	

UNDERTAKE A COMPREHENSIVE REVIEW AND REVISION OF THE VILLAGE ZONING CODE, AND OTHER LAND USE REGULATIONS. SPECIFIC RECOMMENDATIONS ARE ALSO OUTLINED

IMPLEMENTATION MEASURES	URGENCY
A. Appoint an Advisory Committee with at-large members and qualified professionals to initiate comprehensive review and revision of the zoning code, zoning map, and other land use regulations; and make recommendations for amendments to the zoning code to ensure consistency with the Comprehensive Plan. Revise the zoning code and zoning map within 12 months of the Comprehensive Plan adoption.	Long Term
B. As part of the zoning code review and revision, evaluate allowable uses in each zoning district to ensure that appropriate zoning is in place to meet current and future demographic and development needs of the community.	Short Term
C. Develop new zoning regulations or zoning overlay districts where appropriate. Changes can include overlays at the gateways of the Village, or the addition of a density overlay for residential areas where multi-family residential uses are requested.	Short Term
D. Review and modify sign regulations in the commercial districts and develop minimum regulations for downtown signage guidelines.	Short Term
E. Emphasize connectivity within the Village by including provisions that require sidewalks in areas where there are currently none, repairs to sidewalks upon sale of property, pedestrian trails, and/or bicycle paths.	Short Term
F. Construct and implement a nuisance property law as part of the Village code.	Long Term
G. Review and consider dividing the existing “Commercial” zoning district into distinct zones depending on their existing and desired characteristics, such as “Neighborhood Commercial”, “Central Business District”, or “General Commercial”.	Short Term
H. Review and consider replacing the PUD (Planned Unit Development) Zoning district with a Neighborhood Commercial District that would better suit the development of the area.	Short Term
I. Review and consider changing the existing commercially zoned flood area at the southwest corner of the Village to a non-commercial zone, such as Open Space district.	Short Term
J. Review and consider rezoning the portions of the existing commercial zoned district at the northeast corner of the Village that are located in the floodway and flood zone to open space.	Short Term

K. Ensure that all rental housing is consistent with zoning and building code requirements and that development of rental housing, particularly conversion of single-family properties or increases in density, does not negatively impact the neighborhood character.	Long Term
L. Review and consider the addition of a Public Service zoning district for the identification and regulation of public service properties.	Long Term
M. Develop clear and concise zoning/site plan application paperwork with a flow chart and a streamlined approval process to ensure that planning reviews for projects are completed in a timely manner.	Short Term
GOAL 53	
STRENGTHEN THE EFFECTIVENESS OF THE ZONING CODE BY UTILIZING ENHANCED SITE PLAN REVIEW PROCEDURES.	
IMPLEMENTATION MEASURES	URGENCY
A. As part of enhanced site plan review, the impact of any new development on emergency services should be considered.	Ongoing
B. As part of enhanced site plan review, the impact of development on natural resources, physical attributes of a parcel, ingress and egress, as well as historic preservation should be considered.	Ongoing
C. Require new development projects to install underground utilities where feasible.	Short Term
D. Separate the coupled site plan review and special permit uses and approval procedures currently required in most zoning districts.	Short Term

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APPENDIX A: COMMUNITY SURVEY AND SURVEY RESULTS



Village of
WAVERLY NY

VILLAGE OF WAVERLY COMPREHENSIVE PLAN COMMUNITY SURVEY

WHAT IS THIS, AND WHY SHOULD YOU COMPLETE IT?

The Village of Waverly is starting the process of updating their Comprehensive Plan. A Comprehensive Plan is a document that describes the history, current state, and future vision of a community. It will guide future growth and development, while promoting a healthy, safe place for Village residents.

WHO SHOULD COMPLETE THE SURVEY?

The Comprehensive Plan should reflect the ideas and opinions of the community's residents. Every Village resident and/or property owner is invited to complete this survey. Owners of rental properties and tenants are also encouraged to complete the survey.

WHEN SHOULD YOU SUBMIT THE SURVEY?

Please submit your survey as soon as it is completed. Estimated time to complete the survey is 15 minutes. Additionally, there will be a public meeting at the Village Hall Community Room, 32 Ithaca Street on Wednesday April 10th between 4-7pm. Surveys may be dropped off at that time, as well.

HOW AND WHERE SHOULD YOU SUBMIT THE SURVEY?

Completed surveys that are not completed online may be mailed to: Waverly Village Clerk, 32 Ithaca St, Waverly NY 14892 or Thoma Development Consultants, 34 Tompkins Street, Cortland NY 13045. They may also be dropped off with the Village Clerk. If you need additional copies of the survey so that each member of your household may participate, feel free to photocopy.

QUESTIONS?

If you have questions on how to complete or submit the survey, please email colleen@thomadevelopment.com or call Thoma Development Consultants at 607-753-1433.



1. Are you a resident of the Village of Waverly?

Yes No

If No, Where are you a resident? _____

2. What is your age?

- Under 18
- 18-25
- 25-44
- 45-64
- 65 or older

3. How long have you lived in Waverly?

- less than one year
- 1-10 years
- 11-20 years
- 21-30 years
- 30+ years
- Not Applicable

4. # of people that live in your household? _____

5. Current employment status:

- Full-time
- Part-time
- Student
- Self-employed
- Unemployed and looking for work
- Unable to work
- Full-time home maker
- Retired

6. Where do you work/attend school?

- Village of Waverly/Town of Barton
- Owego area
- Elsewhere in Tioga County
- Binghamton area
- Sayre/Athens, PA area
- Elmira area
- Ithaca Area
- Chemung area
- Other _____
- Not applicable

7. What mode of transportation do you most often use to get to work/school?

- Walk
- Personal vehicle
- Carpool/Rideshare
- Bus
- Bicycle
- N/A (Work at home/not employed/retired)
- Other _____

8. Do you rent or own:

Homeowner Renter

9. What type of structure do you reside in?

- Single family home
- House/building with 2 units
- House/building with 3-4 units
- House/building with 5 or more units
- Senior Housing
- Assisted Living
- Apartment Building

10. Do you use your property for anything other than a residence?

Yes No

If **yes**, what else is your property used as?

- Daycare Home Business
- Commercial Year-round Rental
- Short Term Rental Seasonal Home
- Other _____

11. What is the primary reason you live in Waverly? (Please check one)

- Born and Raised
- Small town atmosphere
- Job opportunity
- Close to work
- Community appearance
- Quality of services
- Quality of schools
- Proximity to family/friends
- Other _____

12. Where do you do most of your shopping?

- Village of Waverly/Town of Barton
- Owego area
- Elsewhere in Tioga County
- Binghamton area
- Sayre/Athens, PA area
- Elmira area
- Ithaca Area
- Online

13. Where do you do most of your dining?

- Village of Waverly/Town of Barton
- Owego area
- Elsewhere in Tioga County
- Binghamton area
- Sayre/Athens, PA area
- Elmira area
- Ithaca Area

14. What are the most important characteristics of the Village of Waverly? (Select your top THREE)

- | | |
|---|--|
| <input type="checkbox"/> Small town atmosphere | <input type="checkbox"/> Environmental features/Beauty |
| <input type="checkbox"/> Sense of community | <input type="checkbox"/> Feels safe and secure |
| <input type="checkbox"/> Proximity to colleges | <input type="checkbox"/> Access to highways/major cities |
| <input type="checkbox"/> Housing is affordable | <input type="checkbox"/> Employment opportunities |
| <input type="checkbox"/> Recreation opportunities | <input type="checkbox"/> Access to public facilities |
| <input type="checkbox"/> Access to essential services | <input type="checkbox"/> Cost of living |
| <input type="checkbox"/> Good school system | <input type="checkbox"/> Access to activities |
| <input type="checkbox"/> Availability of shopping | <input type="checkbox"/> Law and code enforcement |
| <input type="checkbox"/> Other _____ | <input type="checkbox"/> Walkability |

15. What is the quality of the following services in the Village?

	Good Quality	Poor Quality	No Opinion
Police Protection	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fire Protection	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ambulance Protection	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recreation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parks/Playgrounds	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Health and Social Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Street/Road Improvements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sidewalk Improvements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public Works Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Snow Removal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Zoning/Code Enforcement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sewer Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Senior/Elder Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Youth Programming	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cultural Events and Programming	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Broadband/Internet Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (please specify below)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

16. What Issues/Initiatives would you like to see the Village focus on in the future? (Choose 2)

- | | |
|---|--|
| <input type="checkbox"/> Bicycle trails/Routes | <input type="checkbox"/> Attract new commercial development |
| <input type="checkbox"/> Strengthen code enforcement | <input type="checkbox"/> Programs to renovate existing homes |
| <input type="checkbox"/> Business Signage | <input type="checkbox"/> Water/Sewer infrastructure |
| <input type="checkbox"/> Stormwater runoff/flood management | <input type="checkbox"/> Manufacturing |
| <input type="checkbox"/> Tourism | <input type="checkbox"/> Home business |
| <input type="checkbox"/> Job Opportunities | <input type="checkbox"/> Recreational opportunities |
| <input type="checkbox"/> Improve services for seniors | <input type="checkbox"/> Sidewalk Improvements |
| <input type="checkbox"/> Trash Collection | <input type="checkbox"/> Other _____ |

17. What types of growth do you believe the Village of Waverly should encourage? (Check all that apply)

- | | |
|--|--|
| <input type="checkbox"/> I do not favor growth | <input type="checkbox"/> Light Industry |
| <input type="checkbox"/> Residential | <input type="checkbox"/> Retail |
| <input type="checkbox"/> Tourism | <input type="checkbox"/> Commercial/Office |
| <input type="checkbox"/> Other _____ | |

18. Would you encourage or discourage the following land uses in the Village of Waverly?

Land Use	Encourage	Discourage	No Change	No Opinion
Residential Development: Single Family Homes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Residential Development: Multiple Unit Dwellings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Townhouses/Condominiums	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mobile Home Parks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
“Green” Building Construction	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Affordable Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Senior/Assisted Living	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Arts/Theater	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Restaurants	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Small Business/Home Business	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Small Inns/Bed and Breakfasts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hotels	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public Green Space/Parks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Light Manufacturing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Heavy Manufacturing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bike Paths/Lanes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Protection of Natural Areas/Open Space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Neighborhood Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Office	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Grocery Store	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Medical/Dental Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Residential Solar	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (please specify) _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

19. What do you like most about the Village of Waverly?

20. What is your biggest concern about the future of the Village of Waverly?

21. What would you change in the Village of Waverly?

22. What would you preserve in the Village of Waverly?

Feel free to write additional comments on the back. You may attach additional paper, if you would like. Thank you for completing this survey!

Village of Waverly Comprehensive Plan Community Survey



Q1. ARE YOU A RESIDENT OF THE VILLAGE OF WAVERLY?

ANSWER CHOICES	RESPONSES	
YES	78.87%	153
NO	21.13%	41
IF NO, WHERE ARE YOU A RESIDENT?		39

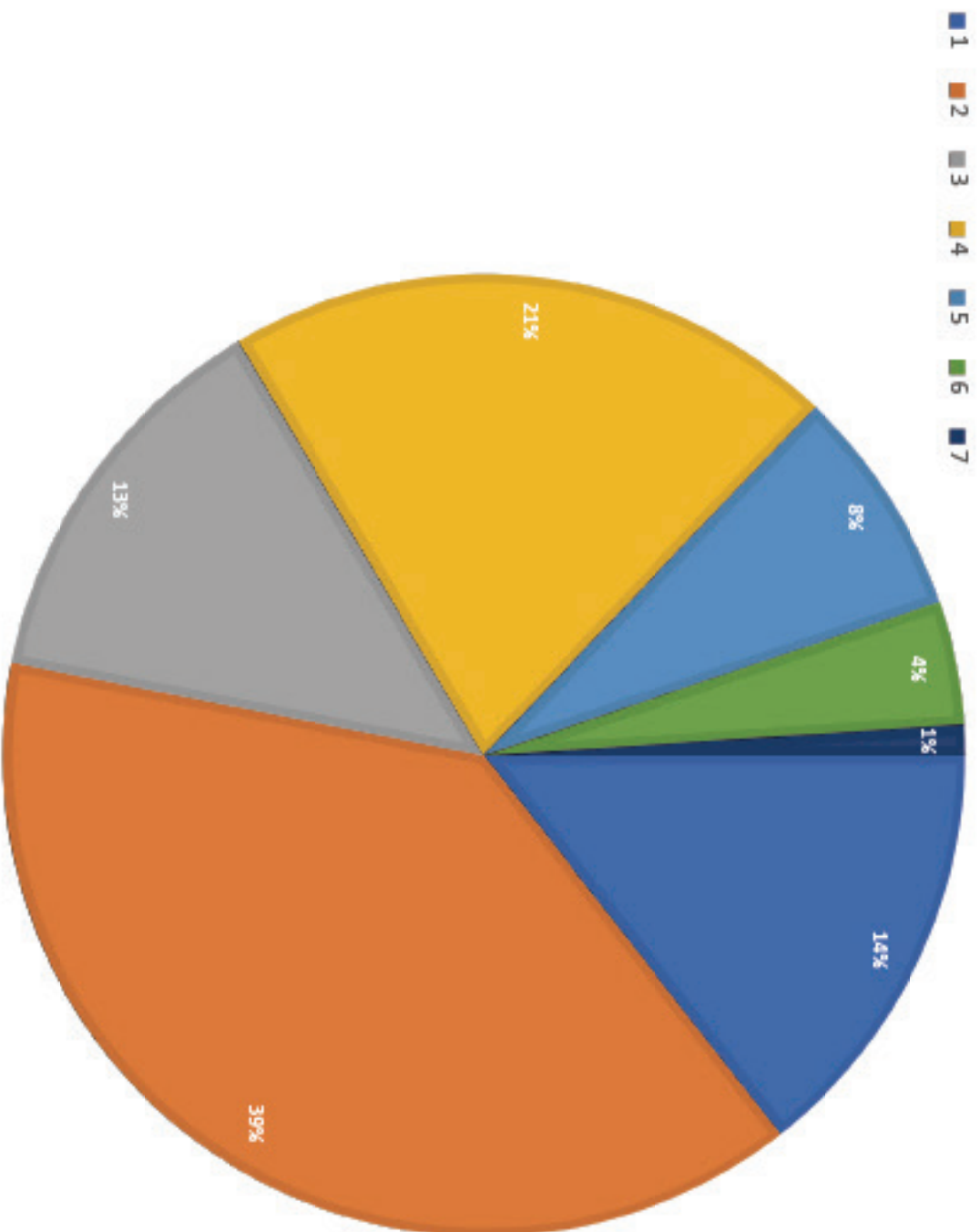
Q2. WHAT IS YOUR AGE?

ANSWER CHOICES	RESPONSES	
UNDER 18	1.03%	2
18-25	4.62%	9
26-44	26.67%	52
45-64	40.00%	78
65+	27.69%	54

Q3. HOW LONG HAVE YOU LIVED IN WAVERLY?

ANSWER CHOICES	RESPONSES	
LESS THAN ONE YEAR	3.08%	6
1-10 YEARS	13.85%	27
11-20 YEARS	15.90%	31
21-30 YEARS	15.90%	31
30+ YEARS	45.64%	89
NOT APPLICABLE	5.64%	11

4. How many people live in your household?



Q5. CURRENT EMPLOYMENT STATUS:

ANSWER CHOICES	RESPONSES	
FULL-TIME	51.31%	98
PART-TIME	6.28%	12
STUDENT	2.09%	4
SELF-EMPLOYED	6.81%	13
UNEMPLOYED AND LOOKING FOR WORK	1.57%	3
UNABLE TO WORK	4.19%	8
FULL-TIME HOME MAKER	0.52%	1
RETIRED	27.23%	52

Q6. WHERE DO YOU WORK/ATTEND SCHOOL?

ANSWER CHOICES	RESPONSES	
VILLAGE OF WAVERLY/TOWN OF BARTON	28.72%	56
OWEGO AREA	4.10%	8
ELSEWHERE IN TIOGA COUNTY	0.51%	1
BINGHAMTON AREA	5.64%	11
SAYRE/ATHENS, PA AREA	11.79%	23
ELMIRA AREA	9.74%	19
ITHACA AREA	2.05%	4
CHEMUNG AREA	0.51%	1
NOT APPLICABLE	30.26%	59
OTHER (PLEASE SPECIFY)	6.67%	13

Q7. WHAT MODE OF TRANSPORTATION DO YOU MOST OFTEN USE TO GET TO WORK/SCHOOL?

ANSWER CHOICES	RESPONSES	
WALK	3.59%	7
PERSONAL VEHICLE	73.33%	143
CARPPOOL/RIDESHARE	1.03%	2
BUS	1.03%	2
BICYCLE	0.00%	0
N/A (WORK AT HOME/NOT EMPLOYED/ RETIRED)	19.49%	38
OTHER (PLEASE SPECIFY)	1.54%	3

Q8. DO YOU RENT OR OWN?

ANSWER CHOICES	RESPONSES	
HOMEOWNER	87.56%	169
RENTER	12.44%	24

Q9. WHAT TYPE OF STRUCTURE DO YOU RESIDE IN?

ANSWER CHOICES	RESPONSES	
SINGLE FAMILY HOME	90.26%	176
HOUSE/BUILDING WITH 2 UNITS	6.15%	12
HOUSE/BUILDING WITH 3-4 UNITS	1.03%	2
HOUSE/BUILDING WITH 5 OR MORE UNITS	0.51%	1
SENIOR HOUSING	1.03%	2
ASSISTED LIVING	0.00%	0
APARTMENT BUILDING	1.03%	2

Q10. IF YOU USE YOUR PROPERTY FOR ANYTHING OTHER THAN A RESIDENCE, WHAT IS IT USED AS?

ANSWER CHOICES	RESPONSES	
DAYCARE	0.00%	0
COMMERCIAL	2.09%	4
SHORT TERM RENTAL	0.00%	0
HOME BUSINESS	2.09%	4
YEAR-ROUND RENTAL	1.05%	2
SEASONAL HOME	1.05%	2
NEXT QUESTION	93.19%	178
OTHER (PLEASE SPECIFY)	0.52%	1

Q11. WHAT IS THE PRIMARY REASON YOU LIVE IN WAVERLY? (PLEASE CHECK ONE)

ANSWER CHOICES	RESPONSES	
BORN AND RAISED	36.92%	72

SMALL TOWN ATMOSPHERE	11.79%	23
JOB OPPORTUNITY	1.03%	2
CLOSE TO WORK	6.67%	13
COMMUNITY APPEARANCE	0.51%	1
QUALITY OF SERVICES	0.00%	0
QUALITY OF SCHOOLS	1.03%	2
PROXIMITY TO FAMILY/FRIENDS	18.97%	37
NOT APPLICABLE	12.31%	24
OTHER (PLEASE SPECIFY)	10.77%	21

**Q12. WHERE DO YOU DO MOST OF YOUR SHOPPING?
(PLEASE CHECK ONE)**

ANSWER CHOICES	RESPONSES	
VILLAGE OF WAVERLY/TOWN OF BARTON	8.76%	17
OWEGO AREA	0.52%	1
ELSEWHERE IN TIOGA COUNTY	0.00%	0
BINGHAMTON AREA	3.09%	6
SAYRE/ATHENS, PA AREA	64.95%	126
ELMIRA AREA	14.43%	28
ITHACA AREA	1.55%	3
ONLINE	6.70%	13

**Q13. WHERE DO YOU DO MOST OF YOUR DINING?
(PLEASE CHECK ONE)**

ANSWER CHOICES	RESPONSES	
VILLAGE OF WAVERLY/TOWN OF BARTON	18.56%	36
OWEGO AREA	1.03%	2
ELSEWHERE IN TIOGA COUNTY	2.06%	4
BINGHAMTON AREA	3.61%	7
SAYRE/ATHENS, PA AREA	61.34%	119
ELMIRA AREA	11.34%	22
ITHACA AREA	2.06%	4

Q14. WHAT ARE THE MOST IMPORTANT CHARACTERISTICS OF THE VILLAGE OF WAVERLY? (CHOOSE UP TO 3)

ANSWER CHOICES	RESPONSES	
SMALL TOWN ATMOSPHERE	56.92%	111
SENSE OF COMMUNITY	21.54%	42
PROXIMITY TO COLLEGES	1.03%	2
HOUSING IS AFFORDABLE	17.95%	35
RECREATION OPPORTUNITIES	6.67%	13
ACCESS TO ESSENTIAL SERVICES	8.72%	17
GOOD SCHOOL SYSTEM	15.38%	30
AVAILABILITY OF SHOPPING	4.10%	8
ENVIRONMENTAL FEATURES/BEAUTY	13.85%	27
FEELS SAFE AND SECURE	35.90%	70
ACCESS TO HIGHWAYS/MAJOR CITIES	26.67%	52
EMPLOYMENT OPPORTUNITIES	2.56%	5
ACCESS TO PUBLIC FACILITIES	0.51%	1
COST OF LIVING	22.05%	43
ACCESS TO ACTIVITIES	1.54%	3
LAW AND CODE ENFORCEMENT	3.08%	6
WALKABILITY	14.36%	28
OTHER (PLEASE SPECIFY)	6.15%	12

Q15. WHAT IS THE QUALITY OF THE FOLLOWING SERVICES IN THE VILLAGE?

	GOOD QUALITY		POOR QUALITY		NO OPINION		TOTAL
POLICE PROTECTION	83.51%	162	4.12%	8	12.37%	24	194
FIRE PROTECTION	84.02%	163	1.55%	3	14.43%	28	194
AMBULANCE PROTECTION	70.68%	135	3.66%	7	25.65%	49	191
RECREATION	42.63%	81	32.11%	61	25.26%	48	190
PARKS/PLAYGROUNDS	49.74%	96	30.57%	59	19.69%	38	193
HEALTH AND SOCIAL SERVICES	39.27%	75	28.80%	55	31.94%	61	191
STREET/ROAD IMPROVEMENTS	23.32%	45	69.43%	134	7.25%	14	193
SIDEWALK IMPROVEMENTS	19.17%	37	64.25%	124	16.58%	32	193
PUBLIC WORKS SERVICES	48.17%	92	26.18%	50	25.65%	49	191
SNOW REMOVAL	56.99%	110	31.09%	60	11.92%	23	193
ZONING/CODE ENFORCEMENT	28.65%	55	36.46%	70	34.90%	67	192
WATER SERVICES	59.07%	114	19.69%	38	21.24%	41	193
SEWER SERVICES	60.82%	118	18.04%	35	21.13%	41	194
SENIOR/ELDER SERVICES	36.79%	71	21.24%	41	41.97%	81	193
YOUTH PROGRAMMING	31.25%	60	23.96%	46	44.79%	86	192
CULTURAL EVENTS AND PROGRAMMING	13.47%	26	46.11%	89	40.41%	78	193
BROADBAND/INTERNET SERVICES	54.12%	105	31.44%	61	14.43%	28	194
OTHER (PLEASE SPECIFY)							18

**Q16. WHAT ISSUES/INITIATIVES WOULD YOU LIKE TO SEE THE VILLAGE FOCUS ON IN THE FUTURE?
(CHOOSE UP TO 3)**

ANSWER CHOICES	RESPONSES	
BICYCLE TRAILS/ROUTES	21.54%	42
STRENGTHEN CODE ENFORCEMENT	23.59%	46
BUSINESS SIGNAGE	3.08%	6
STORMWATER RUNOFF/FLOOD MANAGEMENT	17.95%	35
TOURISM	13.85%	27
JOB OPPORTUNITIES	27.69%	54
IMPROVE SERVICES FOR SENIORS	14.87%	29
TRASH COLLECTION	7.18%	14
ATTRACT NEW COMMERCIAL DEVELOPMENT	48.72%	95
PROGRAMS TO RENOVATE EXISTING HOMES	38.97%	76
WATER/SEWER INFRASTRUCTURE	11.79%	23
MANUFACTURING	14.36%	28
HOME BUSINESS	2.05%	4
RECREATIONAL OPPORTUNITIES	35.38%	69
SIDEWALK IMPROVEMENTS	26.67%	52
OTHER (PLEASE SPECIFY)	21.03%	41

Q17. WHAT TYPES OF GROWTH DO YOU BELIEVE THE VILLAGE OF WAVERLY SHOULD ENCOURAGE? (CHECK ALL THAT APPLY)

ANSWER CHOICES	RESPONSES	
I DO NOT FAVOR GROWTH	2.58%	5
RESIDENTIAL	45.88%	89
TOURISM	40.72%	79
LIGHT INDUSTRY	57.22%	111
RETAIL	72.68%	141
COMMERCIAL/OFFICE	44.85%	87
OTHER (PLEASE SPECIFY)	11.86%	23

Q18. WOULD YOU ENCOURAGE OR DISCOURAGE THE FOLLOWING LAND USES IN THE VILLAGE OF WAVERLY?

	ENCOURAGE	DISCOURAGE	NO CHANGE	NO OPINION	TOTAL
RESIDENTIAL DEVELOPMENT: SINGLE FAMILY HOMES	77.01%	2.67%	13.90%	6.42%	187
RESIDENTIAL DEVELOPMENT: MULTIPLE UNIT DWELLINGS	38.10%	34.92%	17.46%	9.52%	189
TOWNHOUSES/CONDOMINIUMS	44.21%	21.05%	16.32%	18.42%	190
MOBILE HOME PARKS	9.47%	62.63%	17.37%	10.53%	190
"GREEN" BUILDING CONSTRUCTION	68.09%	6.91%	8.51%	16.49%	188
AFFORDABLE HOUSING	73.96%	14.06%	7.81%	4.17%	192
SENIOR/ASSISTED LIVING	69.11%	3.66%	19.37%	7.85%	191
ARTS/THEATER	73.94%	2.66%	10.11%	13.30%	188
RESTAURANTS	80.21%	3.74%	9.09%	6.95%	187
SMALL BUSINESS/HOME BUSINESS	83.06%	2.19%	4.37%	10.38%	183
SMALL INNS/BED AND BREAKFASTS	56.76%	8.11%	15.14%	20.00%	185
HOTELS	25.00%	38.89%	19.44%	16.67%	180
PUBLIC GREEN SPACE/PARKS	77.96%	1.61%	11.83%	8.60%	186
LIGHT MANUFACTURING	75.94%	4.28%	5.88%	13.90%	187
HEAVY MANUFACTURING	37.78%	25.00%	15.00%	22.22%	180
BIKE PATHS/LANES	71.12%	4.28%	13.37%	11.23%	187
PROTECTION OF NATURAL AREAS/OPEN SPACE	77.01%	1.07%	14.97%	6.95%	187
NEIGHBORHOOD RETAIL	73.51%	4.86%	10.81%	10.81%	185
OFFICE	54.70%	10.50%	14.92%	19.89%	181
GROCERY STORE	80.53%	5.26%	6.84%	7.37%	190
MEDICAL/DENTAL SERVICES	61.83%	3.76%	24.19%	10.22%	186
RESIDENTIAL SOLAR	66.49%	8.65%	10.27%	14.59%	185
OTHER (PLEASE SPECIFY)					15

19. What do you like most about the Village of Waverly? (1/3)

atmosphere place live **area** environment **sense community** neighborhoods

parcs housing **village** traffic **living** Close proximity **great** highway

Small community always **school** love **good** proximity

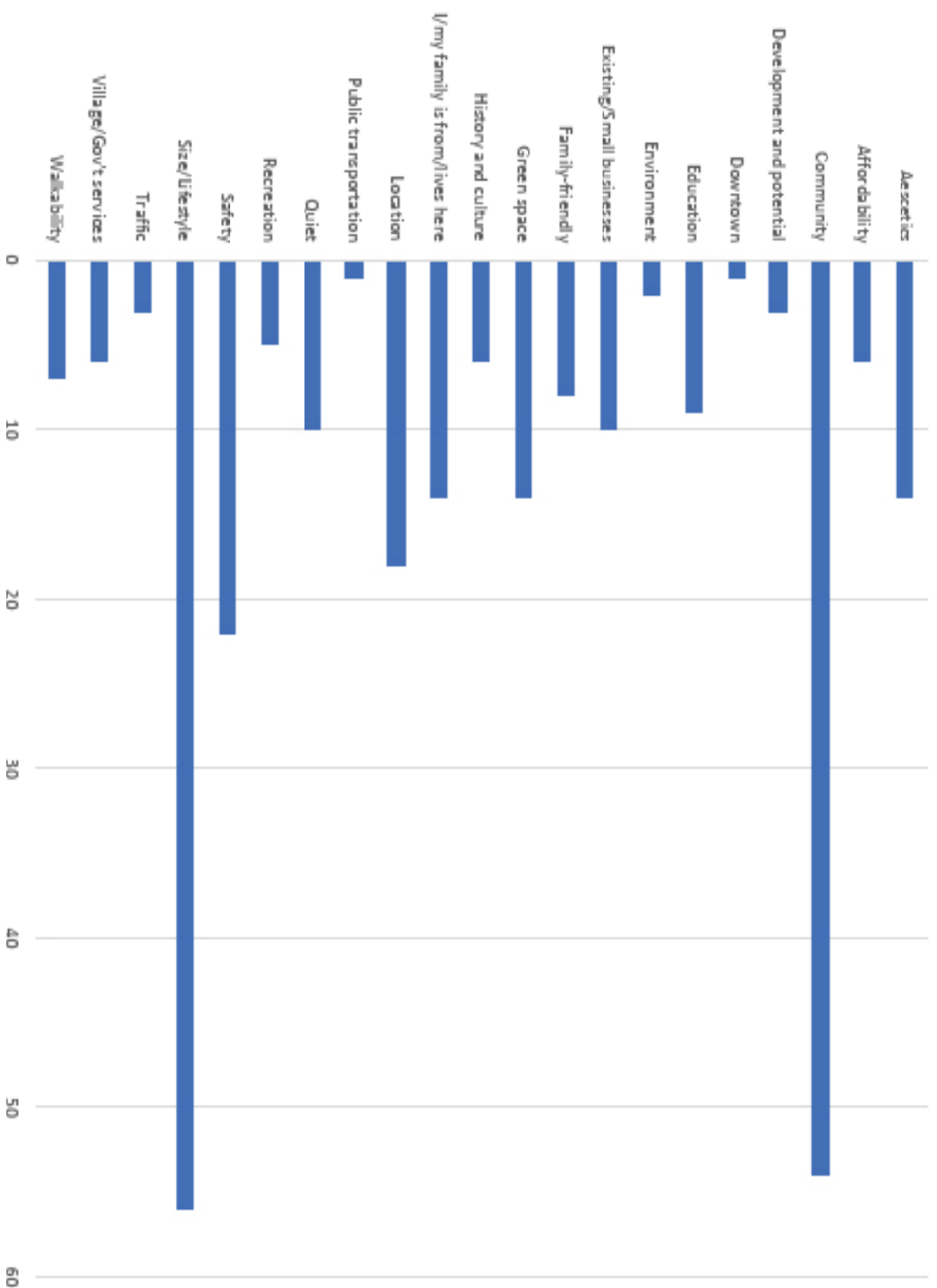
friendly nice **Small town atmosphere**

Close **Small town** work **people** friendliness **safe** place

community knows **Waverly** hometown feel **quiet** grown **feel** lot

family Safe secure **safety** Waverly Glen **small** home **S access**

19. What do you like most about the Village of Waverly? (2/3)



20. What is your biggest concern about the future of the Village of Waverly? (1/3)

seem way high enough something come place bad want crime allowing nothing continue make
care change tax base live small business families improvements SCHOOL job opportunity

properties water town parking keep Also area people moving Will back

houses worry homes local lack raise businesses big

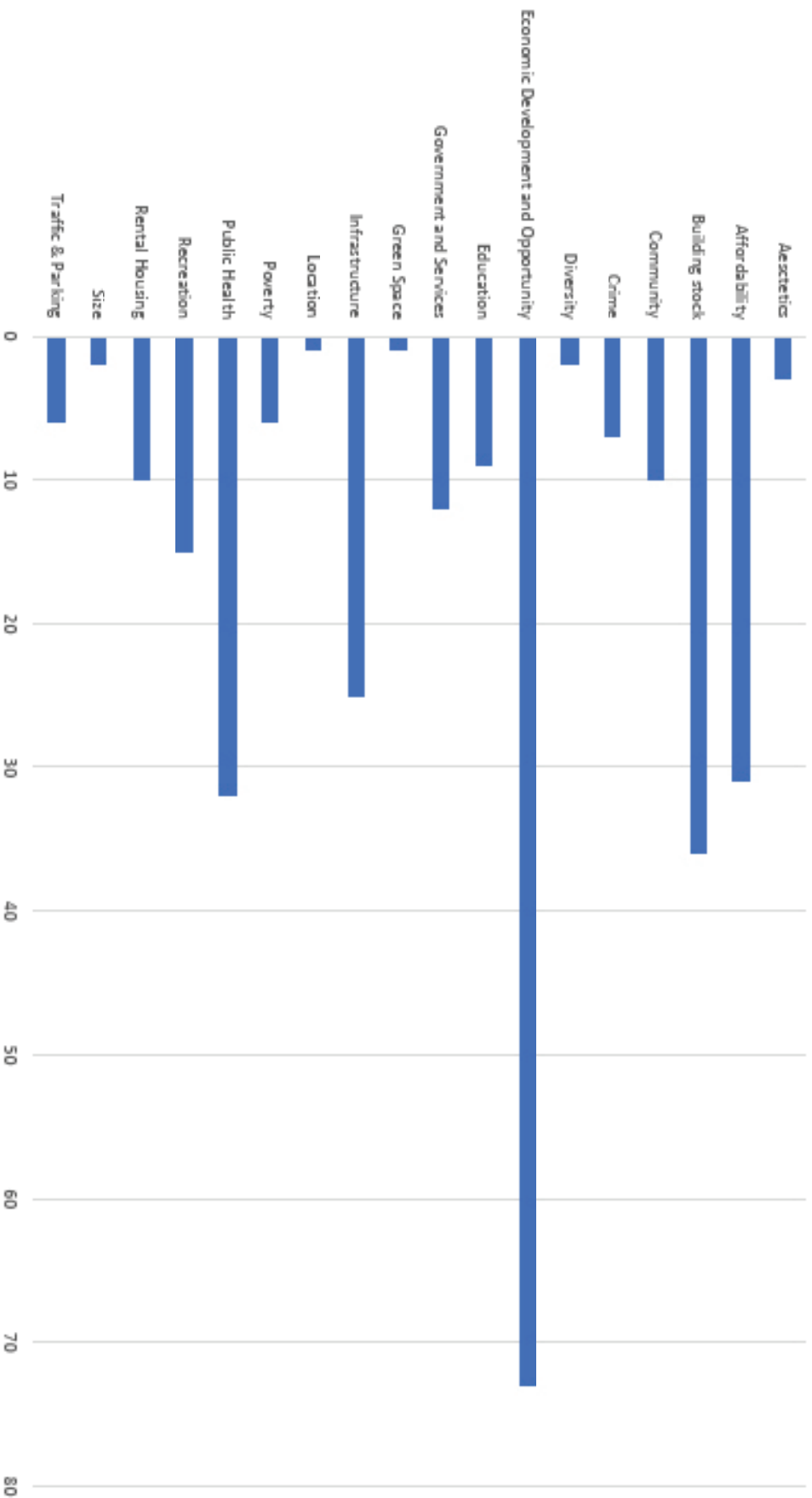
need well taxes states drug shopping people much

community future Waverly Code enforcement many lot run

Bringing Village Taxes high streets people leaving growth economic leaving

rental properties moving deteriorates going close young people storm drains LOW
village Waverly Opportunities things infrastructure Poor ability away COST opportunities keep
increase attract small think

20. What is your biggest concern about the future of the Village of Waverly? (2/3)



21. What would you change in the Village of Waverly? (1/5)

rentals events roads love see drug property owners downtown available pay will see place

Encourage one fix improve roads area Affordable housing community know

Broad Street think Waverly opportunities Code enforcement

back taxes stop sidewalks recreation better involved

improve going people Add streets maintain

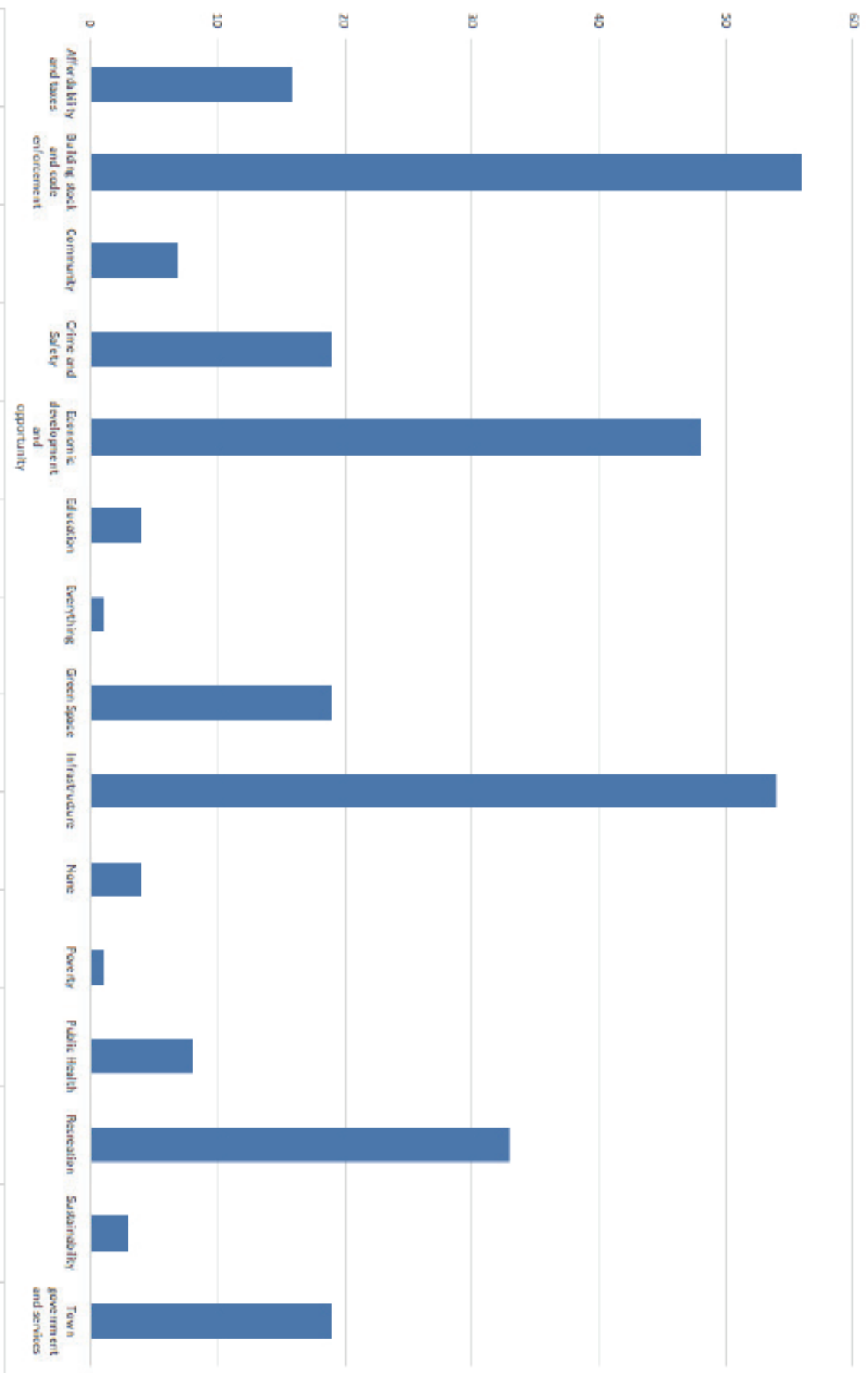
parking things need many properties also

village clean homes Update building local make Better roads

business code houses outside town infrastructure Bring Programs Way Fulton

keep jobs lower taxes special look Increased activities Village Waverly water
roads sidewalks Try Renovation Change restaurant much

21. What would you change in the Village of Waverly? (2/5)



22. What would you preserve in the Village of Waverly? (1/3)

places great community within **history** community events

small town feel parks open spaces **good** historic buildings **areas**

small town **downtown** architecture **Village** old buildings

Glen businesses **Waverly** **Glen**

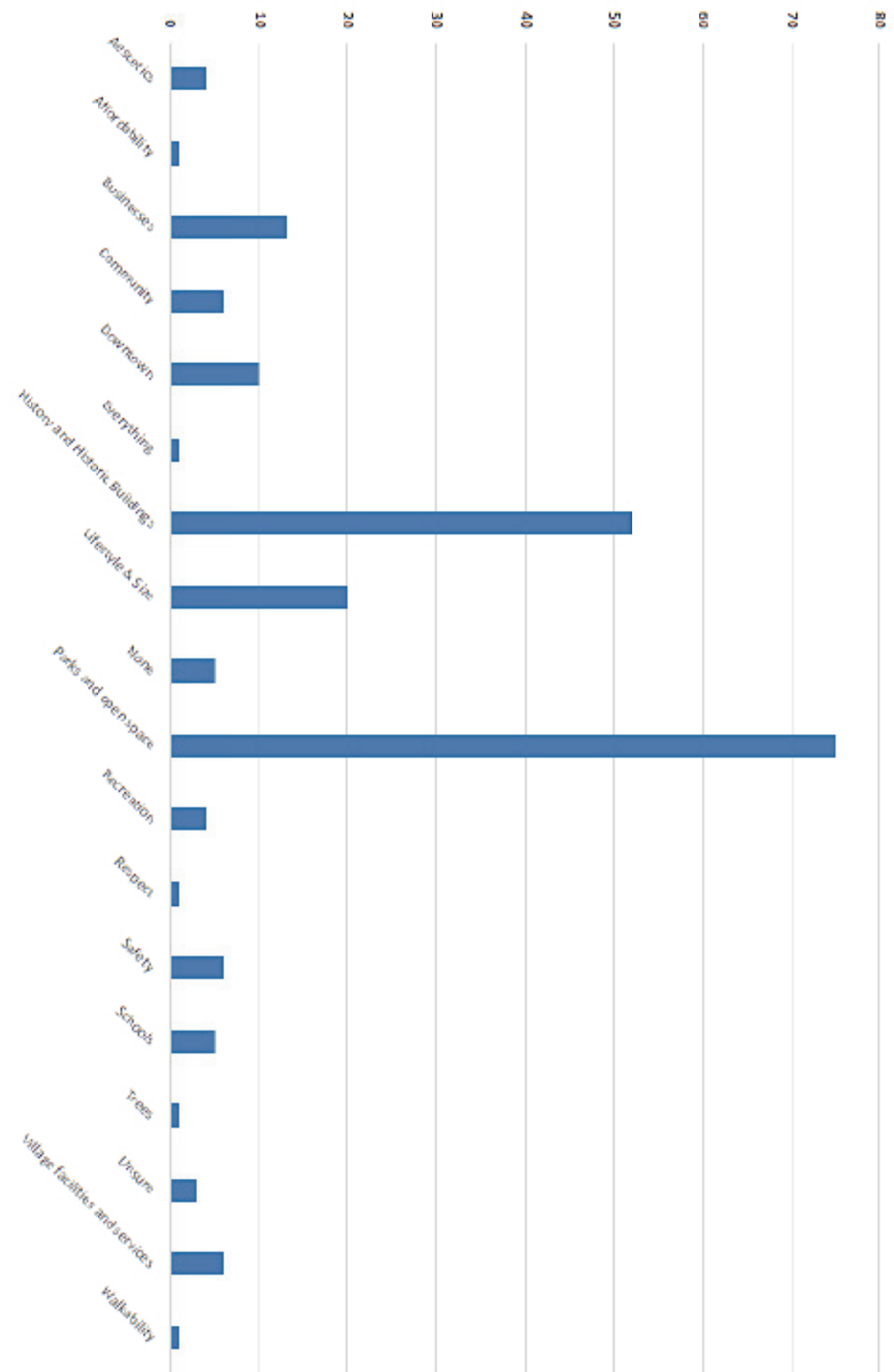
small town atmosphere **parks** Historical buildings

broad street street **buildings** historic **preserve**

historical **kept** feel **Waverly** older homes **need** Glenn **old** State park

small parks recreation **homes** job **small** businesses

22. What would you preserve in the Village of Waverly? (2/3)





COMPREHENSIVE PLAN
PREPARED BY:

