



# *Town of Chenango* Comprehensive Plan Update

**Public Workshop Mar. 31**

# Tonight's *Agenda*

Introductions

Project Overview

Comprehensive Planning 101

Survey Launch

★ Visioning Exercise

An aerial photograph of a mountainous region, showing a multi-lane highway curving through a dense forest. In the lower right, a small town or village is visible with several buildings and parking lots. The entire image is overlaid with a semi-transparent blue gradient.

# Meet the *Team*

# Project Team

LEAD

## Colliers Engineering & Design (CED)

Team Management & Oversight

Community Engagement Lead

Plan Development

Document Production



**Molly Gaudioso, AICP**  
Project Manager



**Katie Darcy, AICP**  
Assistant Project Manager



**John Steinmetz, FAICP**  
Planning Principal

SUB-CONSULTANT

## Prospect Hill Consulting

Community Engagement

Community Profile Analysis

SUB-CONSULTANT

## Camoin Associates

Economic Analysis

Market Assessment



# Our Experience



**50+**

Comprehensive & Long-Range Planning Efforts

**40+**

Zoning & Land Use Regulation Projects

**13+**

Joint Planning & Zoning Updates

**300+**

Public Meetings & Workshops Facilitated



# Comprehensive Plan Committee

## TOWN OFFICIALS & STAFF

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**David Johnson**  
Town Councilman

**Derin Kraack**  
Highway Superintendent

**Jon White**  
Zoning Board Member

**Renee Dallimore**  
Ordinance Office Clerk

## RESIDENTS & BUSINESS OWNERS

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**Christopher Bodek**

**Lorne A. Brooks**

**Teri Church Moriairty**

**Charles Debnar**

**Lynette Menichelli**

**Peter Schiraldi**





# Project *Overview*

# Why do we need to update the Plan?

A lot has changed in the past decade...

THEN

## 2016

Pre-pandemic, commuting to work is the norm

Retail stores dominate shopping

Facebook and Twitter rule social media

Mets fresh off a World Series appearance

NOW

## 2026

Post-pandemic, remote/hybrid work widespread

Online shopping and delivery is standard

TikTok and Instagram lead engagement

Mets considered top-5 contender



# The Town's 2016 Plan

**TOWN OF CHENANGO  
COMPREHENSIVE PLAN**

First Adopted December 19, 1988  
Updated 2013-2015 Adopted March 7, 2016

**SUPERVISOR**

Harold Snopek

**TOWN BOARD MEMBERS**

James DiMascio  
Gene Hulbert Jr.  
Russell Hemedinger  
Terry Kellogg

**PLANNING BOARD MEMBERS**

Cynthia Paddick, Chairperson  
Brian Donnelly  
Frank Carl  
Raymond Warren  
Alan Blythe  
Michael Boland, Alternate

**COMMUNITY REPRESENTATIVE**

John F. Barrett

With special thanks to the following:

Judy Snyder & Douglas Bernard, Former PB members  
Alexander Urdá, P.E., Town Engineer  
Thomas Geisenhof, Town Assessor  
Diane Aurelio, Planning Board and Ordinance Secretary  
Broome County Department of Planning and Economic Development

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March 7, 2016

Comprehensive Plan to the  
e Town Board.

s by which changes in the  
, and public utility systems  
Board, with the assistance  
Development, studied the  
ango community. In the  
(discussed, and specific  
ges are made based upon  
nging entity, the Planning  
response to the changing

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drilling for gas in a large  
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to be one of the largest  
ial for land uses such as  
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azontal drilling process.  
2008 while the fracking  
on of this process, there  
form of gas exploration

C and NYS Department  
process in New York  
final report and ruling  
rt can be found on the

ar, commercial zoning.  
Board to re-zone large

s well as in residential  
land use have always  
e Department to seek

Page 5

ational attainment of the population based  
ated in Table 1).

**ENT AND ATTAINMENT:  
BROOME COUNTY**

Broome County	
Number	%
54,480	100
2802	5.1
2,378	4.4
17,885	32.8
10,166	18.7
18,002	33.0
	100

**Over**

Broome County	
Number	%
133,796	100
4,281	3.2
9,767	7.3
43,885	32.8
24,886	18.6
16,056	12.0
18,731	14.0
15,922	11.9
	(X)
	(X)
	100

2. Income is based on all households  
gether. This provides, in one statistic,  
t to all County households.

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## TOPIC AREAS

 **Population**

 **Economy**

 **Housing**

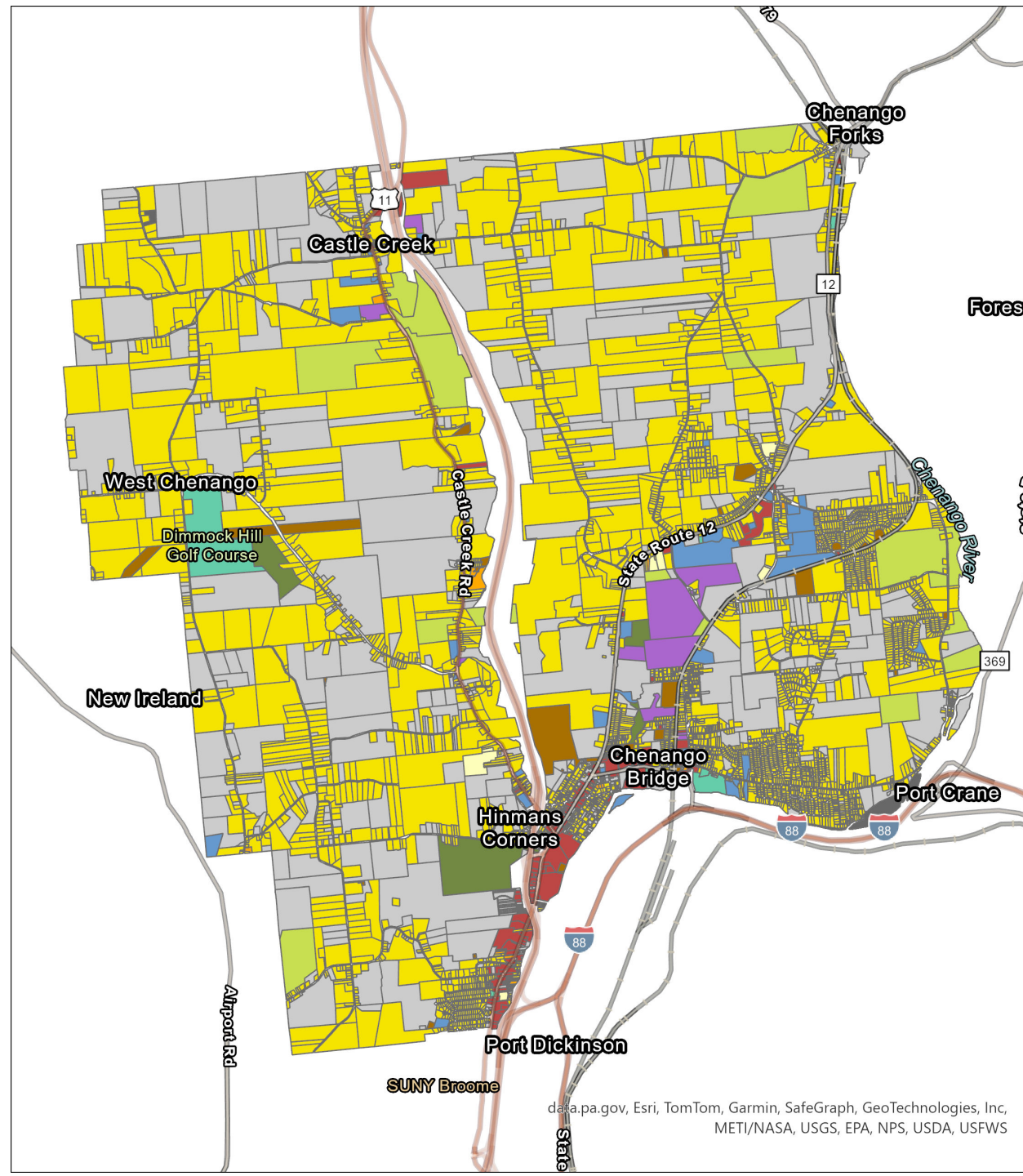
 **Recreation & Public Services**

 **Transportation**

 **Natural Resources**



# Existing Land Use Map



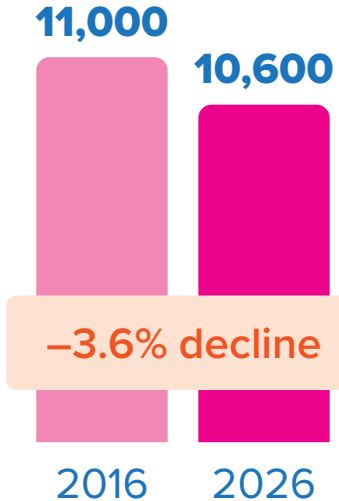
## Legend

### Town of Chenango Land Use

- Agricultural
- Commercial
- Community Services
- Industrial
- Mobile Home Park
- Multi-Family Residential
- No Data
- Public Services
- Recreational
- Residential
- Vacant
- Wild\Forest
- <all other values>

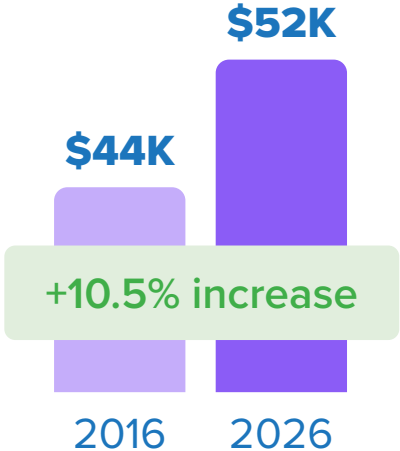
# How the Town has Changed

2016 vs. Today



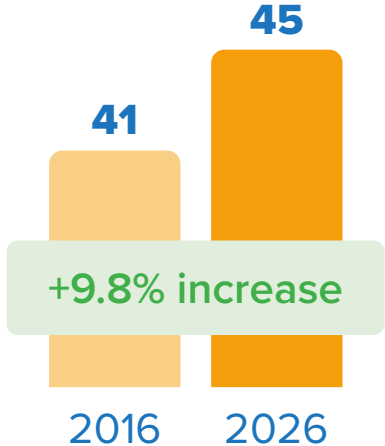
## POPULATION

Modest population decline consistent with regional patterns



## MEDIAN INCOME

Income growth



## MEDIAN AGE

Aging population



# The 2026 Plan will...

Address modern day issues, trends, and opportunities, including:



The quality of the Town's **residential and business areas**



The places residents **live, work, shop, and play**



The **way people and goods move** around Town



The treatment of **natural and environmental resources** as development changes the rural landscape



# Our Approach

## **BUILD ON**

Connect and verify guidance from past and existing plans and studies

## **PARTNER**

Develop strong partnerships with Town staff, stakeholders, and state and county agencies

## **ENGAGE**

Leverage robust public input and community support to ensure the plan reflects real priorities



## **START OVER**

We are NOT starting over – we are building on the strong foundation already created



# Project Goals



## Identify Community Vision

Guide investment and development consistent with a future land use plan and defined community character



## Protect the Environment

Support local agriculture and protect natural and environmental resources



## Ensure Housing Access

Address housing needs across all stages of life, including aging in place



## Plan for Infrastructure Needs

Assess and direct infrastructure needs and investment



## Promote Economic Growth

Foster sustainable economic development within the Town



## Go from Plan to Action

Ensure the Plan is action-oriented — a practical, living document that guides real decisions



# Project Schedule

*We are here!*



## Project Kickoff

February 2026



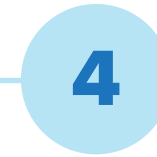
## Community Visioning & Data Gathering

March-May 2026



## Draft Plan Development

June-Oct 2026



## Public Review & Revision

Nov-Dec 2026



## Final Adoption

Early 2027



# More Ways to Get Involved



## Project Website

Online hub for project resources and updates

[COMMENT FORM](#)



## Public Surveys

Visioning Survey (help us identify opportunities) and Priority Action Survey (weigh in on recommendations)

[VISIONING SURVEY OPENS TONIGHT!](#)



## Public Meetings

Design Workshop and Open House later in the process

[MORE INFO COMING](#)



## Committee Meetings

Committee working sessions, with time at the end for public comment



## Stakeholder Interviews

Conversations with business owners, farmers, and community leaders



## Town Board Hearing

Final public hearing before official adoption of the Comprehensive Plan



An aerial photograph of a town and a highway, overlaid with a semi-transparent blue filter. The town features several large buildings, parking lots, and roads. The highway is a multi-lane road with a grassy median. The background shows a dense forest of trees and rolling hills.

# Comprehensive Planning *101*

# What does a Plan do?

## BY NY STATE LAW...

*“[A] comprehensive plan means the materials, written and/or graphic... that identify the goals, objectives, principles, guidelines, policies, standards, devices and instruments for the immediate and long-range protection, enhancement, growth and development of the [Town].”*

## WHAT THIS REALLY MEANS...

### **Guide Decision-Making**

Plans provide background information and policies to assist elected officials, boards, and staff with land use decisions

### **Establish a Community Voice**

Plans capture the shared vision and priorities of residents, businesses, and stakeholders

### **Promote Quality of Life**

Plans promote health, safety, and welfare of the public

### **Create a Future Framework**

Plans establish a framework for future programs, development, investment, and land use regulation



# Why the Plan Matters



## Guides Growth

Shapes how the Town develops over the next 10 to 15 years



## Best Practice

Consistent with best practices for all communities under New York State law



## Capacity Building

Demonstrates community engagement and readiness to state and county partners

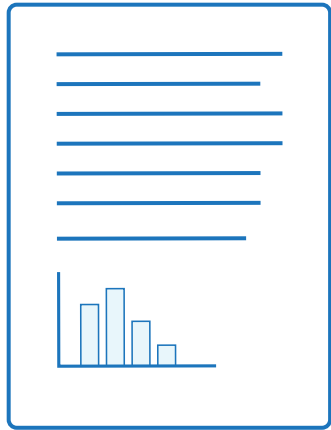


## Funding Impacts

Makes the Town more competitive for state and federal grant funding



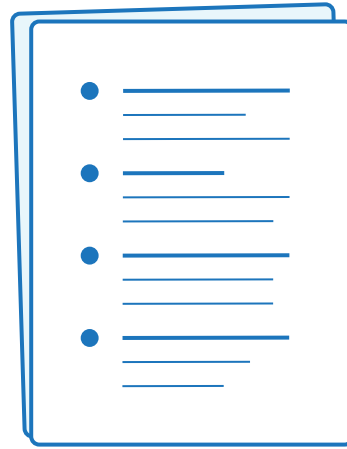
# Elements of a Plan



## PART 1

### Introduction & Community Profile

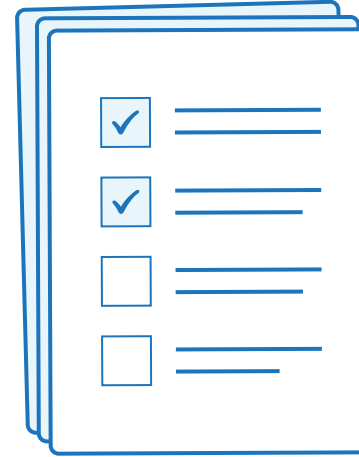
Purpose and process, community history and trends



## PART 2

### Vision & Goal Framework

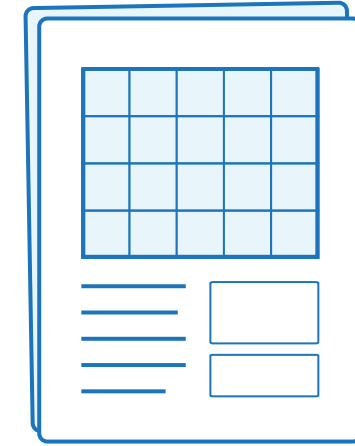
Vision statement; goals, objectives, and actions



## PART 3

### Action Plans

Detailed subject area analyses and recommendations



## PART 4

### Future Land Use & Community Development Strategy

General vision for land uses across the Town and framework to achieve development goals (informs zoning)

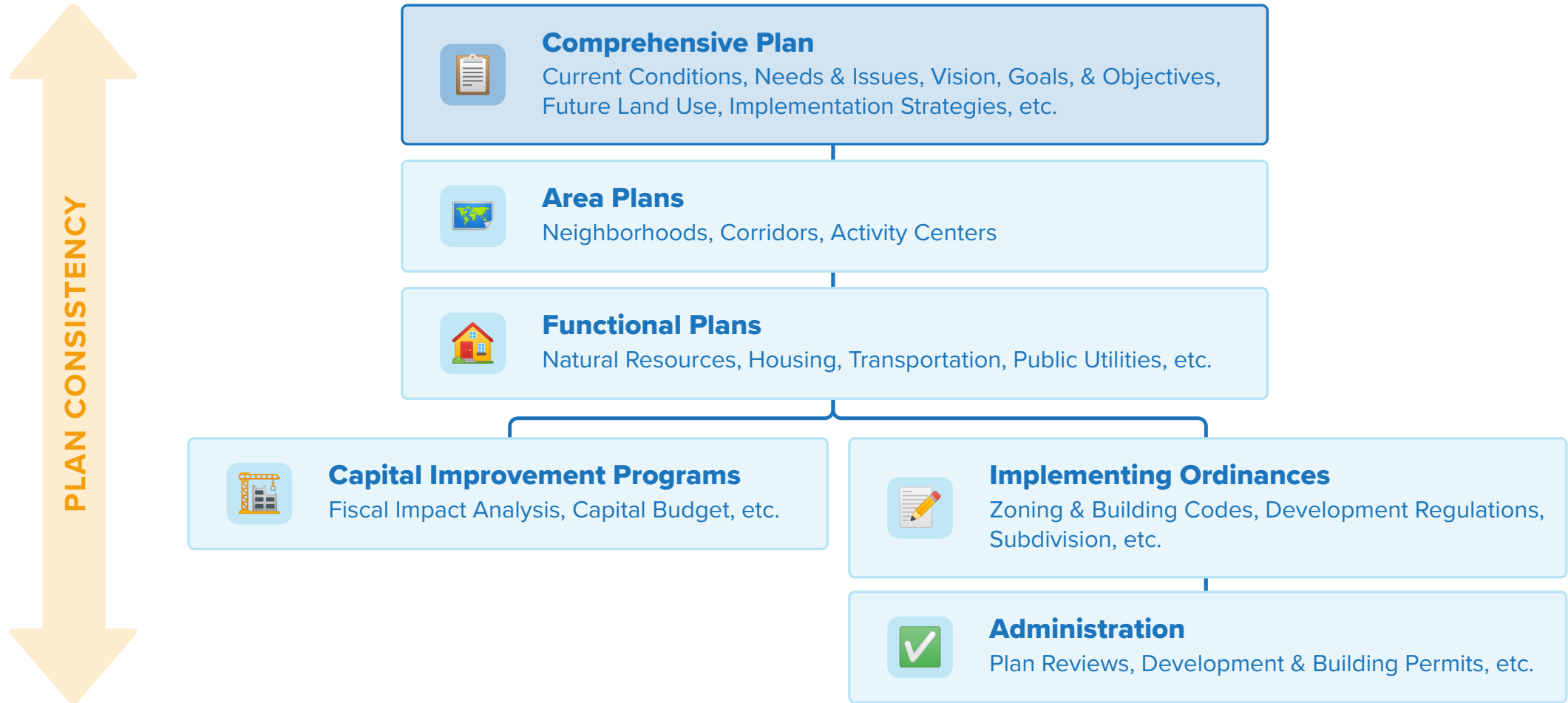


# Benefits of a Plan

- ✓ **CLEAR VISION** Establishes a clear vision and framework for sustainable development in the Town of Chenango
- ✓ **GUIDES DECISIONS** A living document that keeps decision-making consistent with long-range community goals
- ✓ **FUNDING IMPACT** Makes the Town more competitive for grants in housing, transportation, infrastructure, parks, and more
- ✓ **EFFICIENCY** Increases government efficiency and streamlines government processes
- ✓ **ECONOMIC GROWTH** A clear land use vision attracts businesses and developers and encourages investment in the Town



# A Plan is One Piece of the Puzzle



“

*In the absence of a well-considered or comprehensive plan, the risk always exists that the zoning upon which it is supposedly based will be invalidated if challenged in court.”*

NYS Department of State

# A Plan is NOT...

**NOT**

An end in itself — it is the beginning of a process

**NOT**

A reason to expect immediate change

**NOT**

Permanent or rigid — it should be revisited and updated over time

**NOT**

Zoning or land use law — it guides but does not replace regulations

**NOT**

Intended to take away property rights



# Your Input *Matters*

## **SHARE FEEDBACK**

Community members share their vision for the Town's future



## **UPDATE PLAN**

Community input is used to update the Comprehensive Plan



## **GUIDE DECISIONS**

The Plan guides Town officials' decision-making



## **REAL IMPACT**

Town policies and actions reflect community priorities

“

*A comprehensive plan is ‘**comprehensive**’ in its scope, not its **detail**. It is intended to integrate many related issues so that their connections are clear and understandable. The community should have realistic expectations of what a plan can and cannot accomplish. **It can guide the future but cannot determine it. It can recommend actions but cannot ensure they will occur.** The success of any comprehensive plan depends on the citizens of a municipality to work together and see that it happens.*

NY Planning Federation



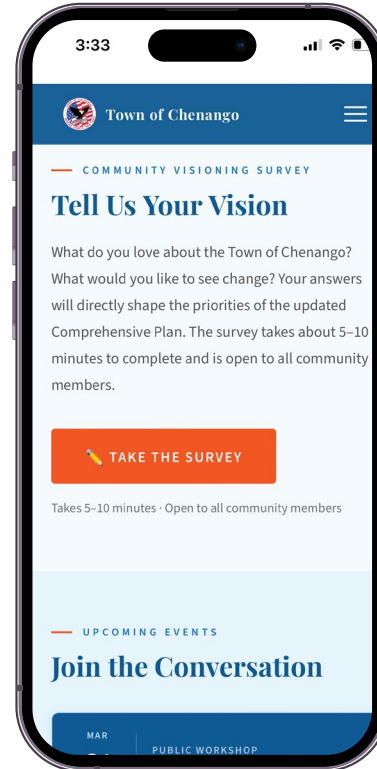
# Survey *Launch*

# Visioning Survey

[www.ChenangoTownPlan.com/#survey](http://www.ChenangoTownPlan.com/#survey)

**Takes 5-10 minutes!**

**Closes May 1st**



**Share with your friends!**



**Scan with your phone**  
to take the survey!



# Visioning *Exercise*

How would you describe each topic area **TODAY?**  
What is your vision for the **FUTURE?**

- 1 **Neighborhoods & Housing**
- 2 **Transportation & Infrastructure**
- 3 **Agriculture & Natural Resources**
- 4 **Parks & Community Services**
- 5 **Local Economy**

 **NEIGHBORHOODS & HOUSING**

<b>TODAY</b>	How would you describe neighborhoods and housing in Chenango TODAY?	What is your vision for neighborhoods and housing in Chenango in the FUTURE?	<b>FUTURE</b>
			
	<b>LEFT SIDE TODAY</b>	<b>RIGHT SIDE FUTURE</b>	

An aerial photograph of a highway and a town, overlaid with a semi-transparent blue filter. The highway curves through the landscape, and the town is visible in the lower right. The text 'Thank You!' is centered in the upper half of the image.

**Thank** *You!*