

The Town of Dix Comprehensive Plan



The Pioneer Plan 2001

The Town of Dix
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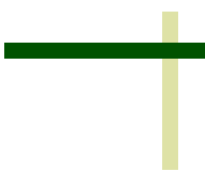
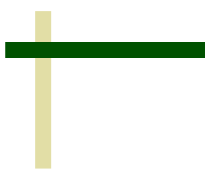
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The Town of Dix Vision of the Future

The Town of Dix provides residents and visitors with an experience and quality of life that is unique to the Seneca Lake Valley. The Town desires a balance between future development and the protection of rural character to ensure Dix remains a great place to live, work and play. Dix will achieve this vision by guiding development into desired areas, protecting assets that are essential to its rural character, developing and enhancing regional approaches to economic development and continuing to advance community development objectives. Dix will avoid poorly planned development that can detract from the community vision laid out in this Plan.



Introduction

The Town of Dix is facing one of the most exciting and dynamic times in its history last rivaled by the opening of Watkins Glen gorge to the public or the inception of the Grand Prix track. Numerous local and regional activities have created a sense of urgency within Dix to develop a guide that will best represent the Town's desired path to the future. Growth associated with the future sewer and water district, the SCOPED business park and the projected expansion of the Corning area can, if planned for correctly, benefit the Town by bringing new life to the economy and the community. If the Town allows these forces to go unchecked, they can irreversibly change the rural quality of life that residents and visitors enjoy.

The Town of Dix Comprehensive Plan is intended to act as the unified voice of the community that will guide local decision makers over the next 12 to 15 years. The plan's title is the Pioneer Plan as this is the first organized community planning effort in the Town. Dix community leaders are charting new territory, just as the Mills and Miller families did when they first settled the Town. The Plan will act as a comprehensive guide for future decisions in Dix and provide a foundation for future planning efforts.

Under New York State Town Law Section 272-a, a Comprehensive Plan is defined as:

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

The Town of Dix intends to use this plan to protect the health, safety and welfare of the community. The Plan is not intended to benefit the individual resident. Rather, it is meant as a common guiding vision for the community. Difficult decisions were made to protect the rural character of the Town while still taking advantage of the potential economic and community growth in Dix's future. Public input was gathered during the planning process primarily through the Planning Committee which consisted of Town and County residents. Planning Commit-

tee meetings were open to the public. In addition, a community land use workshop was held on April 21, 2001 to provide residents with an opportunity to participate directly in the development of the future land use map of the community. Two official public hearings were also held, one on May 29, 2001 and one to adopt the Pioneer Plan on June 26, 2001.

The Pioneer Plan is organized into two main sections. The first section is an inventory and analysis of existing conditions in the Town of Dix. In this section the reader will find information on Town demographics, housing, community resources and services, environmental features and transportation. Section One is the foundation for the Community Development Plan outlined in Section Two which consists of guiding policies, future land use, preferred development patterns and implementation strategies. Section Two will function as the blueprint for future decisions impacting the Town.



View from Meads Hill Road, Town of Dix, New York.

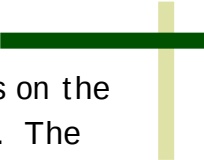
The Town of Dix Historical Review

The Town of Dix was formed from Catlin, Chemung County, in April 17, 1835 and named for the Hon. John A. Dix. Early Town records were destroyed by fire and little is known of the organization and the officers thereto. However, settlers were coming into the Town several years prior to its organization. In the year 1800, Jacob Mills and son Jacob settled in what is now known as Dix from Cumberland County, Pennsylvania as did the Mathias Miller family. Other families who arrived prior to the formal organization of the Town included:

- 1810 - Cleveland family;
- 1818 - Hackett, Crout, Haskins, Palmer and Perry families;
- 1820 - Piper and Hitchcock families;
- 1823 - Lane, Easling, Frost, Cornell, Bronson, Royce, Crawford and Townsend families;
- 1824-35 - Bennett, Eddy Phelps, Lee, Evans, Cole, Rood, Sanford, Gano, Tracey, Lybolt, Hughey, and Wedgwood families.

There were three primary community centers in the Town of Dix including Beaver Dams, Moreland, and Townsend. Wedgwood Station to a lesser degree can also be considered an important center in Town history. The hamlet of Beaver Dams was situated on the Syracuse, Geneva, and Corning Railroad in the southwest corner of the Town. It received its name from the fact that two beaver dams existed in its vicinity. A post office was established in 1843 with David Davison as Postmaster. Beaver Dams had one general and two grocery stores, one blacksmith, one wagon shop, a tannery, a cooper-shop, a shoe shop, one tailoring and two millinery shops, one Methodist Episcopal and one Universalist church, a public school, a depot, express and telegraph office and one Justice of the Peace. Beaver Dam's population in 1843 was 250 and growing.

The hamlet of Moreland is located about two miles northeast of Beaver Dams in the southern part of the Town. Moreland was originally named "Crawford's Settlement" after Judge John Crawford and later changed to Moreland. The first post office was established in 1826 with Judge Crawford as the first postmaster. The Community had one general store, one grocery store, three blacksmiths, one harness shop, two shoe shops, a sawmill, a grist mill, one Baptist and one Union church and one common school. Moreland's population in 1826 was 200.



The hamlet of Townsend, located west of the Village of Watkins Glen, was on the tract of land purchased by Claudius Townsend and the name has remained. The hamlet contained one general store, one grocery store, three blacksmiths, one harness shop, two shoe shops, one millinery shop, a saw mill, a grist mill, one Baptist and one Union church and one common school. In the mid 19th century, Townsend's population was 200.

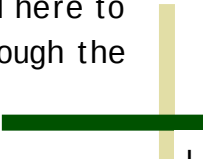
James Wedgwood (of the famous Wedgwood family) erected a depot on the Syracuse, Geneva and Corning Railroad south of Watkins Glen. Known as Wedgwood Station, a small general store was established in the depot to help the many families who settled the nearby area.

One must remember that the Village of Watkins Glen is situated within the Town of Dix. Watkins Glen has been known as Salubria, Jefferson, Watkins, and finally Watkins Glen. Watkins Glen is the County Seat of Schuyler County. In 1857 a twenty year battle ensued between Watkins Glen and Montour Falls over the location of the County Seat with rivalry being sharp. After a number of court cases, the final settlement was in favor of Watkins Glen and the 'war' finally ended in November 1877.

The names of those who were involved in establishing the Village included Dow from Connecticut, John W. Watkins and Dr. Samuel Watkins from New York City. Dr. Samuel laid out and mapped out the Village, built the Jefferson House, several stores, dwellings, and flour and saw mills. Dr. Samuel Watkins originally named the Village 'Salubria.' He changed it to Jefferson in 1842. It was named Watkins in 1852 with an estimated population of 100. It became Watkins Glen in 1926.

The prominent person identified with interest in Watkins was the Hon. John Magee who came from Bath, N.Y. He was very active in several entrepreneurial roles including the coal business, boat building, a steam flouring mill and lobbyist for bringing railroads into the area. Businesses included carriage making, lumber business, box and barrel factory, the malt business, three coal companies, a foundry and machine shop, breweries, a 'select' school and three public schools and churches of many faiths. Well-known buildings, no longer existing, were the Magee Manor, the Jefferson House and the Glen Springs.

Watkins Glen is widely known as a tourist spot. Worldwide visitors travel here to view the famous Watkins Glen Gorge. As an attraction, it came about through the





promotion of Morvalden Ells and officially opened to the public July 4, 1863. Nature indeed comes alive as one walks the one and one-half miles viewing the deep winding gorges, cascades, water falls, pools, rock formations and cliffs that vary in height from one hundred to three hundred feet. In recent years a light and sound show is offered in the evenings.

While the Glen Gorge remains the number one attraction in the Town of Dix, we make note that in 1948 the 'birth of road racing' occurred and was known as the Watkins Glen Grand Prix. The aspect of road racing continues to grow and is now known worldwide as the Watkins Glen International Racetrack.

Marian M. Boyce, Town Historian

Town of Dix, Schuyler County

Existing Conditions

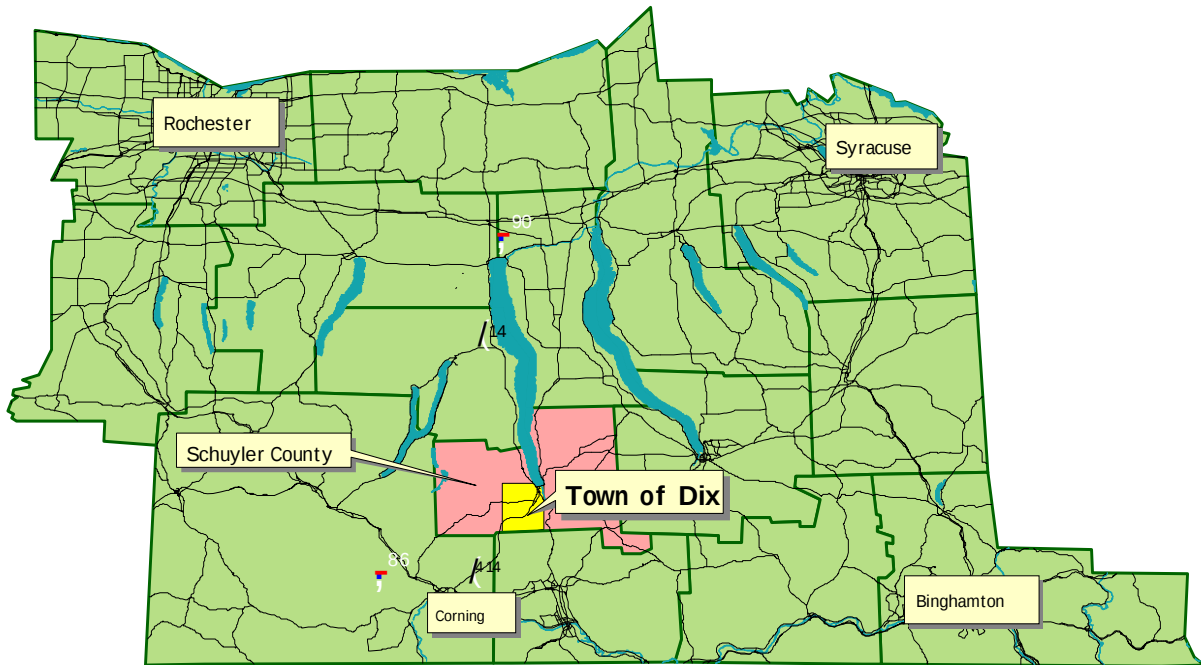
“A Plan is only as good as the information on which it is based.”

~Tom Daniels

The Existing Conditions section of a Comprehensive Plan lays the groundwork for making educated decisions on economic development, community services and land use. It is important to take a comprehensive look at population demographics, housing trends, environmental features, and current land use patterns. Information for this section was gathered from several sources including the United States Census, the United States Department of Labor, The New York State Departments' of State and Environmental Conservation (NYS DOS and NYS DEC respectively), Schuyler County, the Southern Tier Central Regional Planning and Development Board and the Town of Dix.

In some instances, the analyses included in this section required a separation of the Town from the Villages of Watkins Glen and Montour Falls to better understand Town specific characteristics. The Town without the Villages of Watkins Glen and Montour Falls is referred to as the *“Town Exclusive.”* The Town of Dix including the Villages is referred to as *“Town Inclusive.”*

Location



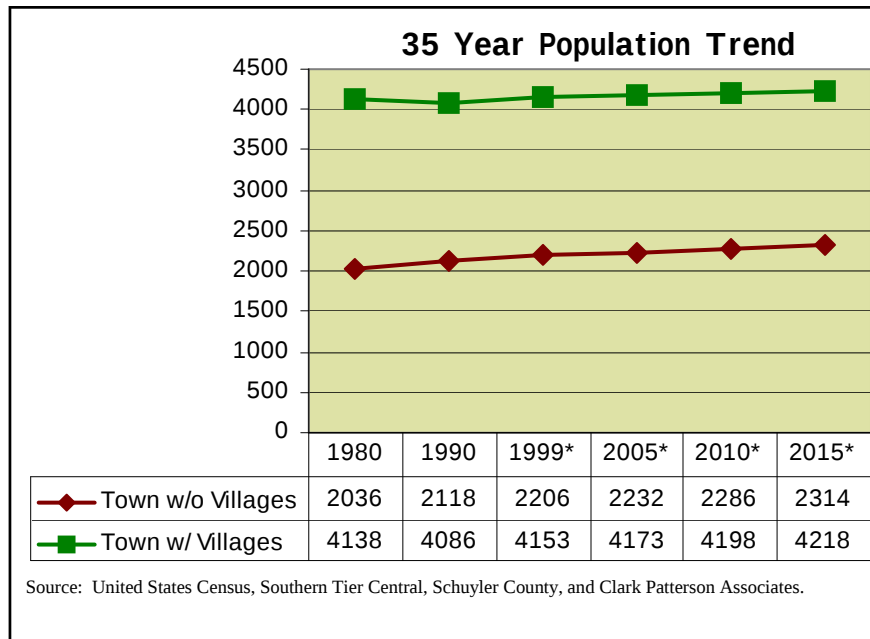
The Town of Dix is located in Schuyler County, the heart of the Southern Tier region of New York State. Nestled on the southwestern edge of Seneca Lake, the deepest of the Finger Lakes, Dix is known as the home of Watkins Glen International Racetrack, the largest one day draw in New York State. The Town is less than twenty five minutes north of Corning, New York and approximately forty five minutes south of Geneva, New York. The historic villages of Watkins Glen and Montour Falls lie within the Town's boundaries. Interstate 86 is 30 minutes south and the New York State Thruway is 50 minutes north of the Town. The famous Watkins Glen State Park, numerous award winning vineyards and vast stretches of rural beauty bring people to the region and Town every year for vacation and relocation.

Distances from Major New York State Cities

CITY	DISTANCE	TRAVEL TIME
Binghamton	75 Miles	1 Hour, 30 Minutes
Rochester	80 Miles	1 Hour, 30 Minutes
Syracuse	90 Miles	1 Hour, 40 Minutes
Buffalo	145 Miles	2 Hours, 30 Minutes
Albany	225 Miles	3 Hours, 30 Minutes
New York City	300 Miles	5 Hours

Population Characteristics

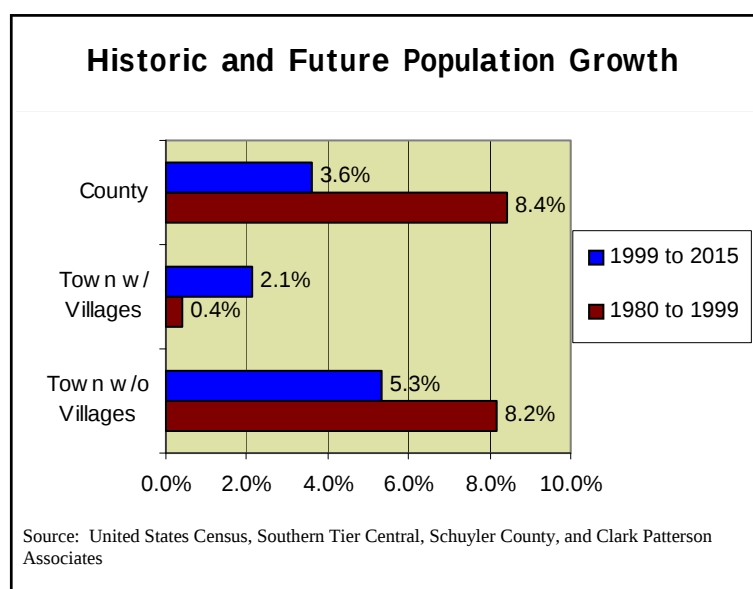
An analysis of a community's population trends is essential to the planning process.



Future policies, land-use, and development practices will be partially defined based on expected population growth or decline, population age, educational attainment, places of work and occupation, changes in income, and housing characteristics.

According to estimates, the Town of Dix's exclusive population is estimated to have increased by 4.3 percent from 2,118 in 1990 to 2208 in 1999. Over the past decade, Dix inclusive is estimated to have grown by 1.6 percent.

The graph to the right provides a comparison of historic versus projected population growth in the Town and Schuyler County. The Town exclusive of villages is expected to grow by an additional 5.3 percent by 2015. By comparison, the County is expected to grow at a slower rate, approximately 3.6 percent. The Town inclusive of villages indicates a much slower expected growth rate. This is typical in most areas since well established villages usually have limited development space. However, a potentially greater factor influencing this trend in the future is distance from employment centers like Corning and Elmira.

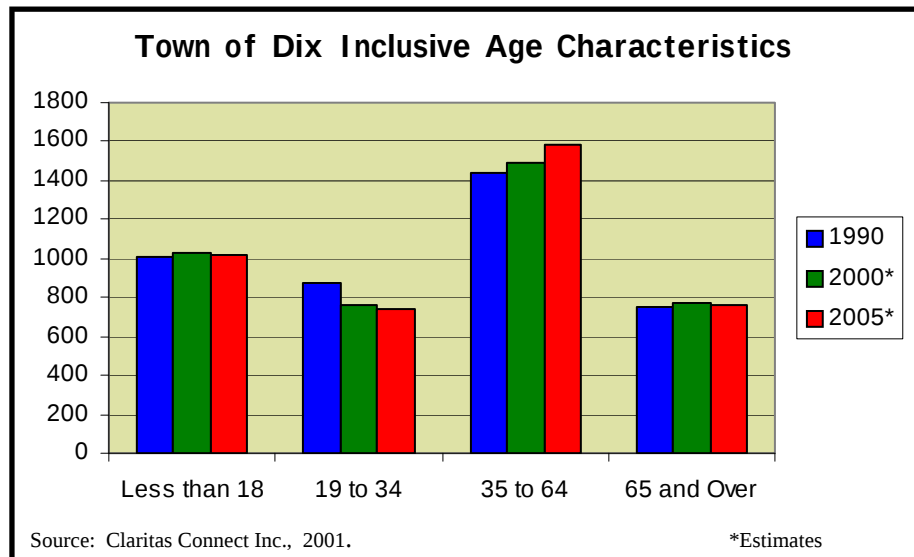


Population characteristics

The population estimates do not take into account regional growth generators, like the potentially significant expansions projected by Corning Incorporated, the future Schuyler County business park located in the Town and the planned availability of municipal sewer and water by 2002.

Age Characteristics

The age distribution of a community may indicate the need for revisions to the type and amount of public and private services needed by residents. For example, as people near retirement their needs change, which may require increased investment in senior services like transportation or housing assistance by the Town and Villages.



The graph is designed to separate the population of Dix into four age groups. Each age group represents a stage in life where service needs or community investments change. The "Less than 18" group represents day care and school aged children. The "19 to 34" group is the transitional population where residents enter into the workforce, purchase property, buy durable goods and start families. The "35 to 64" age group is the stable population where families are well established and roots are planted. The "65 and over" population is the golden age group where retirement is common and community service needs change from family support to senior support.

The age profile for Dix indicates a slow increase in the "35 to 64" group and is expected to continue through 2005. The "19 to 34" group is expected to decrease by 17 percent from 870 in 1990 to 740 residents by 2005. The "less than 18" and "65 and over" groups are expected to remain stable.

Household Characteristics

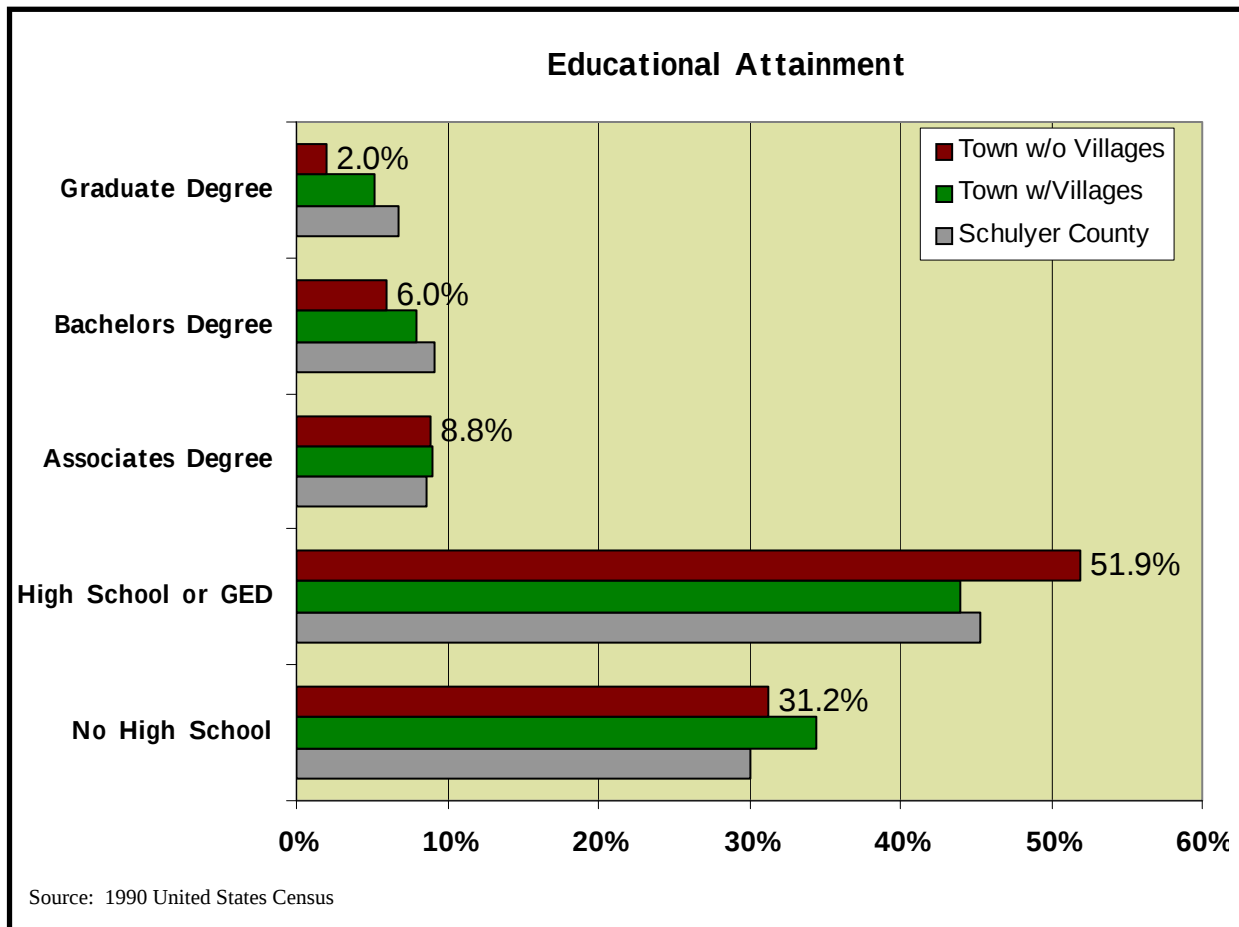
Understanding household characteristics is essential to the development of an accurate comprehensive plan for the Town of Dix. Today, a range of household types are common in most towns. Therefore, it is important to consider the mix of housing options needed to meet the needs of current and future residents.

The number of households in the Town of Dix is estimated to increase by approximately 5 percent from 1990 to 2005 compared to 9 percent for Schuyler County. Household size is expected to decrease in the Town and County, as is common across the nation. From 1990 to 2005, median household incomes are expected to increase faster in the County (37 percent) than the Town (22 percent). This is partially due to the greater proportion of seasonal jobs located in the Town compared to other municipalities in the County. A focused effort to recruit new jobs with higher wages should be considered by the Town and County to improve the quality of life for residents and strengthen the local economy.

Table 1: Household Characteristics 1990 to 2005			
Town of Dix with Villages	1990	2000*	2005*
Households	1,611	1,656	1,688
Housing Units	1,750	1,802	1,836
Household Size	2.46	2.40	2.36
Median Household Income	\$23,836	\$29,949	\$30,595
Schuyler County	1990	2000*	2005*
Households	6,818	7,247	7,450
Housing Units	8,472	9,062	9,316
Household Size	2.67	2.58	2.53
Median Household Income	\$25,697	\$32,543	\$35,188
Source: 1990 United States Census, Claritas Inc. 2001.			
* Estimates			

Education

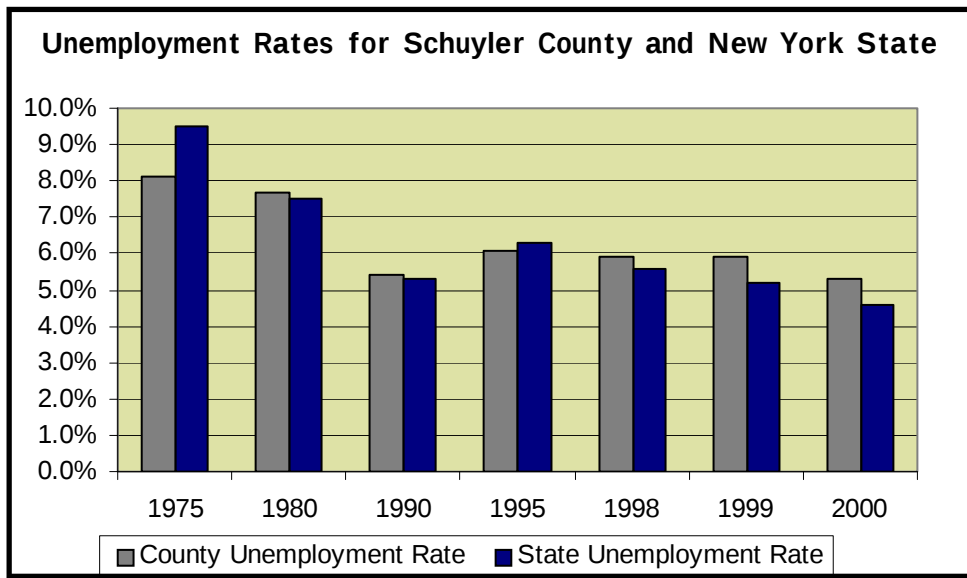
Educational attainment is an important indicator for future business attraction and community affluence. Businesses requiring skilled workers and employees with advanced degrees locate in areas where the local labor force can provide the needed employment base. Future decisions concerning economic development should take into account the skills of the local labor pool.



The graph above, derived from the 1990 United States Census, shows the highest level of education attained by Dix residents compared to the County. Approximately 52 percent of Town exclusive residents, completed a high school degree or equivalent as their highest level of education. About 9 percent completed an Associate's degree while 6 percent finished a Bachelors degree. Two percent of Town residents have attained a graduate degree compared to the County at approximately 7 percent.

Unemployment Rate

The unemployment rate is an indicator of the economic strength of a region. When the unemployment rate is high, there are too many workers per job. When the rate is low, jobs are abundant and workers are the limiting factor as, has been the case for the past eight years across the nation.



Source: United States Department of Labor

The graph above provides information on the regional unemployment rate. In 1975, Schuyler County had a lower number of unemployed workers than the State. From 1980 to 1990, the County registered a higher unemployment rate. More recently (1998 to 2000), the County has lagged behind the State. This is an indication of limited job opportunities for residents of Schuyler County and the Town of Dix. Moreover, the State figures are representative of New York's lagging economy as compared to the economic growth experienced by the rest of the nation. In 2000, New York State averaged an unemployment rate of 4.6 percent while the nation's rate was 4 percent. Regional approaches to economic revitalization can provide opportunities and resources that single municipalities cannot provide. The Town should consider opportunities for new jobs that not only attract new workers into the Town and County but also provide jobs for the existing workforce.

Schuyler County Major Employers (>100)	Employees
Schuyler Hospital, Inc	469
Shepard Niles Crane and Hoist	198
Us Salt	135
Cargill, Inc.	100
Coastal Lumber, Inc.	100

Housing

The number of building permits issued for new residential dwellings can be used as an indicator of growth. From 1994 to 2000, the Town of Dix issued 106 residential building permits. The greatest investment in residential development occurred in 1999 with a total of \$906,500 in residential project costs and an average home construction project cost of \$45,300.

Table 2: Town of Dix Residential Building Activity							
	1994	1995	1996	1997	1998	1999	2000
Residential Building Permits	9	12	17	15	17	20	16
Total Residential Project Cost	\$337,000	\$357,500	\$367,000	\$305,000	\$483,500	\$906,500	\$320,000
Average Project Cost	\$37,400	\$29,800	\$21,600	\$20,300	\$28,500	\$45,300	\$20,000

Source: Town of Dix, 2001.

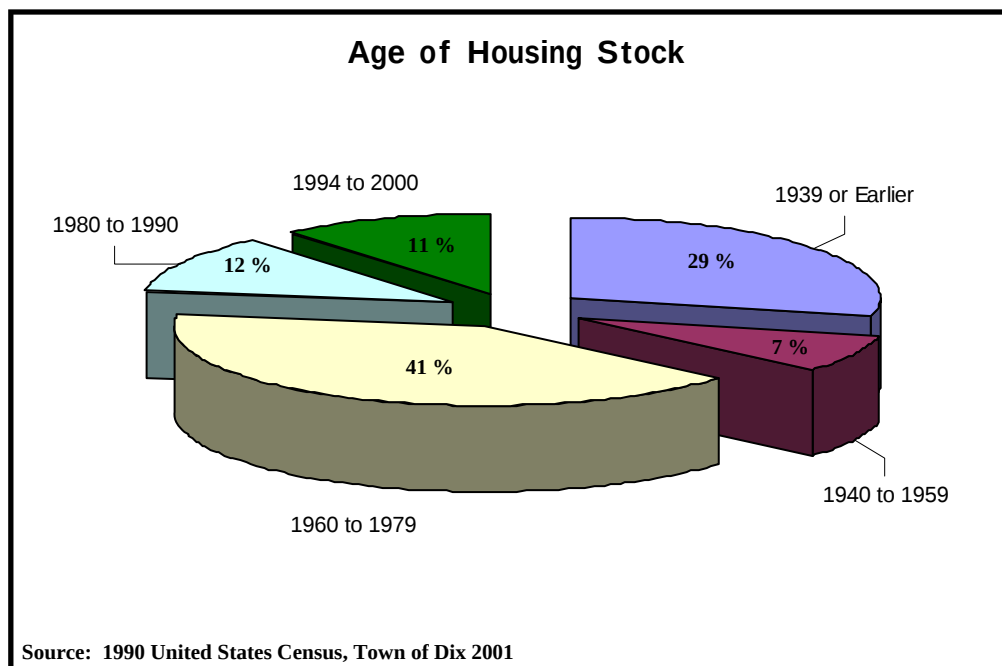
It is important for Dix to consider where future residential development should be located as well as what form it should take in order to ensure the goals and objectives of the Comprehensive Plan are achieved. Residential development is service intensive and, therefore, is best located in areas where water, sewer, decent roads and efficient school bus access are already in place. In contrast, open space and farmland is often a money making opportunity for towns since they require limited services. As an example, in the Town of Byron (Genesee County) and Schuyler County, for every dollar a farmer pays in taxes, they require only 47 and 41 cents in services respectively. Therefore, planning locations for future residential development can be beneficial for several reasons including:

- ⇒ Reduced costs for service extensions and improvements;
- ⇒ Efficient use of existing sewer and water capacity;
- ⇒ Reduction of nuisance issues from conflicting land-uses;

Housing

- ⇒ Increased opportunity for future commercial development in areas accessible to residents;
- ⇒ Managed school district demand;
- ⇒ Preservation of rural character.

Housing stock is one of the main attributes of a community that defines its built character. Residential structures can tell a story about local development, affluence, employment characteristics and available building materials. According to the 1990 United States Census, the majority of structures in the Town of Dix exclusive(41 percent) were built between 1960 and 1979. Structures built prior to 1939 make up the second largest housing age group at 29 percent. About 12 percent of the Town's housing was built between 1980 and 1990. According to the Town of Dix records from 1994 to 2000, 106 residential units were permitted for construction, representing 11 percent of the housing stock. This assumes that all new residential permits resulted in a finished structure.

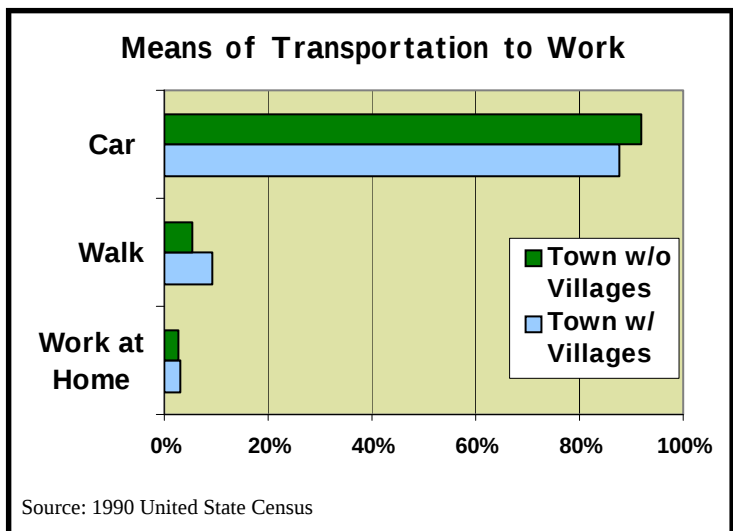
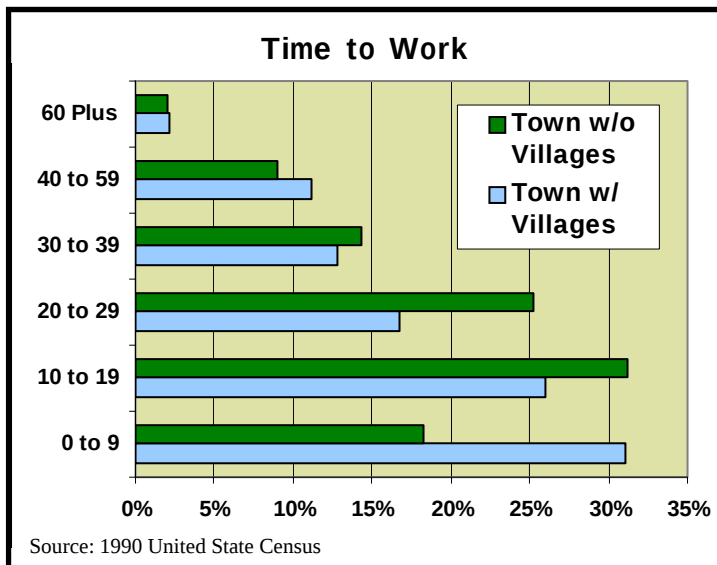


Getting to Work

One of the greatest factors in determining quality of life is the amount of time needed to get to work. Small communities like Dix often have a mix of commuting times. Some people choose to live in the Town for the rural quality of life it affords but can only find work in Corning, Horseheads, and Elmira. In other cases, residents close to the Village of Watkins Glen or Montour Falls can walk

to work from their homes in less than five minutes. The graph above indicates that 18 percent of people who live in the Town spend less than 10 minutes in transit to work as compared to 31 percent when the villages are included. The Town exclusive has a greater percentage of workers traveling more than 20 minutes to work (50 percent versus 43 percent).

In addition to travel time to work, means of transportation is also an important factor in determining quality of life. Having jobs in walking distance to residential areas is important for several reasons including reduced commuting times and accessibility to workforce. As the graph illustrates, approximately 92 percent of employed residents used a personal automobile to get to work while 5 percent walked and 3 percent worked at home. The option to work at home is a growing national trend due to the advancements in communications over the past 20 years. Dix should consider telecommunication infrastructure improvements to attract new industries that need to provide connections to professionals working at home.



Community Services

Fire, Ambulance, and Police Facilities

Currently, the County Sheriff, located in the Village of Watkins Glen, and the New York State Police provide coverage for the Town. There are three municipal and volunteer fire companies that service the Town of Dix (Watkins Glen Fire Department, Montour Falls Fire Department, and the Beaver Dams Volunteer Fire Company). Ambulance service is provided by Schuyler County Ambulance located in Watkins Glen.

Educational Facilities

Students from the Town of Dix primarily attend Watkins Glen Schools although a small portion of the Town is serviced by the Bradford Central School District. The Table below shows the 2000-2001 enrollment for the Watkins Central School District.

Table 3: Watkins Glen Central School District 2000-2001 Enrollment												
K	1	2	3	4	5	6	7	8	9	10	11	12
128	121	95	109	120	114	139	115	123	121	104	116	117

Parks and Recreation

The Town of Dix does not manage any town parks or recreation areas. However, Watkins Glen State Park and Catherine Creek State Wildlife Management Area are both located in the Town and provide excellent recreational opportunities for residents. Additional park space needs and location should be considered as growth occurs in the Town.

Environmental Features and Infrastructure

The environmental landscape of Dix is comprised of rolling hills, steep sided plateaus and valleys. Numerous orders of creeks drain the Town, the majority of which empty into Seneca Lake. The natural beauty of Dix is what makes it a unique and special place. Therefore, future development must be sensitive not only to the proper functioning of the environment but also the aesthetic value it brings to the area.

Steep Slopes (Figure 1)

The Finger Lakes region was subject to numerous glacial movements over geologic time. These movements are responsible for the long and narrow lakes, hills (also known as glacial moraines), and valleys that characterize the finger lakes regional landscape. Steep slopes, greater than 15 percent, generally indicate areas where development should be avoided due to unstable soils. The Town of Dix has many areas that fall in the “steep slopes” category where development should be avoided.

General Development Guidelines when Considering Slopes

<u>Slope</u>	<u>Allowable Development</u>
0-3%	All Uses
3-8%	Residential and Light Commercial
8-15%	Residential

Floodplains (Figure 2)

Areas that are prone to flooding due to water volumes exceeding a natural waterbody's capacity are known as floodplains. The most critical floodplain to consider is the 100 year floodplain; the area impacted by a flooding event seen on average of once every 100 years. Areas surrounding Glen, Shequaga and Post Creek are defined as 100 year floodplains, as well is Catharine Creek Marsh. Development in these areas should be minimized and may be subject to NYS Department of Environmental Conservation review and permitting.

Wetlands and Creeks (figure 3 and Table 4)

Wetlands play an integral role in the natural environment. Wetlands have highly absorptive properties that reduce the impact of flooding and water quality degradation from surface water run-off. They filter out particulate matter including various industrial and agricultural pollutants. From an ecological standpoint, freshwater

wetlands can provide a wide range of habitat areas that increase biological diversity for plants, insects, fish and terrestrial wildlife. Development should be minimized around critical wetland areas as defined by the New York State Department of Environmental Conservation (NYSDEC). Figure 3 highlights NYSDEC regulated wetlands in the Town of Dix (BD-2,BD-4, MF-1). Additional Federal wetlands not categorized by the NYSDEC may exist in the Town as well. Developers should contact the NYSDEC Regional Office 8 for permitting information if any wetlands exist on a proposed site.

Creeks provide unique habitat for all forms of life that depend on moving water. Water quality in creeks can be impacted by poor development practices that lead to siltation, increased flooding and decreased habitat. The NYS Department of Environmental Conservation (NYS DEC) developed a rating system for water quality and use in flowing waters. A majority of the creeks in the Town of Dix are “C” class, making them excellent waters for fishing and recreation. In some instances, creeks in the Town are also labeled as ideal for trout habitat (T) and trout spawning (TS). Table four provides a list of Dix’s major creeks and their NYSDEC rating. Special consideration and review must be given to development that may impact the quality of the Town’s creeks. Any development request within 200 feet of a creek should be sent to the County Planning Office or the NYS DEC.

Table 4: Creek Classifications in the Town of Dix			
Creek Name	Waters Index Number	Class	Standards
Seneca Lake Inlet	66-12-P (421-422)	C	C(T)
Catherine Creek	66-12-P (423)	C	C(TS)
Glen Creek	66-12 (442-443.1)	C	C(TS)
Shequaga Creek	66-12 (446-448)	C	C
Old Barge Canal	66-12 (444)	C	C(T)
Post Creek	3-52 (59-62)	C	C
Source: NYSDEC Office of Water Quality, 2001.			

Watersheds (Figure 4)

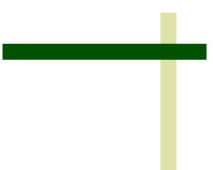
A watershed is the area of land that drains into a larger waterbody. Activities that increase run-off of pollutants or nutrients into streams and ultimately into the drainage basin can have a negative impact on water quality. Some examples that have been cited as major impacts to the Finger Lakes watersheds include the use of pesticides, over-use of fertilizers, the siting of large impervious surfaces (parking lots) in poor drainage areas and roadway runoff.

Approximately 95 percent of the Town of Dix drains into Seneca Lake via Catharine Creek or Glen Creek. The southwestern corner, as seen in Figure 4, drains into Post Creek and ultimately into the Chemung River.

Soils (Table 5)

Soils can be a limiting factor in terms of development potential. Unstable soils and hydric soils require fill or advanced engineering methods to ensure stability. According to the Soil Survey for Schuyler County, Dix's soils are extremely diverse. The following table provides a summary of the dominant soil types in the Town of Dix.

Table 5: General Soil Classifications in the Town of Dix		
Name	Percentage of Town*	Location
Volusia -Mardin	50 %	Southern/Central/ Northwest
Valios - Howard Chenango	30%	Route 414 Corridor/Route 19 Corridor
Conesus -Appleton - Lansing	2%	North Central
Lordstown - Volusia -Mardin	10%	Eastern/Southeast/ Southern Border
Schoharie - Hudson - Rhinebeck	4%	Northeast to Village, Be- tween 414 and 14 to Mon- tour Falls
Wayland - Teel -Aquepts - Sarpiss	4%	Catharine Creek Marsh and Seneca Lake Inlet
Source: United States Soil Survey		
* Approximation for Planning Purposes Only.		



Current Land Use (Figure 5)

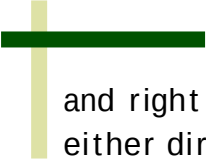
Land use defines the pattern, appearance, and form of a community. Every land use decision builds upon the decisions of the past. Poor planning and regulation can lead to undesirable development patterns that negatively impact the quality of life residents enjoy. Two of the most common mistakes made by communities are allowing residential subdivisions in predominantly agricultural areas and zoning for residential units outside existing or future public sewer and water service districts. In the first instance, nuisance issues often create conflict between residential and agricultural uses. Farmers have different working hours, sometimes harvesting until late in the evening or plowing early in the morning. In some cases, they also have to use pesticides and herbicides to protect and enhance crop production. In the second instance, communities often zone too much land for future residential or commercial use, leading to leap frog development. This type of development is often expensive to service with sewer and water. In some rare instances, areas can be zoned for future development if cluster zoning or large lot zoning is utilized. The problem with large lot zoning is the reduction in rural character associated with individual lots and the inefficient use of land. Therefore, Dix needs to look at its current condition, determine what pattern and form future development should conform to and develop a set of regulations that guide future development.

The Town of Dix's current land use map indicates that the majority of uses are residential. However, the most of the Town's land mass is essentially farmland and open space. Most residential development has occurred along roadsides with some well established hamlets and neighborhoods close to the villages. Watkins Glen International Racetrack is the largest private land use in the Town, consisting of 1,412 acres in total.

Agriculture (Figure 6)

The Town of Dix encompasses 21,942 acres of which agriculture and open space are the primary uses. Agriculture is a dynamic type of open space because it participates in the local economy and provides habitat for wildlife. Schuyler County is fortunate to have a stable farming economy anchored by the vineyard industry.

Farmers in the Town of Dix have the option to participate in the State certified, County managed Agricultural District Program. Agricultural District Two covers the Town of Dix and provides financial incentives, agricultural land conservation options



and right to farm laws to protect farmers. Any parcel greater than 10 acres that either directly produces or supports production is eligible. A copy of the New York State Agriculture and Markets Law is included in the appendix of this Comprehensive Plan.

As seen in Figure Five, agriculture is an important part of the landscape in the Town of Dix. Farms are generally located in areas where suitable soils are present. While farms are present throughout the town, three key areas are highly productive. The north central, central and south eastern portions of the Town are the primary agricultural areas. Probably the greatest limiting factor for farming in the Town is the landscape. By comparing Figure Five to Figure One, one can see that farms are generally located in the valleys and flatlands between the steep sided hills in the Town.

Sewer and Water (Figure 7)

The Town of Dix recently passed a referendum to form Sewer and Water District 1 to service Watkins Glen International Racetrack, the future Schuyler County Business Park and Town residents within District 1 boundaries. The water and sewer construction will require no debt service and will not cost tax payers for extensions to their home. The Town has developed a grant pool to ensure this is possible for five years after construction is completed, which is estimated to be 2002. In addition, residents will be allowed up to \$350 dollars for water and \$350 for sewer in-home repairs to change over from well and septic to municipal services.

Transportation (Figure 8)

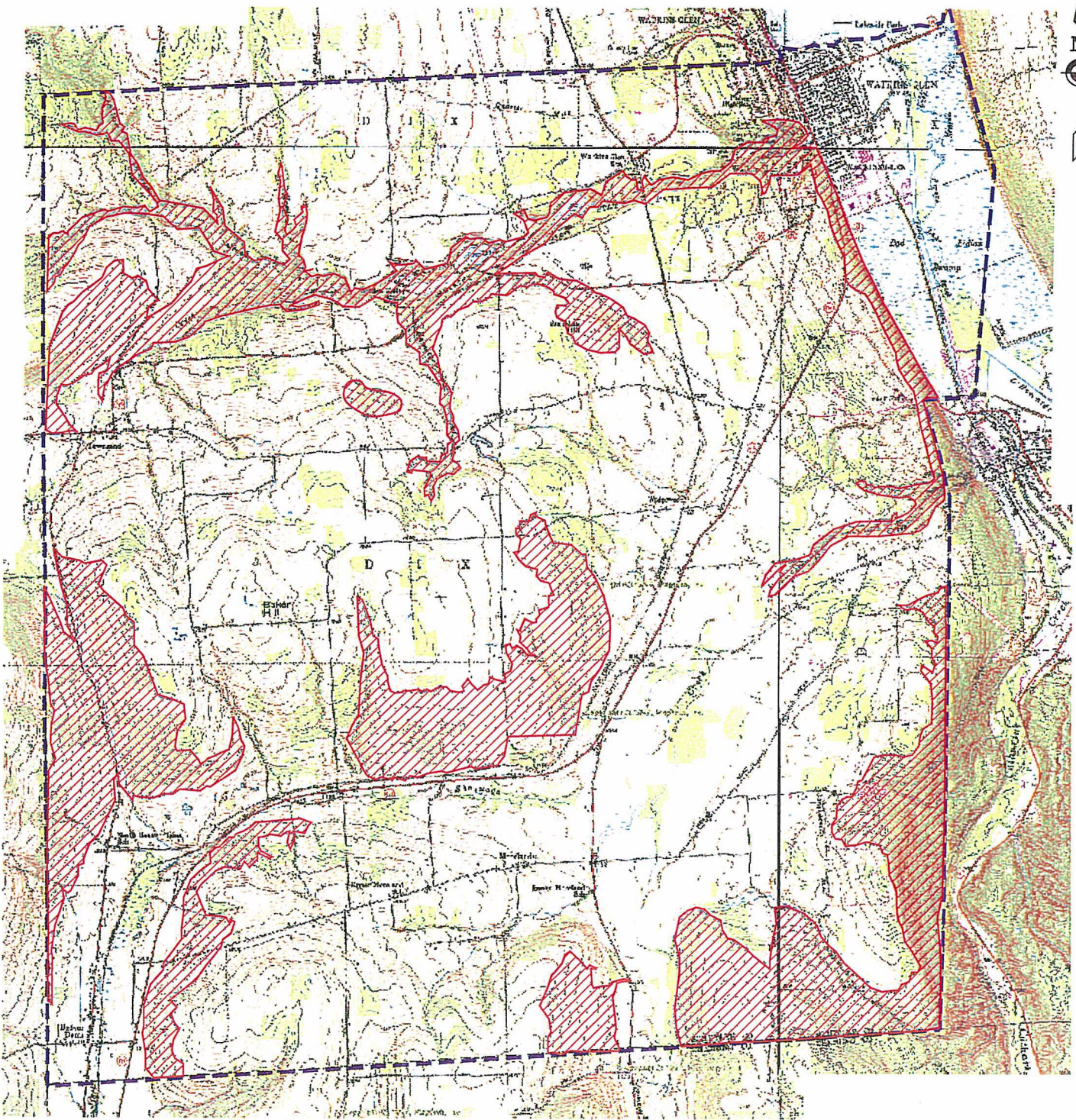
The primary means of transportation in Dix is by personal automobile. Streets are generally classified according to administrative authority. State and County highways are the primary arterials in the Town of Dix. Town roads make up the secondary road network. They function as collectors and limited use roads for residential access and rural uses.

The state is responsible for Route's 14, 414, 329 and 409 in the Town of Dix (red). The County maintains Route's 16, 17, 18 and 19 (blue). The Town maintains the majority of the secondary road network (gray).

The Town of Dix Comprehensive Plan

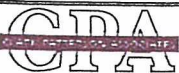


Figures



LEGEND

 SLOPES GREATER THAN 15%



186 North Water Street
Rochester, New York 14604
716-454-7000

1073 Reis Street
Pittsford, New York 14824
848-888-8700

DESIGN
PROFESSIONALS

403 1/2 North Union Street
Glen, New York 14750
716-879-8114

TOWN OF DIX
SCHUYLER COUNTY, STATE OF NEW YORK

DATE	03/19/01
DRAWN	SS
CHECKED	AR
SCALE	N.T.S.

SLOPES GREATER THAN 15 PERCENT

FIGURE
NUMBER

1

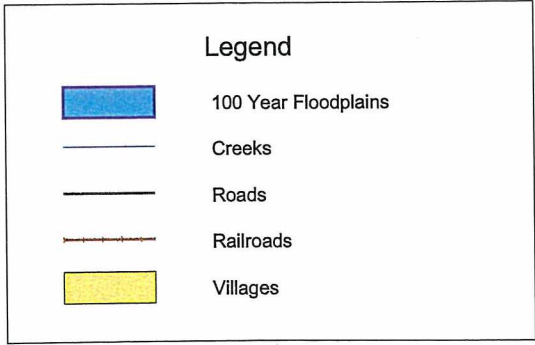
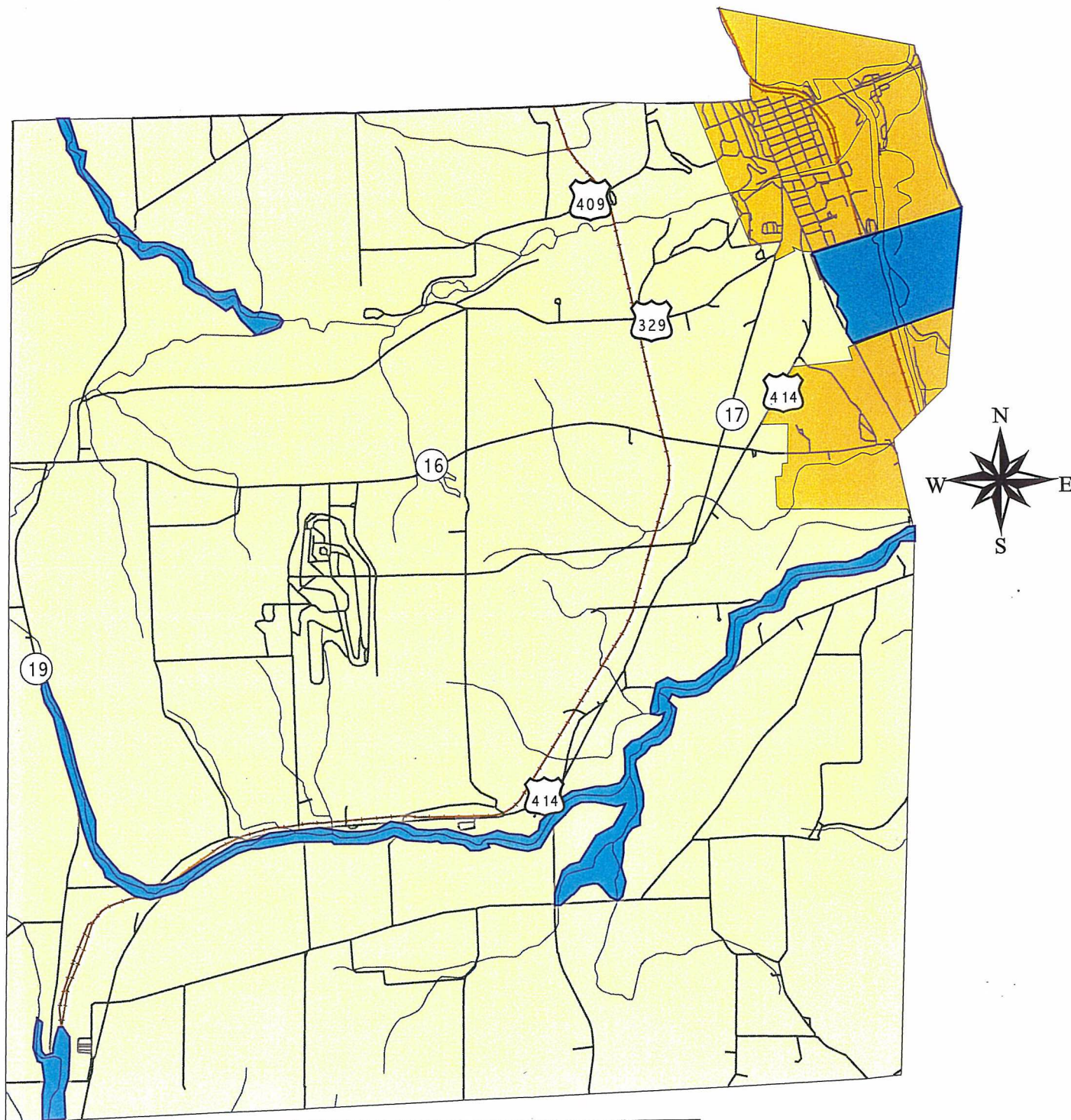


Figure 2
100 Year Floodplain Boundaries
Town of Dix Comprehensive Plan

Drawn By: A. Raus
 Checked By: J. Steinmetz
 Date: 2-13-01

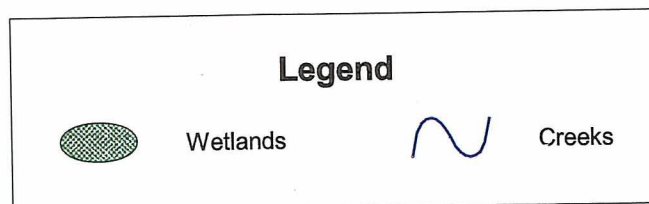
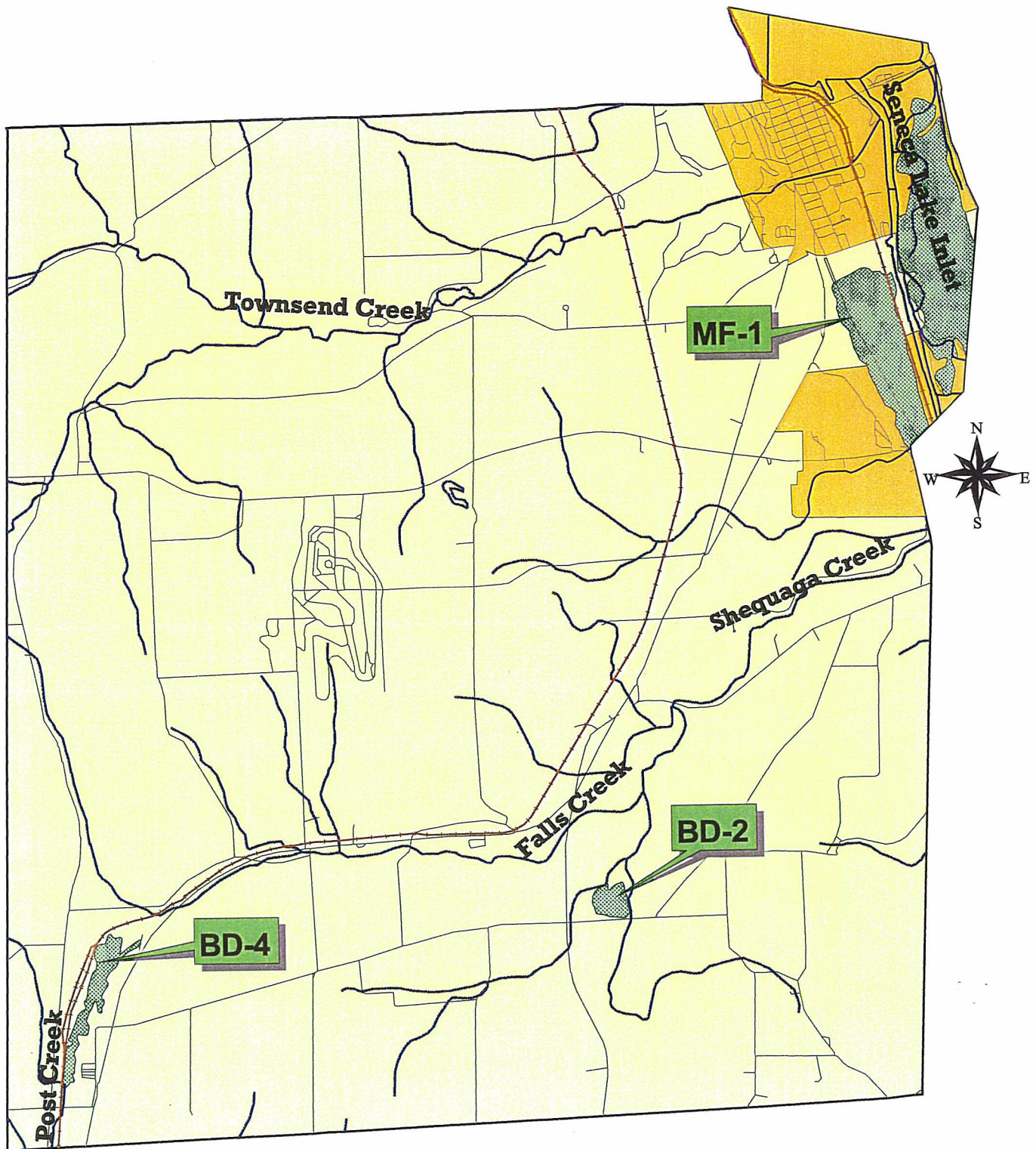


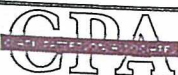
Figure 3
State Wetlands and Major Creeks
Town of Dix Comprehensive Plan

Drawn By: A. Raus
 Checked By: J. Steinmetz
 Date: 2-13-01



LEGEND

- CHEMUNG RIVER DRAINAGE AREA
- SENECA LAKE DRAINAGE AREA



**DESIGN
PROFESSIONALS**

188 North Water Street
Rochester, New York 14604
716-434-7800

1873 Nale Street
Fishkill, New York 12524
845-898-9700

483 1/2 North Union Street
Olean, New York 14760
716-272-8914

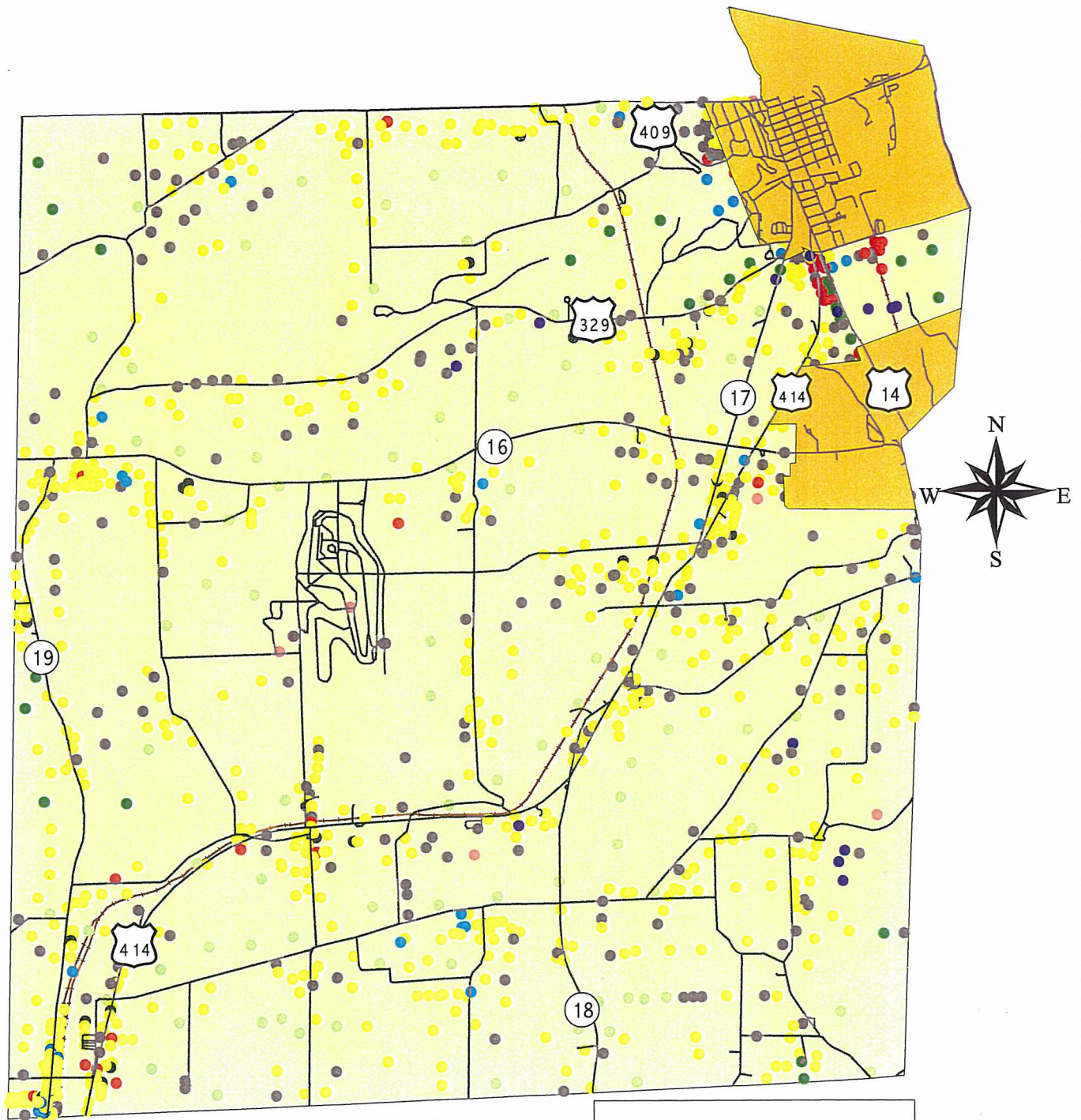
TOWN OF DIX
SCHUYLER COUNTY, STATE OF NEW YORK

DATE	03/19/01
DRAWN	SS
CHECKED	AR
SCALE	N.T.S.

DRAINAGE AREAS

FIGURE
NUMBER

4



Legend

Land Use

- Agriculture
- Residential
- Vacant
- Commercial
- Recreational
- Community Services
- Industrial
- Public Services
- Forest Land/Open Space

Figure 5
Existing Land Use
Town of Dix Comprehensive Plan

Drawn By: A. Raus
 Checked By: J. Steinmetz
 Date: 2-13-01

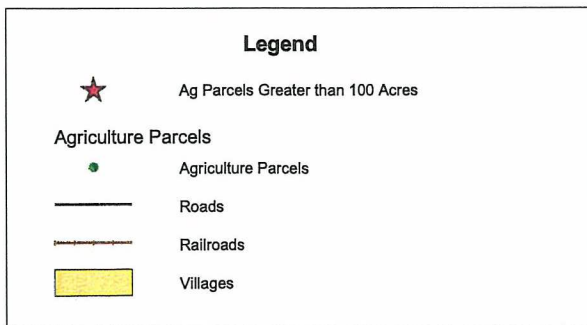
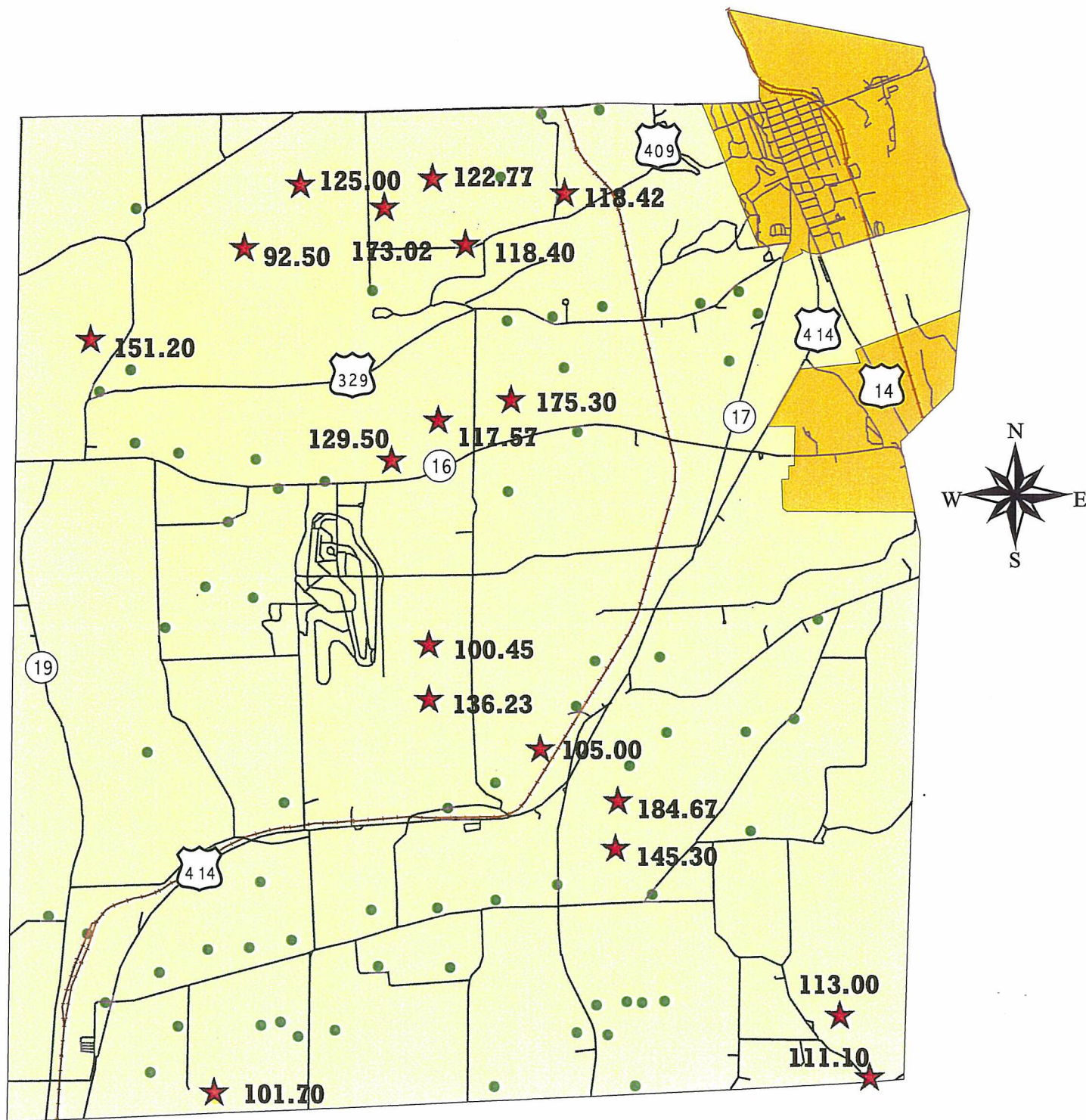
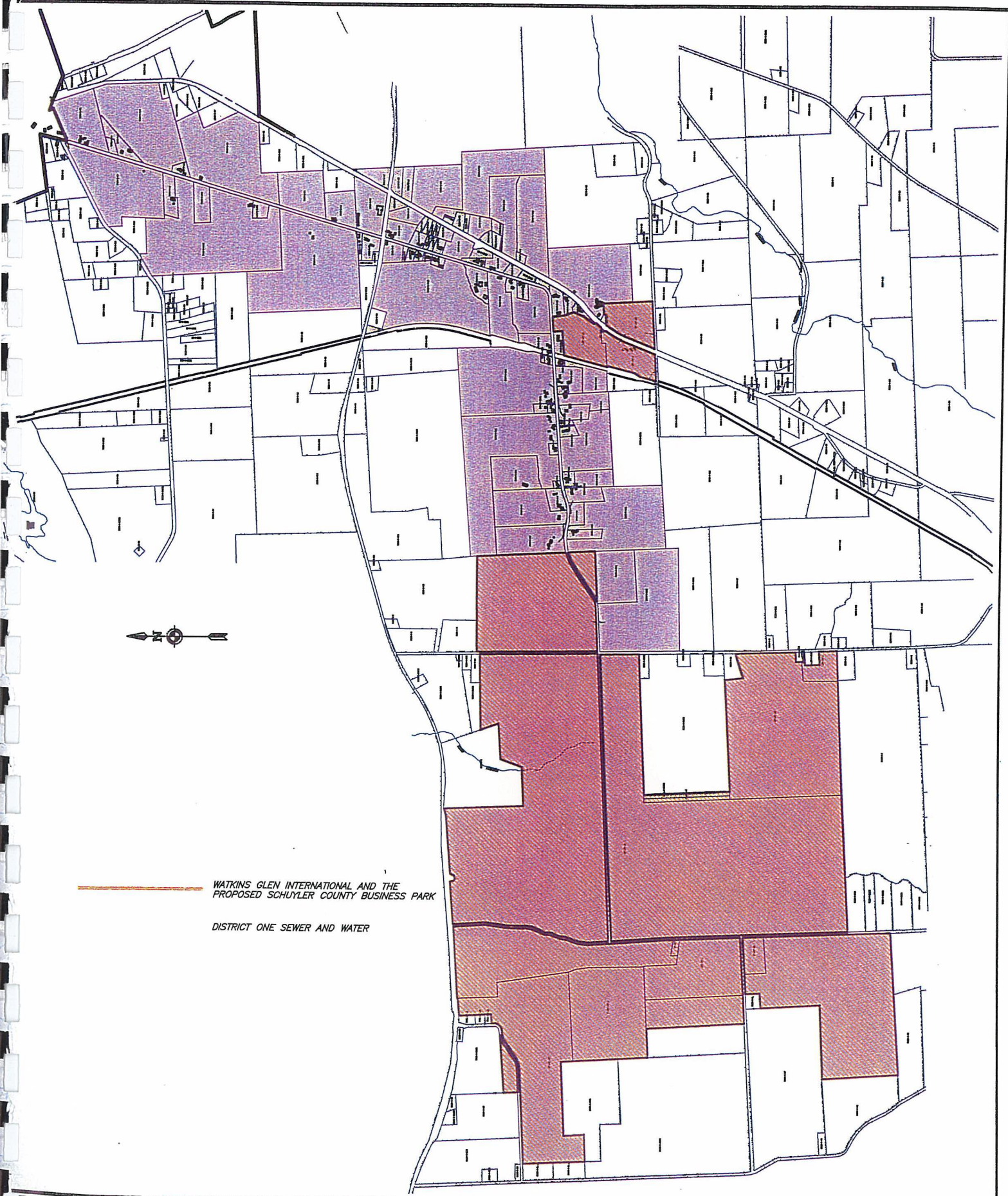


Figure 6
Agricultural Parcels
Town of Dix Comprehensive Plan

Drawn By: A. Raus
 Checked By: J. Steinmetz
 Date: 2-13-01



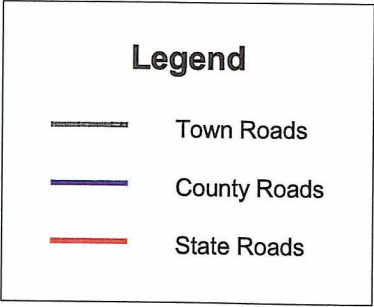
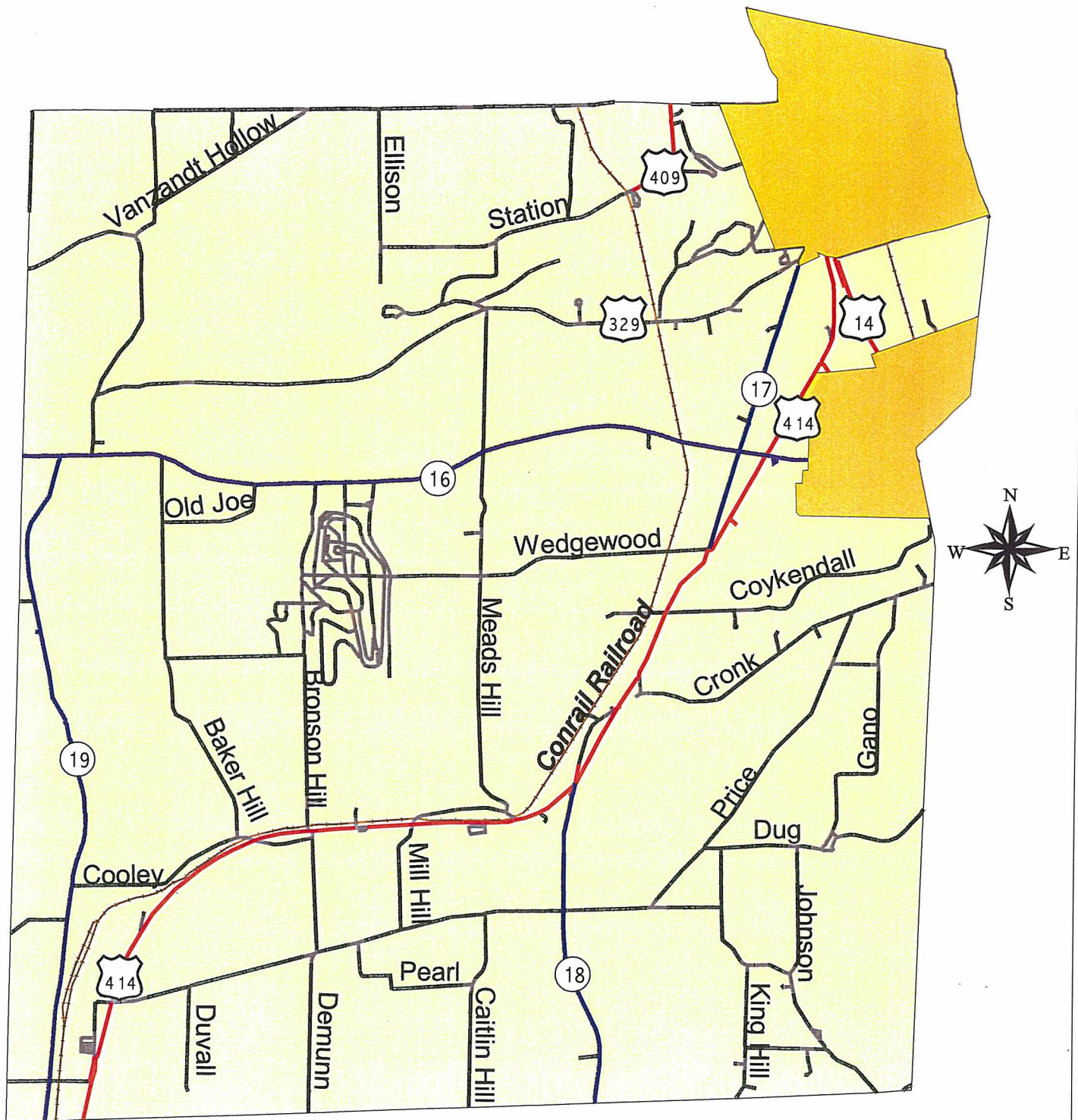


Figure 8
Road Classifications Map
Town of Dix Comprehensive Plan

Drawn By: A. Raus
 Checked By: J. Steinmetz
 Date: 2-13-01

Summary of Existing Conditions



Laying the Foundation -What Does it all Mean?

Now that we have a comprehensive understanding of Dix's existing conditions, what can we pull out to help formulate guiding policies for the community? This is the most important part of any planning process; interpreting the information to best facilitate the community vision. The following summary is intended to provide a quick review of the key trends, concerns, and opportunities brought out in the Existing Conditions.

Location

The Town of Dix is located in one of the most attractive and unique environments in New York State. Major interstate routes (90 and 86) allow for easy access to the Town and region. This makes it an excellent place to "get away for the weekend." At the same time, Dix's location is a major limiting factor in the attraction of new businesses due to its seclusion in the Seneca Lake Valley.

Population Characteristics

The population of the Town exclusive is estimated to grow by 5.3 percent over the next 15 years. This is a conservative estimate assuming the expansion estimates of Corning, Inc. are accurate. Population expansion can be viewed from a positive and negative standpoint. On the one hand, increased population can lead to greater opportunities for community development, the attraction of new employment options, and the increase in residential tax base. On the other hand, population growth can lead to sprawling development, unplanned infrastructure expansions, higher educational costs, increased nuisance issues between farmers and encroaching residential uses, and a loss of rural character.

Age Characteristics

The age breakdown of the community is expected to stay fairly constant through 2005. The Town should consider the impact of the next "golden age" group on the local economy. As the baby boomer generation retires over the next ten years, the largest population cohort in United States history, changing service needs should be considered such as transportation, health care, etc. Also of paramount importance is how to pay for the services. This also opens an economic opportunity area: the attraction of senior service businesses including

assisted living facilities, medical centers, and retirement resorts.

Household Characteristics

The current median household income in the Town of Dix is less than the median income in Schuyler County. The disparity is estimated to increase through 2005. More importantly, the median household income for the Town in 1990 did not keep pace with inflation as seen in the table below. Residents are making \$1,451 dollars less in 2000 than they were in 1990 according to the Consumer Price Index (CPI). Therefore, households are living on less money today than they were in 1990.

Inflation Adjustments Using the Consumer Price Index (CPI) for the Town of Dix			
Town of Dix	Actual MHI	MHI Needed to Keep Up with Inflation	Difference
1990	\$23,836	—	—
2000	\$29,949	\$31,400	\$1,451
Bureau of Labor Statistics CPI Calculator, 2001.			

Decreasing household size is another common issue across the United States today. The Town's estimated household size in 2005 is 2.36 persons. This indicates a change in the housing needs of current and future Town residents. Future residential development should strive to provide several housing types including single family homes, bungalos, townhouses, and apartments.

Education

The Town of Dix is lagging behind the County and the Villages in the completion of higher education. Completing an associates, bachelors, graduate, or trade school degree generally leads to higher paying jobs. It also provides an attractive skilled labor force for future businesses.

Unemployment Rate

Over the past 25 years, Schuyler County has managed to stay fairly consistent with the State's unemployment levels. The Town and County are working on cooperative strategies to improve the local economy and provide more jobs to residents including the Schuyler County Business Park, state designated Economic Development Zones and improvements to Watkins Glen International. The best opportunities for economic growth occur at the regional level. The Town has to ensure that a fair share of future economic growth occurs in the Town to maintain the balance between residential and commercial development.

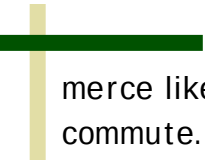
Housing

Between 1994 and 2000 the Town of Dix averaged 15 building permits per year for new residential development. The average project cost for the same time period was about \$29,000. This indicates that affordable housing options are available in the Town. In 1999, several homes with a project cost exceeding \$100,000 were built. The Town should consider the impact of the current development pattern on the attraction of future housing. Current residential development should be sited to maintain the attractive qualities that make Dix a great place to live. Poorly sited scattered development, highlighted as one of the weakness facing the Town during the SWOT analysis, can lead to a pattern that looks unorganized and unattractive.

In addition to the proper mix and pattern of residential development, the Town needs to consider the best locations for future residential housing. Areas where sewer and water are available can be developed at a higher density and reduce the cumulative environmental impacts of septic and well water systems. The Town should consider locations where development pressures will most likely be the greatest and determine if residential usage is the most appropriate use for the area. Developing around existing Villages and Hamlets should be encouraged.

Getting to Work

Dix's location makes it a prime location for people who work in the City of Corning and Elmira. Businesses in the Villages of Watkins Glen and Montour Falls are also very close and easily accessible in less than a 15 minute commute. Most people who live in the Town drive to work. This is not expected to change. However, locating future residential development in walking distance to existing centers of com-



merce like the Villages can provide job opportunities for people who don't want to commute.

Community Services

The portfolio of community services offered by a municipality is often one of the most important factors in determining where to live or locate a business. Providing a safe environment to raise a family or open a business is essential to the attractiveness of Dix. Moreover, local opportunities for recreation and cultural activities improve the quality of life for residents. It is common today for businesses today locate in places where employees will enjoy a high quality of life. Finally, the reputation of the local education system is essential to the attraction of families. Parents want to know that their children will get a good education and have opportunities for extra curricular activities.

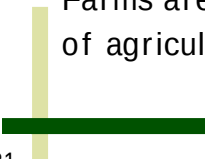
Environmental Features

Dix's natural environment is one of its greatest assets. Some of the most attractive vistas in the finger lakes region are in the Town of Dix. Protection of the environment is essential to protecting Dix's rural quality of life. Therefore, future development should avoid environmentally sensitive areas. Strengthening the development and permitting review process can help ensure environmental protection.

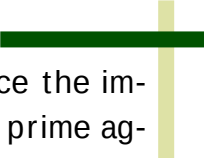
Land Use

This is the first Comprehensive Plan for the Town of Dix. The organization of land use to best accomplish the Town's desired future vision should look at current development trends as well as historic central areas like the Hamlets and the Villages. Future development patterns should attempt to conserve natural areas of importance, protect the viability of agriculture by minimizing non-complimentary uses, and ensure future development is located in areas that best fit the Town's desired development pattern.

Agriculture



Farms are an essential component of Dix's rural landscape. The continued success of agriculture in the Town depends on future land use decisions as well as the di-



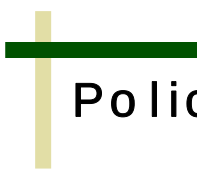
versification of the agricultural economy. The land use plan should reduce the impact of future development in blocks of contiguous farmland. Moreover, prime agricultural soils should be protected from development, even if they are not being farmed right now, to ensure future areas of production can be utilized.

Sewer and Water

The SWOT analysis indicated that the future sewer and water district in the Town is both an opportunity and a threat. Some believe the sewer and water will lead to uncontrolled growth within the district and potentially lead to continued extensions. Others view the new infrastructure as an opportunity for economic development. In reality, the sewer and water district will take on the uses and appearances that the Town allows. The Town has the option to control uses in the District through this Comprehensive Plan and the implementation of a regulatory ordinance. The Town has the opportunity to protect the rural character of the corridor as well as allow for economic growth and development.

Transportation

The Town has a well defined network of Town, County and State highways that allow easy access to most areas. The Planning Committee has expressed concern with the high speed tractor trailer traffic on Route 414. Future development needs to be sensitive to the types of traffic it will generate. Moreover, future development that is not compatible with high traffic areas, like residential uses, should not be located near main thoroughfares.



Policy

The Policy section of the Pioneer Plan provides the foundation for future decisions concerning community, economic and land development. The Planning Committee defined four key policy areas that addressed the main areas of interest in the community. The following provides the reasoning behind each policy area.

Rural Living

Dix wants to be a place where people desire to live, work and play. The Town believes that, in order for this to happen, it needs to provide a mix of housing opportunities, utilize existing infrastructure efficiently, avoid sprawling subdivisions and minimize impact on rural character.

Agriculture

The Town understands that agricultural land, and the open space it provides, is one its most attractive characteristics. Dix desires to create a clear distinction between town and country by limiting conflicts between active farming and residential uses. The protection of contiguous blocks of viable farmland and open space is essential to the success of farming in Dix and the region as a whole.

Business and Industry

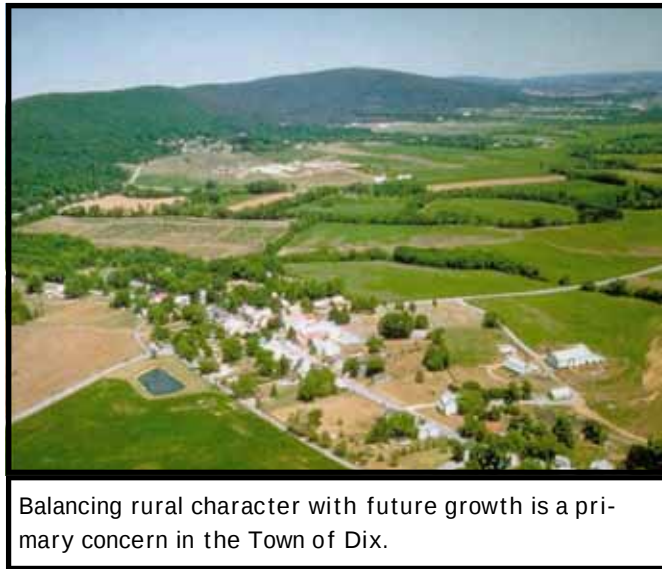
The Town desires a mix of businesses that provide support to existing regional industry, supply services to Town residents, strengthen the tourism industry and minimize impact on the environment. By providing areas for certain businesses, the Town can maintain a stable balance between cost of services and land use.

Community Development and Resources

Improving the quality of life for residents is a key concern in the Town of Dix. Providing adequate services to ensure the health, safety and welfare is a primary goal of this policy area.

Rural Living

Policy: It is the policy of Dix to locate future residential development so as to efficiently use existing infrastructure capacity, avoid high quality farmland, and ensure attractive rural neighborhoods. Dix desires conservative approaches to residential development including cluster development and, where possible, building close to existing nodes of development (hamlets and villages). Dix supports a diversity of housing opportunities for residents of all incomes, ages and family structures.



Balancing rural character with future growth is a primary concern in the Town of Dix.

Policy Objectives:

1. Designate areas for appropriate future residential development.
2. Increase opportunities for entry level housing that may include small homes, mobile home parks, apartments, and townhouses.
3. Design future residential development to protect environmental features.
4. Direct development to areas where public sewer and water exist or can be easily extended.
5. Protect rural character and prime agricultural soils.
6. Limit single lot residential development off of County and State highways.

Policy Measures

1. Number of residential subdivisions in agricultural areas.
2. Number of new sewer and water laterals for residential uses.
3. Number of multifamily housing development in the Town.

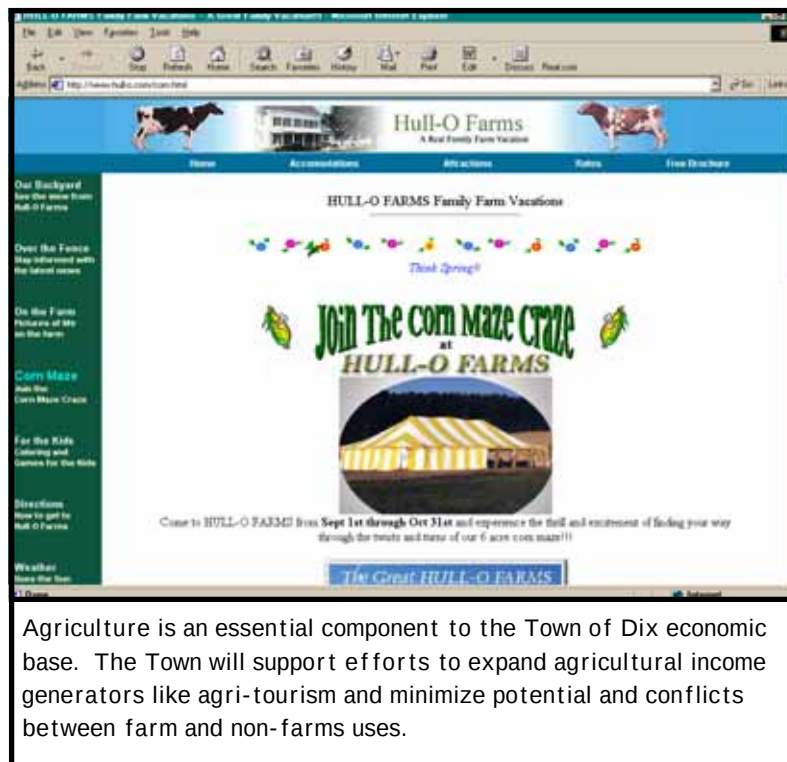


Policy Implementation:

1. Develop land use regulations to:
 - “ allow more diverse housing types and densities;
 - “ allow home businesses;
 - “ require all future subdivisions greater than 5 homes to utilize a land conservation development scheme.
2. Develop a prime soils map to reduce residential encroachment in current and future productive agricultural areas.
3. Limit development outside of sewer and water district to specified areas that are outlined in the land-use map.

Agriculture

Policy: It is the policy of Dix to continue to have vibrant agricultural businesses that contribute to the community's rural character and economic health. The town will support land use regulations that will protect agricultural businesses from residential encroachment and encourage value added farm enterprises.



Agriculture is an essential component to the Town of Dix economic base. The Town will support efforts to expand agricultural income generators like agri-tourism and minimize potential and conflicts between farm and non-farms uses.

Policy Objectives:

1. Ensure agricultural remains a viable and profitable industry in the Town.
2. Reduce potential for future conflict between farming and non-farm residential uses.
3. Promote agricultural tourism opportunities including bed and breakfasts, harvest festivals, and other opportunities unique to the agriculture industry.

Policy Measures:

1. Number of acres in county adopted in state certified agricultural districts.
2. Number of acres of farmland in agricultural production.
3. Ratio of number of farms to farmland in production.

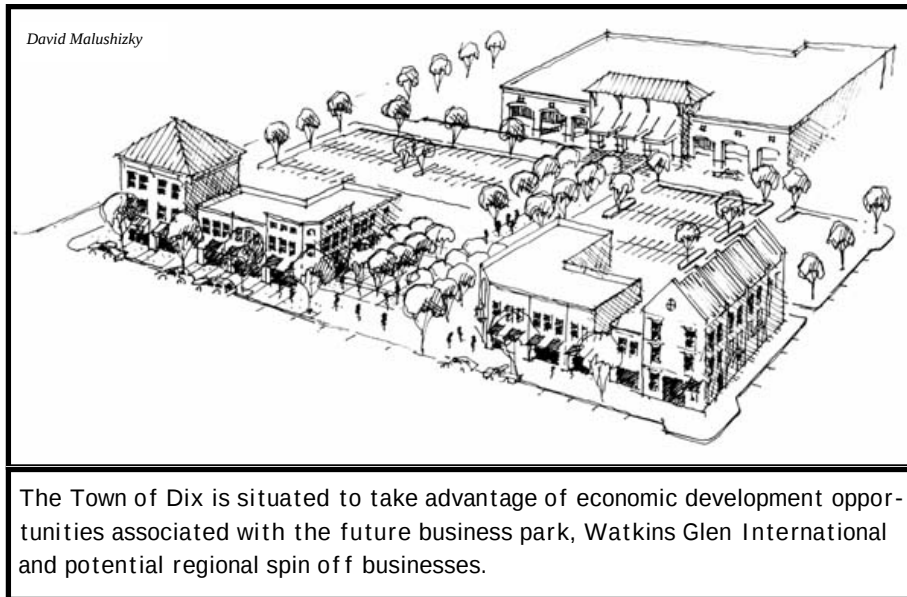
- 
4. Average distance from farm homesteads to sewer and water district boundary.

Policy Implementation:

1. Develop land use regulations to:
 - designate an agricultural use district to protect agricultural lands from encroachment of residential uses;
 - provide guidelines for expanded on-farm processing and sale of agricultural products.
2. Develop permitting and site plan review to allow for agricultural tourism while ensuring the health, safety, and welfare of residents and visitors.
3. Restrict future water and sewer district extensions in agricultural areas.

Economic Development and Industry

Policy: It is the policy of the Town of Dix to have areas of office, retail and service uses that are convenient, clean, and designed to have minimal impact on the rural landscape. The Town recognizes the need to support regional economic development efforts in Schuyler County and will work to strengthen job growth and diversification at the local level.



Policy Objectives:

1. Define areas best suited for future commercial usage.
2. Expand diversity of retail and service uses.
3. Encourage additional commercial development that will not compete directly with Watkins Glen Main Street businesses.
4. Ensure adequate public utilities to support future commercial areas.
5. Work with SCOPED to maximize the future business park and ensure that only compatible, environmentally friendly uses are permitted.

Policy Measures:

1. Number of commercial uses in the town.
2. Number of jobs.
3. Percent of occupied commercial space.
4. Number of home occupations.



Policy Implementation:

1. Develop land use regulations to:
 - allow commercial uses in the business park;
 - ensure economic growth in other desired areas on the town.
2. Identify a preferred list of businesses and work with SCOPED to attract them to the Business Park.
3. Develop appropriate guidelines for home occupations.
4. Ensure commercial development locates in areas serviced by sewer and water.
5. Implement a site plan review process to ensure the health, safety and welfare of the community is not negatively impacted by proposed business development.

Community Development and Resources

Policy: It is the policy of Dix to have community resources that meet the needs of residents and support local businesses. The Town enjoys the health and safety benefits provided by local police, fire, and medical services. Residents' welfare is ensured by the Watkins Glen and Bradford Central School District's, the State Park system, the faith community and the Cornell Cooperative Extension. The collective efforts of these public and not-for profit groups are an invaluable asset to the community and it is essential that the level of service provided to the town is coordinated based on future need.



Dix will strive to advance the quality of life of residents by ensuring adequate public services and recreational opportunities.

Policy Objectives:

1. Continue delivery of services to ensure the health, safety, and welfare of the community.
2. Locate future community facilities in areas accessible by town residents.
3. Develop strategies to increase public awareness of services offered by public and not-for-profit resources in the Dix community.
4. Create opportunities for increased public involvement in building a better community.
5. Develop innovative community building activities.

Policy Measures:

1. Crime Rate.
2. Number of residents present at Town Meetings.
3. Number of residents at Cornell Cooperative Extension events.
4. Number of community activities organized by the town.
5. Number of adults involved in youth leadership role.

Policy Implementation:

1. Review annual police and fire department reports to ensure adequate service for town residents.
2. Create a volunteer service linkage program that acts as a clearinghouse for all volunteer organizations including information about how to utilize their services or assist in their causes.
3. Ensure handicapped accessibility to all town organized functions.
4. Sponsor public health programs for the elderly and the young.
5. Coordinate efforts with the Villages and the County to ensure town efforts are not duplicated.
6. Develop a list of cost effective town activities that can be organized and completed on an annual basis.

Land Use Plan



Land Use Plan

The Land Use Plan (LUP) will be used as the legal basis for decisions concerning future growth and development in the Town of Dix. While the LUP does not define clear regulatory boundaries, it does provide specific areas where particular land uses are acceptable based on the information gathered throughout the planning process. This section of the plan portrays the appropriate use of land in the Town based on existing development patterns, environmental limitations, desired build out appearance, and areas of protection. The Land Use Map is found at the end of this section.

Open Space (*Forest Green*)

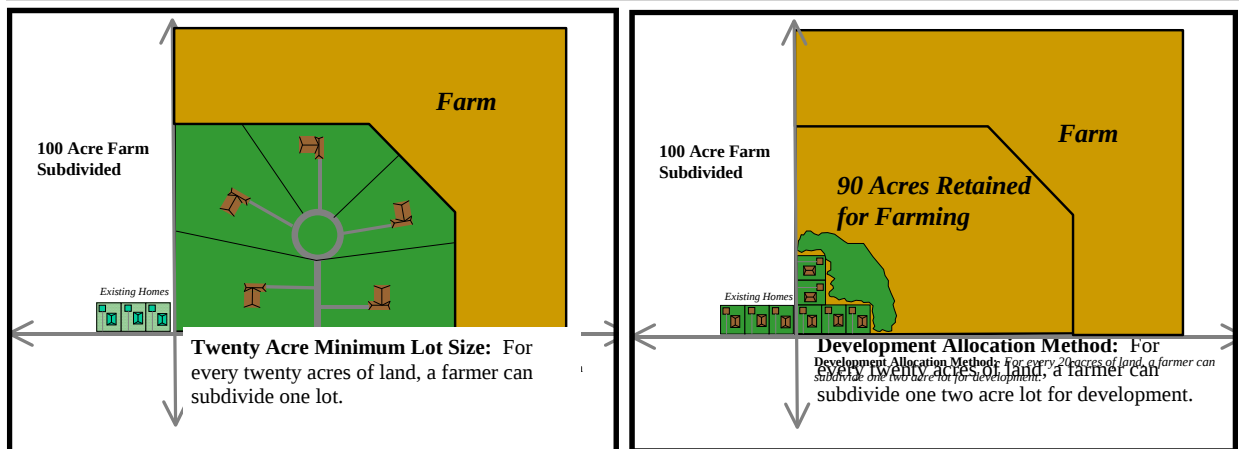
One of the primary attributes that draw people, both residents and visitors, to the Town of Dix is the extensive tracts of open space. The Town's landscape is a mosaic of rugged slopes and cliffs, waterfalls, rolling fields, and forestland. Each attribute, while attractive individually, plays an integral role in producing some of the most unique vistas in the Finger Lakes Region.

The Town desires a conservative approach to development in areas designated as open space. The protection of scenic vistas, natural features, sensitive environmental areas and rural highway corridors is essential to the maintenance of Dix's unique landscape. Acceptable uses in Open Space areas may include parks and trails, selective forestry program areas, agriculture, campgrounds, nature preserves, and limited low density residential homesteads. Low density homesteads should be limited to ten acre minimum lot sizes with no option of future sewer and water service. Residential structures should be placed so as to have minimal impact on rural highway corridors, generally with a minimum of 200 ft. setback. It is recommended that mobile homes be allowed in the open space areas under two conditions. First, future mobile homes without a permanent foundation will be required to locate in an existing mobile home park. Second, mobile homes will be allowed as a homestead property if they have a permanent foundation, meet the minimum lot size requirements and meet applicable New York State Health and Safety requirements.

Agriculture (*Light Green*)

Agriculture and the open space it provides is essential to the rural character and local economy of Dix. In order to maintain the assets agriculture affords, the Town has designated agricultural exclusive areas with the goal of preserving contiguous parcels of farmland and avoiding potential nuisance issues associated with non-farm uses locating in active farming areas. It is recommended that the development allotment in the agricultural area be reduced from one house per acre to one house per 20 acres. This will reduce the

potential land subdivision and protect large blocks of contiguous farmland. Further, non-farm development that occurs as a result of hardship should be on lots of no more than two acres and should be located in a cluster so as to minimize the adverse impacts on agricultural production. This development allocation will allow an owner to subdivide up to five two-acre lots from a 100 acre parcel. This effectively maintains a 90-acre block of land that can be farmed while allowing the owner the flexibility of dividing off parcels for family members or extra income. A slightly higher allowable development density may be



Maintaining Contiguous Blocks of Farmland: Large lot limitations can reduce potential non-farm development in agricultural areas. By using a development allocation method in addition to the twenty acre minimum lot size, as seen on the right, the Town can maintain large blocks of farmland while still allowing the farmer the flexibility to subdivide off lots for income or family members.

appropriate for small existing parcels not well suited for agricultural production.

An increasingly common component of economically viable farm businesses is diversification. This may include on-farm processing or sales of farm materials, agri-tourism, or other related activities. Such activities are expected to be accommodated on farm properties throughout the town, subject only to reasonable restrictions designed to minimize adverse impacts such as traffic safety.

Residential Areas

Residential growth is expected in the Town of Dix over the next 15 years. In order to accommodate future residents, Dix has allocated areas in the Town that are preferable locations for residential development. Three residential areas are outlined on the Land Use Map including Rural Residential – *Suburban* (S), Rural Residential – *Cluster* (C), and Mixed Use.

Rural Residential - S (*Yellow*)

The Rural Residential - S (RR-S) areas of the Town are well suited for low density residential homesteads. Land in these areas have limited agricultural value and slope limita-

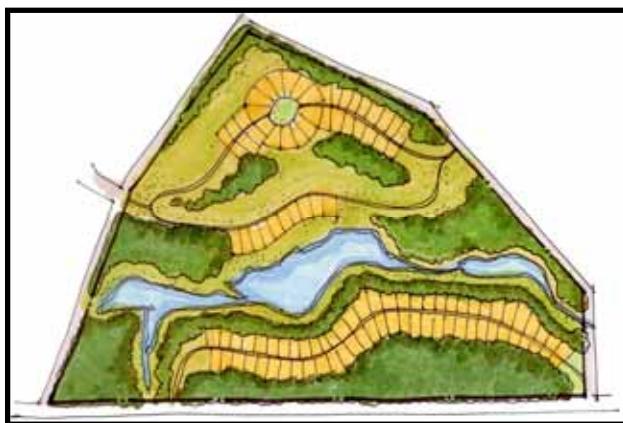
tions for higher density uses. Areas designated as RR-S are not viewed as places where sewer and water service will be provided in the Town. Also, these areas already have suburban residential development to some degree. Large lot, minimum of five acres, single family homes should be the primary use in the RR-S areas of the Town. Special consideration should be given to development practices that minimize environmental impacts and ensure a high quality of design in terms of materials and neighborhood layout

Rural Residential - C (*Beige*)

The Rural Residential - C (RR-C) areas will require cluster development practices that maintain open space and natural features. The RR-C area of the Town is primarily located in Sewer and Water District 2 along Route 17 and Wedgewood Road. The Town desires a balance between the efficient use of the sewer and water infrastructure available and the protection of the natural features that define the landscape. A cluster development allows the developer to “cluster” housing into an area suitable for development while protecting sensitive environmental features also located in the development area. Recommended development to open space ratios that would be acceptable in the RR-C areas include 4:1, 3:1, and 2:1 (open space acres to developable land acres). It is recommended that the Town set a development density of one dwelling unit per acre. As an example, assume a 100 acre parcel is under consideration for development. The development density will allow 100 housing units (one per acre). Utilizing the cluster development ratios, a 4:1 ratio would allow 100 quarter acre lots on 25 acres, 100 third of an acre lots on 33 acres and 100 half acre lots on 50 acres. Therefore, the developer will always be allowed to develop the number of units allowed by the development density while preserving open space. The quality of neighborhood design and layout and the physical limitations of the site should be the determining factor for the preferred density ratio.

Example Cluster Development Scenarios

Assume one acre is equal to one development unit and a 100 Acre Parcel.



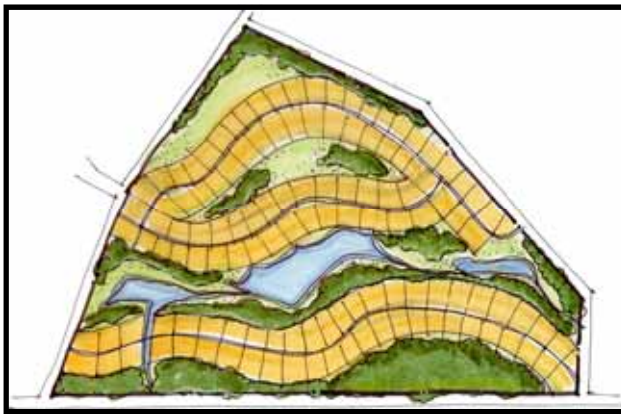
4:1 Cluster Development

75 Acres Remain Open
25 Acres For Development
100 Units on 0.25 Acre Lots



3:1 Cluster Development

67 Acres Remain Open
33 Acres for Development
100 Units on 0.33 Acre Lots

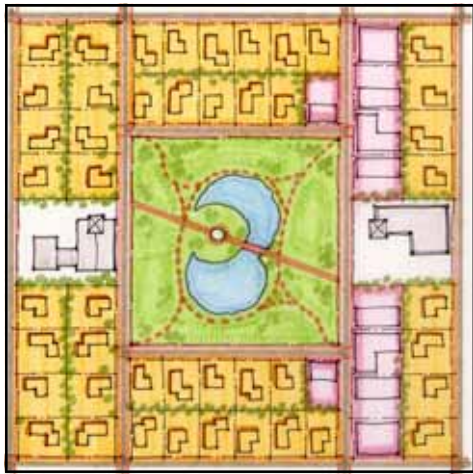


2:1 Cluster Development

50 Acres Remain Open
50 Acres for Development
100 Units on 0.50 Acre Lots

Mixed Use (*Dark Yellow*)

The mixed use land classification allows for the development of traditional neighborhoods similar in size and scale to a hamlet or small village. Mixed use areas provide a community park and/or service, retail and religious uses in a core central area with a mix of single family and multifamily residential uses on the periphery. It is recommended that the Town allow development that will contribute to the natural extension of existing mixed use areas or the design and development of a mixed use area that conforms to the hierarchy of design represented by a village or hamlet. The mixed use areas should be walkable, providing sidewalk, street trees and streetlights on every street with a modified street grid layout. The Land Use Plan identifies four areas appropriate for mixed use development including the hamlets of Beaver Dams and Townsend, areas to surrounding the business park, and a small area in the northeastern part of the Town bordering the Village of Watkins Glen. The rendering on the following page provides an example of a traditional neighborhood designed for the portion of the Town designated for Mixed Use bordering the Village of Watkins Glen.



Neighborhood Core Design

The neighborhood core is an integral part of a true mixed use neighborhood. A public square provides a central gathering place with passive and active recreation opportunities in walking distance, less than 1500 feet, to 90 percent of the neighborhood. Small boutiques, professional offices, and civic buildings (pink and white) provide additional activity and convenient shopping opportunities for residents. A mix of housing opportunities (yellow) including apartments, townhomes and single family houses can be integrated into the neighborhood.

It is important that all residential and commercial buildings add to the appeal of the area by respecting the scale and appearance of neighboring structures. The civic structures should inspire and provide a recognizable focal point for the neighborhood (as exemplified by the Schuyler County Courthouse). In Dix, this area should be a natural extension of the Village of Watkins Glen and maintain neighborhood elements including sidewalks, street trees and street lights.



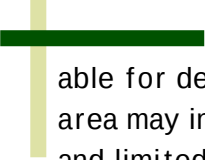
Commercial Areas

Business Park (Pink)

Future office commercial and light industrial uses should be located in the business park area of the Town. The functionality and appearance of this commercial area can be managed by developing an overall plan for circulation (shared access driveways, pedestrian circulation, rear parking) and design (landscaping, signage, building style and materials).

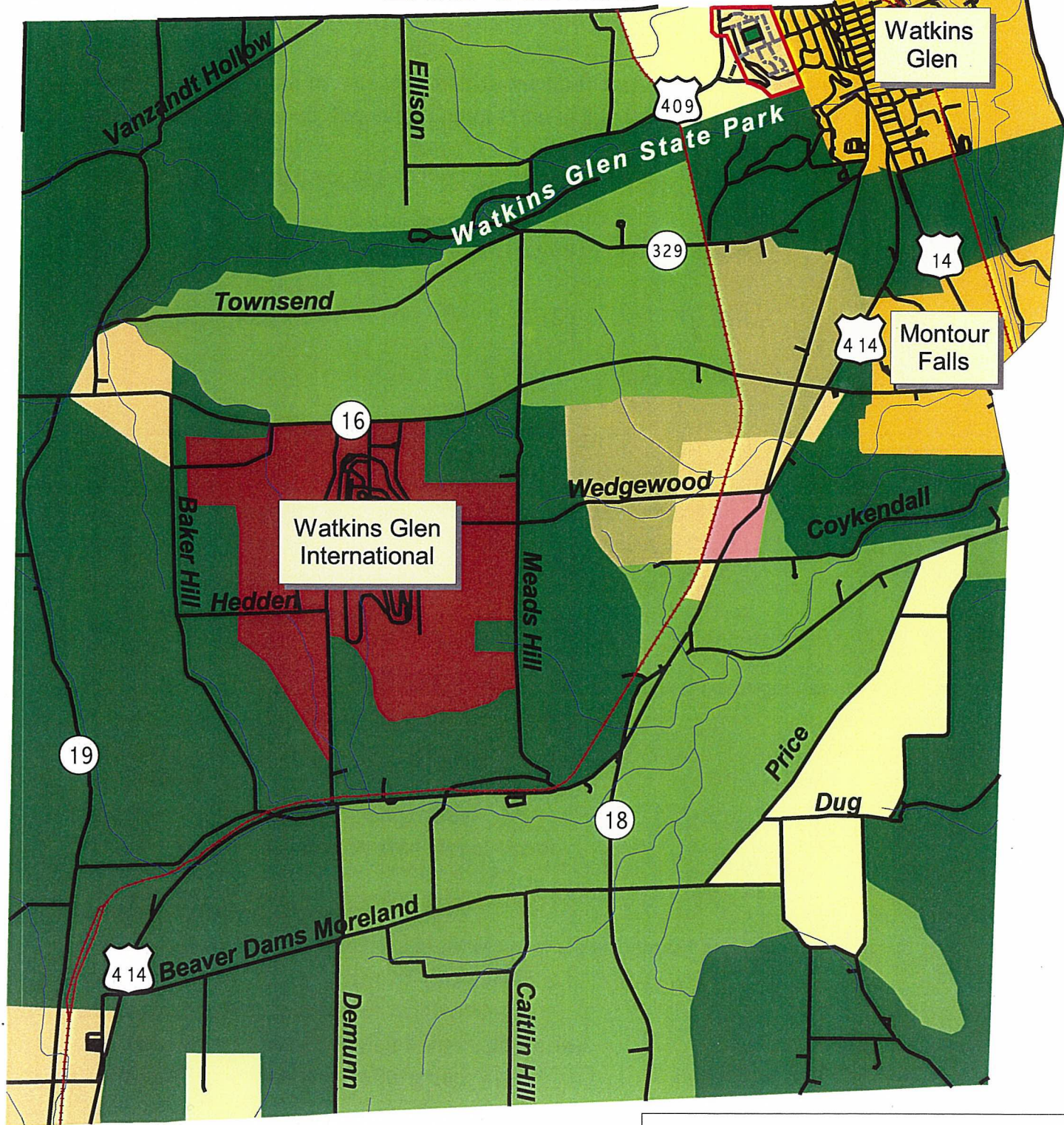
Entertainment Commercial (*Red*)

The Watkins Glen International Racetrack property is designated as an Entertainment Commercial area in the Town of Dix. Currently, large areas of open space are still avail-



able for development in the Entertainment Commercial area. Appropriate uses for this area may include a small convention center and high end hotel, a public/private golf course, and limited retail focused on the racetrack visitor clientele. The Town recognizes the importance of maintaining the Village of Watkins Glen as the primary commercial and service center for tourists and residents alike. Therefore, uses that can help strengthen the economic base of the Village will not be allowed in the Entertainment Commercial Area. Some examples of uses not acceptable for the Entertainment Commercial area include grocery stores, services, retail not related to the racetrack, professional offices and inns or bed and breakfasts.

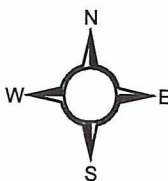
TOWN OF DIX DRAFT LAND USE MAP



0.5 0 0.5 1 Miles



186 North Water Street Rochester, New York 14604



LAND USE LEGEND

	ROADS		ENTERTAINMENT COMMERCIAL
	STREAMS		RURAL RESIDENTIAL-S
	RAILROADS		RURAL RESIDENTIAL-C
	VILLAGES		MIXED USE
	OPEN SPACE		BUSINESS PARK
	AGRICULTURE		CONCEPTUAL MIXED USE AREA

Preferred Development Guide



Preferred Development Guide

The Town of Dix desires to be an attractive place to live, work and play. While the Town welcomes appropriate future development, it does not want to lose the rural character and quality of life that makes it a unique place in the southern Finger Lakes Region. The appearance of development can have as great a negative impact on the Town as uses inappropriately located. Therefore, in addition to the Land Use Plan, an understanding of preferred development style, scale and character can help to ensure future growth is attractive and beneficial to the Town's appearance.

During the Town of Dix Economic Development and Land Use Workshop held April 21, 2001, participants were asked to take part in a survey that ranked various images of development and landscapes. The survey results provided images representing positive and negative development appearance, scale and style. Subsequently, positive images were allocated to each land use category where that type of development was seen as appropriate and desirable. Negative images are seen as unacceptable development appearance and style for all areas of the Town and are included at the end of this section.



Desired Scenic Highway appearance and appropriate protection of scenic vistas.



Appropriate road front screening, signage and use.

Open Space

The appearance of future development in the designated Open Space areas should respect the unique attributes of the landscape and minimize impact on sensitive or visually important environmental features. Wooded habitats, creeks and wetlands, hillsides, and farmland play an integral role in the rural character that current residents enjoy. Moreover, visitors "escaping from the city" travel to Dix specifically because of the ability to get back to nature.

The community's green infrastructure is just as important as the roads, wires and pipes that make up the grey infrastructure most people consider to be important. The Town of Dix desires a balance between development and country living. Open space can provide that balance by protecting critical environmental features and directing growth to appropriate areas in the Town.

Agriculture



Agriculture is an industry that, while visually appealing, conflicts with residential uses.

Areas designated for Agricultural uses should be limited to farm and farm related industry. When one thinks of farmland, the first images that come to mind include red barns, ceramic tile silos, a few cows scattered across an open field and a farmer on a tractor slightly bigger than the one most suburbanites use to mow their lawns. In reality, farms today are massive operations often having accountants, scientists and marketing representatives on staff. In some areas of New York State, dairy farms typically consist of greater than 500 cows producing 40,000 pounds of manure a day.



Desired clear division between "Town and Country."

There are limited pockets of prime soils in the Town of Dix. Most of these areas are currently used for agriculture. In order to protect these areas, the Town will not allow future non-agriculture development in agriculture areas and support a minimum lot size of 20 acres per dwelling unit except in extreme cases where farmers need to subdivide a larger parcel for income. If this occurs, the subdivided parcel will be located so as to protect contiguous blocks of farmland and be accessible by emergency services.



Agriculture is not only a farm product industry, it is a tourism generator.

Agri-tourism and specialty niche farm production can help to strengthen the viability of agriculture in the Town of Dix. People vacationing today are looking for genuine experiences that provide them with a unique experience. Agri-tourism is a growing market that Dix can take advantage of with increased local organization. Haunted hayrides, working bed and breakfasts, field mazes, and roadside produce stands are all appropriate uses in the agriculture areas of the Town. In addition, partnerships with regional vineyards can be made allowing Dix farmers to supply specialty products (meats, cheeses, jams, breads, wood works, crafts etc.) in their gift shops. Weekend "vine and field" events can provide tourists with a unique opportunity to sample wines, pick produce and overnight in the region. Additional opportunities may exist in the value added products produced from the wine making industry that Dix farmers can take advantage of including the growing grape seed industry.



Suburban residential development is an option for areas where sewer and water will not be extended.

Rural Residential - S

Suburban large lot single family housing is already occurring in select areas of the Town. The Town recognizes that this type of development is costly to service with sewer and water and has appropriately located it in areas where services will not be extended in the foreseeable future. A minimum lot size of two acres will be required in the RR-S areas.



Cluster developments preserve open space as public use or forever wild.

Rural Residential - C

Cluster developments, as described in the Land Use Plan, protect environmental features while allowing the developer to maintain the number of units on smaller lots than allowed by existing regulations. This is an attractive option for the Town of Dix for several reasons. First, it allows efficient use of existing infrastructure by locating housing units into a service node rather than a linear strip. Second, clustering reduces the visual impact of development by maintaining large areas of open space within the subdivision. If planned correctly, the cluster subdivision can limit roadside views of the housing area and buffer residential uses from agricultural uses. Third, the land preserved as open space can be used for recreational opportunities that may include a trail system, ponds, a golf course or a wildlife preserve. Finally, cluster developments create a sense of place. Each cluster can be a unique neighborhood if designed with care and consideration.



Cluster developments can be unique neighborhoods that have a sense of place.



Mixed use areas typically include appropriately scaled residential neighborhoods;



multifamily housing integrated in with the single family homes;



a commercial in walking distance to residential units; and



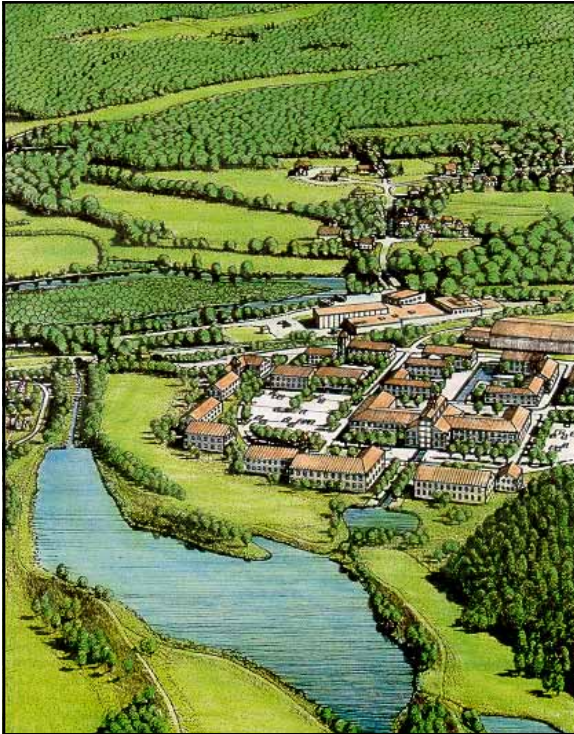
civic structures that act as focal points while building community pride.

Mixed Use

The Town envisions mixed use areas similar in scale and design as the typical Finger Lakes Region village or hamlet. Every development in the mixed use area must consider the grand vision of the area as a whole. Therefore, developers should have a clear understanding of the desired mixed use node layout, understanding the hierarchy of places from most dense in the core to least dense on the edge. All development should maintain a modified street grid that allows for future extension. Cul-de-sacs are not allowed in the mixed use areas unless the landscape does not allow for other alternatives. The mixed use node is meant to be walkable, requiring the construction of sidewalks, the correct placement of one common pedestrian scaled streetlight style and street trees.

In general, a mix of single family and multifamily units are allowed in the mixed use node with densities ranging from 1/4 acre (small single family home or bungalow) to eight units per acre (two four-family townhouse units). All residential development will respect the scale and style of a traditional village home including the placement of garages in the rear of the lot or to the side of the home, the front porch and entrance to the dwelling unit as the prominent feature addressing the street and proper building materials that may include wood, brick and stone.

Commercial uses are to be integrated into the central core of the mixed use area. Buildings will respect surrounding residential structures in scale, construction materials and lot placement. The building front will address the sidewalk directly with no setback. Parking will be on street front, to the rear of the business, or to the side of the business. A common parking area for the node is recommended. Civic or religious structures are to be placed in prominent places and should be designed in a fashion that they function as attractive and recognizable focal points in the mixed use area.



The Business Park should be designed so as to efficiently use the existing space and have limited impact on the visual character of the landscape.

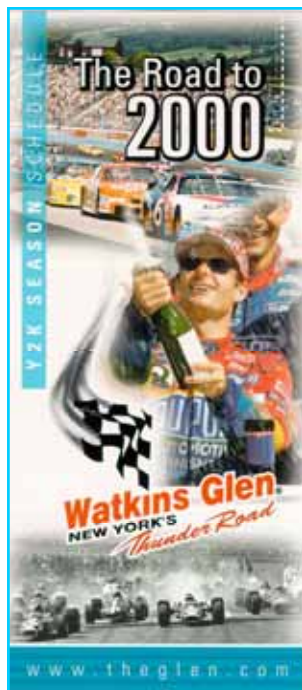
Business Park

The business park is a welcomed opportunity for economic development in the Town of Dix as well as the County. The Town recommends that a business park master plan be developed to address overarching issues such as traffic flow, parking consolidation options, building placement, landscaping and buffering, and potential integration into the surrounding mixed use areas. This will ensure efficient use of infrastructure and space. In addition, the business park plan can forecast future demand and timelines for expansion and improvements. Common construction materials can improve the overall visual quality of the park, making it more attractive to future tenants.

Entertainment Commercial

Watkins Glen International is an important component of the regional economy and reputation. Increased local cooperative efforts should be advanced in order to develop a sustainable and cooperative local economy. This may include a cooperative business plan, a business improvement district designation in Watkins Glen and improved communications between stakeholders.

Future structures in the entertainment commercial area should be sited and designed to reduce visual impacts on the local landscape. Also, it is important to consider the importance of the open space “buffer” area and the role it plays as a visual and sound buffer for Town residents.



The Entertainment Commercial Area (Watkins Glen International) of the Town has great potential to be a four season events area.

Negatively Ranked Images of Development

The images below received a negative ranking by Town residents during the April 21, 2001 community workshop. The Town should make every effort to ensure that development examples seen below are not reproduced in Dix. Maintaining a unique, high quality place to live requires a concerted review effort that maintains a high level of attractive and well designed development.



Acknowledgements

Planning Committee Members

A great thanks to all of the community members who participated in the complex, and sometimes heated, Planning Committee. Your leadership will guide Dix's future.

Marian Boyce	Frank Ganung	Bill Huey
Eliane Dalrymple	Adam Hayes	Kevin Hughey
Dan Fitzsimmons	Willie Hayes	Daniel Teed
Chuck Franzese	Mark Hills	Gail Butler

Workshop and Public Hearing Participants

To all of the residents who participated in the workshops and public hearings, thank you for your assistance in developing a common vision for the future.

Information Resources

Thanks to the following information resources who assisted in gathering information for the Existing Conditions section of the Plan.

The Town of Dix
Schuyler County Planning Department
Schuyler County Soil and Water Department
SCOPED
Cornell Cooperative Extension
Southern Tier Central Regional Planning and Development Board
New York State Department of Environmental Conservation
New York State Department of State
New York State Department of Transportation
New York State Planning Federation

Plan Prepared by:
Clark Patterson Associates,
186 North Water Street
Rochester, New York 14604.
(716)454-7600

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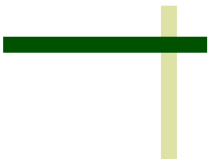
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617.20
Appendix A
State Environmental Quality Review
FULL ENVIRONMENTAL ASSESSMENT FORM

Purpose: The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or unmeasurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may not be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible enough to allow introduction of information to fit a project or action.

Full EAF Components: The full EAF is comprised of three parts:

- Part 1:** Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.
- Part 2:** Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially-large impact. The form also identifies whether an impact can be mitigated or reduced.
- Part 3:** If any impact in Part 2 is identified as potentially-large, then Part 3 is used to evaluate whether or not the impact is actually important.

DETERMINATION OF SIGNIFICANCE -- Type 1 and Unlisted Actions

Identify the Portions of EAF completed for this project: ☒ Part 1 ☒ Part 2 ☐ Part 3

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonably determined by the lead agency that:

- ☒ A. The project will not result in any large and important impact(s) and, therefore, is one which **will not** have a significant impact on the environment, therefore **a negative declaration will be prepared.**
- ☐ B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required, therefore **a CONDITIONED negative declaration will be prepared.***
- ☐ C. The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore **a positive declaration will be prepared.**

*A Conditioned Negative Declaration is only valid for Unlisted Actions

The Town of Dix Comprehensive Plan
Name of Action

The Town of Dix
Name of Lead Agency

Frank Ganung
Print or Type Name of Responsible Officer in Lead Agency

Town Supervisor
Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from responsible officer)

6-04-01
Date

PART 1--PROJECT INFORMATION

Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

Name of Action The Town of Dix Comprehensive Plan		
Location of Action (include Street Address, Municipality and County) The Town of Dix Comprehensive Plan will guide policy and land use decisions and has no defined location within the town.		
Name of Applicant/Sponsor The Town of Dix		Business Telephone (607) 535-7973
Address 304 Seventh Street		
City/PO Dix	State NY	Zip Code 14891
Name of Owner (if different) NA		Business Telephone ()
Address		
City/PO	State	Zip Code
Description of Action The adoption of a Town Comprehensive Plan		

Please Complete Each Question—Indicate NA if not applicable

A. SITE DESCRIPTION

Physical setting of overall project, both developed and undeveloped areas.

1. Present land use: ☒ Urban ☐ Industrial ☒ Commercial ☒ Residential(suburban) ☒ Rural(non-farm)
☒ Forest ☒ Agriculture ☐ Other:

2. Total acreage of project area: **21,942** acres.

APPROXIMATE ACREAGE	PRESENTLY	AFTER COMPLETION
Meadow or Brushland (Non-agricultural)	NA acres	NA acres
Forested	NA acres	NA acres
Agricultural (Includes orchards, cropland, pasture, etc.)	NA acres	NA acres
Wetland(Freshwater or tidal as per Articles 24,25 of ECL)	NA acres	NA acres
Water Surface Area	NA acres	NA acres
Unvegetated (Rock, earth or fill)	NA acres	NA acres
Roads, buildings and other paved surfaces	NA acres	NA acres
Other (Indicate type)	NA acres	NA acres

3. What is predominant soil type(s) on project site? **Volusia-Mardin (40%), Valois-Howard-Chenango (30%), Lordstown-Volusia-Mardin (15%), Schoharie-Hudon-Rhinebeck (6%), Wayland-Teel-Aquepts-Saprists (4%), Conesus-Appleton-Lansing (3%), and Freemont-Schuyler (2%)**

a. Soil drainage: ☒ Well drained 30 % of site ☒ Moderately well drained 25 % of site
☒ Poorly drained 45 % of site

b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? **4,349 acres** (See 1 NYCRR 370).

4. Are there bedrock outcroppings on project site? ☒ Yes ☐ No

a. What is depth to bedrock? **0-720** (in feet)

5. Approximate percentage of proposed project site with slopes: ☒ 0-10% 60 % ☒ 10-15% 20 %
☒ 15% or greater 20 %

6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or the National Registers of Historic Places? ☐ Yes ☒ No

7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? ☐ Yes ☒ No

8. What is the depth of the water table? **Highly Variable** (in feet)

9. Is site located over a primary, principal, or sole source aquifer? ☐ Yes ☒ No

10. Do hunting, fishing or shell fishing opportunities presently exist in the project area? ☒ Yes ☐ No

11. Does project site contain any species of plant or animal life that is identified as threatened or endangered?

☐ Yes ☐ No According

Identify each species: **Waiting on NYS DEC REVIEW**

12. Are there any unique or unusual land forms on the project site?(i.e., cliffs, dunes, other geological formations)

☒ Yes ☐ No

Describe: **The Town of Dix is home to Watkins Glen State Park, Montour Falls, and several smaller and unique waterfalls. In addition, the Town is best described as part of the western hanging glacial valley of Seneca Lake.**

13. Is the project site presently used by the community or neighborhood as an open space or recreation area?

☒ Yes ☐ No If yes, explain: **State parks, trails and privately owned community centers located throughout the Town are utilized by residents for recreational purposes.**

14. Does the present site include scenic views known to be important to the community?

☒ Yes ☐ No

15. Streams within or contiguous to project area: **See Narrative**

a. Name of Stream and name of River to which it is tributary: **Seneca Lake Inlet and Chemung River**

16. Lakes, ponds, wetland areas within or contiguous to project area:

a. Name and b. Size: **NYS DEC Registered: BD-2 (34.4 acres), BD-4 (64.2 acres), MF-1 (754.8 acres). See Narrative for location of Federal Wetlands.**

17. Is the site served by existing public utilities?

☒ Yes ☐ No **Sewer and Water District One is located in the north western corner of the Town closest Watkins Glen Village. Sewer and Water District Two is slated for construction in 2002 and will service WGI, The SCOPED Business Park and residents along County Route 17, Wedgwood Road and parts of State Route 414.**

a) If Yes, does sufficient capacity exist to allow connection? ☐ Yes ☐ No **NA**

b) If Yes, will improvements be necessary to allow connection? ☐ Yes ☐ No **NA**

18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA,

Section 303 and 304? ☒ Yes ☐ No **The Town of Dix is located in Schuyler County Agricultural District Number Two.**

19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and NYCRR 617? ☐ Yes ☒ No

20. Has the site ever been used for the disposal of solid or hazardous wastes? ☐ Yes ☒ No

B. Project Description

1. Physical dimensions and scale of project (fill in dimensions as appropriate) **NA**

- a. Total contiguous acreage owned or controlled by project sponsor _____ acres.
- b. Project acreage to be developed: _____ acres initially; _____ acres ultimately.
- c. Project acreage to remain undeveloped _____ acres.
- d. Length of project, in miles: _____ (if appropriate).
- e. If the project is an expansion, indicate percent of expansion proposed _____ %.
- f. Number of off-street parking spaces existing _____; proposed _____.
- g. Maximum vehicular trips generated per hour _____ (upon completion of project).
- h. If residential, Number and type of housing units:

	One Family	Two Family	Multiple Family	Condominium
Initially	_____	_____	_____	_____
Ultimately	_____	_____	_____	_____

- i. Dimensions (in feet) of largest proposed structure _____ height; _____ width; _____ length.
- j. Linear feet of frontage along a public thoroughfare project will occupy is? _____ ft.

2. How much natural material (i.e., rock, earth, etc.) will be removed from the site? _____ tons/cubic yards. **NA**

3. Will disturbed areas be reclaimed? ☐ Yes ☐ No ☒ **NA**

- a. If yes, for what intended purpose is the site being reclaimed? _____
- b. Will topsoil be stockpiled for reclamation? ☐ Yes ☐ No
- c. Will upper subsoil be stockpiled for reclamation? ☐ Yes ☐ No

4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? _____ acres. **NA**

5. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project?

☐ Yes ☒ No

6. If single phase project: Anticipated period of construction _____ months, (including demolition). **NA**

7. If multi-phased: **NA**

- a. Total number of phases anticipated _____ (number).
- b. Anticipated date of commencement phase 1 _____ month _____ year, (including demolition).
- c. Approximate completion date of final phase _____ month _____ year.
- d. Is phase 1 functionally dependent on subsequent phases? ☐ Yes ☐ No

8. Will blasting occur during construction? ☐ Yes ☐ No **NA**

9. Number of jobs generated: during construction? _____; after project is complete? _____. **NA**

10. Number of jobs eliminated by this project? _____. **NA**

11. Will project require relocation of any projects or facilities? ☐ Yes ☒ No If yes, explain _____

12. Is surface liquid waste disposal involved? ☐ Yes ☒ No **See Narrative**

- a. If yes, indicate type of waste (sewage, industrial, etc.) and amount _____
- b. Name of water body into which effluent will be discharged _____

13. Is subsurface liquid waste disposal involved? ☐ Yes ☒ No Type **See Narrative**

14. Will surface area of an existing water body increase or decrease by proposal? ☐ Yes ☒ No

Explain _____

15. Is project, or any portion of project, located in a 100 year flood plain? ☒ Yes ☐ No **See Narrative**

16. Will the project generate solid waste? ☐ Yes ☒ No **See Narrative**

- a. If yes, what is the amount per month? _____ tons.

b. If yes, will an existing solid waste facility be used? ☐Yes ☐No

c. If yes, give name _____; location _____

d. Will any wastes **not** go into a sewage disposal system or into a sanitary landfill? ☐Yes ☐No

e. If Yes, explain _____

17. Will the project involve the disposal of solid waste? ☐Yes ☒No **See Narrative**

a. If yes, what is the anticipated rate of disposal? _____tons/month.

b. If yes, what is the anticipated site life? _____years.

18. Will project use herbicides or pesticides? ☐Yes ☒No **See Narrative**

19. Will project routinely produce odors (more than one hour per day)? ☐Yes ☒No

20. Will project produce operating noise exceeding the local ambient noise levels? ☐Yes ☒No

21. Will project result in an increase in energy use? ☒Yes ☐No

If yes, indicate type(s) **See Narrative**

22. If water supply is from wells, indicate pumping capacity _____gallons/minute. **NA**

23. Total anticipated water usage per day _____gallons/day. **NA**

24. Does project involve Local, State or Federal funding? ☐Yes ☒No

If yes, explain _____

25. Approvals Required:

		Type	Submittal Date
City, Town, Village Board	☒ Yes ☐ No	<u>Adoption of Plan</u>	<u>June 26, 2001</u>
City, Town, Village Planning Board	☐ Yes ☒ No	_____	_____
City, Town Zoning Board	☐ Yes ☒ No	_____	_____
City, County Health Department	☐ Yes ☒ No	_____	_____
Other Local Agencies	☐ Yes ☒ No	_____	_____
Other Regional Agencies	☐ Yes ☒ No	_____	_____
State Agencies	☐ Yes ☒ No	_____	_____
Federal Agencies	☐ Yes ☒ No	_____	_____

C. ZONING and PLANNING INFORMATION

1. Does proposed action involve a planning or zoning decision? ☒Yes ☐No

If Yes, indicate decision required:

☐ zoning amendment ☐ zoning variance ☐ special use permit ☐ subdivision ☐ site plan

☒ new/revision of master plan ☐ resource management plan ☐ other

2. What is the zoning classification(s) of the site? **No current zoning in Town of Dix.**

3. What is the maximum potential development of the site if developed as permitted by the present zoning? **NA**

4. What is the proposed zoning of the site? **The Comprehensive Plan recommends the establishment of zoning districts in accordance with recommendations made in the land use section of the plan.**

5. What is the maximum potential development of the site if developed as permitted by the proposed zoning? **NA**

6. Is the proposed action consistent with the recommended uses in adopted local land use plans? ☐Yes ☐No **NA This is the Town's first Comprehensive Plan.**

7. What are the predominant land use(s) and zoning classifications within a 1/4 mile radius of proposed action? N: Agriculture, Open Space, Rural E: Agriculture, Open Space, Rural, Villages of Montour and Watkins Glen S: Agriculture, Open Space, Rural W: Agriculture, Open Space, Rural

8. Is the proposed action compatible with adjoining/surrounding land uses within a 1/4 mile? ☒Yes ☐No

9. If the proposed action is the subdivision of land, how many lots are proposed? _____ **NA**

a. What is the minimum lot size

proposed? _____

10. Will proposed action require any authorization(s) for the formation of sewer or water districts? ☐ Yes ☒ No

11. Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)? ☒ Yes ☐ No

a. If yes, is existing capacity sufficient to handle projected demand? ☒ Yes ☐ No

12. Will the proposed action result in the generation of traffic significantly above present levels? ☐ Yes ☒ No **See Narrative**

a. If yes, is the existing road network adequate to handle the additional traffic? ☐ Yes ☐ No

D. Informational Details

Attach any additional information as may be needed to clarify your project. If there are, or may be, any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

E. Verification

I certify that the information provided above is true to the best of my knowledge.

Applicant/Sponsor Name

_____ Date _____

Signature _____ Title _____

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment.

Part 2 - PROJECT IMPACTS AND THEIR MAGNITUDE

Responsibility of Lead Agency

General Information (Read Carefully)

- In completing the form, the reviewer should be guided by the question: Have my responses and determinations been **reasonable**? The reviewer is not expected to be an expert environmental analyst.
- The **Examples** provided are to assist the reviewer by showing types of impacts and, wherever possible, the threshold of magnitude that would trigger a response in column 2. The examples are generally applicable throughout the State and for most situations. But, for any specific project or site other examples and/or lower thresholds may be appropriate for a Potential Large Impact response, thus requiring evaluation in Part 3.
- The impacts of each project, on each site, in each locality, will vary. Therefore, the examples are illustrative and have been offered as guidance. They do not constitute an exhaustive list of impacts and thresholds to answer each question.
- The number of examples per question does not indicate the importance of each question.
- In identifying impacts, consider long term, short term and cumulative effects.

Instructions (Read carefully)

- Answer each of the 20 questions in PART 2. Answer **Yes** if there will be **any** impact.
- Maybe** answers should be considered as **Yes** answers.
- If answering **Yes** to a question then check the appropriate box(column 1 or 2)to indicate the potential size of the impact. If impact threshold equals or exceeds any example provided, check column 2. If impact will occur, but threshold is lower than example, check column 1.
- Identifying that an Impact will be potentially large (column 2) does not mean that it is also necessarily **significant**. Any large impact must be evaluated in PART 3 to determine significance. Identifying an impact in column 2 simply asks that it be looked at further.
- If reviewer has doubt about size of the impact, then consider the impact as potentially large and proceed to PART 3.
- If a potentially large impact checked in column 2 can be mitigated by change(s) in the project to a small to moderate impact, also check the **Yes** box in column 3. A **No** response indicates that such a reduction is not possible. This must be explained in Part 3.

IMPACT ON LAND

- Will the Proposed Action result in a physical change to the project site?

☒ Yes ☐ No

Examples that would apply to column 2

- Any construction on slopes of 15% or grater, (15 foot rise per 100 foot of length), or where the general slopes in the project area exceed 10%
- Construction on land where the depth to the water table is less than 3 feet.
- Construction of paved parking area for 1,000 or more vehicles.
- Construction on land where bedrock is exposed or generally within 3 feet of existing ground surface
- Construction that will continue for more than 1 year or involve more than one phase or stage
- Excavation for mining purposes that would remove more than 1,000 tons of natural material (i.e., rock or soil) per year.
- Construction or expansion of a sanitary landfill.
- Construction in a designated floodway.

Other impacts *The Comprehensive Plan recommends changes in land use that may physically change the landscape of the Town. Future projects in the Town will be required to complete a SEQR review when necessary and physical changes will be reviewed on an individual basis. The Town will require any site development in aesthetically sensitive areas and recommend designs that have minimal impact on the landscape and areas as a whole.*

- Will there be an effect to any unique or unusual land forms found on the site? (i.e. cliffs, dunes, geological formations, etc.)

☐ Yes ☒ No

- Specific land forms: _____

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact be Mitigated by Project Change
☐	☐	☐ Yes ☐ No
☐	☐	☐ Yes ☐ No
☐	☐	☐ Yes ☐ No
☐	☐	☐ Yes ☐ No
☐	☐	☐ Yes ☐ No
☐	☐	☐ Yes ☐ No
☐	☐	☐ Yes ☐ No
☐	☐	☐ Yes ☐ No
☐	☐	☐ Yes ☐ No
☐	☐	☐ Yes ☐ No
☐	☐	☐ Yes ☐ No
☐	☐	☐ Yes ☐ No

IMPACT ON WATER

3. Will Proposed Action affect any water body designated as protected?
(Under Articles 15, 24, 25 of the Environmental Conservation Law, ECL)
☐ Yes ☒ No

Examples that would apply to column 2

- Developable area of site contains a protected water body.
 - Dredging more than 100 cubic yards of material from channel of a protected stream.
 - Extension of utility distribution through a protected water body.
 - Construction of a designated freshwater or tidal wetland
- Other impacts: _____

4. Will Proposed Action affect any non-protected existing or new body of water?
☐ Yes ☒ No

Examples that would apply to column 2

- A 10% increase or decrease in the surface area of any body of water or more than a 10 acre increase or decrease.
 - Construction of a body of water that exceeds 10 acres of surface area
- Other impacts: _____

5. Will Proposed Action affect surface of groundwater quality or quantity?
☒ Yes ☐ No

Examples that would apply to column 2

- Proposed Action will require a discharge permit.
- Proposed Action requires use of a source of water that does not have approval to serve proposed (project) action.
- Proposed Action requires water supply from wells with greater than 45 gallons per minute pumping capacity
- Construction or operation causing any contamination of a water supply system.
- Proposed Action will adversely affect groundwater.
- Liquid effluent will be conveyed off the site to facilities which presently do not exist or have inadequate capacity.
- Proposed Action would use water in excess of 20,000 gallons per day.
- Proposed Action will likely cause siltation or other discharge into an existing body of water to the extent that there will be an obvious visual contrast to natural conditions.
- Proposed Action will require the storage of petroleum or chemical products greater than 1,100 gallons.
- Proposed Action will allow residential uses in areas without water and/or sewer services.
- Proposed Action locates commercial and/or industrial uses which may require new or expansion of existing waste treatment and/or storage facilities.

Other impacts **The Comprehensive Plan recommends the Town allow limited large lot (>5 acres) residential development in areas currently not serviced by sewer and water.**

6. Will Proposed Action affect surface of groundwater quality or quantity?
☒ Yes ☐ No

Examples that would apply to column 2

- Proposed Action would change flood water flows.

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact be Mitigated by Project Change
☐	☐	☐ Yes ☐ No
☐	☐	☐ Yes ☐ No
☐	☐	☐ Yes ☐ No
☐	☐	☐ Yes ☐ No
☐	☐	☐ Yes ☐ No
☐	☐	☐ Yes ☐ No
☐	☐	☐ Yes ☐ No
☐	☐	☐ Yes ☐ No
☐	☐	☐ Yes ☐ No
☐	☐	☐ Yes ☐ No
☐	☐	☐ Yes ☐ No
☐	☐	☐ Yes ☐ No
☐	☐	☐ Yes ☐ No
☐	☐	☐ Yes ☐ No
☒	☐	☐ Yes ☐ No
☒	☐	☐ Yes ☐ No
☒	☐	☐ Yes ☐ No
☐	☐	☐ Yes ☐ No

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact be Mitigated by Project Change
- Proposed Action may cause substantial erosion. - Proposed Action is incompatible with existing drainage patterns. - Proposed Action will allow development in a designated floodway. - Other impacts: <u>While the Plan itself will not alter drainage flow or patterns, future development projects may create increased amounts of impervious surfaces leading to increased surface runoff. All future development will be required to meet environmental review standards.</u>	☐ ☐ ☐ ☒	☐ ☐ ☐ ☐	☐ Yes ☐ No ☐ Yes ☐ No ☐ Yes ☐ No ☐ Yes ☐ No
IMPACT ON AIR			
7. Will Proposed Action affect air quality? Yes ☒ No Examples that would apply to column 2 - Proposed Action will induce 1,000 or more vehicle trips in any given hour. - Proposed Action will result in the incineration of more than 1 ton of refuse per hour. - Emission rate of total contaminants will exceed 5 lbs per hour or a heat source producing more than 10 million BTU's per hour. - Proposed Action will allow an increase in the amount of land committed to industrial use. - Proposed Action will allow an increase in the density of industrial development within existing industrial areas. - Other impacts _____	☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐	☐ Yes ☐ No ☐ Yes ☐ No ☐ Yes ☐ No ☐ Yes ☐ No ☐ Yes ☐ No ☐ Yes ☐ No
IMPACT ON PLANTS AND ANIMALS			
8. Will Proposed Action affect any threatened or endangered species? ☐ Yes ☒ No Examples that would apply to column 2 - Reduction of one or more species listed on the New York or Federal list, using the site, over or near site, or found on the site. - Removal of any portion of a critical or significant wildlife habitat. - Application of pesticide or herbicide more than twice a year, other than for agricultural purposes. - Other impacts _____	☐ ☐ ☐ ☐	☐ ☐ ☐ ☐	☐ Yes ☐ No ☐ Yes ☐ No ☐ Yes ☐ No ☐ Yes ☐ No
9. Will Proposed Action substantially affect non-threatened or non-endangered species? ☐ Yes ☒ No Examples that would apply to column 2 - Proposed Action would substantially interfere with any resident or migratory fish, shellfish, or wildlife species. - Proposed Action requires the removal of more than 10 acres of mature forest (over 100 years of age) or other locally important vegetation.	☐ ☐	☐ ☐	☐ Yes ☐ No ☐ Yes ☐ No
IMPACT ON AGRICULTURAL LAND RESOURCES			
10. Will Proposed Action affect land resources? ☒ Yes ☐ No Examples that would apply to column 2 The Proposed Action would sever, cross, or limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc.	☒	☐	☐ Yes ☐ No

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact be Mitigated by Project Change
Construction activity would excavate or compact the soil profile of agricultural land	☐	☐	☐ Yes ☐ No
The Proposed Action may irreversibly convert more than 10 acres of agricultural land or, if located in an Agricultural District, more than 2.5 acres of agricultural land.	☒	☐	☐ Yes ☐ No
The Proposed Action would disrupt or prevent installation of agricultural land management systems (e.g. subsurface drain lines, outlet ditches, strip cropping); or create a need for measures (e.g. cause a farm field to drain poorly due to increased runoff.	☐	☐	☐ Yes ☐ No
Other impacts: <u>The adoption of a Comprehensive Plan will not directly impact agricultural lands. However, the Plan recommends future non-farm development in existing areas of Schuyler County adopted, State certified, Agricultural District 2. The Plan also recommends the development of an Agriculture exclusive land use category that will protect the most viable areas of agriculture in the Town and avoid potential conflicts with future residential uses. Please see the Town Comprehensive Plan included in this submission for further details.</u>	☒	☐	☐ Yes ☐ No
IMPACT ON AESTHETIC RESOURCES			
11. Will proposed action affect aesthetic resources ☒ Yes ☐ No (If necessary, use the Visual EAF Addendum in Section 617.20, Appendix B.)			
Examples that would apply to column 2			
Proposed land uses, or project components obviously different from or in sharp contrast to current surrounding land use patterns, whether man-made or natural.	☐	☐	☐ Yes ☐ No
Proposed land uses, or project components visible to users of aesthetic resources which will eliminate or significantly reduce their enjoyment of the aesthetic qualities of that resource.	☐	☐	☐ Yes ☐ No
Project components that will result in the elimination or significant screening of scenic views known to be important to the area.	☐	☐	☐ Yes ☐ No
Other impacts: <u>While the Plan itself will not impact aesthetic resources, future development associated with Plan recommendations may impact areas of the Town. The Plan recommends the protection of significant aesthetic resources. Recommended preservation techniques include cluster developments, agriculture exclusive zones, and designated open space areas.</u>	☒	☐	☐ Yes ☐ No
IMPACT ON HISTORIC AND ARCHAEOLOGICAL RESOURCES			
12. Will Proposed Action impact on any site or structure of historic, prehistoric, or paleontological importance? Yes ☒ No			
<u>The adoption of a Comprehensive Plan will not impact historic and archaeological resources. Development in areas recommended by the Plan that meet SEQR review criteria will be required on an individual basis to complete the appropriate level of review.</u>			
Examples that would apply to column 2			
Proposed Action occurring wholly or partially within or substantially contiguous to any facility or site listed on the State or National Register of historic places.	☐	☐	☐ Yes ☐ No
Any impact to an archaeological site or fossil bed located within the project site.	☐	☐	☐ Yes ☐ No
Proposed Action will occur in an area designated as sensitive for archaeological sites on the NYS Site Inventory.	☐	☐	☐ Yes ☐ No
Other impacts: _____	☐	☐	☐ Yes ☐ No
IMPACT ON OPEN SPACE AND RECREATION			
13. Will Proposed Action affect the quantity or quality of existing or future open spaces or recreational opportunities? ☒ Yes ☐ No			
Examples that would apply to column 2			
The permanent foreclosure of a future recreational opportunity.	☐	☐	☐ Yes ☐ No
A major reduction in an open space important to the community.	☐	☐	☐ Yes ☐ No
Other impacts: <u>The Comprehensive Plan makes recommendations concerning the provision of public open space and recreational resources. If the Plan is implemented there can be a positive impact on the availability of parks and public open spaces in the Town.</u>	☒	☐	☐ Yes ☐ No

IMPACT ON CRITICAL ENVIRONMENTAL AREAS

14. Will Proposed Action impact the exceptional or unique characteristics of a critical environmental area (CEA) established pursuant to subdivision 6 NYCRR 617.14(g)? ☐ Yes ☒ No

List the environmental characteristics that caused the designation of the CEA

Examples that would apply to column 2

- Proposed Action to locate within the CEA?
- Proposed Action will result in a reduction in the quantity of the resource?
- Proposed Action will result in a reduction in the quality of the resource?
- Proposed Action will impact the use, function, or enjoyment of the resource?
- Other impacts

IMPACT ON TRANSPORTATION

15. Will there be an effect to existing transportation systems?

☒ Yes ☐ No

Examples that would apply to column 2

- Alteration of present patterns of movement of people and/or goods.
- Proposed Action will result in major traffic problems.

Other impacts: **The Comprehensive Plan will have no immediate and direct impact on transportation. Development due to its recommendations may increase the amount of traffic. The Town believes that growth will occur in an incremental fashion and can be managed as needed.**

IMPACT ON ENERGY

16. Will Proposed Action affect surface the community's sources of fuel or energy supply? ☒ Yes ☐ No

☒ Yes ☐ No

Examples that would apply to column 2

- Proposed Action will cause a greater than 5% increase in the use of any form of energy in the municipality.
- Proposed Action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two family residences or to serve a major commercial or industrial use.
- Other impacts **NYS Energy and Gas indicated that the Town of Dix has adequate electric and expandable natural gas infrastructure to service the Town of Dix.**

1	2	3
Small to Moderate Impact	Potential Large Impact	Can Impact be Mitigated by Project Change
☐	☐	☐ Yes ☐ No
☐	☐	☐ Yes ☐ No
☐	☐	☐ Yes ☐ No
☐	☐	☐ Yes ☐ No
☐	☐	☐ Yes ☐ No
☐	☐	☐ Yes ☐ No
 ☐ ☐ ■	 ☐ ☐ ☐	 ☐ Yes ☐ No ☐ Yes ☐ No ☐ Yes ☐ No
☐	☐	☐ Yes ☐ No
☐	☐	☐ Yes ☐ No
■	☐	☐ Yes ☐ No

NOISE AND ODOR IMPACTS

17. Will there be objectionable odors, noise, or vibration as a result of the Proposed Action? ☐ Yes ☒ No

Examples that would apply to column 2

- Blasting within 1,500 feet of a hospital, school, or other sensitive facility.
 - Odors will occur routinely (more than one hour per day).
 - Proposed Action will produce operating noise exceeding the local ambient noise levels for noise outside of structures.
 - Proposed Action will remove natural barriers that would act as a noise screen.
- Other impacts _____

IMPACT ON PUBLIC HEALTH

18. Will Proposed Action affect public health and safety? ☐ Yes ☒ No

Examples that would apply to column 2

- Proposed Action may cause a risk of explosion or release of hazardous substances (i.e. oil, pesticides, chemicals, radiation, etc.) in the event of accident or upset conditions, or there may be a chronic low level discharge or emission.
 - Proposed Action may result in the burial of "hazardous wastes" in any form (i.e. toxic, poisonous, highly reactive, radioactive, irritating, infectious, etc.
 - Storage facilities for one million or more gallons of liquified natural gas or other flammable liquids.
 - Proposed Action may result in the excavation or other disturbance within 2,000 feet of a site used for the disposal of solid or hazardous waste.
- Other impacts _____

IMPACT ON GROWTH AND CHARACTER OF COMMUNITY OR NEIGHBORHOOD

19. Will Proposed Action affect the character of the existing community?

☒ Yes ☐ No

Examples that would apply to column 2

- The permanent population of the city, town, or village in which the project is located is likely to grow by more than 5%
- The municipal budget for capital expenditures or operating services will increase by more than 5% per year as a result of this project
- Proposed Action will conflict with officially adopted plans or goals.
- Proposed Action will cause a change in the density of land use.
- Proposed Action will replace or eliminate existing facilities, structures, or areas of historic importance to the community
- Development will create a demand for additional community services (e.g. schools, police, and fire, etc.)
- Proposed Action will set an important precedent for future projects
- Proposed Action will create or eliminate employment

Other impacts: ***This is the Town of Dix's first Comprehensive Plan. A Comprehensive Plan is a document that provides guidance for future decisions. However, without regulations that enforce the recommendations of the Plan, the Plan will have limited impact on the growth and character of the community. If the recommendations set forth in the Land Use Plan have regulations drafted and enacted in the form of a zoning ordinance, subdivision regulations and site plan review, there may be small to moderate impacts to growth and community character. The Plan defines areas best suited for certain uses creating an organized approach to the protection of the health, safety, and welfare of the community. The community based planning process that created this Comprehensive Plan is the public's view of best development practices for the Town of Dix. Please see the Town Comprehensive Plan, included in this submission for further details.***

20. Is there, or is there likely to be, public controversy related to potential adverse environmental impacts? ☒ Yes ☐ No

If any action in Part 2 is identified as a potential large impact or if you cannot determine the magnitude of impact, proceed to Part 3.

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact be Mitigated by Project Change
☐	☐	☐ Yes ☐ No
☐	☐	☐ Yes ☐ No
☐	☐	☐ Yes ☐ No
☐	☐	☐ Yes ☐ No
☐	☐	☐ Yes ☐ No
☐	☐	☐ Yes ☐ No
☐	☐	☐ Yes ☐ No
☐	☐	☐ Yes ☐ No
☒	☐	☐ Yes ☐ No
☐	☐	☐ Yes ☐ No
☐	☐	☐ Yes ☐ No
☒	☐	☐ Yes ☐ No
☒	☐	☐ Yes ☐ No
☐	☐	☐ Yes ☐ No
☒	☐	☐ Yes ☐ No
☒	☐	☐ Yes ☐ No
☒	☐	☐ Yes ☐ No

EAF PART I NARRATIVE

The Town of Dix has drafted a Comprehensive Plan that will shape future decisions concerning land use, community development and growth. Currently without zoning, the Town has proposed in its land use map cluster and mixed-use development patterns. This supports the retention of green space by limiting growth to desirable areas in the Town. The Plan emphasizes the importance of aesthetically pleasing residential and commercial buildings that can minimize visual impacts of growth to the landscape.

Site Description

Questions 15

The following creeks are located in the Town of Dix: Seneca Lake Inlet (C(T)), Catherine Creek (C(TS)), Glen Creek (C(TS)), Shequaga Creek (C), Old Barge Canal (C(T)), and Post Creek (C). The creeks and streams in Dix either drain to Seneca Lake, or to the Chemung River. Please see the Town Comprehensive Plan, included in this submission, for additional detail.

Question 16

Nearly 95% of the run-off in the Town of Dix drains into Seneca Lake via Catherine or Glen Creek. Please see the Town Comprehensive Plan, included in this submission, for additional detail.

Project Description

Questions 12 and 13

The Town Comprehensive Plan is not directly responsible for increased production of surface or sub surface liquid waste. However, as development occurs, the Town will produce an increased amount of sewage effluent handled by the sewer system, as well as a number of subsurface liquid waste disposal facilities in the form of septic tanks. The Comprehensive Plan recommends that future development be directed into areas serviced by sewer and water to limit the potential negative impact of failing septic facilities. The number of subsurface liquid waste disposal facilities cannot be estimated at this time.

Question 15

Floodplains are located along Falls Creek, Shequaga Creek and their tributaries. Additionally, areas surrounding Post Creek, Townsend Creek and part of the Catharine Creek Marsh are considered 100-year floodplains. Please see the Town Comprehensive Plan, included in this submission, for additional detail.

Questions 16 and 17

The Town Comprehensive Plan is not directly responsible for increased production of solid waste. However, growth projections included in the Plan indicate the potential for increased solid waste production in the Town. The amount of solid waste cannot be estimated at this time.

Question 18

The Town Comprehensive Plan is not directly responsible for current and future usage of herbicides and pesticides. However, future growth of residential, agricultural and commercial uses may increase the amount of pesticides and herbicides used in the Town for lawn maintenance, landscaping and crop production.

Question 21

Future development in the Town of Dix will require the sustained use of energy resources. The amount of natural gas or electric in excess of existing use cannot be estimated at this time. According to NYSEG, there is ample electric capacity to service future growth. In addition to electric service NYSEG has indicated that gas service is available in limited areas of the Town. The most feasible area for future gas extension is along County Route 17 and Wedgwood Road.

Zoning and Planning Information

Question 12

While the Comprehensive Plan will not directly impact traffic demand, the cumulative impacts of recommended areas of growth, the sewer and water extension project and the future Wal-Mart store in Watkins Glen will have the potential to increase traffic demand in Dix. The Town believes, with support from growth projections performed in the Comprehensive Plan, that future increases in traffic directly related to the Comprehensive Plan and the sewer and water project will be incremental and can be planned for as needed. The Town is concerned about the potential increased traffic generated by the proposed Watkins Glen Wal-Mart.