

Joint Implementable Comprehensive Plan

Town of Chautauqua and Village of Mayville

Steering Committee No. 6 – Wed., March 19, 6:30 p.m.

Hybrid: Carlson Center and Zoom

Notes

WELCOME AND PURPOSE

This meeting focused on sharing updates from each of the four topic subcommittees, with the goal of understanding findings and beginning to translate them into actionable recommendations for the comprehensive plan. Each subcommittee liaison provided a 10-minute overview of their committee's insights, followed by about 10 minutes of group discussion to explore key points and identify connections between topics. The meeting provided an opportunity to reflect on these findings, consider their implications for the comprehensive plan, and outline the next steps for integrating the information into the final recommendations.

DISCUSSION

Economic Vitality

- The recommendations from the subcommittee echo much of what the community has been saying throughout the planning process. These recommendations include establishing revitalization designation areas, developing an online business start up checklist, implementing a façade improvement program, and identifying funding sources and zoning updates.

Action Items & Recommendations

- Establish designated revitalization areas with clear objectives.
- Develop an online **business startup checklist** to assist new entrepreneurs.
- Implement a **Façade Improvement Program** to encourage renovations.
- Identify funding sources for revitalizing commercial and mixed-use properties.
- Explore zoning changes to allow for easier transition from residential to commercial use.

- The Chautauqua Institute is a significant economic driver, and recent instability raises concerns about the broader economic effects. Some of the major issues include administrative personnel changes and internal financial challenges. The Institution is an important implementation partner that has been involved in this process and demonstrated a willingness to further develop partnership. Re-establishing these connections is important at this point in the process.
- Part of the plan's responsibility is defining partnership and raising the profile of the Village and Town. Given the significant role the Institute plays, continuing to improve connections between the Institution and the wider Chautauqua/Mayville community is important. Promoting an understanding of the areas "beyond the main gates" will contribute to strengthening this relationship.

Land Use and Development

- The recommendations for land use and development often overlap with the other Key Issues. The group emphasized the importance of expanding and improving multi-use trails, enhancing waterfront access, and preserving Lakeside Park's character. They also highlighted the need to protect natural resources, support agriculture, manage green energy development, improve public facilities, and promote off-season activities to strengthen economic vitality.
- Large-scale commercial or industrial solar and wind within the Village has downsides to the agricultural integrity and aesthetics of the community. Protecting farmland and preserving the area's visual appeal are priorities.
- The plan should encourage residential solar development to support green energy goals. The plan will also need to address the impact of aging gas wells and restrictions on new gas transmission lines.
- The Town has been effective in resisting large-scale energy projects, and the Village is considering a moratorium on battery storage. As residential battery storage gains popularity, updated regulations will be needed to protect the community and environment.
- If commercial solar development becomes unavoidable, putting it near the old landfill (hidden, close to transmission lines, and spacious) may be the best option.
- Smart Growth principles should guide future energy and land use strategies, aligning with the grant requirements.
- Watershed impacts of wind and solar development should be examined, particularly in light of new wetlands designations around Chautauqua Lake.

- The new drinking water protection plan should be integrated into recommendations and the comprehensive plan.
- Land Use recommendations from this group will be digitized and compiled against other data.
- Following plan adoption, the Town and Village expect to do a full zoning update. The comprehensive plan will establish direction for land use and development, providing the framework and community intentions as the foundation for a future zoning update. While the comprehensive plan will likely outline general guidelines for different zoning districts, the zoning update will refine the recommendations with more technical and precise regulations. Involving the zoning board in this planning process will help build understanding and support for the subsequent zoning update.

Community Livability and Housing

- There are addresses available for the short-term rental data, so this could be mapped (for internal purposes only) to see patterns.
- As a seasonal tourist destination, short-term rentals are common, but market saturation may eventually shift properties toward year-round rentals.
- Data suggests many landlords own multiple properties. Mapping property ownership may clarify whether landlords are local.
- Rising housing costs are a concern, with both high-end and locally targeted housing becoming less affordable.
- Property maintenance remains a challenge, with code enforcement offering limited influence. The Village has discussed establishing a judge dedicated to rental property issues. The first impression driving through the community is important.
- Habitat for Humanity has designated two properties for development.
- If there are questions you think this data could be used for, send Jenni or Sarah an email. Nicola will send Jenni a precedent for short-term rental law.

Mobility and Access

- Extending sidewalks, improving trail connections, and adding wayfinding signage are top priorities.
- The Gorge has untapped potential for greater use.
- The Portage Trail (between Parker Road and Route 430) is currently closed. However, linking the Portage Trail to the Overland Trail would be of benefit to the Town. There is a gap in trails on Bentley Road to Summerdale Road, which uses roadway.

- The property next to Lakeside Park would enhance the park.
- The abandoned railroad corridor was purchased privately rather than being converted for public use through Rails to Trails.
- There is interest in exploring a golf-cart-friendly program for the Town and Village. While golf carts are generally prohibited on highways, they are permitted on Rails to Trails pathways for individuals with disability stickers.
- Enhancing signage to promote local businesses emerged as a priority. An existing hiking app offers trail information but requires improved promotion. Signs of full-sized maps for those who do not use phones would also need to be used.

SUMMARY AND NEXT STEPS

The committee agreed this exercise was productive. The hope is that this will be a testament to the implementable plan process when this work is translated into recommendations. **Committee members are encouraged to share any additional notes or materials with Pashek + MTR.**

An in-person **workshop is scheduled for April 16th at 6:00 pm.** In the meantime, the consultant team will review the remaining interview list and develop a list of detailed recommendations.

The "Mayville Connections" Facebook group offers a strong platform for project updates. The project website should also be leveraged to increase engagement before the next public event. Planning for another public event to gather feedback on the recommendations will begin after the April workshop.