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CP - New York
Seneca County

A Comprehensive Development Plan SENECA COUNTY, N.Y. Progress Report

CP - NEW YORK - SENECA COUNTY

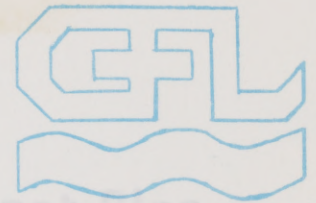
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SENECA COUNTY PLANNING BOARD
A COMPREHENSIVE PLAN SERIES REPORT

**REPORT
NUMBER**

1





GENESEE/FINGER LAKES REGIONAL PLANNING BOARD

Suite 500, Ebenezer Watts Building, 47 South Fitzhugh Street, Rochester, New York 14614
716-232-1060

December 1972

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Mr. Richard A. Wiebe, Director
New York State Office of Planning Services
488 Broadway
Albany, New York 12207

Dear Mr. Wiebe:

Submitted herewith is the completed report prepared by the Genesee/Finger Lakes Regional Planning Board for the Seneca County Planning Board under Comprehensive Planning Assistance Grant Contract NYP-246.

This report, correlated with and complimented by other studies to be undertaken by the county planning board in subsequent phases, will result in a comprehensive plan to guide growth and development within Seneca County.

Respectfully submitted,

Stuart O. Denslow
Executive Director

This is one of a series of interrelated planning reports prepared for the Seneca County Planning Board and Board of Supervisors as a part of a comprehensive countywide planning and development program.

A Comprehensive Development Plan

SENECA COUNTY, N.Y.

Progress Report

This is one of a series of interrelated planning reports prepared for the Seneca County Planning Board and Board of Supervisors as a part of a comprehensive countywide planning and development program

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FOREWORD

This report has been prepared as evidence of the analysis accomplished during phase I of the work program leading toward the formulation of a comprehensive development plan for Seneca County. The elements contained in this report have been discussed with the Seneca County Planning Board over the past year and are presented as chapters in this report.

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4. The development of public understanding and acceptance of the purpose and potentials of the planning process and the planning board;
5. The provision of technical services to governmental agencies within the county and also to interested citizen groups;
6. The coordination of development activities affecting the future of the county; and
7. The administration of authorized land use controls to accomplish orderly growth within the framework of the comprehensive development plan and stated community objectives.

PURPOSE AND FUNCTION OF THE COUNTY PLANNING PROGRAM

The basic function of planning in a rural oriented environment like Seneca County can best be summed up by the word guidance. Through this guidance basic development controls directed toward the maximum retention of community resources and values important to those persons choosing Seneca County as their home can be pursued and achieved.

In a report presented to the County Board of Supervisors, the County Planning Board identified seven specific functions of the county planning program:

1. The establishment of community development objectives;
2. The accomplishment of research to identify growth and development characteristics of the county;
3. The preparation of development plans and programs utilizing goals to provide the basis for outlining potential directions of growth;
4. The development of public understanding and acceptance of the purpose and potentials of the planning process and the planning board;
5. The provision of technical services to governmental agencies within the county and also to interested citizen groups;
6. The coordination of development activities affecting the future of the county; and
7. The administration of authorized land use controls to accomplish orderly growth within the framework of the comprehensive development plan and stated community objectives.

In this initial phase of the county's comprehensive planning program, the County Planning Board has concentrated its efforts in two specific areas. The Board's activities have primarily been directed toward the strengthening of the awareness of the uses and potentials of planning at all levels of government and the development of a comprehensive plan to provide direction for community growth.

In order to provide direction to day-to-day activities, business, industry and we as individuals must engage in the process of looking into the future. In a similar manner, government, too, must develop long range directions to guide its activities. Because of the size, complexity and limitations on flexibility, however, counties and other units of government should think at least twenty to twenty-five years into the future. A comprehensive plan for Seneca County can be of invaluable assistance in the provision of this insight and direction.

The comprehensive plan as it is developed will be based upon a series of goals which represent the desires of the citizens of Seneca County as to how the county should grow and develop in order to provide a healthy, convenient, economically viable and attractive environment in which people can live, work and play.

The Seneca County plan can help guide the activities of local and county institutions in the following ways:

By dealing with minor problems so that they do not become major problems in the future;

By making the most of recognized opportunities;

By limiting the impact of changes that can be foreseen and which will occur in the future;

By shaping new development according to a pre-determined pattern;

By protecting and enhancing land values; and

By guiding both public and private action to save money, time and effort.

More specifically, the following points are indicative of the output and the purpose of the comprehensive planning program:

1. To determine, from a broad perspective, the most appropriate uses of land throughout the county;
2. The creation of desirable principles, objectives and planning standards for the physical development of the county and its municipalities;
3. An indication of the location of physical facilities that should be provided by the county and/or local governments;
4. The provision of estimates and projections of future growth and the distribution of population and other social and economic changes in the county;
5. To provide the basis for a capital improvements program establishing a list of priorities and a capital budget for the execution of county development objectives envisioned in the comprehensive master plan;
6. To provide the basis for the coordination of plans and programs for all local and county agencies;
7. To provide the county planning board with a sound basis for advising the county legislative body and local officials on economic development potentials, transportation, future land use and resource potential;
8. To provide the county planning board with a zoning guide or plan as a basis for its review and recommendations for local zoning;
9. To provide the basis for an official map; and
10. To determine what impact regional influences and developments will have on the county.

LAND USE INVENTORY AND ANALYSIS

Introduction

The study and analysis of existing land use patterns is one of the fundamental elements in any master plan program. Only through a knowledge of present development patterns, densities and past growth trends can the directions and dimensions of future growth be anticipated and guided.

The purpose of this report is to provide specific information relative to the manner in which land in Seneca County is presently utilized. An understanding of present conditions and those forces affecting development is essential if a meaningful long range plan is to be formulated. Thus the study of existing land use is a key element in the preparation of a comprehensive development plan for Seneca County.

The focus of the phase I land use program for Seneca County is to identify and provide a tabular summary of the existing land use and development patterns which characterize the county's landscape. The tabular data indicates the areal extent of the recreational, agricultural, commercial and industrial uses serving the county. This data is presented for the entire county (Table - 1 -) and for each town within the county (Tables - 2 - through - 11 -).

During phase II the land use information included in this report will be analyzed for input into the formulation of the county development plan. In addition generalized land use maps for each town within the county will be prepared in phase II and presented to the county planning board.

Inventory of Existing Land Use

The purpose of a land use inventory is to show graphically or in tabular form the present manner in which land within the county is being utilized. Existing conditions are of major significance in determining logical future development patterns. Once all of the existing uses have been surveyed and the general distribution and density of use have been analyzed, the county planning board assisted by the Regional Planning Board can begin to develop ideas about the proportion of land and areas best suited for future residential, commercial and industrial uses and for such public purposes as school locations, park development and other planning matters.

Land use maps utilized with the accompanying tabular data should assist the county planning board in its study concerning potential growth patterns and future trends.

The land use inventory was compiled through the use of computerized data derived from the New York State LUNR Study (Land Use and Natural Resources) accomplished by the New York State Office of Planning Services in 1968. Although this data was gathered for more than 100 different land use categories the information has been summarized into a few basic categories for efficient use by the county planning board and provided in the accompanying tables.

As the LUNR data was organized and tabulated on a 1000 meter grid cell system, the total acreage of several towns may vary resulting from the irregular municipal boundaries. Due to this variation, the town data is used primarily to assist the county planning board in visualizing the general distribution of the uses described and secondarily as a precise tabulation of the land use within each town.

It should be noted that due to recent development activities as well as changes in government programs and agricultural pricing structures there have been changes in the manner in which land in the county is utilized. As a result LUNR data has been supplemented by more detailed up-to-date land use information compiled by the staff of the Regional Planning Board as part of its continuing land use inventory and analysis program. Tables - 1 - through - 11 - which follow summarize the pertinent land use information for the county.

Agriculture

Agriculture is the predominant land use in Seneca County occupying slightly more than 137,000 acres or 67.0% of the county's total land area. Approximately 116,000 of the 137,000 acres (56.7% of the county's land area) are in cropland and permanent pasture, while another 18,000 acres (8.9%) are classified as inactive agriculture. Vineyards and orchards are relatively insignificant in areal extent (occupying only 518 acres) while horticulture, specialty and high intensity crops add an additional 2,200 acres.

The most significant concentration of agricultural acreage in the county is located in the Town of Fayette. Fayette, occupying a total of 30,851 acres in agriculture, accounts for 22.5% of the total agricultural acreage in the county. More significantly perhaps is the fact that Fayette comprises more than 25% of the county's total cropland acreage. The remainder of the cropland acreage is fairly evenly divided throughout the county with Ovid (11.9%), Varick (10.5%), Junius (9.7%) and Covert (9.1%) also having significant percentages of cropland and permanent pasture.

Vineyards total 510 acres of land in the county and are found only in the Towns of Lodi, Varick, and Fayette. Lodi with 335 acres accounts for almost two-thirds of this type of use (64.7%) while Varick and Fayette occupy smaller percentages of the county total (26.1 and 9.3% respectively). Orchards account for 192 acres and are concentrated primarily in Waterloo (29.5%) Junius (27.6%) and Tyre (21.3%). The Town of Tyre with 2,005 of Seneca County's 2,200 acres devoted to horticulture, specialty and high intensity crops contains the major concentration of this land use. Almost one-half of the inactive agricultural lands in Seneca County are located within the Towns of Covert and Lodi with the remaining 52.3% evenly distributed throughout the county.

Woodlands

Woodlands comprise approximately 39,000 acres of land in the county (19.0% of the total) and is the second largest user of land within Seneca County. Total woodland acreage is reasonably scattered throughout the ten towns although Lodi (17.1%) and Waterloo (12.2%) have the highest concentrations of woodland acreage. Brushland, a subcategory of woodland, is also concentrated in Lodi (20.4%) with substantial percentages also in Ovid (11.8%) and Tyre (11.5%). Forestland, the other major subcategory of woodlands is most significant in Waterloo (17.4%) and Covert, Junius and Lodi (each 12.3%). A third subcategory of woodlands, plantations occupies only 350 acres within the county. The Town of Lodi with 118 acres in such use accounts for more than one third (33.8%) of the total plantation acreage in the county.

Wetlands

Wetlands comprise 7,747 acres in Seneca County or 3.8% of the total land area. The major concentration of wetlands in the county is found within the Town of Tyre. The location of the Montezuma Marsh in this town contributes to the fact

that more than 60% of the county's wetland area is located in Tyre. Other towns with significant percentages of wetland areas are also found in other towns in the northern portion of the county - Junius (12.2%) - Waterloo (8.5%) and Seneca Falls (7.2%).

Developed Land

Developed land includes acreage devoted to such uses as residences, commerce, industry, public and semi-public land uses and transportation. Total developed land accounts for 10.2% of the land area in Seneca County, a total of approximately 21,000 acres.

Of the total developed acreage residential land use accounts for 4,338 acres. The Towns of Seneca Falls and Waterloo account for almost one-half of the developed acreage in the county due to the location of the Villages of Seneca Falls and Waterloo within their boundaries. This concentration is reflected by the fact that the two towns account for almost 70% of the county's 551 acres of low density residential and estate acreage - (Seneca Falls 35.1% and Waterloo 34.5%). This concentration is even more pronounced in medium residential density where Seneca Falls and Waterloo account for 86.1% of the county's 346 acres (44.8 and 41.3% respectively). Similarly the county's 848 high density residential acres are once again almost totally located in Seneca Falls (47.0%) and Waterloo (40.2%).

Land classified as rural hamlet (994 acres) is concentrated in the Town of Ovid (31.8%) and Covert (19.9%). The Town of Covert also has a large percentage (38.8%) of Seneca County's 85 acres devoted to strip residential development. In addition, there are 1,014 acres of shoreline cottage residential in the county. This acreage is fairly evenly divided between the six southern towns of the county which border on Cayuga and Seneca Lakes.

Commercial land use occupies 344 acres in Seneca County. This acreage is primarily concentrated in the business centers of the two most developed Towns, Seneca Falls (44.8%) and Waterloo (38.9%). This situation is somewhat similar in industrial land use as Seneca Falls and Waterloo account for 84.5% of the county's industrial acreage (269 of 364). In addition, the Town of Fayette with a total of 64 industrial acres comprises 17.2% of the county's industrial area. Extractive industry (154 acres) is concentrated in the Town of Junius (58.5%) with additional substantial acreage in the Town of Fayette (20.8%).

Public land as included in this inventory is defined as land occupied by utilities, cemeteries, churches, and institutions such as schools and hospitals. In Seneca County, public land accounts for almost 12,000 acres or approximately six percent of the total land area. This extensive area is primarily due to the location of the Seneca Army Depot and the Willard State Hospital. The concentration of public land use is contained chiefly in the Towns of Romulus (52.5%) and Varick (32.3%).

One percent of the land in the county is classified as outdoor recreation. These 2,920 acres are chiefly occupied by three State parks - Sampson, Cayuga Lake and Seneca Lake. The location of Sampson, within the Town of Romulus accounts for the fact that more than one-half (56.8%) of the county's total outdoor recreation acreage is within this community.

Transportation acreage (1,427 acres) is chiefly confined in three Towns - Tyre (32.8%) - Romulus (26.5%) and Junius (17.5%). The New York State Thruway reflects the high percentage in Tyre and Junius and the high percentage in Romulus can be attributed to the location of the Seneca Army Air Field.

Water Area

Seneca County is located in a rather unique geographic setting situated between Seneca and Cayuga Lakes. Although the lakes provide the county with major natural resource assets, the large bodies of water also present specific development opportunities and problems which need to be recognized and appropriately handled in the county's comprehensive planning program.

Almost 37,000 acres of water area are considered to be located within the boundaries of Seneca County. This amounts to more than 15% of the county's total area (land and water). All but 134 acres of this total is in the natural lakes category and include water areas of Seneca and Cayuga Lakes. Almost all of this acreage is located in the six southern Towns of the county - Lodi, Covert, Ovid, Romulus, Varick and Fayette.

Although specific land development controls remain the responsibility of the Towns, the county should, through the comprehensive planning program establish goals and policies to assist towns in planning and regulating the future use of shoreline frontage.

TABLE 1
 SENeca COUNTY
 DISTRIBUTION OF LAND USE

LAND USE	Acres	Percent of Land Area
<u>NON-URBAN ORIENTED LANDS</u>		
AGRICULTURE	1,014	3.8
<u>WETLANDS</u>		
<u>URBAN ORIENTED LANDS</u>		
RESIDENTIAL	4,230	12.1
Residential Low and Estates	551	1.5
Residential Medium	846	2.4
Residential High	648	1.8
Rural Hamlet	994	2.8
Strip Development	85	0.2
Shoreline Cottage	1,014	2.8
COMMERCIAL	244	0.7
INDUSTRIAL	364	1.0
EXTRACTIVE INDUSTRY	154	0.4
PUBLIC AND SEMI-PUBLIC	11,865	33.8
OUTDOOR RECREATION	2,420	7.0
TRANSPORTATION	1,427	4.1
TOTAL LAND AREA	204,800	100.00
<u>WATER AREA</u>		
Natural Lakes	36,700	18.2
Artificial Lakes	3,300	1.6
GRAND TOTAL (LAND AND WATER)	241,800	

Source: New York State LMR

*Expressed as a percent of total county area including water

TABLE 1
SENECA COUNTY
DISTRIBUTION OF LAND USE

LAND USE	Acres	Percent of Land Area	Percent of Land Area
<u>NON URBAN ORIENTED LANDS</u>			
AGRICULTURE	137,257	(67.0)	
Cropland and Permanent Pasture	116,087	56.7	
Vineyards	518	.3	
Horticulture, Specialty and High Intensity Crops	2,200	1.1	
Inactive Agriculture	18,260	8.9	
WOODLANDS	38,972	(19.0)	
Brushland	22,143	10.8	
Forest	16,474	8.0	
Plantations	350	.2	
WETLANDS	7,747	3.8	
<u>URBAN ORIENTED LANDS</u>			
RESIDENTIAL	4,338	(2.1)	
Residential Low and Estates	551	.3	
Residential Medium	846	.4	
Residential High	848	.4	
Rural Hamlet	994	.5	
Strip Development	85	--	
Shoreline Cottage	1,014	.5	
COMMERCIAL	344	.2	
INDUSTRIAL	364	.2	
EXTRACTIVE INDUSTRY	154	.1	
PUBLIC AND SEMI-PUBLIC	11,865	5.8	
OUTDOOR RECREATION	2,420	1.2	
TRANSPORTATION	<u>1,427</u>	<u>.6</u>	
TOTAL LAND AREA	204,888	100.00	
WATER AREA	36,723	15.2*	
Natural Lakes	36,589	15.1*	
Artificial Lakes	<u>134</u>	<u>.1*</u>	
GRAND TOTAL (LAND AND WATER)	241,611		

Source: New York State LUNR

*Expressed as a percent of total county area including water

TABLE 2
TOWN OF COVERT
DISTRIBUTION OF LAND USE

LAND USE	<u>Acres</u>	<u>Percent of Land Area</u>	<u>Percent of County Total</u>
<u>NON URBAN ORIENTED LANDS</u>			
AGRICULTURE	14,654	(75.6)	10.8
Cropland and Permanent Pasture	10,600	54.8	9.1
Vineyards	--	--	--
Orchards	13	--	4.8
Horticulture, Specialty and High Intensity Crops	16	--	.7
Inactive Agriculture	4,023	20.8	22.0
WOODLANDS	4,176	(21.7)	10.7
Brushland	2,113	11.0	9.5
Forest	2,028	10.5	12.3
Plantations	35	.2	10.0
WETLANDS	228	.8	2.9
<u>URBAN ORIENTED LANDS</u>			
RESIDENTIAL	309	(1.6)	7.1
Residential Low and Estates	--	--	--
Residential Medium	--	--	--
Residential High	--	--	--
Rural Hamlet	198	1.0	19.9
Strip Development	33	.2	38.8
Shoreline Cottage	78	.4	7.7
COMMERCIAL	--	--	--
INDUSTRIAL	--	--	--
EXTRACTIVE INDUSTRY	--	--	--
PUBLIC AND SEMI-PUBLIC	40	.2	.3
OUTDOOR RECREATION	18	.1	.7
TRANSPORTATION	6	--	.4
TOTAL LAND AREA	19,429	100.0%	9.5
WATER AREA	3,543	15.4*	9.6*
Natural Lakes	3,540	15.4*	9.7*
Artificial Lakes	3	--	2.3*
GRAND TOTAL (LAND AND WATER)	22,972		

Source: New York State LUNR

*Expressed as a percent of total county area including water

TABLE 3
TOWN OF FAYETTE
DISTRIBUTION OF LAND USE*

LAND USE	<u>Acres</u>	<u>Percent of Land Area</u>	<u>Percent of County Total</u>
<u>NON URBAN ORIENTED LANDS</u>			
AGRICULTURE	30,851	(87.3)	22.5
Cropland and Permanent Pasture	29,618	83.9	25.6
Vineyards	48	.1	9.3
Orchards	--	--	--
Horticulture, Specialty and High Intensity Crops	50	.1	2.3
Inactive Agriculture	1,135	3.2	6.2
WOODLANDS	3,448	(9.8)	8.8
Brushland	1,785	5.1	8.1
Forest	1,603	4.5	9.8
Plantations	60	.2	17.1
WETLANDS	225	.6	2.9
<u>URBAN ORIENTED LANDS</u>			
RESIDENTIAL	394	(1.1)	9.1
Residential Low and Estates	95	.3	17.2
Residential Medium	45	.1	5.3
Residential High	28	.1	3.3
Rural Hamlet	73	.2	7.3
Strip Development	5	--	5.9
Shoreline Cottage	148	.4	14.6
COMMERCIAL	32	.1	9.3
INDUSTRIAL	64	.2	17.2
EXTRACTIVE INDUSTRY	32	.1	20.8
PUBLIC AND SEMI-PUBLIC	128	.4	1.1
OUTDOOR RECREATION	68	.2	2.8
TRANSPORTATION	70	.2	4.9
TOTAL LAND AREA	35,312	100.0%	16.6
WATER AREA	4,611	11.5*	12.6
Natural Lakes	4,608	11.5*	12.6
Artificial Lakes	3	--	2.2
GRAND TOTAL (LAND AND WATER)	39,923		

Source: New York State LUNR

*Expressed as a percent of total county area including water

TABLE 4
TOWN OF JUNIUS
DISTRIBUTION OF LAND USE

LAND USE	<u>Acres</u>	<u>Percent of Land Area</u>	<u>Percent of County Total</u>
<u>NON URBAN ORIENTED LANDS</u>			
AGRICULTURE	12,713	(71.3)	9.2
Cropland and Permanent Pasture	11,300	63.5	9.7
Vineyards	--	--	--
Orchards	75	.4	27.5
Horticulture, Specialty and High Intensity Crops	--	--	--
Inactive Agriculture	1,338	7.4	7.3
WOODLANDS	3,799	(21.2)	9.7
Brushland	1,713	9.6	7.7
Forest	2,043	11.4	12.3
Plantations	43	.2	12.2
WETLANDS	945	5.2	12.2
<u>URBAN ORIENTED LANDS</u>			
RESIDENTIAL	54	(.2)	1.2
Residential Low and Estates	23	.1	4.2
Residential Medium	--	--	--
Residential High	3	--	.3
Rural Hamlet	28	.1	2.8
Strip Development	--	--	--
Shoreline Cottage	--	--	--
COMMERCIAL	6	--	1.7
INDUSTRIAL	6	--	1.6
EXTRACTIVE INDUSTRY	90	.5	58.5
PUBLIC AND SEMI-PUBLIC	58	.3	.5
OUTDOOR RECREATION	--	--	--
TRANSPORTATION	250	1.3	17.5
TOTAL LAND AREA	= 17,921	100.0%	7.4
WATER AREA	68	.4*	.2*
Natural Lakes	48	.3*	.1*
Artificial Lakes	20	.1*	14.9*
GRAND TOTAL (LAND AND WATER)	19,989		

Source: New York State LUNR

*Expressed as a percent of total county area including water

TABLE 5
TOWN OF LODI
DISTRIBUTION OF LAND USE

LAND USE	Acres	Percent of Land Area	Percent of County Total
<u>NON URBAN ORIENTED LANDS</u>			
AGRICULTURE	14,024	(66.7)	10.2
Cropland and Permanent Pasture	9,051	43.2	7.8
Vineyards	335	1.6	64.6
Orchards	23	--	--
Horticulture, Specialty and High Intensity Crops	--	--	--
Inactive Agriculture	4,615	21.9	25.4
WOODLANDS	6,644	(31.5)	17.1
Brushland	4,493	21.3	20.4
Forest	2,033	9.6	12.3
Plantations	118	.6	33.8
WETLANDS	95	.5	1.2
<u>URBAN ORIENTED LANDS</u>			
RESIDENTIAL	263	(1.2)	6.1
Residential Low and Estates	--	--	--
Residential Medium	--	--	--
Residential High	3	--	.3
Rural Hamlet	85	.4	8.5
Strip Development	10	--	11.8
Shoreline Cottage	165	.8	16.3
COMMERCIAL	6	--	1.7
INDUSTRIAL	--	--	--
EXTRACTIVE INDUSTRY	19	--	12.3
PUBLIC AND SEMI-PUBLIC	30	.1	.3
OUTDOOR RECREATION	8	--	.3
TRANSPORTATION	--	--	--
TOTAL LAND AREA	21,089	100.0%	10.8
WATER AREA	4,935	1.9*	13.4*
Natural Lakes	4,025	1.9*	13.5*
Artificial Lakes	10	--	7.5*
GRAND TOTAL (LAND AND WATER)	26,024		

Source: New York State LUNR

*Expressed as a percent of total county area including water

TABLE 6
TOWN OF OVID
DISTRIBUTION OF LAND USE*

LAND USE	<u>Acres</u>	<u>Percent of Land Area</u>	<u>Percent of County Total</u>
<u>NON URBAN ORIENTED LANDS</u>			
AGRICULTURE	15,221	(73.1)	11.2
Cropland and Permanent Pasture	13,693	65.9	11.9
Vineyards	--	--	--
Orchards	--	--	--
Horticulture, Specialty and High Intensity Crops	23	--	1.0
Inactive Agriculture	1,505	7.2	8.2
WOODLANDS	4,011	(19.3)	10.3
Brushland	2,830	13.6	12.8
Forest	1,168	5.7	7.1
Plantations	13	--	3.7
WETLANDS	35	.1	.5
<u>URBAN ORIENTED LANDS</u>			
RESIDENTIAL	528	(2.5)	12.2
Residential Low and Estates	35	.2	6.3
Residential Medium	--	--	--
Residential High	5	--	.6
Rural Hamlet	315	1.5	31.8
Strip Development	13	--	15.3
Shoreline Cottage	160	.8	15.8
COMMERCIAL	6	--	1.7
INDUSTRIAL	6	--	1.6
EXTRACTIVE INDUSTRY	--	--	--
PUBLIC AND SEMI-PUBLIC	848	4.0	7.1
OUTDOOR RECREATION	205	1.0	8.5
TRANSPORTATION	13	--	.9
TOTAL LAND AREA	20,873	100.0%	10.8
WATER AREA	5,273	20.2*	14.3*
Natural Lakes	5,273	20.2*	14.4*
Artificial Lakes	--	--	--
GRAND TOTAL (LAND AND WATER)	26,146		

Source: New York State LUNR

*Expressed as a percent of total county area including water

TABLE 7
TOWN OF ROMULUS
DISTRIBUTION OF LAND USE

LAND USE	Acres	Percent of Land Area	Percent of County Total
<u>NON URBAN ORIENTED LANDS</u>			
AGRICULTURE	10,029	(46.3)	7.3
Cropland and Permanent Pasture	9,191	42.5	7.9
Vineyards	--	--	--
Orchards	--	--	--
Horticulture, Specialty and High Intensity Crops	--	--	--
Inactive Agriculture	838	3.8	4.6
WOODLANDS	3,315	(15.3)	8.5
Brushland	1,725	8.0	7.8
Forest Plantations	1,590	7.3	9.6
Plantations	--	--	--
WETLANDS	13	--	.2
<u>URBAN ORIENTED LANDS</u>			
RESIDENTIAL	364	(1.7)	8.4
Residential Low and Estates	10	--	1.8
Residential Medium	58	.3	6.8
Residential High	3	--	.3
Rural Hamlet	120	.6	12.1
Strip Development	--	--	--
Shoreline Cottage	173	.8	17.0
COMMERCIAL	--	--	--
INDUSTRIAL	19	.1	5.1
EXTRACTIVE INDUSTRY	--	--	--
PUBLIC AND SEMI-PUBLIC	6,243	28.7	52.5
OUTDOOR RECREATION	1,373	6.3	56.8
TRANSPORTATION	378	1.7	26.5
TOTAL LAND AREA	21,734	100.0%	12.7
WATER AREA	8,933	29.1*	24.4*
Natural Lakes	8,923	29.1*	24.4*
Artificial Lakes	10	--	7.5*
GRAND TOTAL (LAND AND WATER)	30,667		

Source: New York State LUNR

*Expressed as a percent of total county area including water

TABLE 8
TOWN OF SENECA FALLS
DISTRIBUTION OF LAND USE

LAND USE	Acres	Percent of Land Area	Percent of County Total
<u>NON URBAN ORIENTED LANDS</u>			
AGRICULTURE	8,718	(60.2)	6.3
Cropland and Permanent Pasture	7,075	48.8	6.1
Vineyards	--	--	--
Orchards	--	--	--
Horticulture, Specialty and High Intensity Crops	--	--	--
Inactive Agriculture	1,643	11.4	9.0
WOODLANDS	2,673	(18.5)	6.8
Brushland	2,020	14.0	9.1
Forest	628	4.3	3.8
Plantations	25	.2	7.1
WETLANDS	555	3.8	7.2
<u>URBAN ORIENTED LANDS</u>			
RESIDENTIAL	1,122	(7.8)	25.9
Residential Low and Estates	193	1.3	35.1
Residential Medium	378	2.7	44.8
Residential High	398	2.8	47.0
Rural Hamlet	20	.1	2.0
Strip Development	8	--	9.4
Shoreline Cottage	125	.9	12.3
COMMERCIAL	145	1.1	44.8
INDUSTRIAL	147	1.0	41.5
EXTRACTIVE INDUSTRY	--	--	--
PUBLIC AND SEMI-PUBLIC	505	3.5	4.3
OUTDOOR RECREATION	443	3.1	18.3
TRANSPORTATION	141	1.0	9.9
TOTAL LAND AREA	14,458	100.0%	6.7
WATER AREA	1,648	10.2*	4.5*
Natural Lakes	1,638	10.2*	4.4*
Artificial Lakes	10	--	7.5*
GRAND TOTAL (LAND AND WATER)	16,106		

Source: New York State LUNR

*Expressed as a percent of total county area including water

TABLE 9
TOWN OF TYRE
DISTRIBUTION OF LAND USE

LAND USE	<u>Acres</u>	<u>Percent of Land Area</u>	<u>Percent of County Total</u>
<u>NON URBAN ORIENTED LANDS</u>			
AGRICULTURE	11,468	(55.6)	8.3
Cropland and Permanent Pasture	8,295	40.2	7.1
Vineyards	--	--	--
Orchards	58	.3	21.3
Horticulture, Specialty and High Intensity Crops	2,005	9.7	91.2
Inactive Agriculture	1,110	5.4	6.1
WOODLANDS	3,741	(17.9)	9.6
Brushland	2,548	12.2	11.5
Forest	1,180	5.7	7.2
Plantations	13	--	3.7
WETLANDS	4,733	22.9	61.1
<u>URBAN ORIENTED LANDS</u>			
RESIDENTIAL	140	(.7)	3.2
Residential Low and Estates	5	--	.9
Residential Medium	--	--	--
Residential High	--	--	--
Rural Hamlet	135	.7	13.6
Strip Development	--	--	--
Shoreline Cottage	--	--	--
COMMERCIAL	6	--	1.7
INDUSTRIAL	--	--	--
EXTRACTIVE INDUSTRY	--	--	--
PUBLIC AND SEMI-PUBLIC	33	.2	.3
OUTDOOR RECREATION	75	.4	3.1
TRANSPORTATION	467	2.3	32.8
TOTAL LAND AREA	20,663	100.0%	8.9
WATER AREA	986	4.6*	2.7*
Natural Lakes	933	4.3*	2.6*
Artificial Lakes	53	.3*	39.5*
GRAND TOTAL (LAND AND WATER)	21,649		

Source: New York State LUNR

*Expressed as a percent of total county area including water

TABLE 10
TOWN OF VARICK
DISTRIBUTION OF LAND USE

LAND USE	Acres	Percent of Land Area	Percent of County Total
<u>NON URBAN ORIENTED LANDS</u>			
AGRICULTURE	13,096	(66.1)	9.5
Cropland and Permanent Pasture	12,213	61.6	10.5
Vineyards	135	.7	26.1
Orchards	23	.1	8.4
Horticulture, Specialty and High Intensity Crops	15	.1	.7
Inactive Agriculture	720	3.6	3.9
WOODLANDS	2,444	(12.3)	6.3
Brushland	1,088	5.5	4.9
Forest	1,348	6.8	8.2
Plantations	8	--	2.3
WETLANDS	258	1.3	3.3
<u>URBAN ORIENTED LANDS</u>			
RESIDENTIAL	208	1.0	4.8
Residential Low and Estates	--	--	--
Residential Medium	15	.1	1.8
Residential High	--	--	--
Rural Hamlet	20	.1	2.0
Strip Development	8	--	9.4
Shoreline Cottage	165	.8	16.3
COMMERCIAL	--	--	--
INDUSTRIAL	--	--	--
EXTRACTIVE INDUSTRY	--	--	--
PUBLIC AND SEMI-PUBLIC	3,830	19.3	32.3
OUTDOOR RECREATION	--	--	--
TRANSPORTATION	--	--	--
TOTAL LAND AREA	19,836	100.0%	10.9
WATER AREA	6,613	25.0*	18.0*
Natural Lakes	6,598	24.9*	18.0*
Artificial Lakes	15	.1*	11.2*
GRAND TOTAL (LAND AND WATER)	26,449		

Source: New York State LUNR

*Expressed as a percent of total county area including water

TABLE 11
TOWN OF WATERLOO
DISTRIBUTION OF LAND USE

LAND USE	<u>Acres</u>	<u>Percent of Land Area</u>	<u>Percent of County Total</u>
<u>NON URBAN ORIENTED LANDS</u>			
AGRICULTURE	6,555	(48.2)	4.7
Cropland and Permanent Pasture	5,051	37.1	4.3
Vineyards	--	--	--
Orchards	80	.6	29.5
Horticulture, Specialty and High Intensity Crops	91	.7	4.1
Inactive Agriculture	1,333	9.8	7.3
WOODLANDS	4,721	(34.6)	12.2
Brushland	1,828	13.3	8.2
Forest	2,858	21.1	17.4
Plantations	35	.2	10.0
WETLANDS	660	4.8	8.5
<u>URBAN ORIENTED LANDS</u>			
RESIDENTIAL	956	6.9	22.0
Residential Low and Estates	190	1.4	34.5
Residential Medium	350	2.5	41.3
Residential High	408	3.0	48.7
Rural Hamlet	--	--	--
Strip Development	8	--	9.4
Shoreline Cottage	--	--	--
COMMERCIAL	134	1.0	38.9
INDUSTRIAL	122	.9	33.0
EXTRACTIVE INDUSTRY	13	.1	8.4
PUBLIC AND SEMI-PUBLIC	150	1.1	1.3
OUTDOOR RECREATION	230	1.7	9.5
TRANSPORTATION	102	.7	7.1
TOTAL LAND AREA	13,643	100.0%	5.7
WATER AREA	113	.8*	.3*
Natural Lakes	103	.7*	.3*
Artificial Lakes	10	.1*	7.5*
GRAND TOTAL (LAND AND WATER)	13,756		

Source: New York State LUNR

*Expressed as a percent of total county area including water

GOALS AND POLICIES

At the outset of any planning program, a major effort should be directed toward the formulation of a series of goals and policies. Goals are essential in that they assist community officials, neighborhood associations and individual citizens alike in identifying problems and providing a course of action to be followed throughout the planning program and in the day-to-day administration of governmental operations.

Very often, goals provide the initial justification for any formal planning activity. An understanding of why plans need to be prepared must, naturally, precede the plan development stage. In a real sense, goals represent the ultimate aim or the end product, whereby standards, policies, plans and programs represent the means by which these goals can be achieved.

Goals and policies in a planning program should, like the planning program itself, be systematically developed from the general to the specific. At the outset of a program goals should attempt to define the general course and purpose of the program. The identification of the major issues and problems facing the community is a vital step in this process. As the planning program develops and the knowledge and understanding of the problems facing the community increases, it is possible to define more detailed goals and policies as guides for action.

Over the past year, the Seneca County Planning Board has been involved in a series of discussions leading to the identification of problems, priorities and goals around which the future directions for Seneca County could be shaped. Out of these discussions, a series of general goal statements have evolved. These preliminary goals and the possible policy alternatives listed with them will serve as the basis for further discussions leading to the adoption of a policy and goals statement in future phases of the planning program.

General Goal A:

Provides for the orderly growth and development of the county.

Possible Policies:

Promote adoption of zoning and subdivision regulations by all local units of government;

Establish educational programs to explain the financial and environmental implications of development to all areas; and

Utilize regulations on the installation and extension of public utilities as a means of controlling and channeling growth.

General Goal B:

Provides for the housing needs of all the citizens of Seneca County.

Possible Policies:

Provide technical assistance to private developers and non-profit corporations in their efforts to provide new housing within the county;

Encourage development of construction methods to help reduce the cost of new housing; and

Encourage adoption and implementation of building code enforcement programs to protect the existing housing stock from premature deterioration.

General Goal C:

Protect the quality of the county's natural resources.

Possible Policies:

Inform the general public and local officials and the management of local industries about the problems of pollution and their responsibilities in managing the natural environment;

Encourage volunteer citizen groups to define environmental management problems of pollution and their responsibilities in managing the natural environment; and

Carry out programs to minimize erosion, run-off, and sedimentation to protect land resources and upgrade area lakes and waterways.

General Goal D:

Expand the basic industrial employment of the county.

Possible Policies:

Encourage the creation of, and support development corporations or credit corporations to provide loans to help existing industry expand and to attract new industry.

Identify and protect industrial areas in locations throughout the county to enable firms to take advantage of common adequate transportation, utility and service facilities; and

Improve the skills of the local labor force through continuing education and vocational training.

HOUSING INVENTORY AND ANALYSIS

Good housing facilities are a valuable asset to a community. Well kept homes reflect community pride and can create a community image which will help attract new residential, commercial and industrial development. A deteriorated housing supply, however, not only discourages prospective economic growth, but usually results in higher costs for municipal services. At the same time, housing which is not well maintained may reduce the taxable value of properties, thereby putting an unfair burden on those residents who strive to keep their residences in sound condition.

Housing conditions are also related to the general social and economic welfare of the local residents, to problems of health and sanitation (inadequate plumbing facilities and sewerage), to safety (dilapidated housing conditions), and to the development of an environment which encourages community improvement. More importantly, blight and blighting influences will spread to adjoining areas if not checked in their early stages. This report will provide an inventory of the existing housing supply and an analysis of the housing conditions of the entire county with particular implications for each town and village.

Method of Analysis

The basic sources of data for the information contained in this report are: the 1960 and 1970 U. S. Census of Housing, which provides data useful in evaluating the overall housing supply and identifying general housing trends in the community. Facts about the age, condition, value, type of occupancy and crowding are taken from this source. By comparing statistics for the towns with those of Seneca County, a useful picture can be obtained of the sub-areas position relative to that of the county.

PHYSICAL CHARACTERISTICS

Physical Condition

The condition of housing in the county is an extremely important consideration. Not only do residential properties provide the major source of the town's tax revenue, but when properties are allowed to deteriorate, an unfair burden may be placed upon the remainder of the community.

Physical Condition of Housing

SENECA COUNTY - 1960

Two tables have been included in this section of the report depicting the physical condition of the housing in Seneca County. Table - 12 - represents the 1960 rating of the county's housing supply as reported in the U. S. Census of Housing. The 1970 Census of Population and Housing does not list conditions of structure, i.e., sound, deteriorating, dilapidated, as the 1960 Census. Therefore, the Regional Planning Board developed a computerized correlation as an indication of substandard units. Table - 13 - depicts the results of this correlation including the number and percent of substandard units using crowding or 1.01 or more people per room and lack of plumbing facilities. This table includes a ten percent inflation rate which allows a 1% per year blight continuance factor from 1960 to 1970.

The U. S. Census of Housing in 1960 divided the county's housing stock into three categories: (1) sound; (2) deteriorating; and (3) dilapidated.

1. Sound - structures which are in good condition and in need of no visible maintenance or requiring only normal maintenance such as painting or gutter and screen repairs.
2. Deteriorating - generally structurally sound, but requires more than normal maintenance to put building in average or above average condition including those buildings requiring roof or siding replacements, new porches, eaves, chimneys, etc.
3. Dilapidated - housing which had definite structural problems such as a weakened foundation, sagging walls or roof, inadequate original construction, or a combination of such repairs as to make rehabilitation economically unfeasible.

Compared to the 1960 Census (Table - 12 -) the table on crowding and plumbing notes that the county average for substandard units over the two census periods are relatively close - 23.3% in 1960 compared to 19.8% in 1970. In 1960, the most significant concentrations of substandard housing were located in the Towns of Covert (47.0%), Romulus (34.5%) and Ovid (29.3%). The Town of Lodi reported 93% of its housing stock to be sound which was the highest for any town in the county.

Table 12

Physical Condition of Housing

SENECA COUNTY - 1960

	<u>Sound</u>	<u>%</u>	<u>Deter-</u> <u>iorating</u>	<u>%</u>	<u>Dilap-</u> <u>idated</u>	<u>%</u>	<u>Total</u>
Covert	470	53.0	295	33.2	122	13.8	887
Fayette	856	78.8	204	18.8	26	2.4	1086
Junius	210	82.7	36	14.2	8	3.1	254
Lodi	516	93.0	28	5.0	11	2.0	555
Ovid	547	70.7	172	22.2	55	7.1	774
Romulus	406	65.5	174	28.1	40	6.4	620
Seneca Falls (T)	2419	79.1	463	15.1	176	5.8	3058
*Seneca Falls (V)	2001	83.0	342	14.2	67	2.8	2410
Tyre	189	81.1	27	11.6	17	7.3	233
Varick	513	88.0	66	11.3	4	.7	583
Waterloo (T)	1773	78.8	400	17.8	76	3.4	2249
*Waterloo (V)	1185	79.8	251	16.9	49	3.3	1485
County	7899	76.7	1865	18.1	535	5.2	10299

*Village totals are included within town totals.

Source: U.S. Census of Housing, 1960.

Table 13

Physical Condition of Housing

SENECA COUNTY - 1970

	<u>Sound</u>	<u>%</u>	<u>Sub-</u> <u>Standard**</u>	<u>%</u>	<u>TOTAL</u>
Covert	773	80.9	182	19.1	955
Fayette	981	79.6	251	20.4	1232
Junius	210	69.3	93	30.7	303
Lodi	426	78.2	119	21.8	545
Ovid	672	77.5	195	22.5	867
Romulus	668	80.1	166	19.9	834
Seneca Falls (T)	2823	83.2	571	16.8	3394
*Seneca Falls (V)	2239	83.1	457	16.9	2696
Tyre	168	67.7	80	32.3	248
Varick	504	80.5	122	19.5	626
Waterloo (T)	1992	80.2	492	19.8	2484
*Waterloo (V)	1415	83.0	289	17.0	1704
County	9217	80.2	2271	19.8	11488

*Village totals are included within town totals.

**Includes units with 1.01 or more persons per room and units lacking plumbing facilities.

An analysis of Table - 13 - shows that in 1970 the Towns of Tyre (32.3% substandard) and Junius (30.7% substandard) were the only municipalities to report housing conditions which were considerably below the county average.

Upon analysis of the condition of the housing stock in Seneca County, it is apparent that about one out of every five structures in the towns and villages are in need of major repair work. It is vital that a program for improving substandard dwellings within the community be accomplished. Under present assessment policies property owners are actually discouraged from making repairs or upgrading their properties for fear of receiving an increase in their assessment and a resultant tax increase. Efforts should be made to undertake a cooperative program involving county assessors and elected officials which reaches the general citizenry.

The program should identify those improvements deemed necessary to maintain a minimum level of quality which property owners could make without an adjustment in their assessment. Conversely those improvements which actually contribute to increased property values would also be identified and clearly established.

In addition a second program designed to eliminate abandoned unsafe buildings may also warrant consideration. In this regard steps should be taken toward having the building demolished. Municipalities could offer to have such dilapidated structures cleared by the local fire company at no cost to the property owner. Through the adoption of regulatory codes, the municipality could require that improvements be made to structurally deficient housing. Municipalities should be encouraged to adopt an "unsafe buildings ordinance" as is authorized under Section 130 of the Town Law.

Age of Structures

There are a number of factors which contribute to poor housing conditions. One of the primary factors is the age of dwelling units, taking into consideration the type of construction, materials used, the present state of repairs, and design standards. These factors must be analyzed in judging the overall condition of a housing structure.

Housing can remain in sound condition as age advances as long as good construction methods and materials are used. However, if poor construction standards are used, dwellings can become deteriorated or dilapidated in a relatively short period of time.

Age is definitely a blighting influence at work in Seneca County. As indicated in Table - 14 - 73.6% or 7,580 of the county's total housing units were built prior to 1939. In 1960 the Towns of Junius and Tyre reported the highest percentage of housing units built prior to 1939 with 90.1% and 88.3% respectively. The Towns of Varick 60.8% and Waterloo 67.0% had the lowest percentage of units built before 1939.

An analysis of Table - 15 - indicates that relatively little change in the ranking of the towns according to their age of structures occurred between 1960 and 1970. As a result of new construction in the Town of Junius between 1960 and 1968 the percentage of residential units in that Town built before 1939 declined substantially.

Between 1960 and 1970 a total of 1,649 new housing units were added to the county total, which accounted for 15.3% of the total housing stock in 1970. Analysis of Table - 15 - indicates that the major portion of these new dwelling units were established in the Towns of Seneca Falls and Waterloo. These two municipalities accounted for 1,074 new units, or 65% of the total.

The percentages of older units in the county is indicative that a number of homes may have heating systems, plumbing, wiring and room layouts that are or are becoming obsolete. Walls may be insulated, new furnaces installed and wiring updated in these older homes at considerable expense. But the cost of re-arranging for a more modern layout may be prohibitive. Unless these older homes are maintained and functionally updated, they cannot hope to compete with the new homes around the community.

In order to assist municipalities in insuring quality in building construction, New York State has developed a model building code which establishes minimum standards for construction. This code has been adopted by more than 600 towns and villages in the state as a means of regulating new construction.

Table 14

AGE OF DWELLING UNITS
1960

	# Built 1950-60	%	# Built 1940-49	%	# Built 1939 or before	%	TOTAL
Covert	136	15.3	91	10.3	660	74.3	887
Fayette	153	14.1	101	9.3	832	76.6	1086
Junius	25	9.9	0	0	229	90.1	254
Lodi	65	11.8	69	12.4	421	75.8	555
Ovid	135	17.4	86	11.1	553	71.5	774
Romulus	85	13.7	48	7.8	487	78.5	620
Seneca Falls (T)	590	19.3	138	4.5	2330	76.2	3058
*Seneca Falls (V)	359	14.9	48	2.0	2003	83.1	2410
Tyre	18	7.9	9	3.8	206	88.3	233
Varick	128	22.0	100	17.2	354	60.8	583
Waterloo (T)	589	26.2	153	6.8	1507	67.0	2249
*Waterloo (V)	328	19.2	56	3.3	1324	77.5	1709
<u>COUNTY</u>	1926	18.7	793	7.7	7580	73.6	10299

*Village totals are included within town totals.

SOURCE: U.S. Census of Housing, 1960

Table 15

**AGE OF DWELLING UNITS
1970***

	# Built 1969-70		# Built 1965-68		# Built 1960-64		# Built 1950-59		# Built 1940-49		# Built prior 1939		TOTAL
	%		%		%		%		%		%		
Covert	19	2.6	50	6.7	33	4.5	85	11.5	53	7.2	501	67.5	741
Fayette	22	2.2	59	5.9	69	6.8	119	11.8	20	2.0	718	71.3	1007
Junius	0	--	43	14.5	36	12.1	19	6.4	4	1.3	195	65.7	297
Lodi	5	1.2	12	2.8	19	4.4	66	15.5	31	7.3	294	68.8	427
Ovid	14	1.7	30	3.6	58	6.9	126	15.1	30	3.6	577	69.1	835
Romulus	5	.6	36	4.9	133	18.1	93	12.7	60	8.2	408	55.5	735
Seneca Falls (T)	28	.8	268	8.2	208	6.3	420	12.8	125	3.8	2239	68.1	3288
*Seneca Falls (V)	19	.7	237	8.7	132	4.8	305	11.2	51	1.9	1983	72.7	2727
Tyre	0	--	17	6.7	9	3.6	15	5.9	0	--	212	83.8	253
Varick	22	4.5	60	12.4	24	4.9	60	12.4	16	3.3	303	62.5	485
Waterloo(T)	25	1.0	197	7.9	148	6.0	579	23.4	95	3.8	1429	57.8	2473
*Waterloo (V)	13	.7	50	2.9	20	1.2	332	19.2	38	2.2	1274	73.8	1727
<u>COUNTY</u>	140	1.3	772	7.3	737	7.0	1582	15.0	434	4.1	6876	65.3	10541

*Village totals are included within town totals.

**Data does not include seasonal and migrant units.

***Based on sample data.

SOURCE: U.S. Census of Housing, 1970

Table 16

FINANCIAL VALUE OF OWNER-OCCUPIED DWELLING UNITS
1960**

	Under \$10,000	%	\$10,000- \$14,999	%	\$15,000- \$19,999	%	\$20,000- \$24,999	%	\$25,000 or more	%	TOTAL
Covert	289	63.0	129	28.2	33	7.3	0	--	7	1.5	458
Fayette	360	58.4	127	20.6	80	13.0	25	4.1	23	3.8	615
Junius	185	90.0	21	10.0	0	--	0	--	0	--	206
Lodi	245	83.3	41	14.1	8	2.6	0	--	0	--	294
Ovid	312	67.6	108	23.4	21	4.5	14	3.0	7	1.5	462
Romulus	227	58.3	117	30.0	38	9.7	0	--	8	2.0	390
Seneca Falls (T)	857	42.5	674	33.4	282	14.0	117	5.8	87	4.3	2017
*Seneca Falls (V)	720	45.0	550	34.4	198	12.4	78	4.9	53	3.3	1599
Tyre	90	53.7	53	31.5	25	14.8	0	--	0	--	168
Varick	162	58.4	87	30.2	0	--	24	8.7	8	2.7	281
Waterloo (T)	847	53.2	529	33.2	142	8.9	37	2.3	38	2.4	1593
*Waterloo (V)	631	56.6	347	31.1	103	9.2	9	.8	27	2.4	1117
<u>COUNTY</u>	3463	53.4	1945	30.0	661	10.2	233	3.6	188	2.9	6490

* Village totals are included within town totals.

** Data tabulated for all owner-occupied dwelling units.

SOURCE: U.S. Census of Housing, 1960.

Table 17

FINANCIAL VALUE OF OWNER-OCCUPIED DWELLING UNITS
1970**

	<u>Under</u> <u>\$10,000</u>	<u>%</u>	<u>\$10,000-</u> <u>\$14,999</u>	<u>%</u>	<u>\$15,000-</u> <u>\$19,999</u>	<u>%</u>	<u>\$20,000-</u> <u>\$24,999</u>	<u>%</u>	<u>\$25,000</u> <u>or more</u>	<u>%</u>	<u>TOTAL</u>
Covert	108	34.9	94	30.4	49	15.9	34	11.0	24	7.8	309
Fayette	136	29.7	124	27.1	80	17.5	46	10.0	72	15.7	458
Junius	48	51.1	20	21.3	14	14.9	7	7.4	5	5.3	94
Lodi	97	56.1	42	24.3	22	12.7	5	2.9	7	4.0	173
Ovid	116	37.3	88	28.3	57	18.3	22	7.1	28	9.0	311
Romulus	96	35.6	88	32.6	43	15.9	23	8.5	20	7.4	270
Seneca Falls (T)	327	18.6	480	27.2	394	22.4	210	11.9	351	19.9	1762
*Seneca Falls (V)	293	20.6	429	30.1	324	22.7	151	10.6	228	16.0	1425
Tyre	35	41.7	19	22.6	14	16.7	6	7.1	10	11.9	84
Varick	54	23.6	44	19.2	44	19.2	29	12.7	58	25.3	229
Waterloo (T)	416	29.3	502	35.3	240	16.9	153	10.7	110	7.8	1421
*Waterloo (V)	353	30.3	441	37.8	195	16.7	104	8.9	72	6.3	1165
<u>COUNTY</u>	1433	28.0	1501	29.4	957	18.7	535	10.5	685	13.4	5111

*Village totals are included within town totals.

**Data tabulated only for those owner-occupied dwelling units on less than 10 acres with no commercial use on premises.

SOURCE: U.S. Census of Housing, 1970.

Table 18

TYPE OF OCCUPANCY
1960

	<u>Owner Occupied</u>	<u>%</u>	<u>Renter Occupied</u>	<u>%</u>	<u>Vacant</u>	<u>%</u>	<u>TOTAL</u>	<u>Mobile Homes</u>	<u>%</u>
Covert	459	51.8	136	15.3	292	32.9	887	59	6.2
Fayette	617	56.8	175	16.1	294	27.1	1086	42	3.9
Junius	206	81.2	24	9.4	24	9.4	254	51	16.0
Lodi	294	53.0	71	12.8	190	34.2	555	28	5.1
Ovid	461	59.6	163	21.1	150	19.3	774	79	9.7
Romulus	390	62.9	87	14.0	143	23.1	620	69	11.3
Seneca Falls (T)	2018	66.0	783	25.6	257	8.4	3058	119	3.9
*Seneca Falls (V)	1599	66.3	677	28.1	134	5.6	2410	82	3.4
Tyre	168	72.1	45	19.3	20	8.6	233	11	4.7
Varick	278	47.7	138	23.7	167	28.6	583	38	6.5
Waterloo (T)	1592	70.8	439	19.5	218	9.7	2249	273	12.1
*Waterloo (V)	1116	65.3	404	23.6	189	11.1	1709	9	0.5
<u>COUNTY</u>	6483	62.9	2061	20.0	1755	17.1	10299	759	7.4

*Village totals are included within town totals.

SOURCE: U.S. Census of Housing, 1960.

SOURCE: U.S. Census of Housing, 1970.

Table 19

TYPE OF OCCUPANCY
1970

	<u>Owner Occupied</u>	<u>%</u>	<u>Renter Occupied</u>	<u>%</u>	<u>Vacant</u>	<u>%</u>	<u>TOTAL</u>	<u>Mobile Homes**</u>	<u>%</u>
Bovert	559	58.6	114	11.9	282	29.5	955	59	6.2
Dayette	736	59.8	184	14.9	312	25.3	1232	42	3.4
Junius	247	81.5	46	15.2	10	3.3	303	51	16.8
Abdi	316	58.0	67	12.3	162	29.7	545	28	5.1
David	549	63.3	182	21.0	136	15.7	867	79	9.1
Domulus	434	52.0	251	30.1	149	17.9	834	69	8.3
Seneca Falls (T)	2200	64.8	912	26.9	282	8.3	3394	119	3.5
*Seneca Falls (V)	1741	64.6	832	30.9	123	4.5	2696	83	3.1
Greene	198	79.8	36	14.5	14	5.7	248	11	4.4
Marick	360	57.5	81	12.9	185	29.6	626	38	6.1
Waterloo (T)	1937	78.0	444	17.9	103	4.1	2484	273	11.0
*Waterloo (V)	1306	76.6	346	20.3	52	3.1	1704	9	0.5
<u>COUNTY</u>	7536	65.6	2317	20.2	1635	14.2	11488	769	6.7

*Village totals are included within town totals.
**Included in totals column.

SOURCE: U.S. Census of Housing, 1970.

Financial Value

Another factor influencing the condition of housing may be the basic financial value of each dwelling. This type of information, in part, reflects the age of a unit, but it should be recognized that many older structures can retain their value longer than much of the new construction, which has taken place over the last two decades. Tables - 16 - and - 17 - present the financial characteristics of owner-occupied housing in Seneca County in 1960 and 1970.

As indicated in Table - 16 - (1960 Census) 3,463 units or 53.4% of the owner-occupied units were valued at under \$10,000 and another 1,945 units or 30% were under \$15,000. The Towns of Junius and Lodi reported the largest percent of units valued under \$10,000 with 90% and 83.3% respectively.

In 1970 the percent of owner-occupied units valued at under \$10,000 decreased substnatially. In 1970 only 28% of the total number of housing units in Seneca County were valued at under \$10,000. The greatest increase occurred in units valued at \$25,000 or more. In 1960 only 2.9% of the housing units in the county were valued at more than \$25,000. By 1970 13.4% of the total units were so valued. This analysis is only approximate because of the different methods of tabulation employed in the 1970 census.

There are several reasons for the increases in the value of units: (1) the age of the structure does not necessarily correlate to its financial value; (2) normal inflation of the housing market values; and (3) maintenance and improvement programs initiated by homeowners.

Occupancy Characteristics

Absentee ownership, rental housing, mobile homes and vacant structures are not in themselves sources of deterioration, but may in some cases be attributed to the impact of economic and social changes. As exemplified by Tables - 18 - and - 19 - the 1960 Census reported that 1,755 units or 17.1% were vacant at the time the Census was taken. However, only 14.2% or 1,635 units were vacant in 1970. Although this figure is extremely high in comparison with State and regional vacancy rates, it should be noted, however, that the vacant figure includes seasonal and migrant units as well as vacant year-round units. In 1960 62.9% of all housing was owner-occupied while 20% was rented occupied. Owner occupied units accounted for a larger share in 1970 with 65.6% owner-occupied.

Summary and Implications for Planning

The previous tables on substandard units identified the correlative relationship of residential blight and decay to overcrowding and lack of plumbing. This analysis has been field tested and was found to be accurate within a few percentage points. There are, as well, several external factors that correlate to the degree of blight. They are as follows:

1. The degree of blight in a given area is greater according to the concentration of structures that have been built for twenty years or longer in a given area.
2. The degree of blight in a given area is greater according to an increase of density of people/acre in a given area.
3. The degree of blight is greater where the overall value of units is lower.
4. The degree of blight is greater for areas where the value of rent is lower.
5. The degree of blight is greater in areas having lower family income.
6. The degree of blight is greater along arterial streets than in a defined neighborhood.
7. The degree of blight is greater where non-conforming land uses exist and the degree increases proportionally. (For instance, industrial, commercial uses in a residential zone).
8. The degree of blight is less in defined neighborhoods (neighborhood school districts than it is outside).
9. The degree of blight is less where residential units are adjacent to open space (i. e., playgrounds, neighborhood parks, etc.).

TABLE 20
FUTURE HOUSING DEMAND
SENECA COUNTY

Future Housing Requirements

In order to prepare a meaningful long range plan for the county, it is critical that projections or forecasts of future needs be accomplished. Future requirements for housing, transportation, open space and utilities are of particular importance.

During the phase I program initial projections of housing needs in the county have been prepared based upon regional market analyses conducted by the Regional Planning Board. In subsequent phases of the county planning program projections of needs will be accomplished in the other functional areas identified.

Table - 20 - presents a summary projection of total housing demand by type and cost of housing in Seneca County through to 1995. Between 1970 and 1995 it is estimated that the county will have a demand for an additional 6,800 housing units. This total includes projected demand to accommodate new growth and housing required to replace existing and projected substandard housing.

Of the total projected demand of 6,800 units, it is estimated that 2,700 units will be market rate housing provided by private builders. Approximately 70% of the market rate housing will be single family units, with the remaining 30% in multi-family structures. By 1995 it is estimated that there will be a demand for 4,100 housing units to serve low and moderate income families - (families with incomes generally below \$10,000). Although this housing may be built by private sponsors, the majority of such units may require public subsidy.

Table - 21 - presents a summary projection of the total number of housing units by towns in the county through to 1995. It is estimated there will be a total of 13,940 housing units in the county in 1995, an increase of 2,452 over the 1970 total.

TABLE 21
TOTAL HOUSING UNITS
SENECA COUNTY

TABLE 20
FUTURE HOUSING DEMAND
SENECA COUNTY

Township	1970	1970-1975	1975-1980	1980-1995	1995	Total
Covered	955					
Total Demand	1,200	2,000	2,050	2,750	1,430	6,800
Market Rate	300	500	550	1,650	430	2,700
Single Family		400	400	1,150		1,950
Multi-Family	40	100	150	500	670	750
Low/Moderate Income Housing		1,500	1,500	1,100	1,180	4,100
Mobile Homes	834	130	140	370	1,130	640 ⁽¹⁾
Seneca Falls	1,700	1,510	1,340	4,000		

(1) Figures for mobile home demand included in total demand figures.

SOURCE: Genesee/Finger Lakes Regional Planning Board

TABLE 21
TOTAL HOUSING UNITS
SENECA COUNTY

<u>Township</u>	<u>1970</u>	<u>1975</u>	<u>1980</u>	<u>1995</u>
Covert	955	960	960	970
Fayette	1,232	1,270	1,310	1,430
Junius	303	330	350	430
Lodi	545	570	590	670
Ovid	867	930	990	1,160
Romulus	834	890	950	1,130
Seneca Falls	3,394	3,510	3,640	4,000
Tyre	248	260	270	300
Varick	626	650	670	720
Waterloo	<u>2,484</u>	<u>2,610</u>	<u>2,740</u>	<u>3,130</u>
COUNTY TOTAL	11,488	11,980	12,470	13,940

SOURCE: Genesee/Finger Lakes Regional Planning Board

Obstacles to the Provision of Housing

During the first phase of the county planning program a brief investigation of the obstacles to the provision of housing in the county has been accomplished. Through the efforts of the planning program it is estimated that several of the obstacles can be overcome in an effort to provide an adequate supply of housing to meet the county's future requirements. Briefly, these obstacles are as follows:

1. Until recently there has been almost a total absence of current information concerning population growth and change, family formation, present and potential housing demand, existing supply, housing needs, housing costs, income status of prospective purchasers and renters, etc. in Seneca County. Through the efforts of the county planning program this obstacle should be overcome.
2. Information concerning sites suitable for development is lacking. While land space is plentiful, little is known about availability, sewage disposal facilities and other utilities, physical limitations, suitability of access, and employment potential. Again the planning program should enable the county to overcome this problem.
3. There are no county level or quasi-governmental agencies of authorities equipped to initiate, develop or operate housing programs for low or moderate income families or persons.
4. There appears to be little concern on the part of civic and non-governmental agencies for planning or designing housing for low and moderate income families.

Federal, State and Local Programs for Community Improvement

5. Mortgage capital and high interest rates constitute a major deterrent to housing development for all income levels at the present time.
6. There is no comprehensive data on building codes, zoning, programs, etc., for the towns and villages in the county. This will be an element to be accomplished by the county planning board in the future.
7. While there may be inadequacies in federal and state assistance programs, it appears that a major obstacle to utilize the aids that are available is lack of knowledge, concern and will.
8. As nearly as can be determined, there are currently no stated goals or objectives with regard to housing at the municipal level within the county. The county planning board will be active in this area in the future and could provide effective leadership for municipal action.

Self-Help Technical Assistance Grants (Section 523)

To assist organizations to pay cost of development, administering technical and supervisory programs which will aid low income families in carrying out self-help housing efforts in rural areas. May include administrative expenses, training costs, purchase of tools and equipment.

Federal Housing Site Loans (Section 523 and 524)

Purchase and development of housing sites (roads, utilities, water and sewer systems, etc.); pay engineering and legal fees, closing costs, administrative expenses. Pay interest expense not obtainable from other sources.

Farm Labor Housing Loans and Grants (Section 514 and 516)

Construct or repair housing for farm laborers, improve land on which housing is located, develop related facilities (i.e., day care centers, infirmaries, laundromats, etc.); pay legal, architectural, technical fees; pay interest expense on construction loan, provide some household furnishings.

Federal, State and Local Programs for Community Improvement

In developing an overall program for community improvement, the Planning Board should be aware of the wide range of Federal, State and local programs which can be utilized to eliminate and prevent blight and accomplish specific community improvements. Such programs may include the Federal programs of urban beautification, urban renewal, construction of neighborhood facilities and low income housing; various State programs such as the Pure Water Bonds Act of 1965, the Park Land Acquisition Program and the Health Department assistance program for planning public facilities; and such local programs as code enforcement, citizenship participation in neighborhood improvement organizations and public facilities maintenance and improvement.

The housing programs fall under the jurisdiction of three federal agencies and one on the state level, the Federal Housing Administration, the Department of Housing and Urban Development on the federal level and the State of New York Division of Housing and Community Renewal. Although there is the possibility that many of the existing programs may be modified or altered to conform to the President's proposal for revenue sharing and other community development programs, the following are capsule descriptions of the programs currently in use:

Self-Help Technical Assistance Grants (Section 523)

To assist organizations to pay cost of development, administering technical and supervisory programs which will aid low income families in carrying out self-help housing efforts in rural areas. May include administrative expenses, training costs, purchase of tools and equipment.

Federal Housing Site Loans (Section 523 and 524)

Purchase and development of housing sites (roads, utilities, water and sewer systems, etc.); pay engineering and legal fees, closing costs, administrative expenses. Pay interest expense not obtainable from other sources.

Farm Labor Housing Loans and Grants (Section 514 and 516)

Construct or repair housing for farm laborers, improve land on which housing is located, develop related facilities (i.e., day care centers, infirmaries, laundromats, etc.); pay legal, architectural, technical fees; pay interest expense on construction loan, provide some household furnishings.

Single Family Home Ownership (Section 502)

To construct, improve, relocate a dwelling to buy; building site, house and lot water supply and sewerage disposal facilities; to modernize by installation of mechanical system (heating), to enlarge house (bathroom, addition), to purchase equipment (washing machine, etc.), to refinance debts under certain conditions, to pay legal expenses.

Rental or Co-Op Housing Loans (Section 515)

To construct or purchase rental or co-op housing and related facilities, purchase and develop housing sites, pay legal, architectural, engineering and other technical fees.

Federal Housing Administration:

Below Market Interest Rate (Section 221(d)3)

Mortgages for construction or rehabilitation of housing for low and moderate income families, rental or cooperative.

Elderly or Handicapped (Section 202)

Government mortgages for construction or rehabilitation of housing for those 62 years of age or older, or handicapped; for those whose incomes are too high for public housing, but who cannot afford private housing costs rental or cooperative.

Condominium (Section 221 (i) and (j))

Mortgages for moderate and low income occupants for 221 (D) (3) BMIR housing to purchase units and individual interest in common property of project.

Subsidized Interest Home Ownership (Section 235)

Special terms for mortgages for construction or rehabilitation of housing to be owned by individual (including condominium housing) or cooperative including mortgage insurance and possible interest-reduction arrangements.

Below Market Interest Rate (Section 236)

Special terms for mortgages for construction or rehabilitation of low and moderate income housing; rental or cooperative.

Mobile Home Mortgage Insurance

F. H. A. - insured loans made by commercial lenders for purchase of mobile homes providing lower interest rates and longer terms than are available by conventional financing.

Department of Housing and Urban Development:

Public Housing

Technical assistance and interest - free loans for local housing agency for planning, construction and acquisition of new or rehabilitated housing; conventional (public bidding) or turnkey methods of construction; approval of local governing body and workable program required; rental.

Title I Rent Supplement Program

Federal programs to enable low income families unable to pay regular rents in various federal, state and local housing projects to live in such housing.

Section 231 Leasing

To provide low rent public housing for the poor by leasing private housing accommodations and sub-leasing to low income families.

State of New York:

Article XII Mitchell Lama Middle Income Housing

New York State mortgages to finance construction of new housing for middle income families.

New York State Capital Grant Programs

Private housing finance agency leases units in moderate income housing and makes them available to low income families; a form of rent supplement.

Low income federal housing programs operate almost entirely through local agencies called public housing authorities which must be authorized by special state legislation. While a number of towns, villages and cities (nine) in the region have been authorized to create housing authorities, only four jurisdictions (City of Rochester, Village of Newark, City of Geneva, City of Batavia) have active authorities with units under management. Local housing authorities may utilize a variety of federal housing programs, including programs which permit the authority to develop, purchase or lease new housing. Such housing is then made available to low income households at reduced rents.

The federal housing program most commonly used for low income families, rent supplements, operates through the U. S. Department of Housing and Urban Development (HUD) and local eligible sponsors (private, non profit, limited profit or cooperative mortgagors). The program permits low income families to occupy private housing by making rent supplement payments to cover that portion of a family's rent which exceeds 25 percent of the family's monthly income.

New York State Housing Programs:

Since 1939 New York State has developed a number of housing programs for low, moderate and middle income households. While many of these programs are creative, funds have been wanting and production has been low.

The state began its low income public housing program in 1939. Financed by the state through the sale of voter-approved public housing bonds, the program is utilized through local initiative - units produced generally being administered by the local housing authority. Voters have rejected public housing bond issues a number of times and thus have limited the number of housing starts under the program.

In 1964 the state initiated the Capital Grant Low Rent Assistance Program. This program involves the leasing of apartments in limited profit and non-profit developments at prevailing rentals, and the sub-letting of such apartments at public housing rates to low income households, although a household must pay at least 20 percent of its income for rent.

The most important state moderate-to-middle income program is the Limited Profit Housing Program (often called Mitchell-Lama). This program is designed to provide limited and non-profit rental housing corporations with low interest mortgage loans. Increasing construction costs and interest charges have slowly been forcing higher and higher rents in Mitchell-Lama housing. In fact, the capital grant low rent assistance program described above was in part designed to relieve developers of vacancies resulting from high rentals in Mitchell-Lama projects. Another problem with Mitchell-Lama as well as many other housing programs, is the requirement for tax abatement which has proven very unpopular with municipalities.

Other state programs for housing that exist include: Housing Development Fund (provides interim financing money); Empire Housing Foundation (encourages development of non-profit housing for the elderly); Housing Finance Agency (finances middle income housing, nursing homes, state university facilities, etc.); Homeowners Purchase Endorsement Plan (helps would-be developers to finance apartments in cooperative housing company projects); and the State of New York Mortgage Agency (SONY-MAY) created to increase the supply of money available through the private banking system for new residential mortgages within the state.

To prepare the necessary application documents for comprehensive planning assistance grants; and

To work with, assist and coordinate the administrative requirements of local planning programs.

1.20 Historical background in the county

1.30 Inventory of past studies related to planning

1.40 Review and update overall program design

Objectives:

To prepare the annual update of the county's overall program design, identifying program activities, goals and objectives and strategies for the most immediate three to five year period, including cost of accomplishing work identified and anticipated source of funds;

The Overall Program Design prepared during the phase I plan actually projects work to be accomplished during phases III, IV and V. For purposes of continuity the phase II work program is also attached to this document.

OVERALL PROGRAM DESIGN *

1.00 INTRODUCTION

Issues, Problems and Opportunities:

This section of the comprehensive planning and management program is designed to provide basic informational and administrative services essential to the effective and efficient conduct of the program. The annual review, revision and update of the overall program design will enable the county to maintain a current assessment of activities, objectives and the ability to meet these objectives.

Goals:

To effectively administer the comprehensive planning and management program;

To prepare the necessary application documents for comprehensive planning assistance grants; and

To work with, assist and coordinate the administrative requirements of local planning programs.

1.20 Historical background in the county

1.30 Inventory of past studies related to planning

1.40 Review and update overall program design

Objectives:

To prepare the annual update of the county's overall program design, identifying program activities, goals and objectives and strategies for the most immediate three to five year period, including cost of accomplishing work identified and anticipated source of funds;

* The Overall Program Design prepared during the phase I plan actually projects work to be accomplished during phases III, IV and V. For purposes of continuity the phase II work program is also attached to this document.

To review historical development trends to determine potential impact on future land use and development activities; and

To compile a listing of relevant planning studies to provide a source of information to assist the county in its planning program.

<u>Estimated Cost:</u>	<u>1st Year</u>	<u>2nd Year</u>	<u>3rd Year</u>
701 Federal	\$ 666	\$ 200	\$ 200
Non Federal	334	100	100
Other Federal	-	-	-
Total	\$1,000	\$ 300	\$ 300

<u>Estimated Manpower Requirements:</u>	<u>Man-Months</u>	<u>Cost</u>
In-House Staff	- -	- -
Other Public Agency	0.5	\$1,000
Consultant	- -	- -
Total	0.5	\$1,000

3.00 NATURAL RESOURCES

Issues, Problems and Opportunities:

The protection of natural resources through sound environmental management practices has been identified as one of the most critical problems confronting public officials and citizens alike in Seneca County. Increased pollution loads have severely affected the quality of water in both Seneca and Cayuga Lakes. In addition, the growth of population has placed a burden on the county planning board and local planning officials to become sensitive to the preservation and enhancement of the county's natural resource base.

Goals:

To accommodate increased urban expansion with a minimum burden on the county's natural resource base;

<u>Estimated Manpower Requirements:</u>	<u>Man-Months</u>	<u>Cost</u>
	<u>1st Year</u>	<u>2nd Year</u>
In-House Staff	- -	- -
Other Public Agency	1.2	\$2,400
Consultant	- -	- -
Total	1.2	\$2,400

4.00 LAND USE

Problems, Issues and Opportunities:

Development in Seneca County has occurred in a haphazard fashion, generally along transportation arteries in areas where public water and/or sewer service is available. A continuation of this pattern into the future will place substantial burdens upon county and local governments as population builds to the point of requiring public services. Only if development is planned in an orderly and compact manner can public services be provided efficiently and effectively. The opportunity is here for the county to assume a leadership position by developing a realistic future land use plan for the county.

Goals:

To prepare a future land use plan for the county consistent with the overall county goals and objectives.

4.50 Development of Preliminary Land Use Plan

Objectives:

The preparation of a long range land use plan for the county incorporating components for residential, commercial, industrial, public and open space uses, agriculture, utilities and transportation.

The plan should be consistent with local and county development goals and coordinated within the framework of the comprehensive county plan.

5.40 Other Public Utilities Services and Facilities

<u>Estimated Cost:</u>	<u>1st Year</u>	<u>2nd Year</u>	<u>3rd Year</u>
701 Federal	\$ 1,333	- -	- -
Non Federal	667	- -	- -
Other Federal	- -	- -	- -
Total	\$ 2,000	- -	- -

<u>Estimated Manpower Requirements:</u>	<u>Man-Months</u>	<u>Cost</u>
In-House Staff	- -	- -
Other Public Agency	1.0	\$ 2,000
Consultant	- -	- -
Total	1.0	\$ 2,000

5.00 PUBLIC UTILITIES AND SERVICES

Issues, Problems and Opportunities:

The county has recently completed comprehensive water and sewer studies to meet its long range utility needs. These programs were initiated prior to the start of the comprehensive planning and management program. As such the water and sewer studies were prepared without the benefit of an overall statement of county goals and objectives the present thinking of the county concerning growth and development and the data generated by the comprehensive planning program.

Goal:

To review the recently completed water and sewer studies and modify and/or adjust the recommendations for consistency with the preliminary land use plan and the projections of need determined as part of the comprehensive planning program.

5.20 Sewer and Water Inventory

5.30 Comprehensive Water and Sewer Facilities, Plans and Programs

5.40 Other Public Utilities Services and Facilities

Objectives:

To prepare maps of existing sewer and water facilities in the county at a scale useful for input into the comprehensive planning program;

To integrate the future plans for utilities within the framework of the county comprehensive planning program, including water, sewer, solid waste, gas, electricity, etc.; and

To coordinate existing and projected utility needs with sound land use decisions is essential.

<u>Estimated Cost:</u>	<u>1st Year</u>	<u>2nd Year</u>	<u>3rd Year</u>
701 Federal	\$ 1,734	--	--
Non Federal	866	--	--
Other Federal	--	--	--
Total	\$ 2,600	--	--

<u>Estimated Manpower Requirements:</u>	<u>Man-Months</u>	<u>Cost</u>
In-House Staff	--	--
Other Public Agency	1.3	\$2,600
Consultant	--	--
Total	1.3	\$2,600

6.00 PARKS, RECREATION AND OPEN SPACE

Issues, Problems and Opportunities:

Seneca County has the largest proportionate share of its land in public uses than any of the eight counties in the Genesee/Finger Lakes Region. While this does serve the county as a resource asset, the substantial amount of public property restricts development opportunities and potential increases in taxable assessed valuation.

The County Planning Board is faced with the challenge of planning for the county's open space needs, recognizing the vast present public acreage and the potential future utility of this land.

Goals:

To provide a coordinated network of open space facilities throughout the county, incorporating active parklands as well as such uses as conservation areas, open space easements, trails, bikeways, agriculture and other similar open uses which effectively meets the future needs of Seneca County.

6.20 Parks, Recreation and Open Space and Related Facilities Inventory

6.30 Determination of Needs, Standards, Criteria and Plan Statement

Objectives:

To undertake a complete inventory of existing open space uses in the county, including public and private recreation uses, active or passive and including scenic resources, vistas, bikeways, trails, etc.;

To determine a series of standards for the future provision of open space in the county;

To determine, based upon these standards and projected growth, the type and extent of future recreation space needed to meet the county's needs; and

To prepare a locational plan providing for the county's needs consistent with the overall objectives of the comprehensive planning program and the land use plans.

7.20 Inventory of Existing Transportation System

7.30 County and Town Highway Systems Study

<u>Estimated Cost:</u>	<u>1st Year</u>	<u>2nd Year</u>	<u>3rd Year</u>
701 Federal	\$ 934	--	--
Non Federal	466	--	--
Other Federal	--	--	--
Total	\$1,400	--	--

<u>Estimated Manpower Requirements:</u>	<u>Man-Months</u>	<u>Cost</u>
In-House Staff	--	--
Other Public Agency	0.7	\$ 1,400
Consultant	--	--
Total	0.7	\$ 1,400

7.00 TRANSPORTATION

Issues, Problems and Opportunities:

The provision of improved transportation services is one of the high priority needs of Seneca County. The provision of these improvements, however, without consideration for land use needs, community facilities, environment impact and potential economic development, could create problems of major proportions for the county. The comprehensive planning and management program provides the opportunity to serve the transportation needs of the county while at the same time insuring that such improvements are inter-related with the county's overall needs and development objectives.

Goals:

To provide a safe, efficient and balanced transportation system to serve the immediate long range needs of the county.

7.20 Inventory of Existing Transportation System

7.30 County and Town Highway Systems Study

7.40 Development of Transportation Standards, Criteria and Plan

Objectives:

To undertake a detailed inventory of the present level of transportation services in the county, including air, rail, and transit as well as highways;

To undertake a specific analysis of the highway system in the county, including an analysis of function, condition, responsibility for maintenance and identification of improvement needs;

To develop an appropriate series of standards for transportation service in Seneca County;

Based upon these standards, evaluate the county's existing transportation system and estimate projections of need based upon the preliminary land use plan; and

To prepare a transportation plan for the county which meets the needs identified above and is consistent with the land use plan and the overall county development objectives.

<u>Estimated Cost:</u>	<u>1st Year</u>	<u>2nd Year</u>	<u>3rd Year</u>
701 Federal	\$ 1,467	- -	- -
Non Federal	733	- -	- -
Other Federal	- -	- -	- -
Total	\$ 2,200	- -	- -

<u>Estimated Manpower Requirements:</u>	<u>Man-Months</u>	<u>Cost</u>
In-House Staff	- -	- -
Other Public Agency	1.1	\$ 2,200
Consultant	- -	- -
Total	1.1	\$ 2,200

8.00 HUMAN AND CULTURAL RESOURCES

Issues, Problems and Opportunities:

Housing has been identified as one of the most critical problems in Seneca County. The problem is severe in all aspects of the housing market, but is most acute in the low and moderate income ranges. The aging of the existing housing stock, lack of codes and code enforcement, little new construction, and a developing resistance to mobile homes, contribute to the present shortage of an adequate supply of housing in the county. A plan for housing is direly needed with an action program including the delineation of specific steps which can be taken to alleviate the severe problem which currently exists.

Goals:

To relieve the existing shortage of housing in the county;

To provide housing to meet existing deficiencies and to provide suitable locations and types of housing to meet projected growth; and

To encourage the adoption and enforcement of appropriate controls such as zoning and building codes to protect existing property values and to insure quality new construction.

8.30 Housing

8.30.3 Preliminary Housing Plan

Objectives:

To develop a housing plan identifying the location of future housing in the county by type, cost, location, and density; and,

To prepare a housing plan which reflects overall county goals and objectives and which is adequately served by utilities, transportation, and open space networks.

<u>Estimated Cost:</u>	<u>1st Year</u>	<u>2nd Year</u>	<u>3rd Year</u>
701 Federal	\$ 666	\$ 666	\$ 666
Non Federal	334	334	334
Other Federal	- -	- -	- -
Total	\$ 1,000	\$ 1,000	\$ 1,000

<u>Estimated Manpower Requirements:</u>	<u>Man-Months</u>	<u>Cost</u>
In-House Staff	- -	- -
Other Public Agency	0.5	\$ 1,000
Consultant	- -	- -
Total	0.5	\$ 1,000

9.00 ECONOMIC ANALYSIS

Issues, Problems and Opportunities:

Concern for economic development and creation of new job opportunities in Seneca County has surfaced as a problem of significant proportions in recent years as a result of the closing of a number of major employers. Activities to promote the expansion of new economic growth in the county must be coordinated within the framework of sound comprehensive planning and consistent with county goals and objectives. It should be obvious that if such promotional activities are to be successful, a great deal will depend upon the ability of government in Seneca County to respond to industry's needs by providing such major services as utilities and transportation, but also such other considerations as housing, education and social services.

Goals:

To provide an opportunity for new economic development in Seneca County; and, To provide adequate employment opportunities to serve the existing and projected needs of the county's labor force.

9.40 Economic Analysis and Forecast

Objectives:

To prepare a goals and policies statement to provide direction and guidelines to agencies concerned with promoting economic development within the county; and

To analyze the current economic situation in the county and to project potential growth expectations in employment and labor force characteristics and activities of major industrial groups including manufacturing, retail and services.

<u>Estimated Cost:</u>	<u>1st Year</u>	<u>2nd Year</u>	<u>3rd Year</u>
701 Federal	\$ 666	- -	- -
Non Federal	334	- -	- -
Other Federal	- -	- -	- -
 Total	 \$ 1,000	 - -	 - -

<u>Estimated Manpower Requirements:</u>	<u>Man-Months</u>	<u>Cost</u>
In-House Staff	- -	- -
Other Public Agency	0.5	\$ 1,000
Consultant	- -	- -
 Total	 0.5	 \$ 1,000

11.00 COMPREHENSIVE PLAN, POLICIES AND PROGRAM

Issues, Problems and Opportunities:

Comprehensive planning includes the opportunity for the achievement of a physical, social and economic environment which meets, as closely as possible, the needs and objectives of the people and institutions of a community. Comprehensive planning goes beyond the functional aspects of utilities planning, or parks planning or transportation planning and is designed to integrate and coordinate the entire matrix of community development from urban design to economic development to the location and size of utility mains.

The overall concept behind comprehensive planning is that each decision within a community exerts an impact upon various other elements. Thus, transportation affects environment, the placement of land uses, utilities, and even the potential for economic development. Similar parallels could be drawn for such functional areas as environmental conservation, housing, open space and utility systems.

The Seneca County Planning Board, through the on-going comprehensive planning and management program has the opportunity to take the lead by producing a plan which considers all of the problems of the county and integrates these needs into a comprehensive plan and program function.

Goal:

To produce a long range plan which provides for the county's future needs in the area of land use, transportation and public facilities which will be useful to governmental officials in making decisions which affect conditions and activities in the county.

11.10 Review of County Goals and Policies

Objective:

To provide the basis for the comprehensive plan, the initial statement of goals and policies will be reviewed and updated to reflect current values and desires of the local population.

<u>Estimated Cost:</u>	<u>1st Year</u>	<u>2nd Year</u>	<u>3rd Year</u>
701 Federal	\$ 533	\$ 2,000	\$ 2,400
Non Federal	267	1,000	1,200
Other Federal	- -	- -	- -
Total	\$ 800	\$ 3,000	\$ 3,600

<u>Estimated Manpower Requirements:</u>	<u>Man-Months</u>	<u>Cost</u>
In-House Staff	- -	- -
Other Public Agency	0.4	\$ 800
Consultant	- -	- -
Total	0.4	\$ 800

14.00 INFORMATION AND EDUCATION

Issues, Problems and Opportunities:

One of the most significant needs in Seneca County is the development of a continuing public information program to explain the concept of planning, the meaning of the county development plan and to assist towns and villages in the county with specific problems. The opportunity is present through the comprehensive planning and management program to take the lead and initiate an ongoing program of such a nature within the county.

Goals:

To gain acceptance of the county plan as a guide to be utilized by local officials in the making of decisions;

To work toward the acknowledgement on the part of governmental officials and citizens alike in the county of the value and usefulness of planning; and

To establish a planning component in each municipality in the county.

14.10 Advisory Services to Local Governments

14.20 Education, Public Relations and Coordination

Objectives:

To assist local governments in dealing with specific problems of a planning nature;

To relate the needs and problems of local governments to the county planning program;

To provide general information, through reports, meetings and discussions about planning and planning opportunities to the citizens of the county; and

To work with all units of government in the county as well as functional agencies to coordinate the activities of the county comprehensive planning and management program.

<u>Estimated Cost:</u>	<u>1st year</u>	<u>2nd Year</u>	<u>3rd Year</u>
701 Federal	\$ 934	\$ 1,200	\$ 1,800
Non Federal	466	600	600
Other Federal	- -	- -	- -
Total	\$ 1,400	\$ 1,800	\$ 2,400

<u>Estimated Manpower Requirements:</u>	<u>Man-Months</u>	<u>Cost</u>
In-House Staff	- -	- -
Other Public Agency	0.7	\$ 1,400
Consultant	- -	- -
Total	0.7	\$ 1,400

16.00 ENVIRONMENTAL ASSESSMENT

Issues, Problems and Opportunities:

Environmental protection is one of the key issues and problems in Seneca County. The correction of existing environmental problems and the prevention of new problems created by development is a major objective of the county planning program.

Goal:

To consider the environmental impact of all major plans and programs developed as part of the county planning program.

16.10 Environmental Assessment of Plans and Programs

Objectives:

To assess the environmental impact of major plans and programs developed under the comprehensive planning program;

Such assessment shall be adequate to meet the guidelines spelled out in Chapter 4 - Section 2 - paragraph 4-6 of the HUD handbook.

<u>Estimated Cost:</u>	<u>1st Year</u>	<u>2nd Year</u>	<u>3rd Year</u>
701 Federal	\$ 666	\$ 666	\$ 666
Non Federal	334	334	334
Other Federal	<u> -</u>	<u> -</u>	<u> -</u>
Total	\$ 1,000	\$ 1,000	\$ 1,000

<u>Estimated Manpower Requirements:</u>	<u>Man-Months</u>	<u>Cost</u>
In-House Staff	- -	- -
Other Public Agency Consultant	0.5	\$ 1,000
	<u> -</u>	<u> -</u>
Total	0.5	\$ 1,000

OVERALL PROGRAM DESIGN WORK SCHEDULE

	PHASE	I	II	III	IV	V	VI
1.00	INTRODUCTION						
1.10	Purpose and function of county planning program	X					
1.20	Historical background			X			
1.30	Inventory of past studies			X			
1.40	Overall program design		X	X	X	X	
2.00	BASE MAPS AND AERIAL PHOTOGRAPHY						
2.10	Preliminary base maps	COMPLETE					
2.20	Aerial photographs	COMPLETE					
3.00	NATURAL RESOURCES						
3.10	Formulation of goals and policies	X					
3.20	Physiographic characteristics		X				
3.30	Soils, inventory and classification			X			
3.40	Agricultural land		X				
3.50	Water resources, inventory and analysis			X			
3.60	Mineral resources				X		

	I	II	III	IV	V	VI
3.80 Conservation areas inventory			X			
3.90 Suitability of vacant land for development			X			
4.00 LAND USE						
4.10 Formulation of goals and policies	X					
4.20 Land use classification system	COMPLETE					
4.30 Land use inventory and analysis	X	X				
4.40 Determination of future land use needs, criteria and standards		X				
4.50 Development of preliminary land use plan					X	
5.00 PUBLIC UTILITIES AND SERVICES						
5.10 Formulation of goals and policies	X					
5.20 Sewer and water facilities inventory		X	X			
5.30 Comprehensive water and sewer facility plans and programs		X	X	X	X	
5.40 Other public utilities, services and facilities					X	
6.00 PARKS, RECREATION AND OPEN SPACE						
6.10 Formulation of goals and policies	X	X	X			

	I	II	III	IV	V	VI
6.20 Parks, recreation and open space related facilities inventory			X			
6.30 Determination of needs, standards criteria and plan statement			X			
7.00 TRANSPORTATION						
7.10 Formulation of goals and policies	X					
7.20 Inventory of existing transportation system	X	X	X	X	X	
7.30 County and Town highway system study			X			
7.40 Development of transportation standards, criteria and plan			X			
8.00 HUMAN AND CULTURAL RESOURCES						
8.10 Formulation of goals and policies	X					
8.20 Inventory of human and cultural resources		X				
8.30 Housing	X	X	X	X	X	
8.60 Employment opportunities analysis of trends and factors		X				
9.00 ECONOMIC STUDIES						
9.40 Economic analysis and forecast including goals and policies		X	X			

	I	II	III	IV	V	VI
10.00 POPULATION STUDIES						
10.20 Analysis of population characteristics and distribution					X	
10.30 Population projections					X	
11.00 COMPREHENSIVE PLAN POLICIES AND PROGRAM						
11.10 Formulation of county goals objectives and policies	X	X	X	X	X	
11.20 Evaluation of alternative plans					X	
11.30 Comprehensive development plan					X	
11.40 Plan review procedure					X	
12.00 IMPLEMENTATION AND COORDINATION						
12.10 Plan implementation tools				X		
12.20 Recommendations for improved implementation					X	
13.00 GOVERNMENTAL AND FISCAL RESOURCES AND REQUIREMENTS						
13.10 Formulation of goals and policies					X	
13.20 Structural and fiscal inventory analysis and projections					X	
13.30 County capital improvements program procedure					X	

	<u>I</u>	<u>II</u>	<u>III</u>	<u>IV</u>	<u>V</u>	<u>VI</u>
13.40 Develop county capital improvement plan						X
13.50 Organizational review and recommendation						X
14.00 INFORMATION AND EDUCATION						
14.10 Advisory services to local government		X	X	X	X	X
14.20 Education, public relations and coordination		X	X	X	X	X
15.00 SPECIAL PROJECTS						
15.10 (As needed)						
16.00 ENVIRONMENTAL ASSESSMENT						
16.10 Environmental assessment of major plans and programs			X	X	X	X



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