

Town of Pendleton

Comprehensive Plan Update – 2024



Workshop Outline

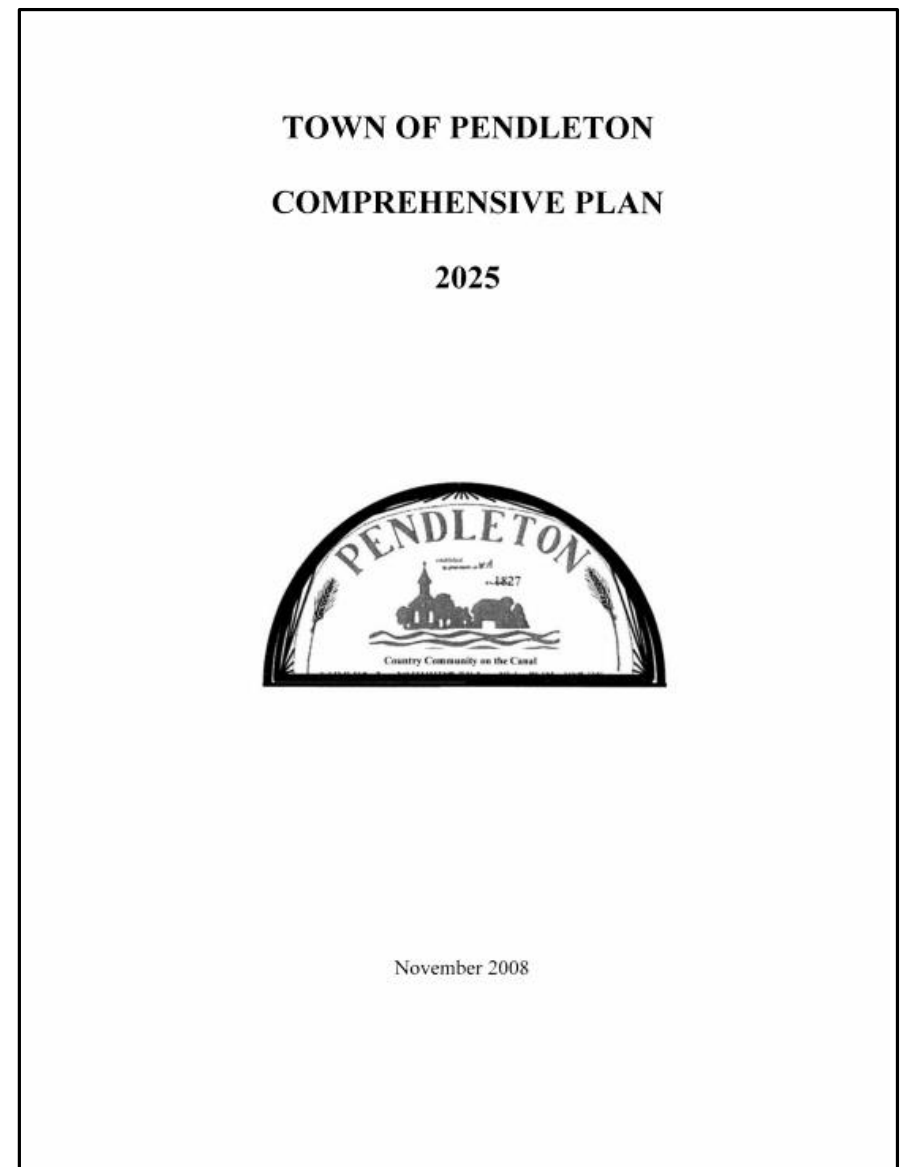
- Introduction to the Project Team
- Introduction to the Comprehensive Plan
- Brief presentation on recent trends in the Town of Pendleton
- Break-out session and report back
- Dismissal

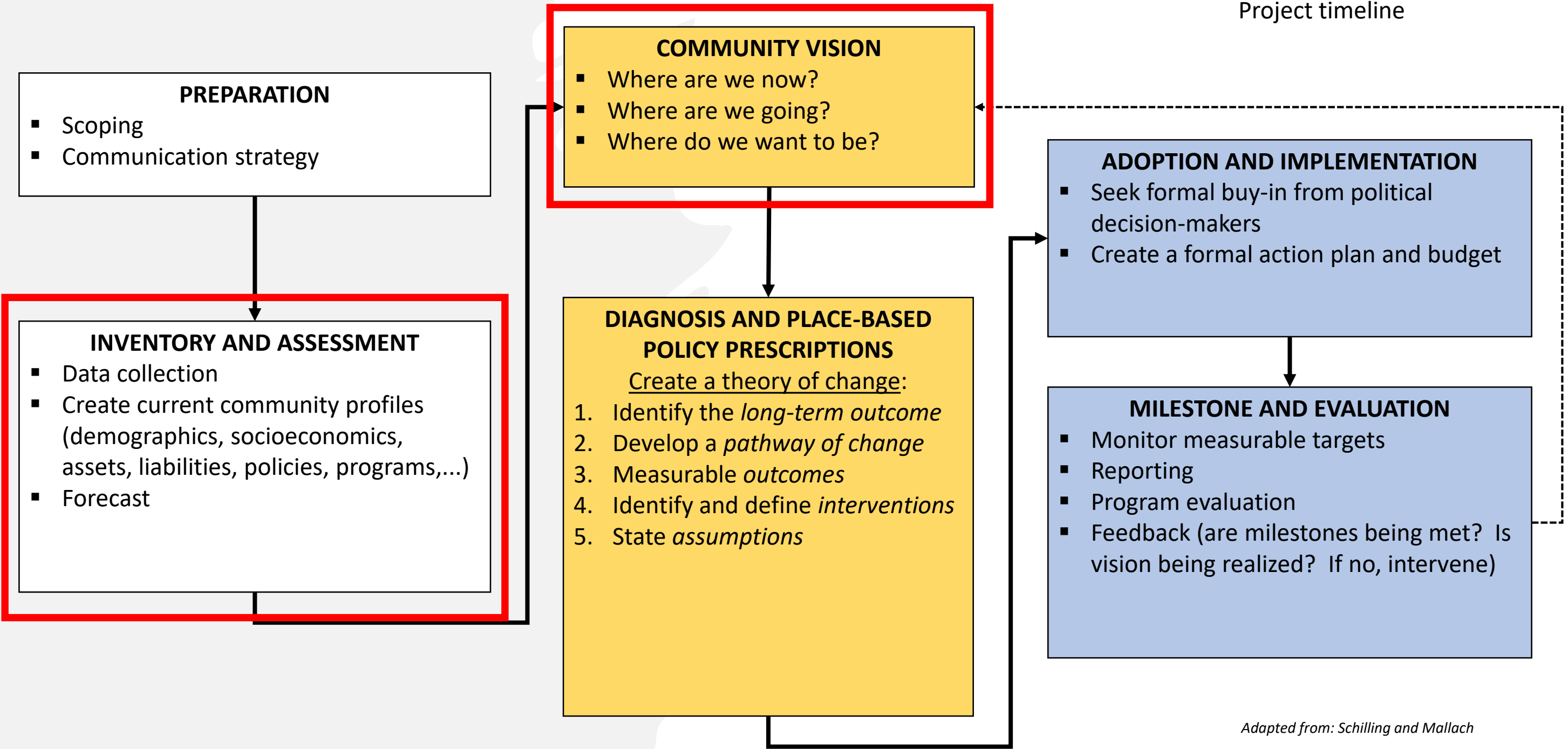
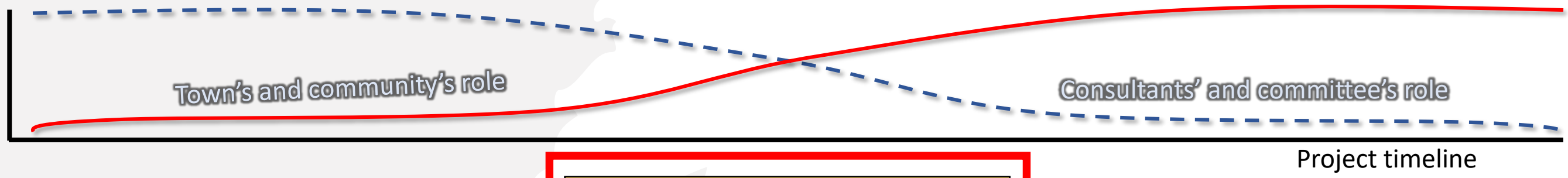
Project Team

- Town Supervisor's Office
- Comprehensive Planning Committee
 - Joe McCaffrey, Planning Board Chairperson
 - John Higgins
 - Anthony Dell'Isola
 - Nick Kwasniak
 - David Naus
 - Daniel Vivian
 - Mike Zimmerman
- Nussbaumer & Clarke
- Buffalo State students from the Urban and Regional Planning Program
- High Road Community Planning and Analytics

What is a Comprehensive Plan?

- A long-range plan that seeks to develop and implement a set of policies, programs, and strategies to meet the future goals and vision of community members
- The current plan was developed in 2008 and needs to be updated, which in this case will be a brand new plan
- The plan will be undertaken following a simple process
 - Research and Analyses
 - Develop Goals and Objectives
 - Plan development
 - Plan Implementation
 - Periodic Reviews and Updates





Adapted from: Schilling and Mallach

Why Prepare a Comprehensive Plan?

- The most obvious, and important, is that under NYS law, all zoning ordinances must “be in accordance with a comprehensive plan.” The plan guides the tools the town uses to manage growth:
 - Zoning code
 - Subdivision regulations
 - Site plan review process
- A comprehensive plan, framed appropriately, can also be leveraged for grant programs to undertake additional plans; revise and update land use and zoning regulations; or implement identified strategies for economic development, housing, transportation, parks and recreation, and/or other goals identified in the plan.

What Does the Plan Cover?

- The plan should cover things the Town and stakeholders identify as important, especially those with which the town and community stakeholders can engage with or have some control over. It can include:
 - Housing
 - Commercial and economic development
 - Parks, recreation, and open space
 - Public infrastructure and utilities
 - Public services
 - Transportation, including bicycle and pedestrian facilities
 - Natural and environmental resources
 - Historic and cultural resources

Community's Role

- We're here to help the Town and its stakeholders develop a plan that achieves the goals the community determines.
 - This is not our plan, it's the community's plan
 - Consultants are here simply to provide technical expertise and guidance in support of your vision.
- As stated, the Town has seated a Comprehensive Plan Committee to oversee the process and plan development
- Tonight community members will have a chance to start shaping the plan with an exercise
- We will also deploy an online survey that anyone in the community can take
 - Likely to run for four weeks in April
 - Information will be made public, along with links to the survey

Project Schedule

- March 13, 2024 – Community meeting to gather stakeholder feedback
- April 2024 – Online survey to gather information from stakeholders
- Summer 2024 – Draft plan for review by community and stakeholders
- September 2024 – Final Comprehensive Plan submitted to Town

What Does the Data Tell Us...So Far?

- As stated, planning starts with a thorough effort to collect and analyze as much data and information as possible.
- Students have been collecting various data, as well as plans, reports, Town budgets, and historical information
- Additionally, information on land use, housing, the natural environment, the economy, services, and various components of the built environment are also collected
- To plan for the future, it is necessary and important to understand the recent past
- So what's changed since the last plan in 2008?

What Does the Data Tell Us...So Far?

<u>Indicator</u>	<u>2008-2012</u>	<u>2018-2022</u>	<u>Change (rank)</u>
➤ Population	6,401	6,992	↑ (2 nd)
➤ Median Age	45.0	46.4	↕ (10 th)
➤ Median Household Income	\$93,268 (2022\$)	\$111,928	↑ (2 nd)
➤ Median Family Income	\$82,740 (2022\$)	\$115,699	↑ (5 th)
➤ Total household income	\$261,640,760 (2022\$)	\$329,717,300	↑ (5 th)
➤ Poverty Rate	2.4%	2.5%	↑ (11 th)
➤ Households	2,296	2,578	↑ (5 th)
➤ Units	2,337	2,715	↑ (2 nd)
➤ Vacancy Rate	1.8%	5.0%	↑ (11 th)
➤ Median Gross Rent	\$740 (2022\$)	\$1,005	↑ (1 st)

What Does the Data Tell Us...So Far?

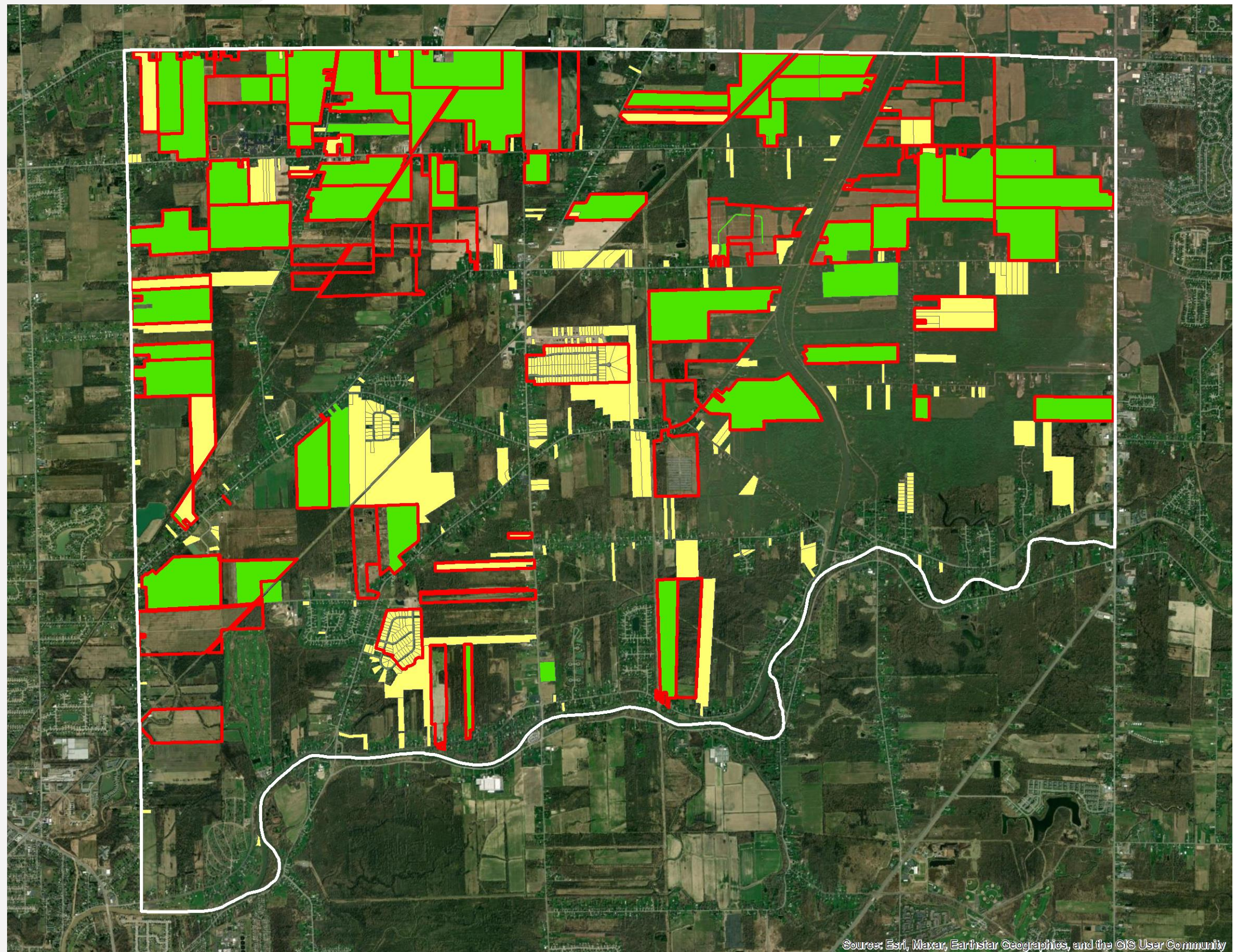
- Residential growth in Pendleton has been relatively steady and experience tells us that in rural communities facing growth pressures there is always some discussion about how much growth is enough, how much is too little, and what are the impacts of growth.
- As shown on the prior slide, the Town has added nearly 400 new units since 2008, with nearly all of them being single family homes
- Additionally, parcels of land classified as ‘agricultural’ have decreased from 82 to 53 total parcels
 - Some of these prime agricultural lands have been converted to residential uses
- New commercial growth has happened along Transit but increased assessed non-residential value lags behind residential growth
- In the end, the share of the Town’s total assessment that is residential structures has increased from 79.6% to 84.0%.
 - In real dollars, the total assessed value of non-residential properties has actually decreased, placing more tax burden on residential users

What Does the Data Tell Us...So Far?

Green w/ redline outline – parcels classified as ‘agricultural’ in 2007 and 2023

Red outline – formerly (2007) classified as ‘agricultural’

Yellow – new residential uses



Break Out Exercise and Report Back

- Students will lead tables in a hands-on exercise and provide everyone with directions and guidance as needed
- We will set a time limit of 30 minutes to complete the exercise
- Someone from each table will report back to everyone on your table's discussion
- We ask that everyone also complete and submit a questionnaire, which you can return to any student or myself
- After we're done, please keep a lookout for our online survey and the draft plan this summer!
- If anyone wants to get in touch with me, I can be reached at **geobflo@gmail.com**