

Comprehensive Plan Public Meeting #1

September 10, 2024



Engineering
& Design

~ Project funded through the NYS DOS Smart Growth Planning & Zoning Grant Program ~



Department
of State

Tonight's Agenda



Introductions



INTRODUCTIONS

- **Project Leaders**
- **Over 40 years combined experience**
- **50+ long range planning efforts**
- **Team member – Prospect Hill Consulting**



John Steinmetz, FAICP
Planning Principal



Nick Dickerson, PP, AICP, CFM
Project Manager

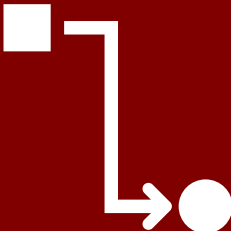
Planning Committee

INTRODUCTIONS



- Martin Meaney, Mayor
- Marcia Ward, Vice Chair Planning Board
- Leonard Sas, Vice Chair Zoning Board of Appeals
- Joshua Holland, Director of Public Services
- Janet Ottman, Historian
- Tina Dolan, Director of Public Policy & Program Development
- Mary Beth Curtin, Associate Vice President for Research
- David Whalen, Owner of 265 Main Street
- Rob Jacyna, Resident
- Randy Shear, Code Enforcement Officer
- Richard (Rocky) Martinez, School Board & Rotary
- Allison Button, Community Development Administrator
- Stephanie Yezzi, Director of Planning

Project Overview



Comprehensive Planning 101



What Does a Plan Do?

COMPREHENSIVE PLANNING 101



- Provided for by New York State Law
- Promotes the health, safety & welfare of the public
- Provides background information & policies to assist with decision-making
- Establishes framework for future programs, development & investment



Benefits of a Plan

- Represents a statement of policy & priorities by the Village



CAMPAIGN FOR URBAN PARKS



COMPREHENSIVE PLAN





Benefits of a Plan

- Provides direction to decision makers





Benefits of a Plan

- Increases chance of funding by outside organizations

LOCAL

What's planned for the City of Amsterdam

by Sara Rizzo
Posted: Mar 10, 2022 / 10:32 AM EST
Updated: Mar 10, 2022 / 03:07 PM EST

SHARE    ...

AMSTERDAM, N.Y. (NEWS10) — The City of Amsterdam was selected in 2018 to receive \$10 million as part of New York's Downtown Revitalization Initiative (DRI). Four years later, the city is working on implementing 15 projects with funding from the DRI.

| Starbucks, Chipotle, Popeyes

In the city's DRI Strategic Investment
The goals are waterfront developmen
mixed-use core. The city included its

“Amsterdam seeks to strategical
downtown encompassing both s
a variety of opportunities to enh
retail enterprises, community se
employment, and inclusive com

MOHAWK VALLEY COMPASS

NEWS AND PERSPECTIVE FOR THE AMSTERDAM, N.Y. COMMUNITY

Bearcroft talks about BOA applications, GIS software

by Sara Rizzo November 22, 2016 Amsterdam City Government

Community and Economic Development Director Amanda Bearcroft spoke at Tuesday's common council meeting about three resolutions on the agenda. Two resolutions, each later passed by the council, were to appeal for New York State grants for \$97,900 each for the city to complete a Brownfield Opportunity Area nomination for two areas in the city.

The city was awarded the Brownfield Opportunity Area (BOA) designation for the city's downtown area in 2016. The designation is part of a state program which provides tax incentives for businesses and developers with projects within the area, and makes available funding and technical assistance to the city. Bearcroft explained that the city applied to be a BOA twice in 2017.

The first area, called the East End Area, encompasses approximately 120 acres and is bounded by the Mohawk River on the south, the eastern boundary of the city line on the east, Foster Street on the north, and Liberty Street on the west.

The second area, called the North Linden Neighborhood Area, encompasses approximately 200 acres and is bounded by Market Street and Grand Avenue on the west, York Street on the northwest, Hewitt Street, Skane Avenue, and Forest Avenue on the east, and Edward, Kellogg, and Church Streets on the south.

Trending articles

- How businesses with plans for the City of Amsterdam
- Train station relocation team makes site recommendation, outlines next steps
- Community helps AOH-NI New Hope Children to increase strategic
- Legislature will discuss procedural changes in 2018
- Rocky Hill School district considering to work with
- YMCA honors students and educators
- How many more lines is this going to happen?





Benefits of a Plan

- Serves to make government more efficient & responsive



Plan Fort Collins
innovate-sustain-connect

Innovate, Sustain, Connect

City Plan is the comprehensive plan for the City of Fort Collins, and illustrates how we envision Fort Collins over the next 25 years and beyond. It shows us how we can get there step by step. The Transportation Master Plan (TMP) serves to explain a vision for the long-term, multimodal transportation system supporting the Fort Collins community well into the future. The TMP provides policy direction for decisions regarding the implementation of the transportation system to achieve the community's vision.

Plan Fort Collins allows the City to maximize efficiency and share resources for public events and presentations. The 2010 update was prepared with extensive involvement from [200+ citizens](#), leading to close integration of a variety of topics like energy, water, administration. That, the previous City Plan had incorporated in a more cursory manner. Re-branding these two efforts as Plan Fort Collins, a more simplified, recognizable name, afforded even greater public awareness and understanding of the two projects. And like the shared name, the process to update the two plans was unified around the tenets of innovation, sustainability, and connections, so that the long range visions and policies for City Plan and the Transportation Master Plan would be mutually supportive and comprehensive.

PDF DOWNLOADS

- 1. **Capital Improvement Plan**
31 pp | 12.0M
- 2. **City Plan, with appendices**
157 pp | 8.0M
- 3. **City Plan Summary**
22 pp | 1.0M
- 4. **Recreation Plan**
100 pp | 4.0M
- 5. **Transportation Master Plan**
90 pp | 4.5M
- 6. **TMP Appendix**
225 pp | 9.0M

PURCHASE PARTICULARS

TOPICS: THE ORGANIZATIONAL STRUCTURE OF CITY PLAN

The new City Plan structure is fundamentally based on the City's **Budgeting for Outcomes (BFO)** organizing framework. The BFO process and organization is designed to be simple and easily understood by a variety of audiences. The new City Plan structure is also aligned with the City's vision to become a world-class community, with supporting policies and policies within the following seven elements: Economic Health, Environmental Health, Community and Neighborhood Livability, Safety and Well-being, Culture, Parks, and Recreation, High Performing Community, and Transportation.

NEWS

- 1. **City Plan in the New York Times**
November 17, 2011

Website Navigation:
City Services

Our Organization:
Mindset, Work, Values

FedEx Office



Benefits of a Plan

- Fosters economic development





Benefits of a Plan

- Provides a forum for discussion among residents, businesses, etc.



COMPREHENSIVE PLANNING 101



A Plan is NOT...

- 1. An end, but the beginning of a process**
- 2. A reason to expect immediate change**
- 3. A substitute for action or strong leadership**
- 4. Permanent or rigid**
- 5. Zoning or land use law**
- 6. Intended to take away property rights**

COMPREHENSIVE PLANNING 101



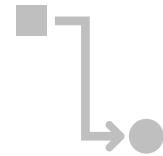
In Summary

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

~ NYPF Article

Planning Process

TIMELINE



**SPRING
2024**

Project Kick-Off (SC #1)
Community Participation Plan

SUMMER

Stakeholder Meetings
Community Survey

FALL

Public Meeting #1
Community Profile

Draft Vision & Goal Framework

**WINTER
2025**

Draft Community Development Strategy

Draft Plan

SPRING

Public Meeting #2 & Committee Public Hearing

SEQR, & County Referral

SUMMER

Public Hearing & Adoption

What We've Heard So Far



STRENGTHS



- Good municipal services
- Presence of hospital and its expansion
- Community partnerships are strong
- Redeveloping existing spaces in the downtown creates potential for new businesses
- Presence of Binghamton University and its expansion

WEAKNESSES



- Lack of funds
- Blighted/vacant properties (both abandoned buildings and empty lots)
- Perceived difficulty in getting projects through the code
- Impoverished areas

OPPORTUNITIES



- Vacancies on Main Street
- Leverage presence of students and health care workers
- Region has been heavily targeted for funding, grants for battery development
- Potential to grow the population
- Cooperation happening with community partners

THREATS



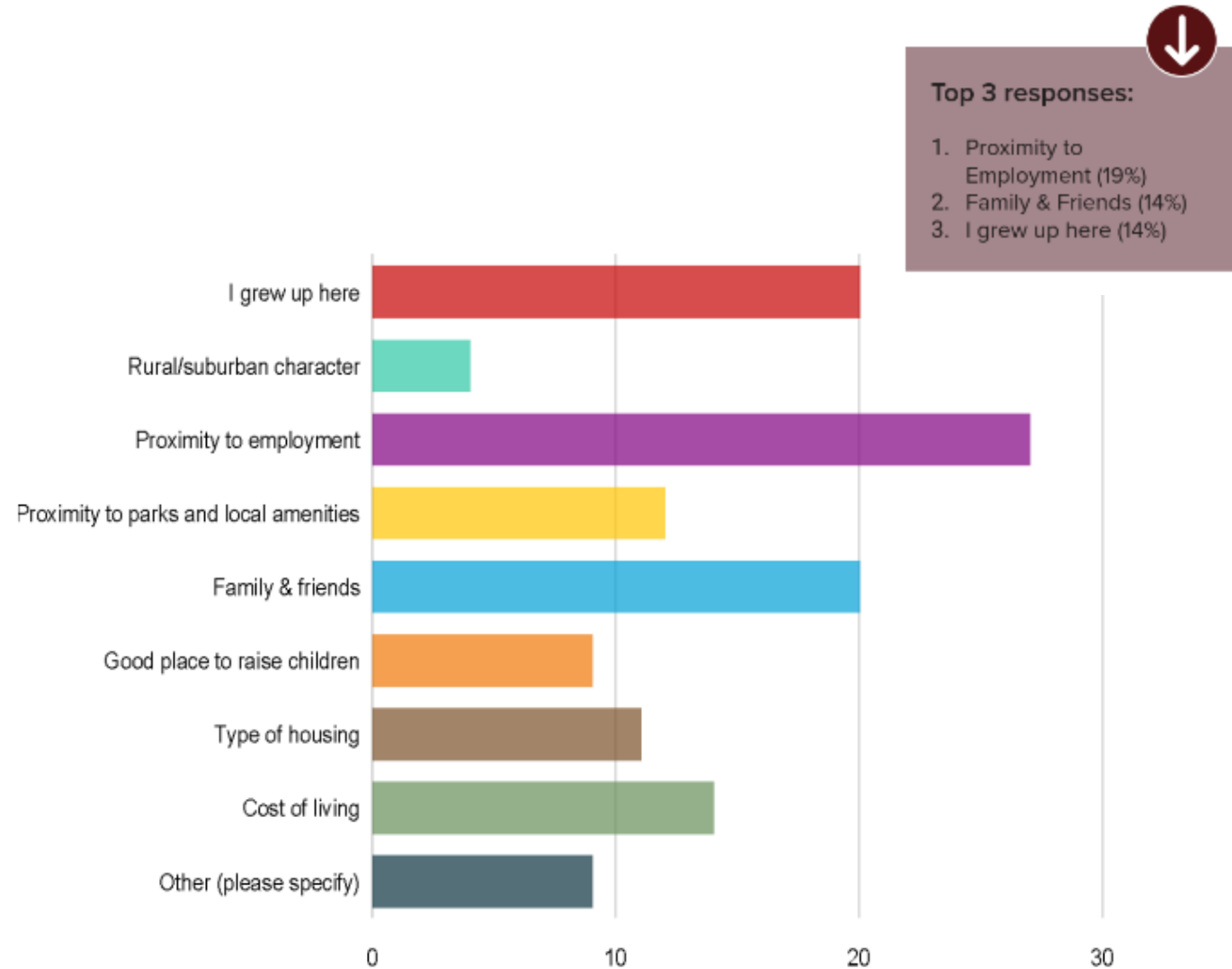
- Housing crisis
- Absentee property owners
- Inability to raise funding outside of property taxes
- Flooding

Survey Results

- Survey period: June 19th - Sept 5th
- Joint Survey with Union & Endicott
- 146 responses were provided
- 57 from Village of JC residents

QUESTION:

Why do you live in the Village of Johnson City?



Survey Results

QUESTION:

How would you rate the availability & quality of the following community services/resources within the village?

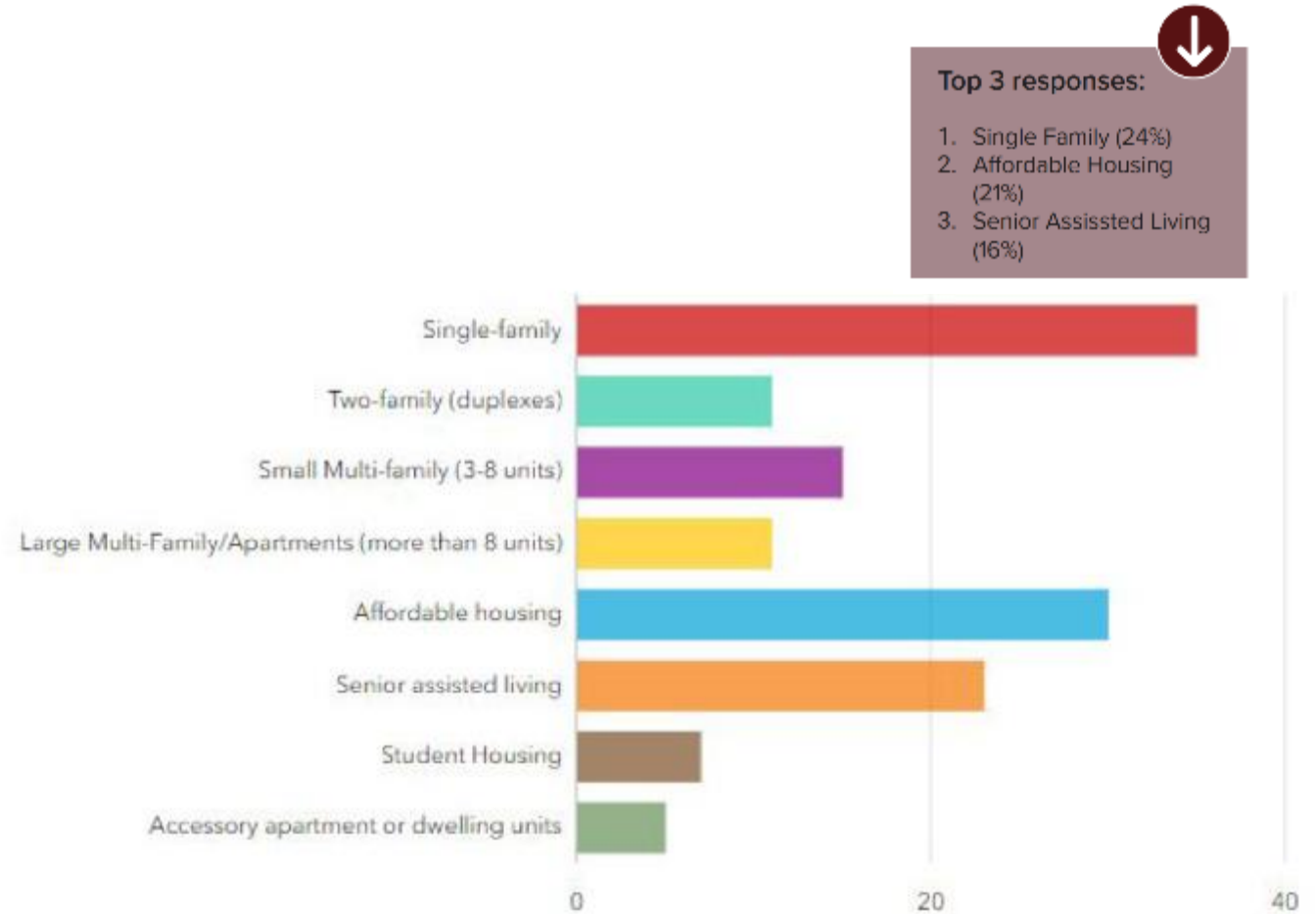
	Excellent	Good	Fair	Poor	
Emergency Services	44%	40%	5%	-	84% favorable
Municipal Services	23%	47%	18%	5%	70% favorable
Personal Services & Childcare	4%	28%	46%	9%	55% unfavorable
Youth Education Opportunities	16%	32%	35%	9%	
Adult Education Opportunities	7%	32%	32%	18%	
Youth Recreation Opportunities	12%	23%	37%	18%	55% unfavorable
Adult Recreation Opportunities	4%	33%	25%	28%	53% unfavorable
Healthcare Services	33%	42%	9%	9%	75% favorable
Social Opportunities	4%	32%	37%	21%	58% unfavorable



Survey Results

QUESTION:

Top three housing types that you would like the village to prioritize improving and expanding?



Survey Results

QUESTION:

Over the next 20 years, how important are the actions the village should take to address housing needs?

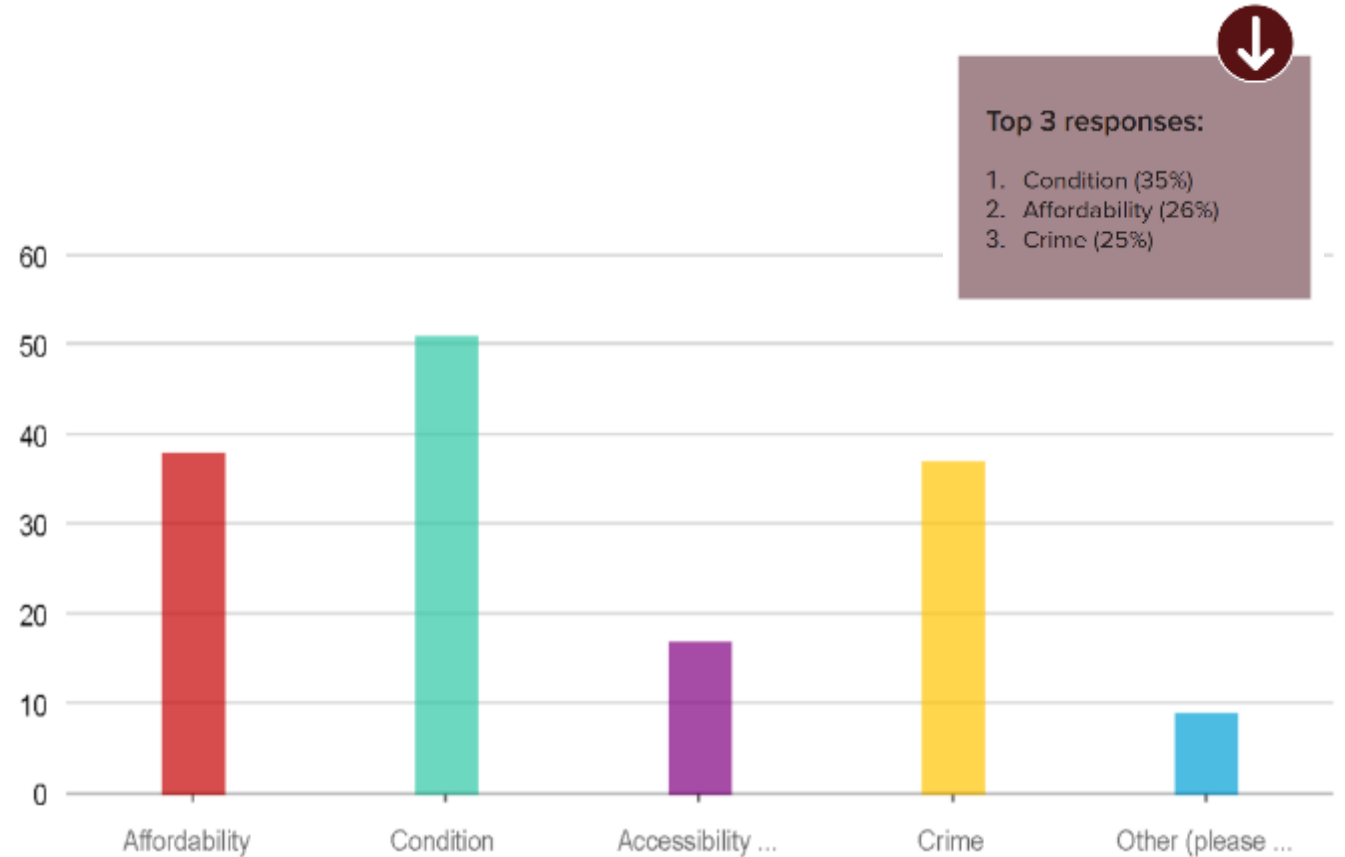
	High Priority	Moderate Priority	Neutral	Low Priority	Not a Priority
Approve a variety of housing types (apartments, condominiums, town-houses, duplexes, or single-family homes)	35%	33%	19%	4%	5%
Promote housing for young families and entry-level professionals	56%	28%	9%	2%	2%
Protect neighborhoods from degradation caused by aging, vacant, or abandoned properties	89%	9%	-	-	-
Preserve community character in new developments	47%	21%	18%	5%	5%
Increase housing options to 'age in place' (such as smaller units, compact development, etc)	32%	25%	23%	11%	7%
Allow for accessory dwelling units on a single property (in-law suite or guest cottage)	21%	23%	32%	7%	14%



Survey Results

QUESTION:

In your opinion, what are the top three housing related issues in the village?



Survey Results



OTHER PRIORITIES

General

- Local business support & attraction
- Improving roads, sidewalks, & bike routes
- Improving public safety

Site-Specific

- Vacant storefronts & buildings on Main Street
- Blighted & zombie properties along Grand Avenue
- Empty plaza near 286 Main Street



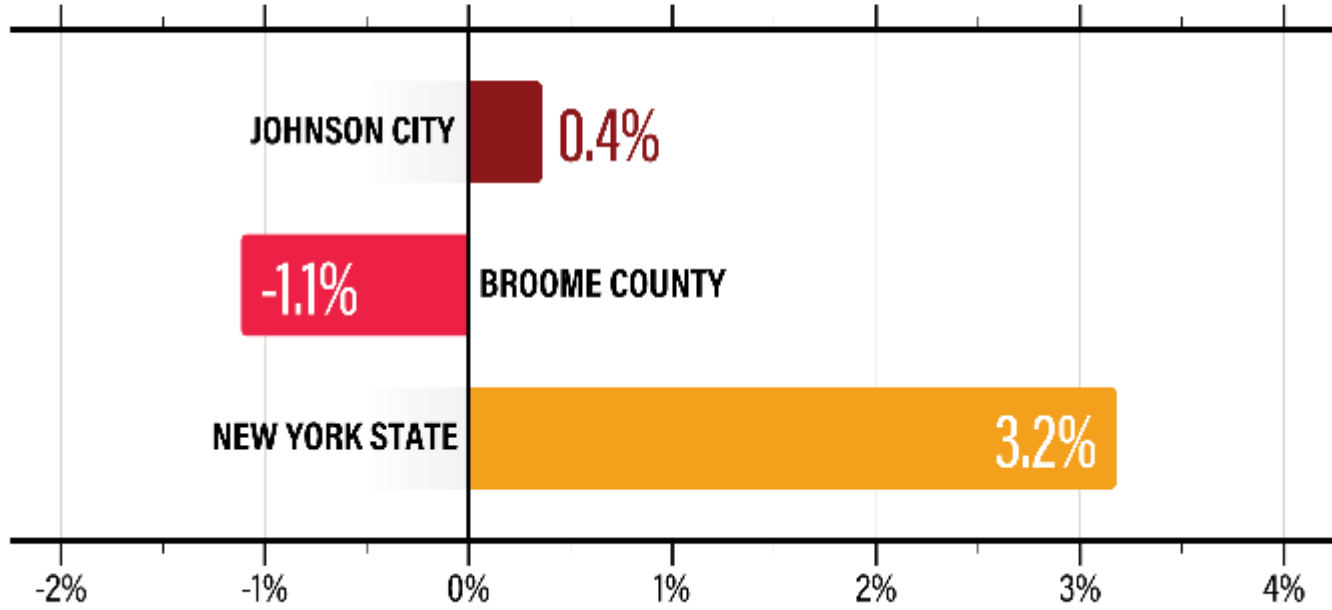
Community Profile Snapshot





POPULATION CHANGE

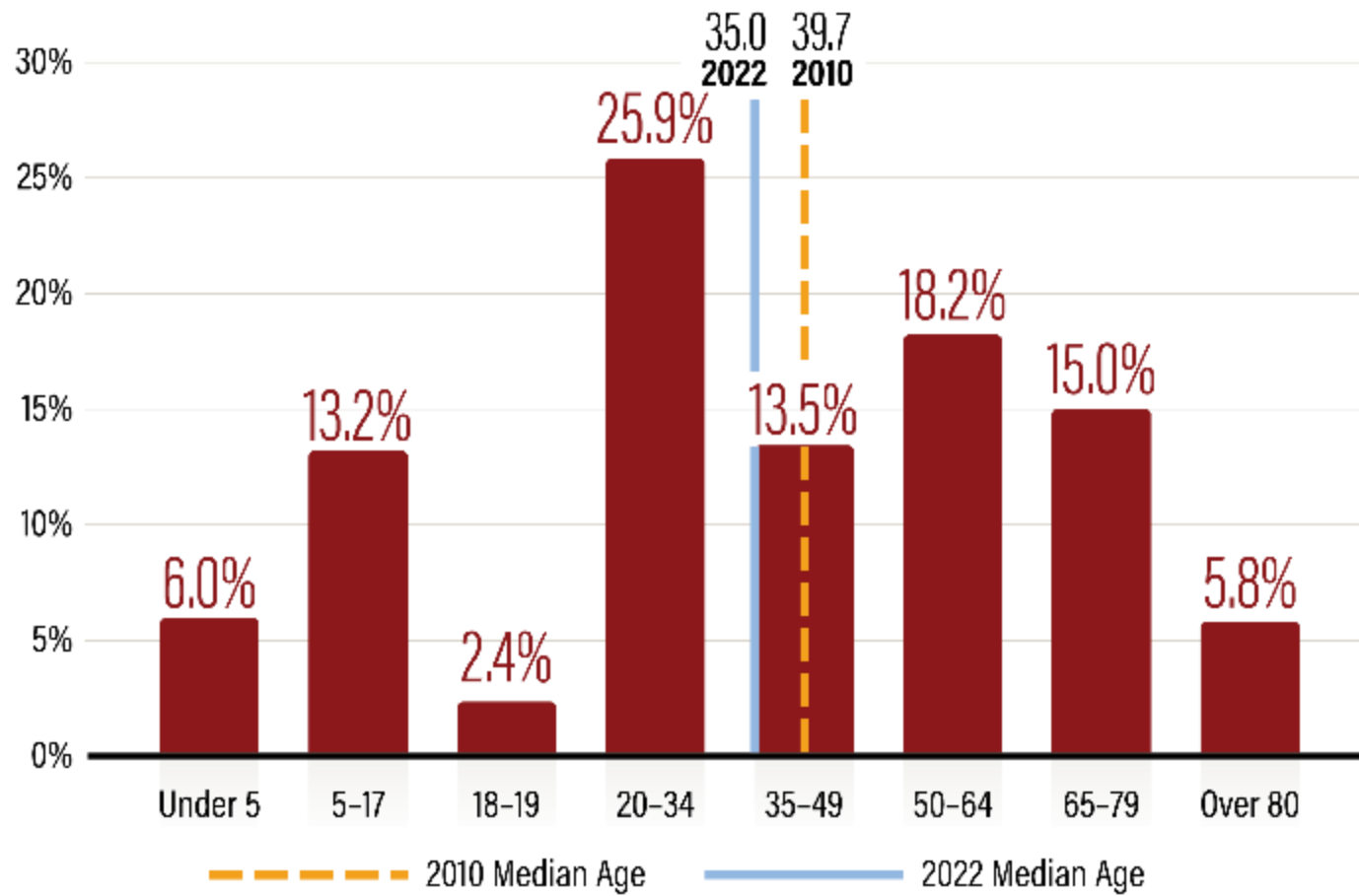
Population Change Between 2010 - 2022 (Percent)





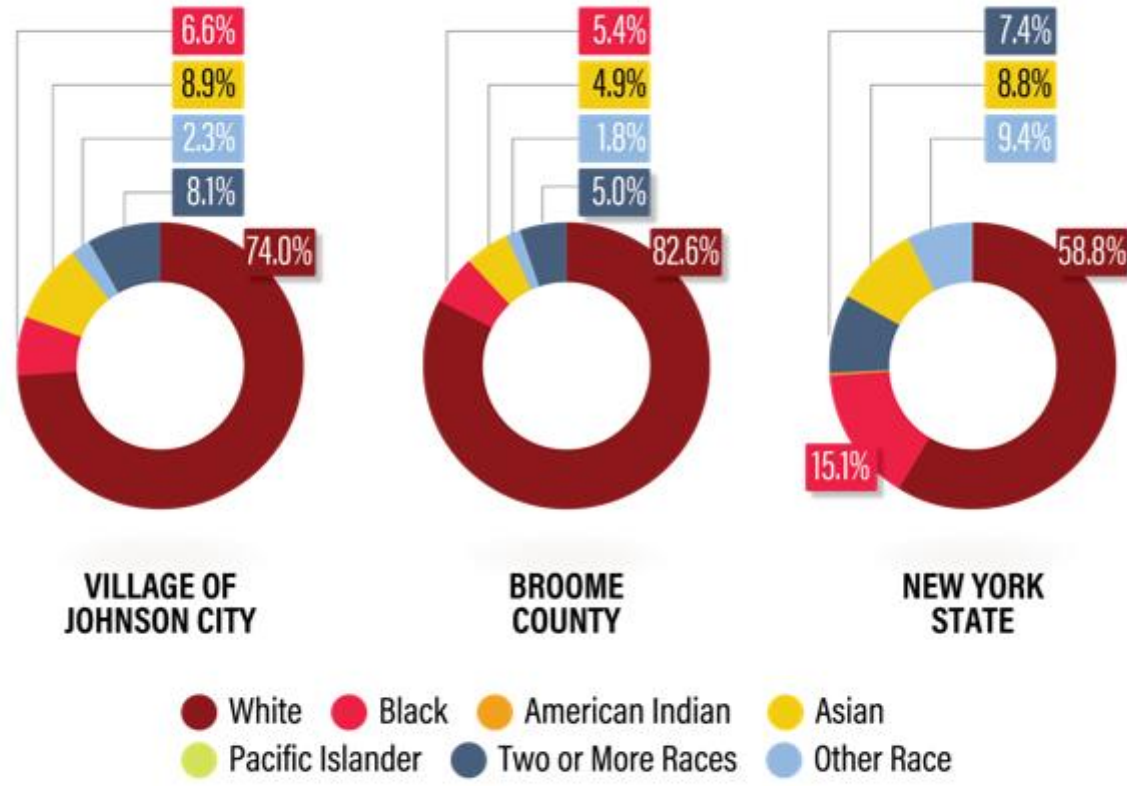
MEDIAN AGE

2022 Age Distribution for Village of Johnson City





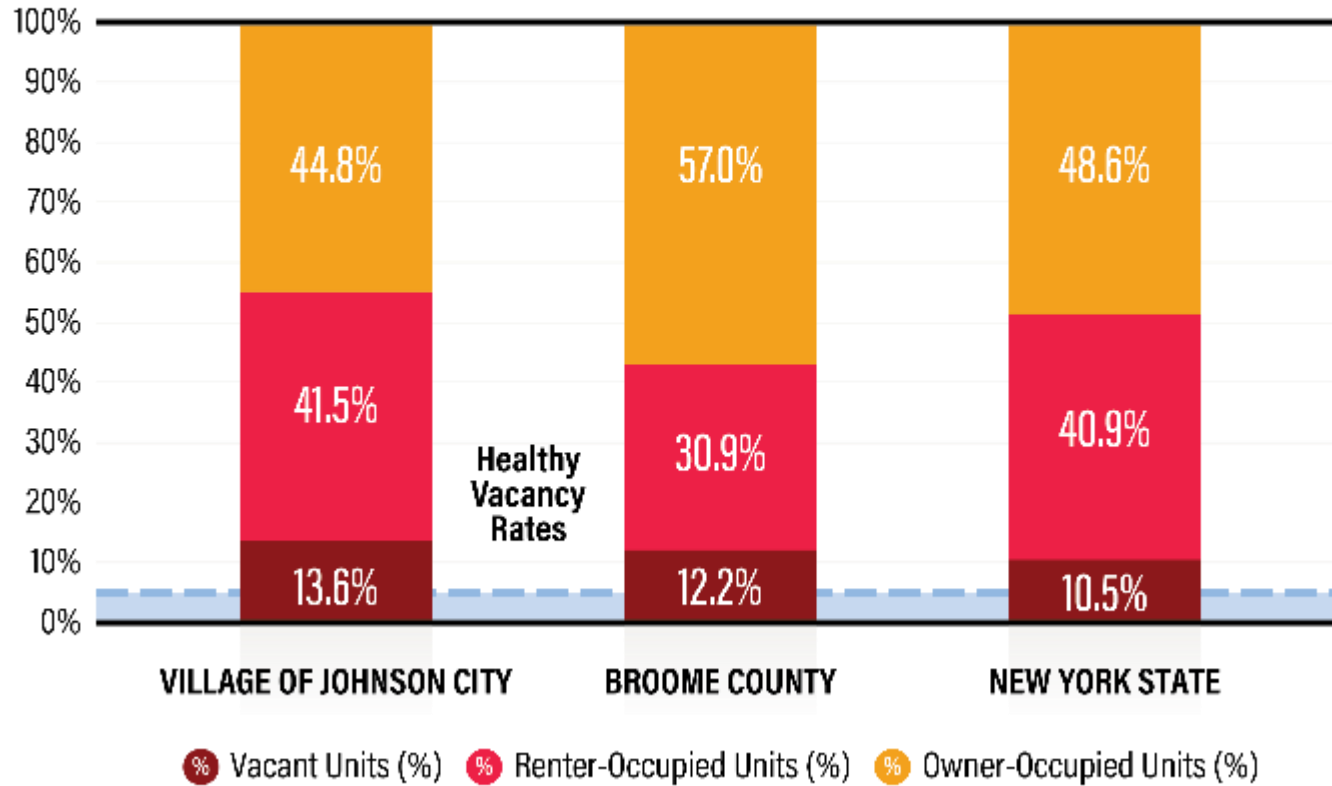
POPULATION BY RACE





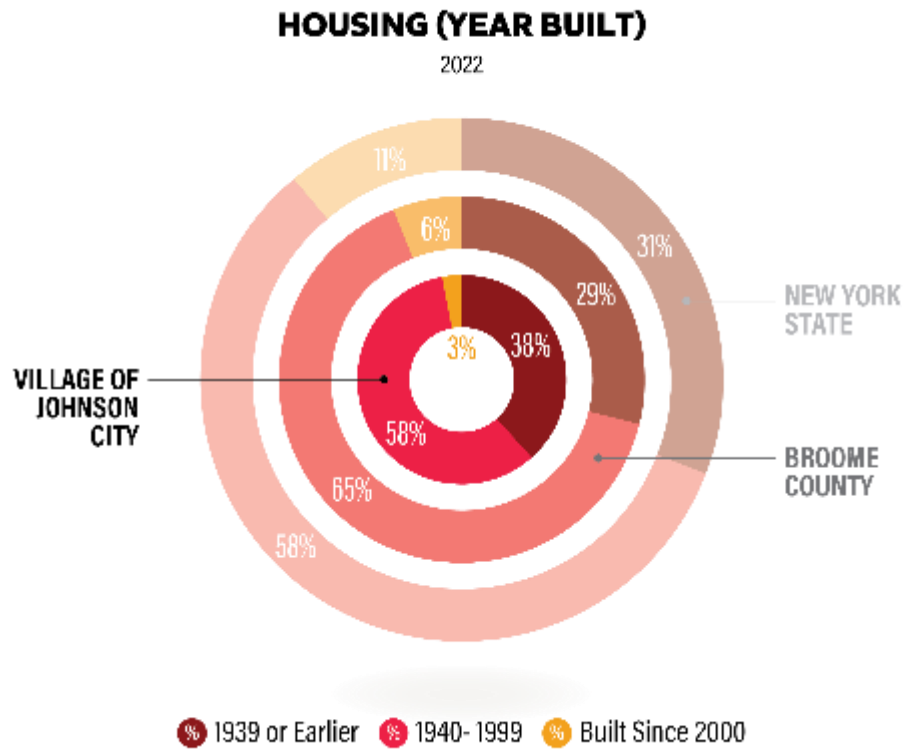
RENTER- AND OWNER-OCCUPIED HOUSING UNITS

2022



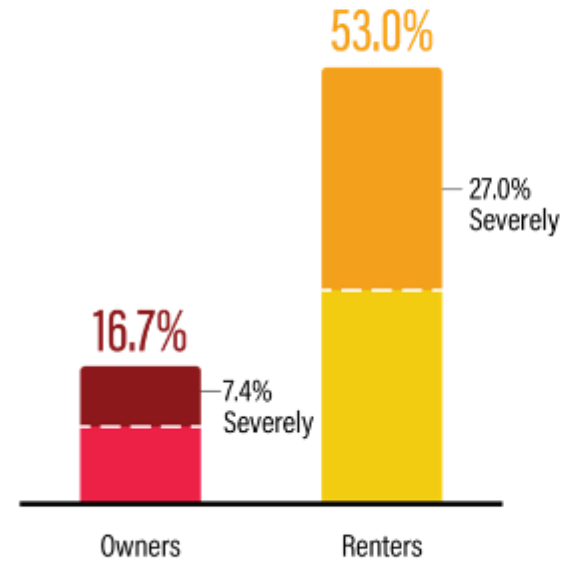


Age of Housing & Affordability



HOUSING COST

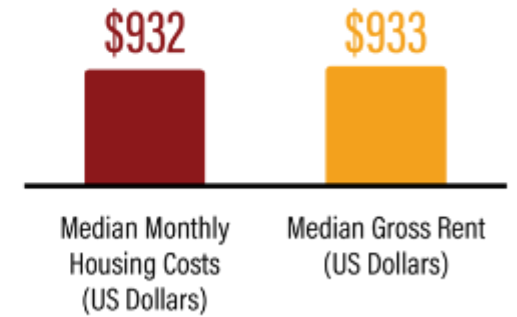
Housing Costs as a Percentage of Household Income in the Past 12 Months (2022)
Cost-Burdened Households



MEDIAN GROSS RENT AND MONTHLY HOUSING COSTS

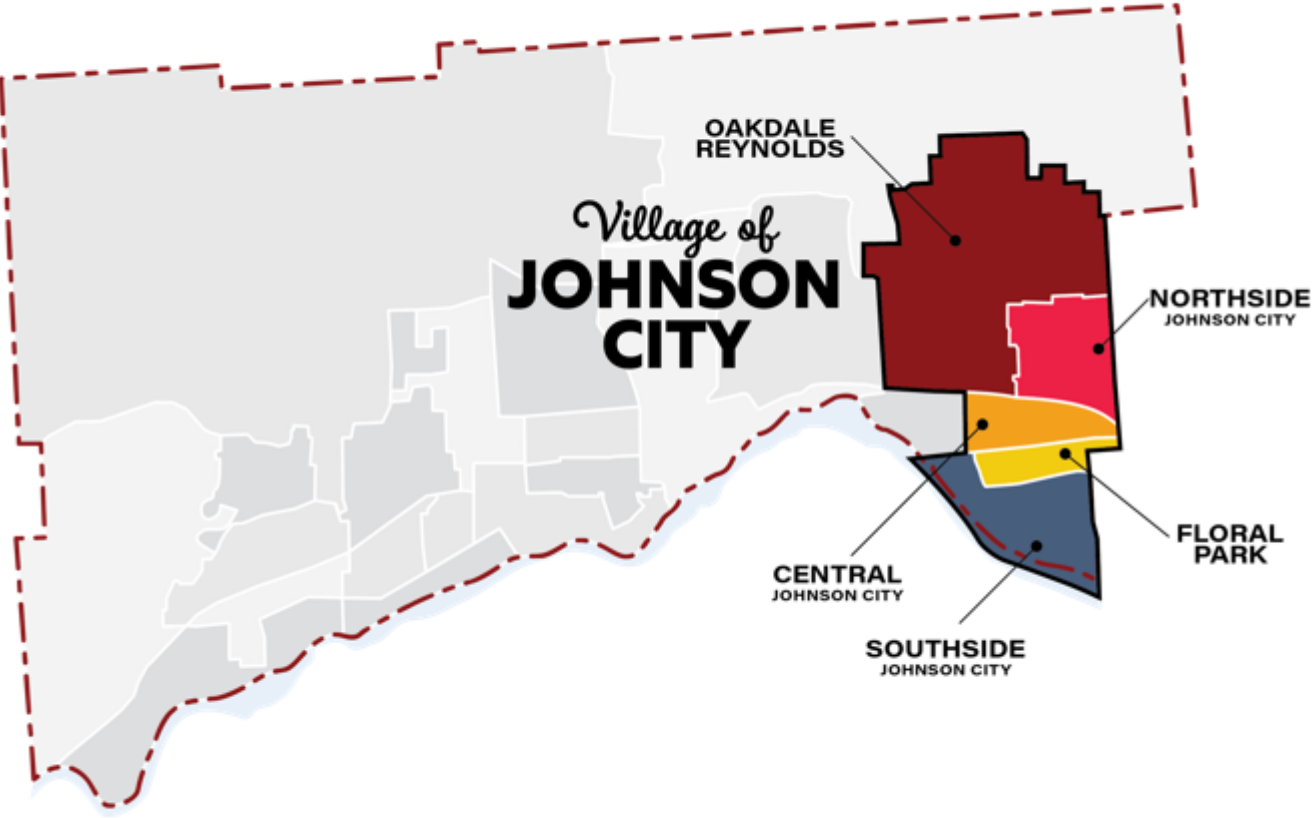
Comparison of Median Gross Rent and Monthly Housing Costs

Median monthly housing costs in dollars data include occupied housing units with monthly housing costs. These monthly housing costs include mortgages or other property debts, rent, real estate taxes, property insurance, utilities, and fuels. This also includes mobile home costs or condominium fees.



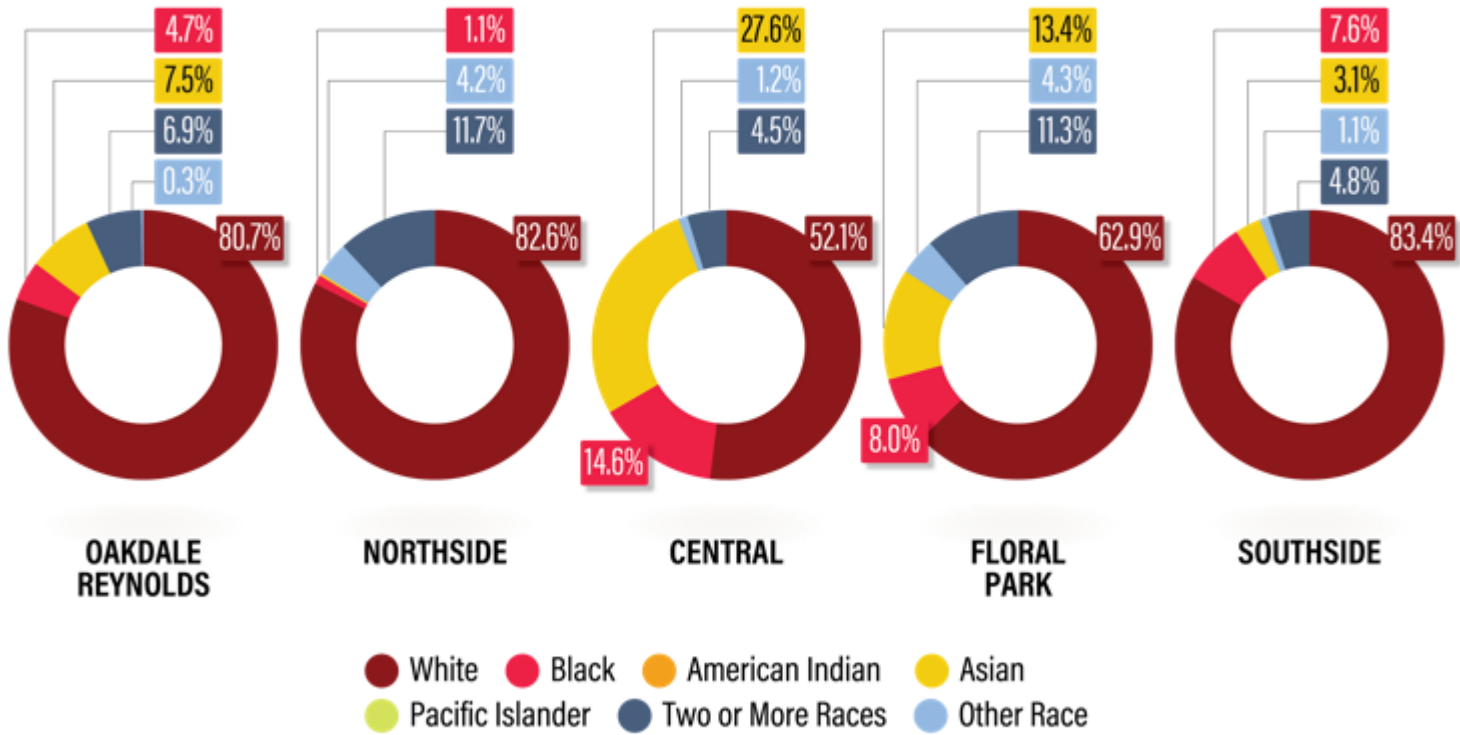
Plan Area Neighborhoods

- Oakdale Reynolds
- Northside
- Central
- Southside
- Floral Park



Racial Diversity

POPULATION BY RACE

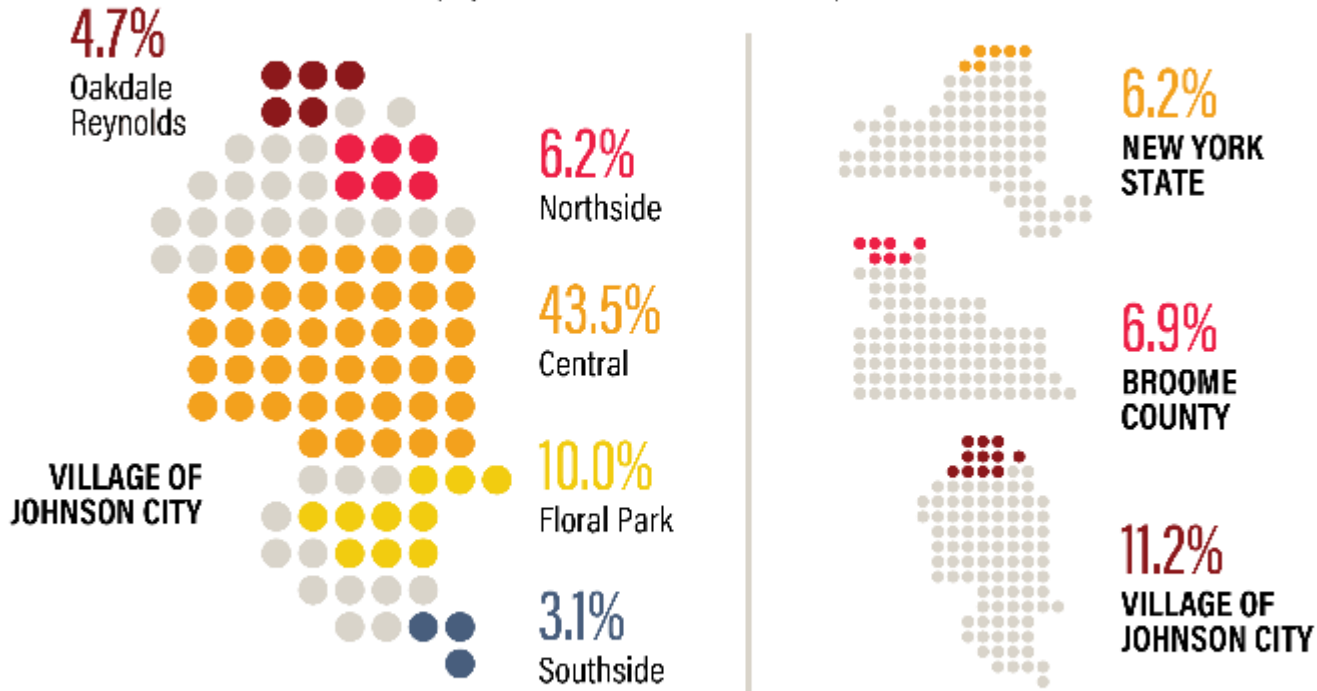




Unemployment

UNEMPLOYMENT

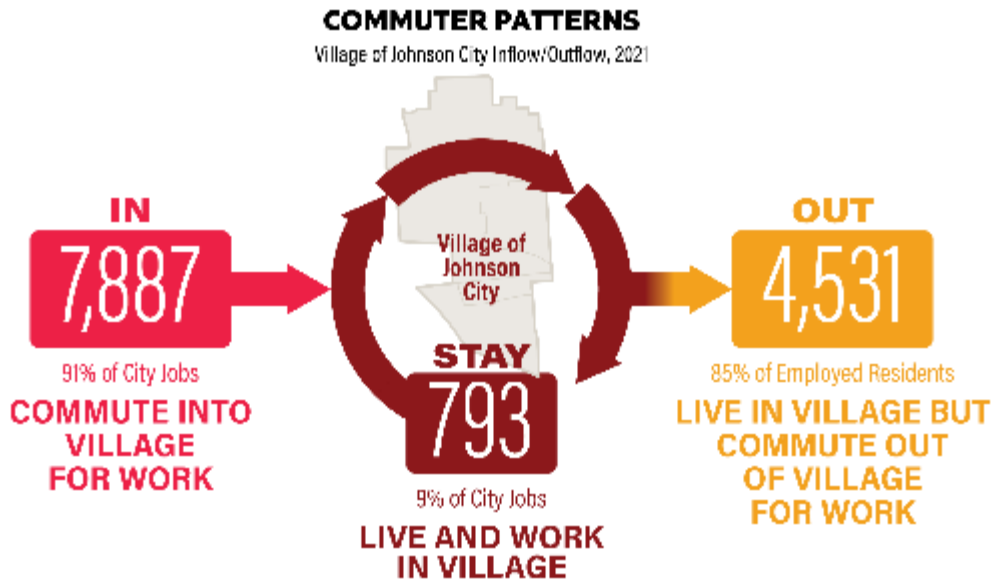
Unemployment Rate (2022 Civilian 16+ Population)



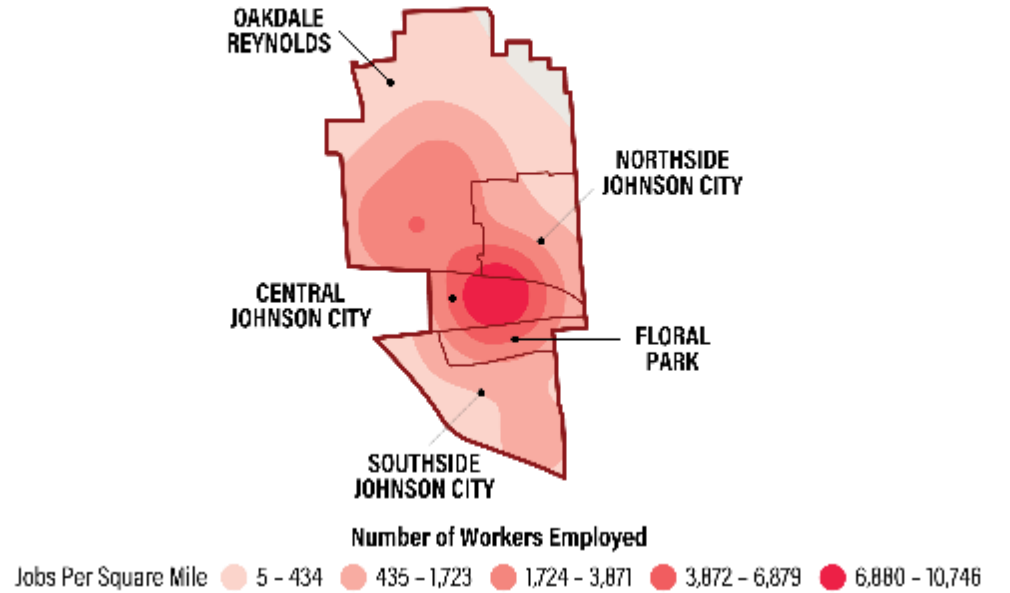
- Oakdale Reynolds
- Northside Johnson City
- Central Johnson City
- Floral Park
- Southside Johnson City



Commuting Trends & Job Density



WORK AREA PROFILE ANALYSIS
Number of Workers Employed in Planning Area, Village of Johnson City



Next Steps



Next Steps



- Complete Community Profile
- Draft Vision & Goals

www.villageofjc.com/smart-growth-comprehensive-plan

Breakout Sessions



Thank you!

One Piece of the Puzzle

COMPREHENSIVE PLANNING 101



Planning & Zoning Nexus

COMPREHENSIVE PLANNING 101



NYS Village Law §7-722

“Among **the most important powers and duties** granted by the legislature to a village government is the authority and responsibility **to undertake village comprehensive planning** and to regulate land use for the purpose of protecting the public health, safety and general welfare of its citizens.”

...All **village land use regulations must be in accordance with a comprehensive plan** adopted pursuant to this section.”

Benefits of a Plan

COMPREHENSIVE
PLANNING 101



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

~ NYSDOS



Plan Update Approach



BUILD ON PREVIOUS PLANS & STUDIES



DEVELOP STRONG PARTNERSHIPS WITH STAFF

INCORPORATE LAND USE BEST PRACTICES



LEVERAGE PUBLIC INPUT & SUPPORT

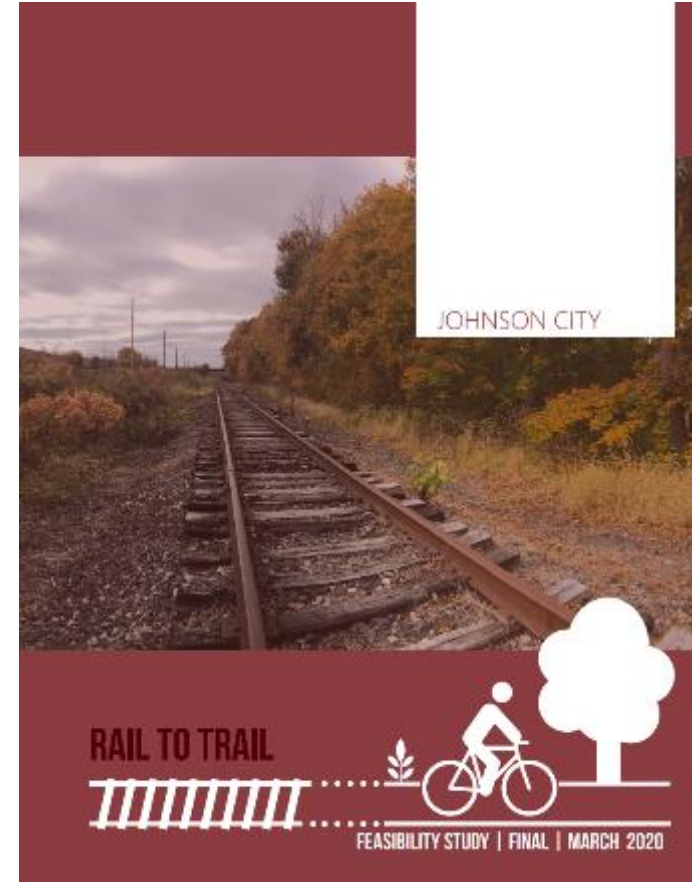




Plan Update Approach

Build on Existing Plans & Efforts

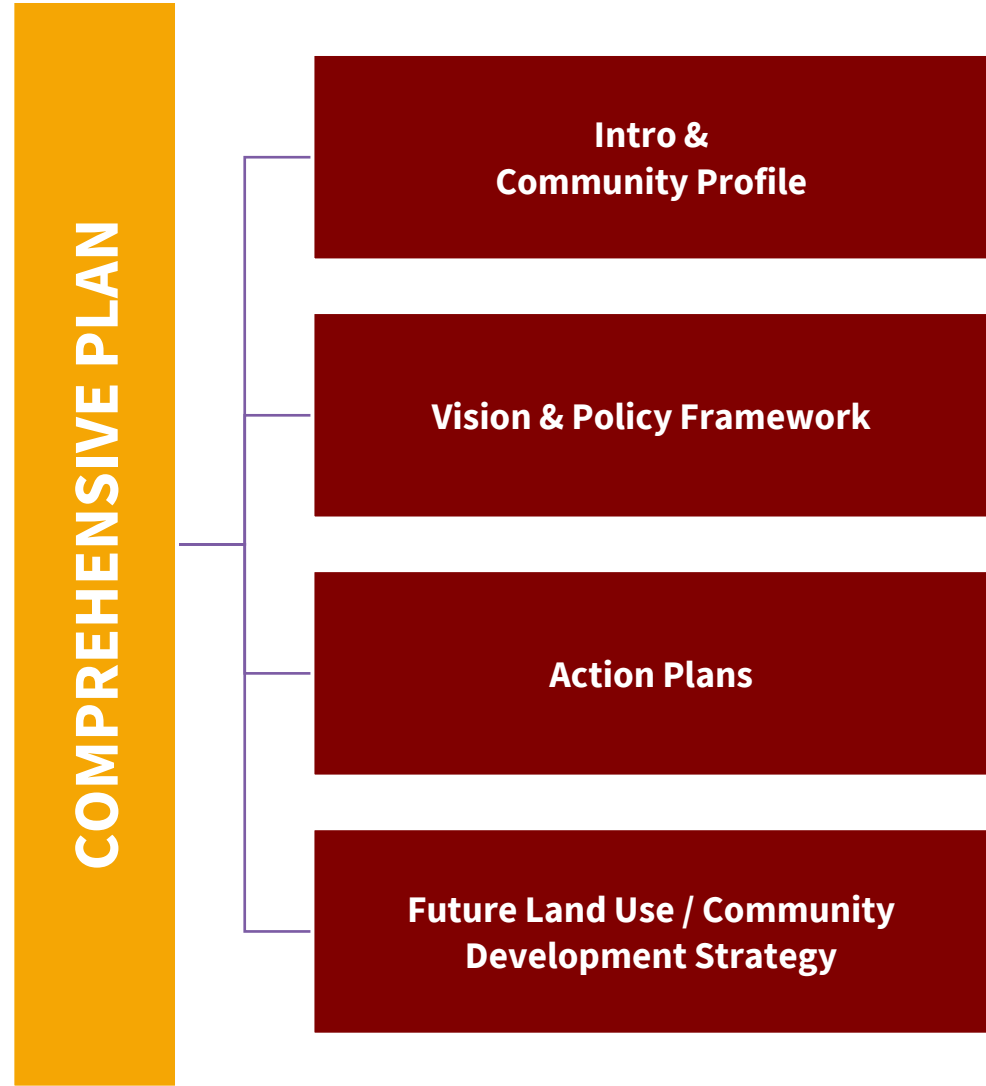
- Workers Park
- NYS Main Street Program
- Downtown Revitalization Initiative
- BOA Study
- Greater Binghamton Fund
- Downtown Parking Study
- Rail to Trail Study



Elements of a Plan

NYS Village Law §7-722

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



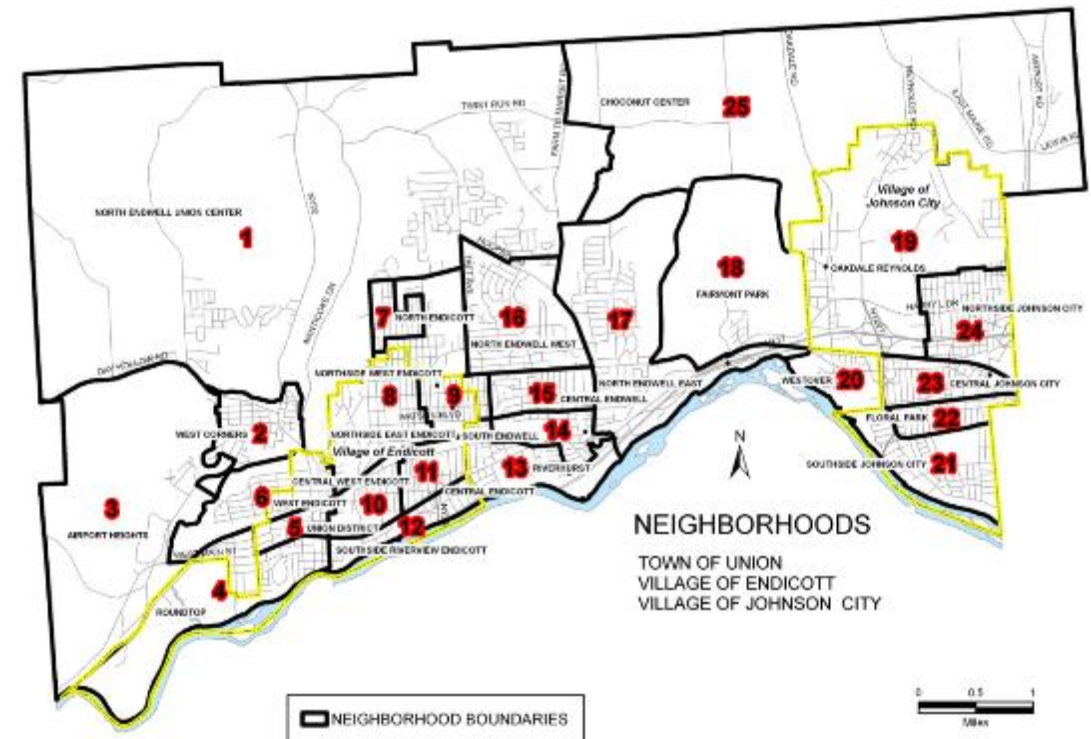
1. Introduction
2. Goals & Objectives Introduction
3. Community Profile
4. Goals & Objectives (16)
5. Action Plans

2008 Unified Comprehensive Plan

COMPREHENSIVE PLANNING 101



Neighborhood Key Map



Smart Growth Principles

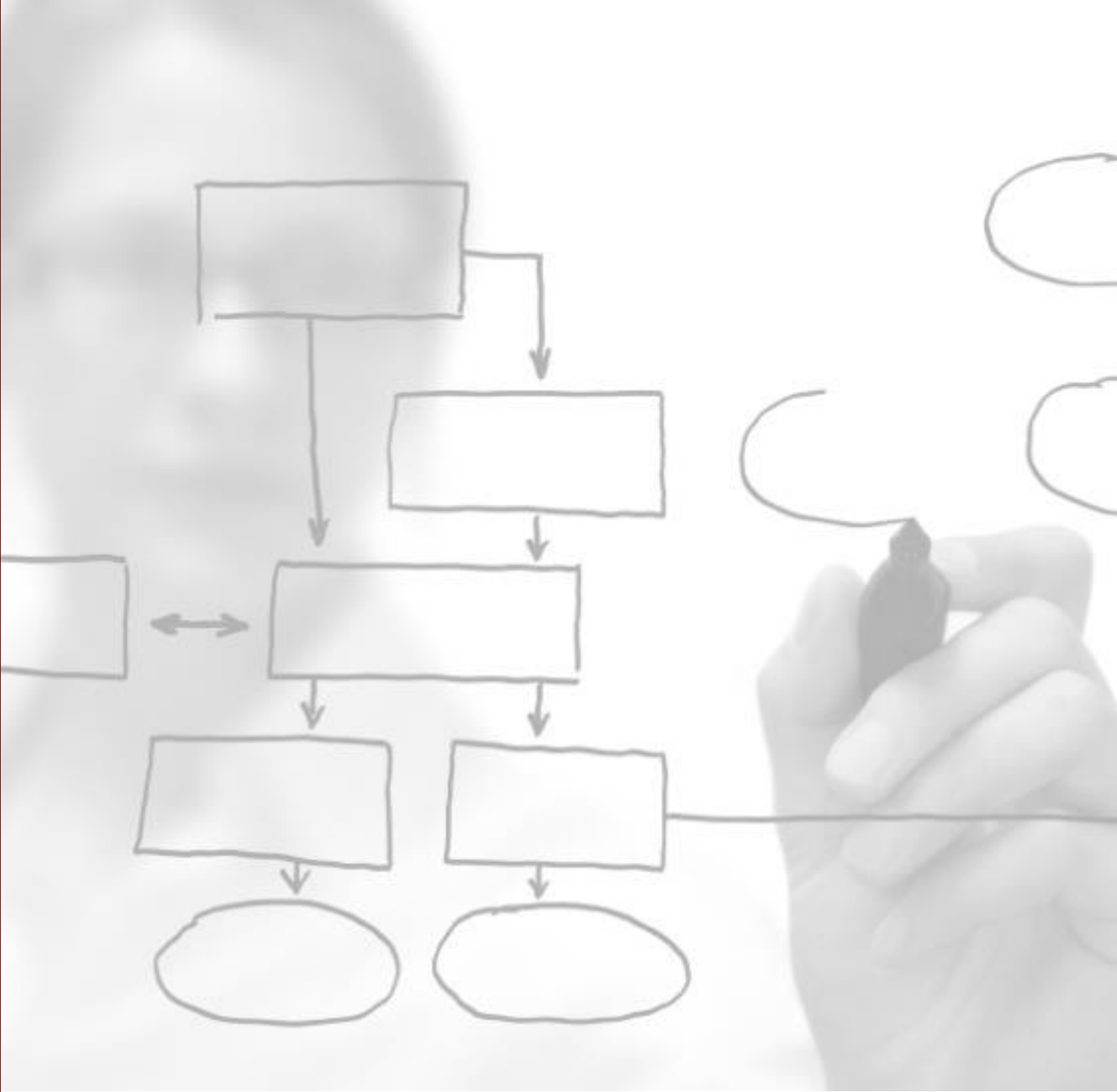
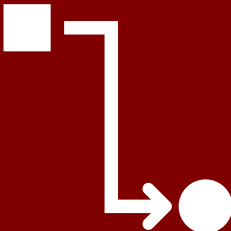


NYS DOS Work Plan

Incorporation of Smart Growth Principles

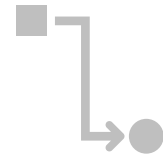
- Promote **mixed land uses** in focus areas.
- Create an adequate range of **housing opportunities** and choices.
- Promote **development and redevelopment** where infrastructure is adequate and sustainable.
- Build on traits that make a distinctive and attractive community with a strong **sense of place**.
- Promote well-planned and well-placed **public spaces**.
- Promote **sustainable compact neighborhoods**.
- Increase **mobility and circulation** within jurisdictional lines and improve connectivity with areas outside jurisdictional lines.
- Promote **sustainable mass transit** that reduces the local levels of greenhouse gas emissions.
- Promote **walkable/bikeable neighborhood** designs.
- Promote and integrate **clean energy resources** and related incentives.
- Improve **green infrastructure** and resident's participation to this effort.
- Increase **resiliency** to extreme weather events.
- Encourage **social diversity and integration**.
- Expand planning and **implementation efforts across jurisdictional lines**.
- Promote community and **stakeholder collaboration** in planning.

Project Process



Process Update

Tasks



1. Planning Committee Meetings (6)
2. Community Participation Plan
3. Community Survey & Stakeholder Interviews
4. Existing Plans & Studies Review
5. Community Profile
6. Community Visioning
7. Draft Comprehensive Plan
8. Required Referrals & Reviews
9. Final Comprehensive Plan
10. Public Hearing & Adoption

~ Anticipate a 14+ month planning process ~

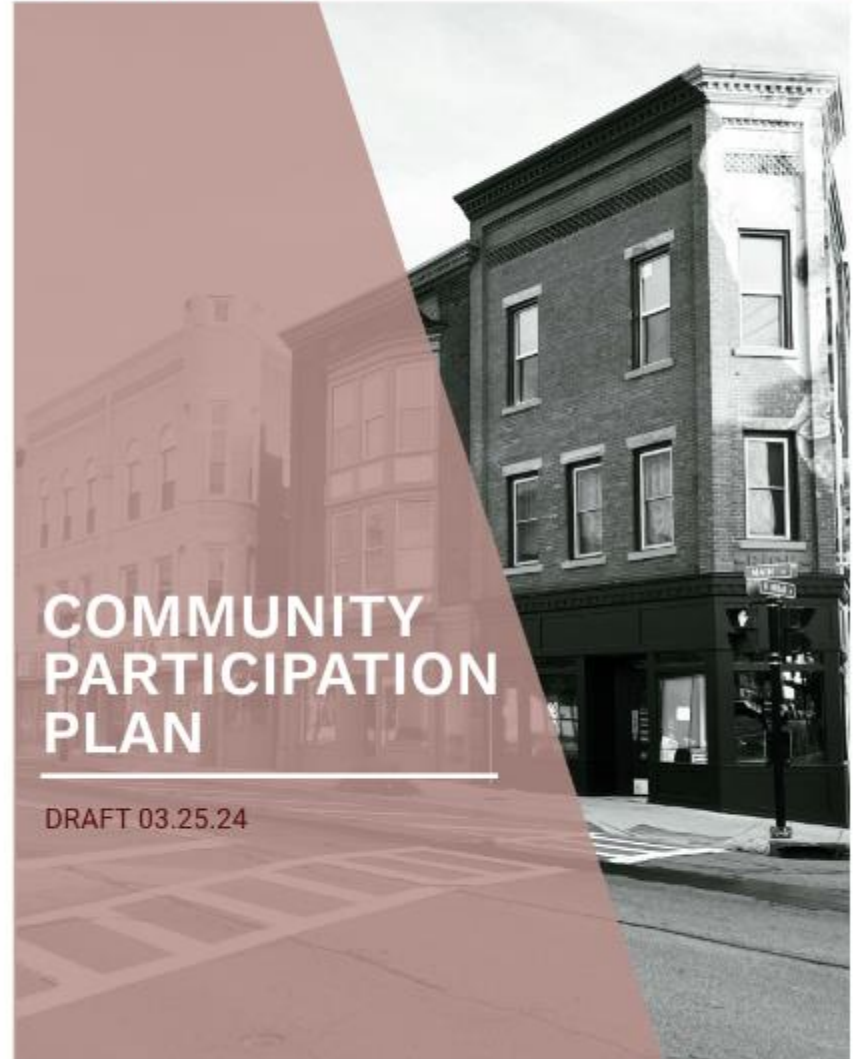
COMMUNITY PARTICIPATION PLAN



CPC MEETING #1 | MARCH 28, 2024



JOHNSON CITY, NY SMART GROWTH COMPREHENSIVE PLAN



COMMUNITY PARTICIPATION PLAN

DRAFT 03.25.24

Meetings & Events

COMMUNITY PARTICIPATION PLAN



▪ Stakeholder Interviews

- Local Experts, Community Leaders, Businesses, Agency/Organization Representatives
- Mix of Formats (Phone, Virtual, Focus Groups, etc.)
- Underrepresented populations

▪ Community Survey

- Content
- Distribution
- Coordination with the Town's efforts

▪ First Public Meeting

- Before or after the survey
- In person or virtual

Initial Outreach Prep

NEXT STEPS



Project Webpage

- Prepare & load with project information

Stakeholders

- Compile List
- Begin setting up meetings

Public Workshop #1

- Date?
- Format - Virtual?

Thank you!