

*Fredonia and Pomfret are communities that plan for their future while embracing their rich history. Infrastructure projects including improvements to drinking water, downtown sidewalk, and enhancements to streets and corridors have enriched the quality of life of our community members. Collaboration is now a constant tool to improve both communities and better connect to the region. The Village has a strong partnership with SUNY Fredonia that sees students and community members working together to celebrate and enjoy events and festivals that appeal to all community members. Fredonia's Main Street continues to develop and grow into a destination that complements the Town's protected open space and active farmland in the grape-growing region. New trails and parkland contribute an element of outdoor recreation that further capitalizes on natural resources and agricultural character in both the Village and Town.*

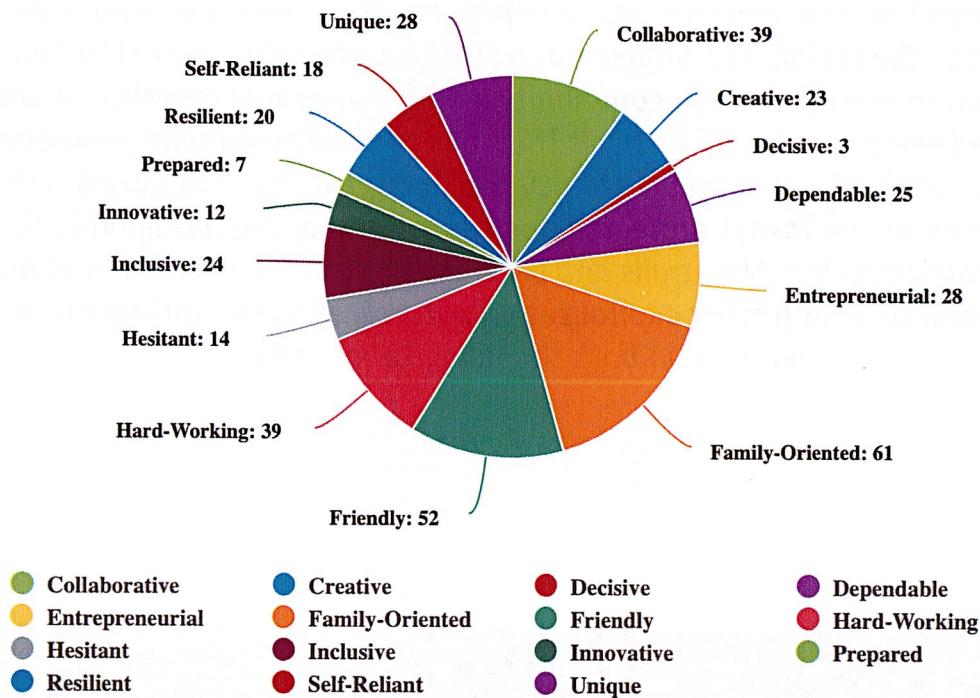




## What are Core Values?

Core values are what we believe in - the things that define who we are. They inform and shape the vision for what we want our communities to become. These values reflect the community's most deeply held beliefs. They are the foundation and starting point for our vision and typically don't change much over time.

The project team included a question about core values in the community survey. The question asked community members to select values that they thought were existing values in Fredonia and Pomfret. The chart below includes the responses for this question, which informed the written and included core values for the comprehensive plan.



## **We Are...Family-Oriented**

Both the community at-large and the project steering committee agree that Fredonia and Pomfret are family-first communities. Catering to younger families should continue to be a priority for both communities. Community members and the project team have both agreed that Fredonia and Pomfret need a wider variety of events and activities that appeal to families.

## **We Are...Friendly**

Being a friendly community should go beyond neighborly interactions and helpfulness. Fredonia and Pomfret should use this value to seek out practices, policies and projects that are welcoming to newcomers and reflective of the desires of existing community members. In other words, the Village and Town should partially base decisions on what is friendly, neighborly and welcoming to members of their communities.

## **We Are...Hard-Working**

People from Fredonia and Pomfret largely identified with being hard-working. As with the other core values, this should be reflected in the decision-making for Fredonia and Pomfret. Rather than shying away from difficult or complex issues, the Village and Town should continue to work together to find appropriate solutions to both anticipated and un-anticipated challenges.

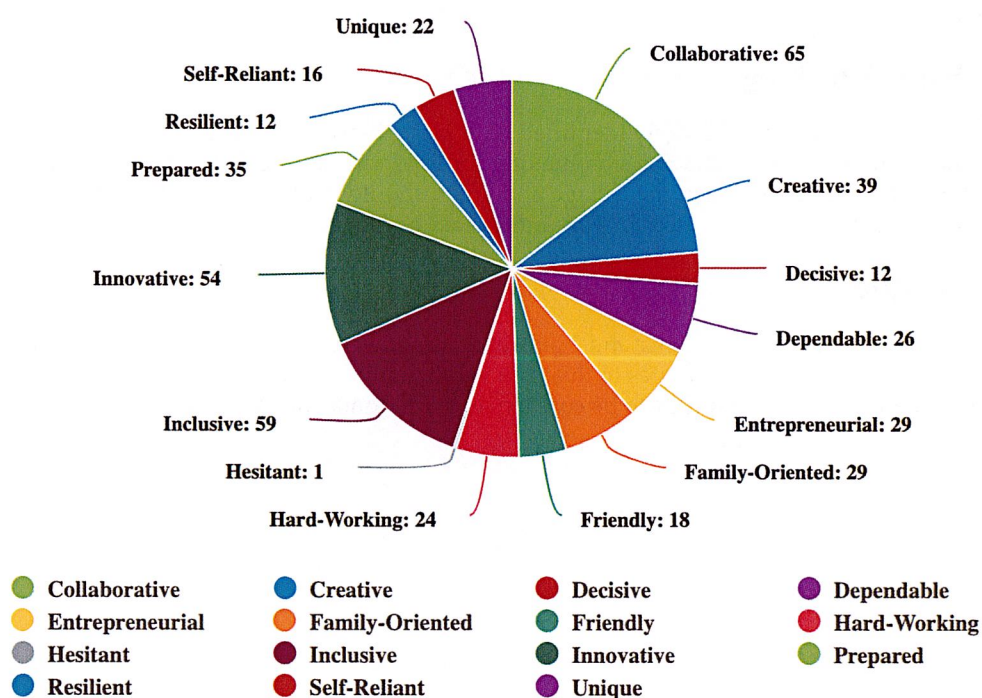
## **We Are...Unique**

Many community members see Fredonia and Pomfret as unique communities. The vibrant and creative student population likely contributes to this core value. Embracing the arts, diversity, and a specific community culture should continue to be core tenets of Fredonia and Pomfret.

## What are Aspirational Values?

If core values are the things that define Fredonia and Pomfret, aspirational values are the things that express what these two communities should value in the future. They should complement or update core values to help achieve aspects of the community vision that are not reflected in existing policy or practice. They help to implement the vision and should be actively considered during decision-making.

The project team included a question about aspirational values in the community survey. The question asked community members to select values to which Fredonia and Pomfret should aspire. The chart below includes the responses for this question, which informed the written and included aspirational values for the comprehensive plan.





## **We Will Be...Collaborative**

During the comprehensive planning process, it became clear that community members from both Fredonia and Pomfret wanted to continue to collaborate together to address issues and opportunities that would affect both municipalities. In addition to working together, both Fredonia and Pomfret should work on building and maintaining relationships with Chautauqua County, SUNY Fredonia, Fredonia Central School District and other local and regional organizations, agencies and institutions.

## **We Will Be...Inclusive**

Inclusiveness is a good goal for all communities, but more diverse communities with universities like SUNY Fredonia should always strive to be welcoming and inclusive to people with a wide array of backgrounds and orientations.

## **We Will Be...Innovative**

Increasing innovation in our communities can take many shapes and forms. Fredonia and Pomfret should strive to be open to a wider variety of emergent business and industry. They should also continue to engage the university population to help identify potential solutions to complex problems.

## **We Will Be...Prepared**

Community preparedness can relate to a variety of different things, but having a plan in place that addresses known issues and provides a decision-making process for unknown future challenges will help Fredonia and Pomfret be more prepared. Additionally, future development and decisions should account for the changing climate and environment.

## What are Planning Principles?

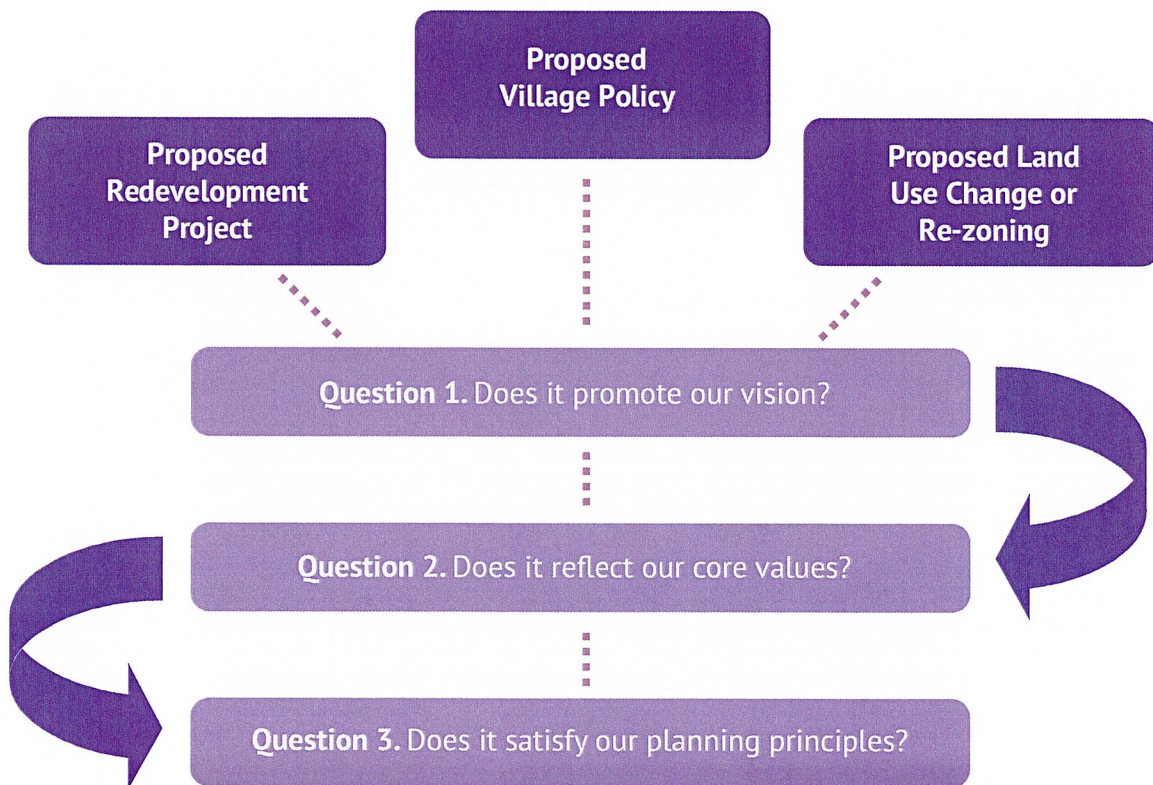
The planning principles will further help to guide decision-making for Fredonia and Pomfret. Both communities should use these principles to evaluate future challenges - both the ones that Fredonia and Pomfret anticipate and ones that are unforeseeable - and assist them in making progress toward the community vision on page 26. The core and aspirational values are also rooted in the planning principles. Decision-makers should consider the planning principles when making policy-related decisions and when reviewing projects for the Village and Town.

## How Do the Principles Advance Our Values?

Planning principles should ideally hearken back to the core community values. The core values on their own are not directive. The principles were crafted with actionable language to best guide future decisions. The vision and core values are necessary steps that informed the principles, but the seven principles on the next page should be used to guide decision-making for Fredonia and Pomfret.

## The Vision, Values and Principles Provide a Decision-Making Framework.

Municipalities are faced with decisions every day. Many are anticipated, straight-forward and easy to make. However, some are neither anticipated nor straight-forward. How do these decisions get made? On what basis? This is the perfect time to engage the community vision, values and principles. Whether it is a proposed development project where the applicant is asking for a re-zoning or a new Village policy for on-street parking, the vision, values and principles can help provide a rational basis for decisions. The graphic below should serve as a good quick guide for considering the vision, values and principles. The examples used are not exhaustive but the three questions in the lower portion of the graphic ensure that the vision, values and principles are considered during difficult decisions for both Fredonia and Pomfret.





## **We Will...Increase and Improve our Parks and Trails**

Fredonia and Pomfret value their parkland and will prioritize future projects that include new or improved connections to existing parks and trails. This includes pedestrian connectivity, bicycle facilities including bicycle parking, and expanded or improved vehicle parking.

## **We Will...Have Streets that Comfortably Accommodate All Users**

Streets should provide safe and comfortable access to all users. In Villages like Fredonia, designing streets that accommodate pedestrians and bicyclists becomes more important. While all streets should consider pedestrian and bicycle facilities, the Village should emphasize projects and policies that improve pedestrian and bicycle access in Fredonia.

## **We Will...Preserve our Open Space and Protect our Rural Character**

Pomfret and Fredonia both have significant open space, active farmland, and rural viewsheds and character that should be preserved and protected. Projects that emphasize these rural qualities should be prioritized.

## **We Will...Continue Together to Provide Efficient Services to Community Members**

Both Pomfret and Fredonia will work together to improve the quality of life for all residents. Improving and maintaining existing infrastructure and services should be a continuing priority for both communities.

## **We Will...Pursue Family-Friendly Activities and Events**

The comprehensive planning process revealed a desire and need for more activities and events that cater to families. This principle should serve as a reminder that projects and policies that are more family-friendly will be looked at more favorably by Fredonia and Pomfret.

## **We Will...Emphasize Historic Preservation**

Downtown Fredonia is full of historic character and historically significant buildings and sites. Preserving and promoting this history will be a priority for both communities.

## **We Will...Continue to Seek Out Partnerships with Local Leaders and Institutions**

Fredonia and Pomfret should maintain and strengthen existing relationships with local leaders, organizations, institutions and other municipalities. These relationships can help Fredonia and Pomfret to better pursue and implement their own goals and objectives.

# FUTURE LAND USE

Unlike a community's zoning map, the future land use map does not adhere to property/parcel lines and it does not illustrate clear regulatory boundaries. Future land use maps should be used to inform zoning changes, but they do not offer any regulatory power on their own. Future land use requirements should be implemented in an update to the zoning codes for both Fredonia and Pomfret.

The land use categories on the Fredonia and Pomfret future land use maps were based on analysis of existing conditions balanced against future needs and opportunities. Needs and opportunities were identified during the planning process, which yielded feedback from project steering committee members, key community stakeholders and input from community members during the first round of public engagement.

## Agricultural

The values and planning principles for Fredonia and Pomfret are inextricably linked to active agriculture and farmland. Knowing this, the Village should be prepared to protect active farmland and consider the implications and possibilities of future agricultural needs and emerging uses and practices.

## Residential - TND

TND stands for Traditional Neighborhood Development. TND encourages compact residential development with connecting streets, small lots, and attention given to pedestrian and bicycle connections and facilities. The areas identified as Residential - TND are currently comprised of larger parcels, some of which are undeveloped and could cater to future residential growth.

## Residential - Mixed

Multi-unit housing is largely located nearer the center of Fredonia's downtown. The future land use map identifies these neighborhoods as Residential - Mixed. Multi-unit housing is appropriate for this area and should be encouraged through various housing types.

## Residential - Neighborhood

Most of the existing land in the Village is residential in nature. Much of the existing residential land is comprised of single-unit housing on a neighborhood scale.

It is anticipated that land under this designation will remain as such, with some potential future additions such as two-unit housing and/or accessory dwelling units (ADU).

## Residential - Large Lot

These two areas contain existing single-unit homes that are on larger lots. This type of housing is appropriate in these areas but should not be encouraged elsewhere in the Village.

## Campus Development

This land should prioritize existing campus-style development including SUNY Fredonia and other undeveloped land that could support institutional land uses including a hospital or medical center.

## Mixed Use - Corridor

This area on the northeastern edge of the Village is currently comprised of highway-commercial uses that cater to vehicles. Future consideration should be given to design characteristics that are more pedestrian-friendly while providing a strong gateway presence into the Fredonia-Pomfret community.

## Mixed Use - Downtown

Downtown mixed use should include a wide variety of residential, commercial, office and public space. Mixed use should be encouraged both vertically and horizontally. This is further detailed in later sections.

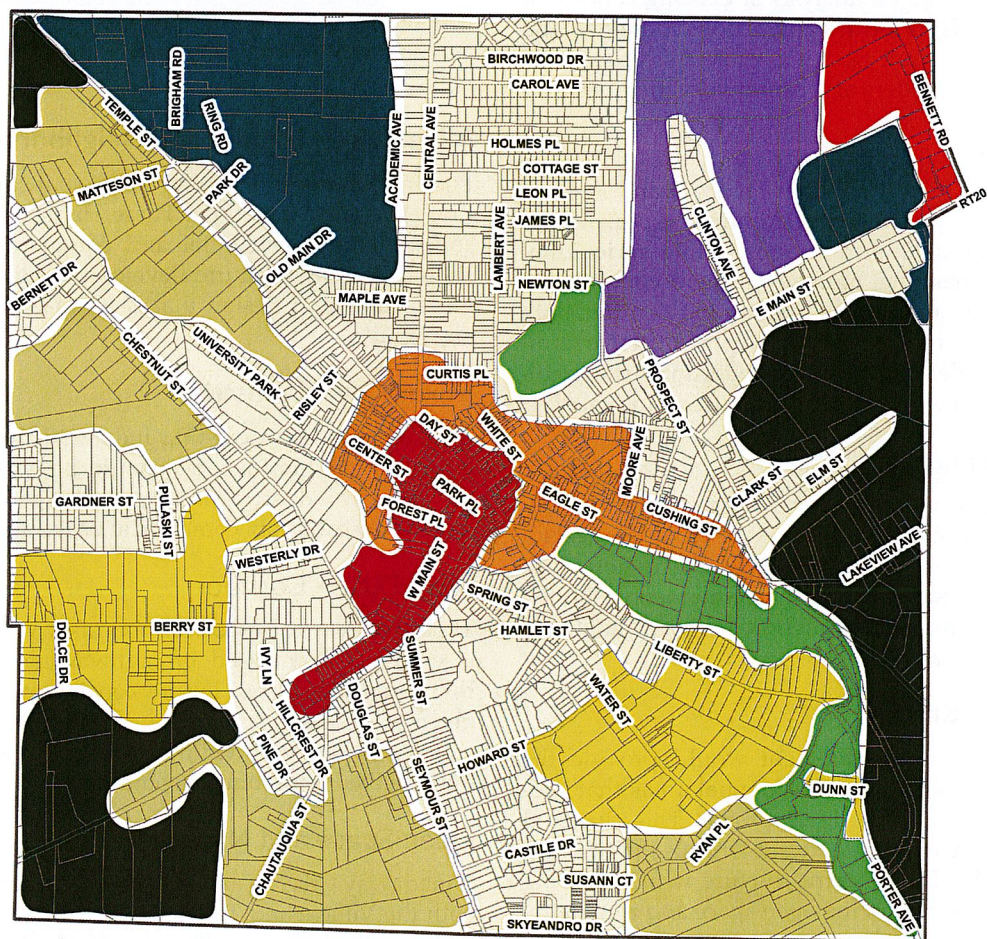
## Mixed Use - Industrial

A mix of industrial uses could include light manufacturing, maker's space, warehouses and distribution centers. Ideally, this land use designation would be codified to include certain design qualities and features that lead to a modern mixed industrial district.

## Open Space and Natural Resources

Canadaway Creek is an important natural resource that both the Village and Town should work to protect and enhance. Both communities should also be prepared to protect other existing open space and forested land that are not amenable to other future development. This will also contribute to the rural character and natural setting present in both communities.





### Legend











|                            |   |                                  |  |
|----------------------------|---|----------------------------------|--|
| Agricultural               |  | Campus Development               |  |
| Residential - Cluster      |  | Mixed Use - Corridor             |  |
| Residential - Mixed        |  | Mixed Use - Downtown             |  |
| Residential - Neighborhood |  | Mixed Use - Industrial           |  |
| Residential - Large Lot    |  | Open Space and Natural Resources |  |

Figure 9: Fredonia Future Land Use  
Graphic: Ingalls Planning & Design



The map to the right is a draft future land use map for the Town of Pomfret. The descriptions below give more detail and explanation of the included land uses.

The locations of the future land uses for the Town of Pomfret were based on analysis of existing conditions and future needs, priorities and actions identified and developed from input from the project steering committee, key stakeholders and community members.

### **Agricultural**

The values and identity of both Fredonia and Pomfret are inextricably linked to agriculture - especially the growth and production of grapes. While agricultural practices are changing, agricultural land continues to be an important land use in Fredonia and Pomfret. Both communities should be prepared to protect active farmland and consider and position underutilized agricultural land for emerging agricultural uses and practices.

### **Alternative Energy**

A common topic of discussion during the comprehensive planning process was the need to consider ideal locations for alternative energy sources. Discussions with community and steering committee members resulted in two general areas where alternative energy land uses would be prioritized.

### **Residential - Cluster**

Cluster residential development would provide the Town of Pomfret with new residential areas that promote compact, small-lot development. This clustered development encourages efficient land use with limited stress on the Town's infrastructure while allowing Pomfret to preserve existing open space and rural land.

### **Residential - Large Lot**

Land on the future land use map designated as Residential - Large Lot includes two residential areas in the Town with single-unit homes on larger lots. These areas are not anticipated to change much at this point and will remain large-lot residential homes.

### **Campus Development**

Land near the eastern edge of the Town's boundary with the Village has been identified as Campus Development to accommodate a potential future medical facility. Existing land here also includes Fredonia Central School District. Land here is open, under-utilized and amenable to a potential future campus-style development.

### **Mixed Use - Hamlet and Neighborhood**

Pomfret has several smaller Hamlets including Laona, Lily Dale and Van Buren. These Hamlet areas include some existing residential and commercial uses and should encourage future development that includes a mix of uses and design that is compact and pedestrian-friendly.

### **Mixed Use - Industrial**

Land here is in an existing industrial district. Future industrial uses in this area should be positioned for a mix of light industrial uses, maker's space, warehousing and distribution, commercial uses and office uses.

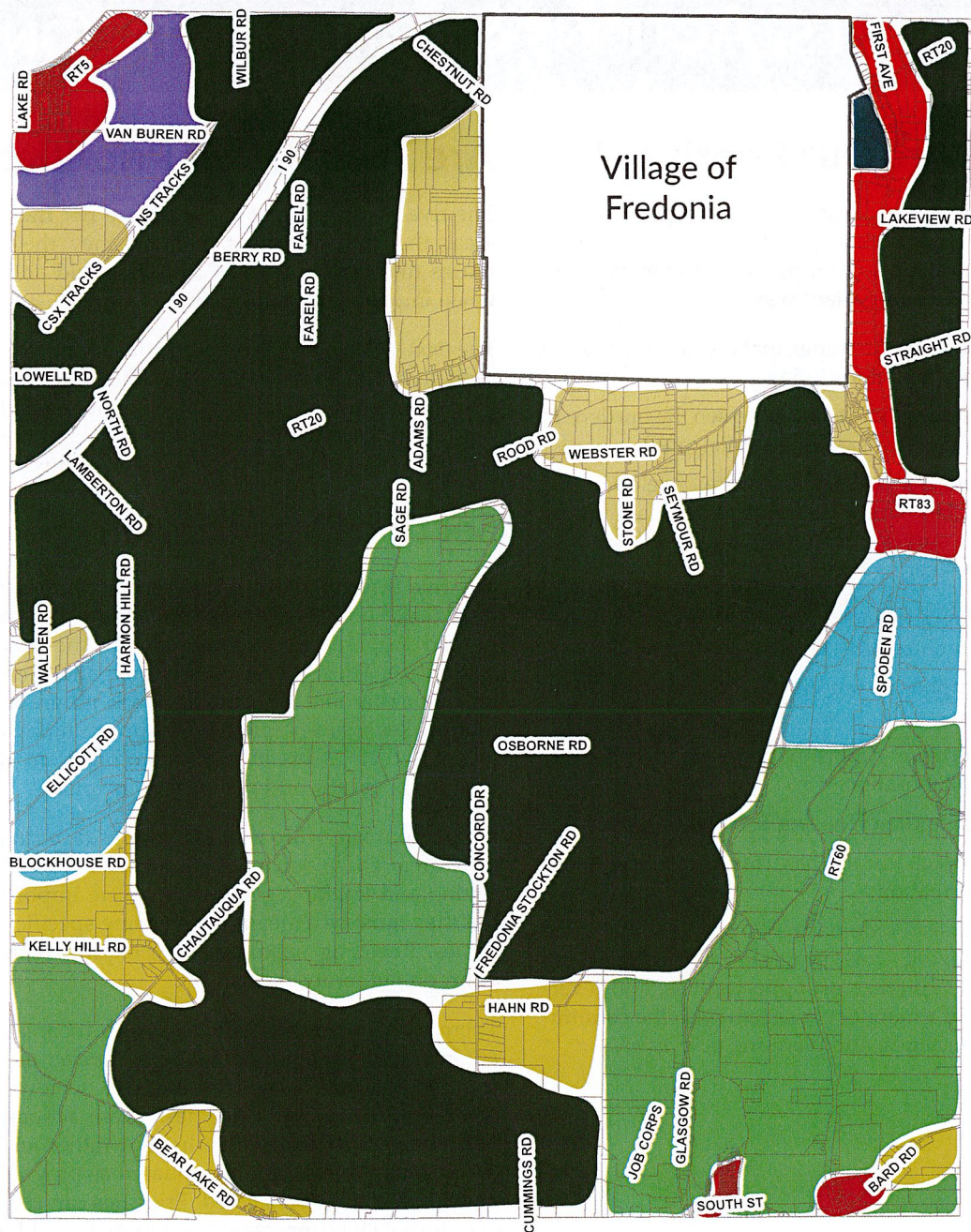
### **Mixed Use - Corridor**

This area on near the Town's boundary with the Village is currently comprised of highway-commercial uses that cater to vehicles. Future consideration should be given to design characteristics that are more pedestrian-friendly while providing a strong gateway presence into the Fredonia-Pomfret community.

### **Open Space and Natural Resources**

Canadaway Creek is an important natural resource that both the Village and Town should work to protect and enhance. Both communities should also be prepared to protect other existing open space and forested land that are not amenable to other future development. This will also contribute to the rural character and natural setting present in both communities.





### Legend

|                       |   |                                     |  |                                  |   |
|-----------------------|---|-------------------------------------|--|----------------------------------|---|
| Agriculture           |  | Residential - Large Lot             |  | Mixed Use - Industrial           |  |
| Alternative Energy    |  | Campus Development                  |  | Mixed Use - Corridor             |  |
| Residential - Cluster |  | Mixed Use - Hamlet and Neighborhood |  | Open Space and Natural Resources |  |

Figure 10: Pomfret Future Land Use  
Graphic: Ingalls Planning & Design



# PRIORITIES, ACTIONS & IMPLEMENTATION

## What Are Our Priorities?

Communities are constantly changing as new issues emerge and fresh opportunities present themselves. However, it is important to manage these changes in two important ways:

- Address the things that are known and can be planned for today
- Establish strategies to lessen the burdens of things that cannot be anticipated

The five priority areas below were developed and based on data analysis, input at the community workshop, survey responses, and meetings with the project steering committee.

- Upgrade and Maintain Community Infrastructure & Services
- Emphasize the Village Downtown & Main Street
- Improve Coordination, Cooperation & Collaboration
- Strengthen Housing & Neighborhoods
- Protect Rural Character, Open Space and Recreation

They will assist Fredonia and Pomfret in organizing and prioritizing work programs that can address key issues, capitalize on opportunities, and leverage assets in a manner consistent with the community vision, values, and planning principles.

## Are There Other Priorities?

The five identified priority areas are not the only areas that are important, nor are they the only things that Fredonia and Pomfret should address when implementing this plan.

The next section details each priority area with subsequent action items. In the pages that follow, however, are additional individual action items that do not fall under one of the priority areas but are no less important to achieving the vision of this plan.

## Section Organization

The five priority areas in this section were developed based on data analysis, input at the community workshop, survey responses, and by the steering committee. They will assist Fredonia and Pomfret in organizing and prioritizing work programs to address key issues, capitalize on opportunities, and leverage their assets in a manner consistent with the vision, values, and planning principles.

Desired outcomes are included alongside each priority area. These outcomes should be the basis for setting and tracking goals. Actions are important, but they must be a means to achieving specific outcomes. Realizing outcomes may require years of effort on numerous fronts.

There are action items under each priority area that are intended to help Fredonia and Pomfret understand where to allocate resources to achieve the community's desired outcomes. These actions do not represent an exhaustive list but rather an initial program that should be updated as progress is made and change is realized. Priorities can change over time so it is important that Fredonia and Pomfret be conscientious and flexible to adapt and react to unforeseen challenges and opportunities.