

Machias, New York

Comprehensive Plan

2025



Compiled By:

The Town of Machias Comprehensive Planning Committee

Machias, New York

Feb 2024 – April 2025

Table of Contents

- 1.0 INTRODUCTION
 - 1.1 Plan - Purpose
 - 1.2 Plan – Process
 - 1.3 Goals and Objectives
 - 1.4 Vision to Reality
- 2.0 PUBLIC INPUT
 - 2.1 Methodology and Findings
- 3.0 REGIONAL CONTEXT
 - 3.1 Regional Context Overview
 - 3.2 Regional Makeup
 - 3.3 Goals and Objectives
 - 3.4 Policy Statements
- 4.0 ENVIRONMENTAL CONSIDERATIONS
 - 4.1 Environmental Considerations Overview
 - 4.2 Waterways Objectives
 - 4.3 Goals and Objectives
 - 4.4 Policy Statements
- 5.0 LAND USE
 - 5.1 Land Use Overview
 - 5.2 Goals and Objectives
 - 5.3 Policy Statements
- 6.0 TRANSPORTATION
 - 6.1 Transportation Overview
 - 6.2 Goals and Objectives
 - 6.3 Policy Statements
- 7.0 COMMUNITY FACILITIES
 - 7.1 Community Facilities Overview
 - 7.2 Goals and Objectives
 - 7.3 Policy Statements
- 8.0 POLICY IMPLEMENTATION
 - 8.1 Policy Implementation Overview

APPENDICES

APPENDIX A: COMMUNITY SURVEY FINDINGS

APPENDIX B: VISION TO REALITY DETAIL

APPENDIX C: TOP EMPLOYERS IN MACHIAS

APPENDIX D: SUMMARY OF POLICY STATEMENTS

APPENDIX E: COMPREHENSIVE PLANNING COMMITTEE MEMBERS

1.0 INTRODUCTION

Comprehensive Plan: Purpose

The purpose of this 2025 Machias Comprehensive Plan is to understand and reflect on our current conditions of the Town of Machias, and based on these conditions, develop a Plan for 2025 and beyond, incorporating the residents' priorities that will guide future development. The Comprehensive plan is of a dynamic nature, and future reviews and updates should occur as conditions merit, as well as a recommendation to be reviewed at a minimum of every ten (10) years.

1.1 Plan Review: Process

A Comprehensive Plan Committee (CPC), consisting of the Town Supervisor, Town Board Members, and several involved citizens of Machias met monthly throughout all of 2024 and early 2025 to pull together a Comprehensive Plan for Machias. This included learning what a Comprehensive plan is (and is not), developing, distributing, and analyzing the results of a community wide survey, discussing and summarizing the results of the survey, discussing and drafting both wide ranging and specific goals, objectives, and policy statements that align with both current conditions and shared community aspirations, and to draft and agree on this Comprehensive Plan. The list of members of the Comprehensive Plan Committee (CPC) members can be found in Appendix E.

1.2 Goals and Objectives

The goals and objectives of this Comprehensive Plan, driven by the community survey and discussed by the CPC are:

- Place a priority on the safety and well-being of our residents and community
- Protect Machias' valuable agricultural land and farmers

- Recognize that sand and gravel mining is an important part of Machias’ economy
- Preserve wooded areas, open spaces, and waterways
- Enhance opportunities to attract businesses
- Control, reduce, and eliminate the amount of “junk and clutter” visible to both residents and visitors
- Encourage residents to maintain their home and be proud to live in Machias
- Enable a safe and prosperous future for young residents and potential future residents of Machias
- Have a plan for continued growth in the Town of Machias, both residential and business, and an infrastructure to support

1.3 Vision to Reality

The CPC summarized all responses to the survey question “What is your vision for the Town of Machias”. From the results, the CPC tallied and prioritized the responses of the survey and developed a “starting point” plan on how to address and satisfy the residents’ desire to have their vision become a reality. While many of the issues highlighted from the survey are also included in the policy statements enclosed within, the CPC took the initiative and “next step” to develop a fundamental plan for implementation of the top concerns of the Residents of Machias. The vision to reality summary and forms with conceptual plans can be found in Appendix B.

2.0 PUBLIC INPUT

2.1 Methodology and Findings

The CPC developed a community survey to solicit public opinion on current issues, planning thoughts, and to capture resident input and feedback to better understand the priorities of the community as a whole. The survey asked residents their perspectives on the importance of current and planning issues in the Town. The survey included specific questions related to quality of life, commercial and industrial development, retail and service businesses, renewable energy, recreational opportunities, housing opportunities, and what the residents would like to see as their vision for Machias. The survey was made public and advertised during the spring and early summer of 2024 (May, June, and July). It was available both as a paper survey as well as an electronic survey that could be accessed and completed via one's computer or phone. The combined response rate was 16%. The survey results included 120 electronic surveys submitted and 26 paper surveys for a total of 146 residents who completed a survey. This represents approximately 7% of the total population of Machias, and 16% of all households in the Town. The survey itself, along with a full set of the findings can be found in Appendix A. The town will hold an open forum and public hearing on the 2025 Machias Comprehensive Plan in the May – June 2025 timeframe.

3.0 REGIONAL CONTEXT

3.1 Regional Context Overview

Population characteristics

Population in the Town of Machias is currently at 2,221. Population over the past 10 years has been somewhat flat, but has diminished 2% over the 10-year timeframe. The table below provides a further breakdown:

POPULATION	
Total Population	2,221 (100%)
Population in Households	2,110 (95.0%)
Population in Families	1,655 (74.5%)
Population in Group Quarters ¹	111 (5.0%)
Population Density	55
Diversity Index ²	15

Source: 2020 U.S. Census

Income and Financial well-being

The town of Machias residents have a median household wage and income of \$50,480 and an average household income of \$69,942 per year, well below the state median household income of \$81,386 for New York State. 10.6% of families, and 12.8% of the population live below the poverty line, including 19.1% of those age 65 or over. (source: Wikipedia). Further, a fair number of Machias Residents receive some sort of State and/or Federal Assistance for basic living expenses.

INCOME	
Median Household Income	\$50,480
Average Household Income	\$69,942
% of Income for Mortgage ⁴	20%
Per Capita Income	\$29,463
Wealth Index ⁵	58

Source: 2020 U.S. Census

Increasing taxes on the population of Machias will not only be met with resistance, but it may also very well drive current residents to move out of the town, thus creating an additional burden on the remaining residents. Managing the Town budget with initiatives set forth will require finding, securing, and maintaining funding sources beyond the Town Budget.

Services for Seniors. The population numbers show that Machias has a sizable number of seniors in our community. The 2020 United States census shows that 41% of the population are over 60 years old in the Town of Machias, and this age group is growing. With such a large segment in or approaching the upper years of life, opportunities for seniors are and will continually be an important priority for the town.

Youth. The census of 2020 shows that Machias has 19.8% of the population under the age of 18. Having recreational and employment opportunities for the youth of this community is a critical factor in retaining this population sector for town growth. A portion of the survey respondents indicated that opportunities for our youth were a priority.

Housing. Overall, the residents that responded to the community survey indicated housing supply and availability in the town was not a concern. Survey

results further supported this with 57% of the respondents stating that the Town does NOT need additional housing opportunities. According to the most recent census data, there are 1,339 housing units in the Town of Machias. 720 (53.8%) are owner occupied, and 213 (15.9%) are occupied rental units. The large number (406 units, or 30.3%) of vacant households is due to the number of seasonal residences around Lime Lake, as well as homes used seasonally for hunting and other outdoor activities.

HOUSING	
Total HU (Housing Units)	1,339 (100%)
Owner Occupied HU	720 (53.8%)
Renter Occupied HU	213 (15.9%)
Vacant Housing Units	406 (30.3%)
Median Home Value	\$157,538
Average Home Value	\$182,674
Housing Affordability Index ³	107

HOUSEHOLDS	
Total Households	933
Average Household Size	2.26
Family Households	609
Average Family Size	3

Source: 2020 U.S. Census

New York Housing Compact. In January 2023, New York Governor Kathy Hochul proposed the New York State Housing Compact, which would require all cities, towns, and villages to meet new home development targets on a three-year

cycle beginning in January 2024. Should the Town of Machias determine to “opt in”, many more financial and grant opportunities exist from the State. This must come from and be a determination of the Machias Town Board. The Housing compact has set a goal of achieving 1% housing growth targets over three (3) years on an ongoing basis to qualify for New York State grants for housing. The Town and Town Board will determine the Towns’ plan in this endeavor.

Multi-Family Residential Zoning. The town of Machias currently has no zoning laws in effect. There are currently no multi-family developments or proposals that have been presented to the town. Moving forward, once the Comprehensive Plan is completed and adopted, Zoning within the Town will be taken into consideration for future development.

Great Lakes Cheese. A “Greenfield” plant was built in the Town of Farmersville at a cost of \$700 million, approximately five (5) miles south of the center of Machias, and will employ over 500 workers when fully operational in 2025. While much of the employment will come from current residents in the area, a portion of the workforce will be moving to this area, and Machias should be well positioned to provide housing opportunities to the increased workforce.

3.2 Regional Make Up

Downtown. The ‘downtown’ area of Machias has small businesses, homes, and vacant/ empty structures along Route 16. While many are in operation today, sadly, there are some vacant and dormant buildings from businesses that ceased operations years ago. These vacant buildings and lack of Businesses in this area was shown to be a major concern of the residents based on the survey.

Agricultural and Farmland. Machias has a very high rating for tillable and farmable soil. Protecting this farmland is paramount to the farming residents of this community. Any loss of farmland should be carefully considered by the Town and Code enforcement as part of community growth and development.

Mining and Excavation. The makeup of the earth in and around Machias is rich with gravel and stone. Machias has a long history of providing Western New York with some of the best gravel and aggregate in the region. While Federal, State, and local laws govern these operations, Machias should continue to embrace these Business opportunities.

Rural Homes. Machias is a rural community with many homes spread out over the Towns’ boundaries. Being rural, many homesite properties are measured in acres, with the exception of homes in the downtown area and around Lime Lake. The survey findings revealed that many residents like the “open spaces” of the land around their home, and one of the main reasons residents enjoyed living in Machias.

Lime Lake. Lime Lake is a 160-acre private Lake, located in the northern edge of the Town of Machias. This lake is surrounded by approximately 300 home sites, is the largest concentration of home sites in the town of Machias, and the largest residential tax base for the town. While approximately 30% of this community are year-round residents, summers and weekends will bring close to 100% of the residents here, along with many visitors to the community. Having a better understanding of how to support this area with business opportunities will be beneficial to town opportunities and growth.

Bear Creek. Bear Creek was once a glamping and recreational area, situated in the southeastern corner of the Town of Machias. Bear Creek ceased operations in 2021, and while discussions of developing this area have occurred, no firm plans have been submitted.

3.3 GOALS AND OBJECTIVES: REGIONAL CONTEXT

To promote a gradual increase in the towns’ Population

- To provide a safe and lawful community to the current and future residents of Machias

- Ensure that available services are in alignment with population numbers and projections
- Attract and retain the youth in Machias by providing employment opportunities, recreation, and a high quality of life
- To provide residents with a variety of affordable, safe, and well-kept housing choices throughout the Town
- Diversify and improve the selection of housing options in Machias
- Explore the possibility of developing a residential subdivision in the Town of Machias
- Ensure the residents have affordable housing options
- Advocate for a New York State housing policy that reflects the issues and concerns of the Town of Machias and the rural community.
- Protect the character of the community and desires of the residents by establishing regulations that guide the development of different types of housing options, including single family and multi-family housing, apartment buildings, and townhouses.

To promote the continual improvement of the efficiency of Town government and services where appropriate.

- Balance “needs and wants” with a focus on keeping taxes low for Town residents
- Advocate for a Budget line item specifically for Grant monies. (with a minimum return of \$9 for every \$1 of tax used for the project.)
- Advocate for the Town to have a Grant research specialist and writer on staff.

To encourage and plan for commercial and industrial development that will provide employment opportunities for Town residents, improve the quality of life, and expand the economic base.

- Create and foster opportunities that will expand local employment options for residents and increase the commercial and industrial tax base
- Encourage the attracting of more retail and service opportunities to Machias
- Encourage agricultural farming and aggregate mining improvements that will improve the economic climate of Machias
- Fill, remodel, renovate, or remove existing, vacant buildings that are currently hurting our community.

3.3 POLICY STATEMENTS: REGIONAL CONTEXT

Policy Statement 1:

The Town of Machias should actively pursue and have on staff a Funding Grant Investigator / Grant Writer to obtain funding for the initiatives to improve the Quality of Life for the residents of Machias. Further, as most grants require the Town to have a financial investment, future Town Budgets should include a line item detail for “Grant monies funding”, with a specific requirement that this budgeted monies cannot be used without a minimum Grant return of \$9 for every \$1 of Town budgeted funds. (90% Grant money minimum return). Unused funds for a prior budgeted year will “roll over”, accumulate, and be supplemented with the following Budget year allocation to allow for Grant money opportunities to continue to grow.

Policy Statement 2:

The Town of Machias should align future land use planning decisions with population trends and plan housing and service improvements using population trend figures as a guideline. This “balancing” of improvements should be completed with the introduction of the Great Lakes cheese factory to this area, as well as future large-scale developments that will impact our population trends.

Policy Statement 3:

The Town of Machias will continue to lose young people aged 18-34, and/or this population segment will become a drain on resources if economic conditions remain the same or deteriorate over the next decade. The loss of young, productive residents may very well be offset by a gain in unemployed or retired residents and senior citizens who will require more services. To attract and retain more of the young population, the Town should offer and encourage more Business and employment opportunities and a quality of life that is consistent with the needs of the younger population: Jobs, Recreation, Housing, Shopping and Restaurants. The list of top Employers in Machias is enclosed in Appendix C.

Policy Statement 4:

The Town of Machias should work with associations, groups, county planning and tourism, and other nearby Towns representing rural community interests to advocate for the responsible development of residential housing in the Town of Machias considering the proposed New York Housing Compact Regulations.

Policy Statement 5:

The Town of Machias should develop, establish, adopt, and enforce a Town of Machias Zoning Law. This should include establishing single and Multi- family Residential areas, Retail, Office, Industrial, Farm, and Mining. Within each of these “zones”, specific zoning laws and ordinances should be established to meet the needs of the residents, employers, and property owners.

Policy Statement 6:

The Town of Machias should assign a member of the Town Board, or establish a committee, that seeks out and pursues new business opportunities for the Town of Machias and the residents. Should it be a committee, the membership should include a portion of the current Business owners in town. This should include a monthly report out at the standing Town meeting with businesses being pursued, and status. This Town Board member, or this committee, should have ‘at the

ready' information and demographics of the area, as well as potential and 'shovel ready' parcels and properties to help in attracting new businesses. (Think of this as a 'mini' chamber of commerce for Machias).

Policy Statement 7:

Machias and the surrounding municipalities should consider establishing a volunteer "Regional Economic Development Committee" that involves local legislators, local business leaders and residents from Machias, Yorkshire, Delevan, Franklinville, West Valley, Ashford, and Farmersville. This inter-municipality initiative would institute a focused effort to stimulate relevant economic development activities in the Town of Machias and nearby communities.

Policy Statement 8:

The Town of Machias should continually seek to understand the growing number of senior residents and as conditions and data support the need, consider supporting initiatives to provide housing and services for seniors.

Policy Statement 9:

The Town of Machias must recognize the real concern over not having a proper sewer system to accommodate economic growth. While a portion of the town (Lime Lake sewer district- completed and functional in 2019) does have sewers, the "downtown" area and any area to be considered outside the Lime Lake sewer district does not, and is a major obstacle to growth and economic development of Machias. When appropriate funding and economic development is aligned, the Town should consider expanding the sewer district to include the "downtown" area of Machias.

Policy Statement 10:

The Town of Machias should also pursue an expansion of the current Town drinking water system to additional homes and businesses. With Policy Statement #9, this will provide appropriate infrastructure to attract new businesses, as well as having additional residential homes on a constantly monitored water source.

4.0 ENVIRONMENTAL CONSIDERATIONS

4.1 Environmental Considerations Overview

Sand and Gravel Mining. In order to properly address the ongoing concern with mining operations, the Town will follow and enforce the New York State and Cattaraugus County laws and permitting processes and procedures currently in place. In all instances, any mining or extraction from the earth must have all appropriate permits and approvals in place, and air and water quality standards shown to be met.

Rural Character. Open spaces, the preservation of the Towns' rural character, and the protection of agricultural land were priorities of the respondents of the community survey. 26% of the survey respondents indicated that the preservation of the rural character is extremely important and 84% indicated that the protection of agricultural land is extremely important.

4.2 Water and Waterway Protection

With the Town of Machias situated amongst streams, creeks, wetlands, a Lake and other natural resources, Water and Waterway Protection is of major importance. Further, the Northern side of the Town of Machias is within the Great Lakes Watershed Basin, a Federal and International (pact) involving the entire Great Lakes water and tributaries. This pact involves the Canadian Province of Ontario along with eight States in the United States, is monitored continually, and has oversight by the binational Great Lakes Commission.

We believe that any residential, commercial or industrial development must keep the safety and cleanliness of our waterway's paramount in their plans and implementation, providing documentation of how our waterways will be kept safe, clean (or cleaner) with the project or development in place. There are county, state, and federal policies and regulations in place, and any project or development is responsible to provide and submit any and all documentation and

obtain approval to be reviewed. Further, this will include a “decommissioning” plan, submitted with the project for approval, showing plans to keep the waterways safe and clean should the project or development enter into a “decommissioned” state.

Drinking water sources shall also be a major consideration for the future of Machias. Currently, Machias’ public drinking water comes from two (2) wells, serving approximately 700 people. The wellhead contributing area surrounding the drinking water source must be protected from contaminants and any runoff, both now and for any future projects or developments in the area, and should be designated a Critical Environmental Area.

4.3 GOALS AND OBJECTIVES: ENVIRONMENTAL CONSIDERATIONS

To protect and preserve the Town’s Environment

- Maintain a high standard of Air and Water quality, including the long-term quality of the Towns drinking water source
- Ensure local fishing streams, tributaries, and Lime Lake remain clean and unpolluted
- Enforce policies that will reduce the levels of industrial noise in Machias
- Encourage the proper disposal of household toxic waste
- Ensure that the agricultural land in Machias remains unpolluted
- Enforce policies that will reduce air pollution
- Encourage “Curb appeal” to all town residents
- Address promptly any varmint and rodent issues

4.4 POLICY STATEMENTS: ENVIRONMENTAL CONSIDERATIONS

Policy Statement 11:

The Town of Machias should consider overall goals to preserve the environment and retain the rural character of Machias when reviewing potential development and projects, including renewable energy projects. The Town of Machias should ensure its residents that all environmental impacts and decommissioning plans for

all proposed projects are thoroughly reviewed, comply with all permitting agencies, and align with the goals and objectives of the Town laws currently in place. This will include establishing a partnership with Cattaraugus County Soil and Water Conservation District to work with both residents and businesses for Best Management Practices for drinking water protection.

Policy Statement 12:

The Town of Machias should designate its wetlands, and source water area for drinking water, and other significant natural areas as Critical Environment Areas, thus requiring the consideration of potential adverse impacts of Type 1 and unlisted actions on the Critical Environmental Areas (CEA's) during the State Environmental Quality Review Act (SEQRA) review process. This designation will align with "Project Profile 2" of the Town of Machias' 2024 DWSP2 plan.

Policy Statement 13:

Land areas with a slope of greater than 15% should be protected to retain views and vistas, and more importantly to avoid potential erosion and runoff complications. Existing structures on slopes greater than 15% shall be "Grandfathered" from this clause, yet no further development shall be permitted.

Policy Statement 14:

Floodplains within the Town of Machias should be protected as developmental decisions are evaluated and mediated to avoid the risk and cost of flooding and rising water levels.

5.0 LAND USE

5.1 Land Use Overview

Town of Machias Zoning. The Town of Machias currently has no zoning or zoning laws in effect. Many of the top concerns from residents who completed the survey are rooted in the fact that Machias has no zoning laws or ordinances. (Clean up housing, safe/ clean houses, Zoning, Protect Ag / farming, advertising signage, etc.). Once the Comprehensive plan is approved and adopted, The Town of Machias, either through a zoning board or zoning committee, shall commence work on a Zoning plan, have approved into a Town Law, and have a Zoning Board or Committee as part of any project and plan approval moving forward. The zoning law, through the zoning board, will establish zoning districts, district use regulations, dimensional regulations including setbacks on the property, set standards for development, supplement regulations and codes, and develop application requirements. The zoning board or committee must have the residents' concerns understood, and work with the project coordinator or developer to aid them in meeting the zoning requirements. The application and enforcement of the Zoning Law shall be through the Code Enforcement Official for the Town, with the support of the Machias Town Board, and the backing of the residents of Machias.

Environmental Impact. Moving forward with any project, farm, business, or land use venture should include additional considerations of any impact on drinking water. This shall include both the Towns water supply, and the Towns residential water wells and property.

Commercial Design Guidelines. It is recommended that the Town of Machias develop and adopt commercial design guidelines for use by developers interested in converting, refurbishing, or building new for any Land use project in the Town of Machias. The intent is to clearly establish a coordinated vision for the development of commercial parcels of land. The nearby town of Yorkshire has

developed commercial design guidelines as part of their zoning law, and should be considered as a ‘starting point’ for Machias.

Recreation and Park Space. While 43% of respondents gave the highest rating for opportunities for passive recreation, the other 57% responded with low or not important rating. While residents generally appreciate the town’s passive recreation opportunities, such as trails around the lake, there is less enthusiasm for active recreation facilities and programming, with a substantial portion of the population giving them only moderate ratings. This indicates potential areas for improvement in enhancing the town’s recreational offerings.

Machias currently has Gary Herman Memorial Park, including a swimming pool, baseball diamond, playground, and large open spaces. As well, there are baseball fields along route 16 near the library. The Town should continually be mindful of any potential opportunities for walking or biking trails in the Town of Machias, as well as around Lime Lake.

Lime Lake. With the sub community of Lime Lake as part of the Town of Machias, residents of this sub community have complained about a portion of the short term (AirBnB, VRBO, etc.) renters around the lake that do not respect the waterway, the citizens of the lake community, or the lake itself. In the results of the survey, this specific item was ranked #13 by the residents of Machias. Yet if “Preserve the Lake and privateness of the community”, which was ranked #11 is included, the total of both of these would rank this item as the 5th most important issue to the residents of Machias.

Having and maintaining a “community feel” is an important concern and a priority for the residents in all of Machias. With the uncontrolled aspect of short-term rentals around the Lake, this issue tears at the very fabric that makes this area a favorable, friendly community.

5.2 GOALS AND OBJECTIVES: LAND USE

To implement uniform land use controls that meet the needs of our residents. A focus shall be on preserving our agricultural lands, protecting the environment

and residents, preserving the natural beauty of the Town and regulate development and growth of residential, commercial and industrial areas.

- Implement and enforce existing land use regulations within the Town that advance Machias' goals and objectives for both residents and businesses
- Recognize the rights of local farmers and the agricultural community, and encourage the responsible development of existing agricultural land to viable uses in alignment with zoning regulations
- Recognize the sub community of Lime Lake as a single family residential community, and implement controls to maintain the community as single family

To provide a variety of recreational programs and facilities in the town of Machias to enhance the quality of life for residents

- Enhance community pride by creating promotional events, parades, shows, and festivals in Machias
- Develop a community gathering space for residents to congregate and hold special events
- Develop and build a community center and expand the recreational programming and senior programs currently offered to residents
- Further develop the relationship between Pioneer School District and the Town of Machias to increase recreational opportunities for residents
- Actively and continually seek private recreational development opportunities for the Town of Machias

5.3 POLICY STATEMENTS: LAND USE

Policy Statement 15:

The Town of Machias should continue to work on retaining the rural character of Machias by ensuring that both the form and type of future development is compatible with the existing community, and adapt zoning and commercial design

guidelines to clearly establish a coordinated vision for the improvement and development of parcels of land.

Policy Statement 16:

The Town of Machias recognizes that the policy of the New York State Legislature regarding sand and gravel mining is “to foster and encourage the development of an economically sound and stable mining industry, and the orderly development of domestic mineral resources and reserves necessary to assure satisfaction of economic needs compatible with sound environmental management practices”. However, there are adverse impacts of sand and gravel mining that cannot be mitigated. Accordingly, in order to balance these interests, the Town of Machias will continue to support and promote existing mining operations to expand on real property that contains a NYSDEC Mining Permit or parcel or parcels of real property contiguous to the real property containing a NYSDEC Mining Permit, provided that all such land is under common or related ownership. Any such expansion shall require a special use permit. For real property that does not meet these criteria, sand and gravel mining shall be prohibited. Should the existing sand and gravel mines and any expansion thereof become depleted in the future, the Town of Machias shall revisit this section at that time.

Policy Statement 17:

The future of any Town’s zoning laws and ordinance shall institute a policy that promotes responsible development and regulates the subdivision of large parcels of agricultural land to allow residential development. This policy will serve to protect the rural character of Machias, maintain the Agricultural industry, and cluster development for economical servicing.

Policy Statement 18:

The future of zoning for Machias, once enacted, should be updated on a timely basis, with a recommendation of every five years. Updating the Zoning ordinance regularly will allow the Town to continuously re-evaluate its land use needs based on actual population growth and development. This timely review will prevent the

Town from setting aside great tracts of land upon which anticipated development may not occur.

Policy Statement 19:

The Town of Machias shall include noise/sound levels and time of day considerations in the zoning and ordinance plans and laws. As well, special notations and considerations should be allowed for the farming community in events due to unforeseen circumstances. (e.g. harvesting past noise ordinance time, due to major weather issues in the forecast.)

Policy Statement 20:

The Town of Machias should place a special emphasis on ordinances involving property appearance. Specifically, dealing with the amount of “clutter and junk” in yards, driveways, and on porches. While a clear definition of “clutter and junk” will need to be documented, there are current conditions in the Town today where a documented definition is not necessary to immediately address.

Policy Statement 21:

The Town of Machias should develop and enact a process to define a deteriorated building or structure, and a procedure to deal with the owner to either correct the condition(s) in a timely manner, tear the building or structure down, or take over the property for remediation. Policy 20 and 21 were the highest concerns of the residents’ responses on the survey, as well as the highest concern dealt with on the vision to reality statement.

Policy Statement 22:

The Town of Machias should consider a permit process for landowners who short term (30 days or less) rent their properties, specifically around Lime Lake. Repeated complaints to the town can now be addressed with the owner through the permit process, and by having a process to repeal a landowners permit due to issues. Fees for the permit should cover the cost of managing this, as well as assist the Town Budget for other use.

Policy Statement 23:

The Town of Machias shall ensure that Lime Lake, defined by the boundaries of the current sewer district, shall remain a single family residential area with the current community charm, by restricting the building of condominiums, apartments, townhomes, and multi-family dwellings, and the like within the Lime Lake sewer district. The “lake charm”, along with the public safety and water quality of the Lake itself, is dependent on keeping this area single family residential only.

Policy Statement 24:

The Town of Machias should develop land use controls and site design guidelines and standards that minimize or eliminate the risk of drinking water contamination. This shall be part of zoning, with an understanding of the critical runoff areas around the Towns water source well and reservoir, as well as residents well outside of the water district.

6.0 TRANSPORTATION

6.1 TRANSPORTATION OVERVIEW

The roads and throughfares in the Town of Machias consist of State, County, and Town Roads. Like all rural communities, there is no public transportation. Ride Share (Uber, Lyft) companies do provide a service in this area. Machias does have, and is close to Amish communities, and the roads are shared with Amish transportation.

There are sidewalks in the downtown area of Machias, and extend along both sides of New York State Route 16, along with sidewalks on Maple, Roszyk Hill, and McKinstry road.

6.2 GOALS AND OBJECTIVES

To maintain and improve the roadways within the Town of Machias

- Keep Town of Machias roads in a condition that meets local roadway standards
- Work with County and State officials to maintain roads in the Town of Machias to the same specifications
- Use any vehicular accident data to explore opportunities to make roads within the Town of Machias safer
- Encourage the Amish to mark and identify their transportation to be safer for motorists and selves. Look into area townships that have the same issue.

6.3 POLICY STATEMENTS

Policy Statement 25:

The Town of Machias should consider having a defined process for identifying adequate road and lane markings on all Town roads. Higher traffic roads (e.g. Felton Hill) that do not have any lane markings should be marked appropriately

for lanes. Lower volume roads (Residential roads within the Town) should be considered on a data driven, cost effective basis.

Policy Statement 26:

The Town of Machias should evaluate improving all “seasonal” roads that have more than one (1) homesite on the road to “year around” roads. This will improve the year around available housing inventory in the town, and will allow opportunities for additional housing construction.

Policy Statement 27:

The Town of Machias should explore the expansion and funding of the sidewalk district to promote the connectivity between residential and commercial areas in the Town, as well as the installation of crosswalks, in cooperation with New York State, to encourage safe pedestrian crossing of NYS route 16.

7.0 COMMUNITY FACILITIES

7.1 COMMUNITY FACILITIES OVERVIEW

The Town of Machias has services and recreation facilities available to the residents:

- Gary Herman Memorial Park and Pool
- Machias Library
- Baseball fields near Library
- The Pines Nursing Home
- The Stone House Museum
- Cattaraugus County Health Department
- Machias Volunteer Fire Department
- New York State Trooper Sub-station
- Cattaraugus County Transfer Station
- Two (2) Veteran Memorials
- Multiple Cemeteries with history
- DEC access (hand launch ramp) access to Lime Lake
- Lime Lake Sportsmen’s Club
- Odosagih Bible and Conference Center

The survey did highlight that the residents were in favor of having more businesses and restaurants available in Machias.

While the survey did not highlight or identify any major concerns with the community facilities, plenty of the respondents highlighted the “look” of the community, identifying clutter and junk visible on residents’ properties, run down homes and buildings, and a “view that failed to meet the vision” of Machias.

With the aging of the population in the Town of Machias, having a Health facility in the vicinity is a concern for residents. The closest Hospital and Emergency care facility are both over 20 minutes away.

The Machias community did highlight a concern over crime within the town, through the results of the survey. While the Town of Machias does not have its own police force or law enforcement personnel, the town should be aware of this concern, and put plans in place to address, including a possible Neighborhood Watch program.

7.2 GOALS AND OBJECTIVES: COMMUNITY FACILITIES

To improve the safety of the residents of the Town of Machias

- Recognize and track the crimes reported
- Develop and communicate improved law enforcement

To provide a variety of accessible healthcare services for the residents of Machias

- Attract Doctors and Dentists to Machias to improve local access to healthcare services
- Improve senior citizens' access to medical and dental services

To continue to assure and strengthen safe utilities, including drinking water, to our residents

- Public water service within the Town (two wells and distribution)
- Town residents on private wells

To reduce solid waste and support recycling initiatives that protect and preserve the natural environment of the Town.

- Reduce the amount of junk and clutter within the Town by encouraging residents to maintain their properties, disposing of waste properly, and recycle where appropriate
- Continue to resist any development of any solid waste landfill activity in Machias

7.3 POLICY STATEMENTS: COMMUNITY FACILITIES

Policy Statement 28:

The Town of Machias should actively pursue an extended-hour Health Clinic (Well Now, Urgent Care, Immediate Care, etc.) to improve local access to healthcare services. Further, with limited healthcare access in the surrounding area, this could serve communities beyond the boundaries of Machias. The current, closest Health Clinic is 17 miles/ 24 minutes away (Springville), and the closest Hospital is 14 miles / 20 minutes away (Bertrand Chafee), with both going over backroads as the fastest route. In times of need, minutes matter, and having a Health Clinic within the Town will create a major, positive change to the Towns residents.

Policy Statement 29:

The Town of Machias should actively pursue, develop and construct a year around “Community Center” within the Town. Both the youth and the senior age sectors were highlighted throughout the survey needing additional services and activities, and having a viable Community Center for activities and gatherings for all the residents will provide the requested and needed venue to address these age groups needs, and the community as a whole.

Policy Statement 30:

The Town of Machias should recognize and develop plans to address and minimize the level of crime in the community. Installing cameras, better lighting, law enforcement drive-bys, community watch programs, and other ideas have been discussed. Regularly publishing a “Police Blotter”, or a list and details of ‘911’ calls on crime would benefit the residents. As well, improved relationships with County Sherriff’s and State Police will benefit the community.

Policy Statement 31:

The town should continue to promote the availability of private waste removal companies in the area and available to residents, and identify ways to reduce waste at the local level

Policy Statement 32:

The Town of Machias should investigate having a semi-annual (spring and fall) annual collection of large trash items to aid in cleaning up the junk and clutter within the Town. This could coincide with notifications to property owners from the Town who have been identified as contributing to harming the casual view of Machias.

Policy Statement 33:

The Town of Machias should take steps to maintain, protect, and improve the Towns municipal water system. A full review of the Towns DWSP2 plan should be undertaken, and actively pursue the New York State Department of Environmental Conservation Water Quality Program as a potential funding source for this activity.

Policy Statement 34:

The Town of Machias should include in any Zoning laws, sections and articles, the issue and expectation standards of ‘curbside appeal’ (clean and presentable properties) for both Residents and Businesses. This should be developed with input from the community, and adapted as part of the Zoning and Code laws.

8.0 POLICY IMPLEMENTATION

The Comprehensive Planning Committee (CPC) has done its best to develop a Comprehensive Plan that took the residents of Machias' thoughts and ideas, along with recognizing the current environment of the area and the Town, and brought together what we feel is a true, realistic, cost conscious, implementable, working plan for a positive future for Machias.

The CPC met monthly throughout all of 2024 and early 2025, along with attending special meetings and seminars on developing, funding, and implementing Comprehensive Plans and effective Zoning. All of this, both time and dollars, was voluntary by the members, and any costs associated with this, including seminar expenses and travel, were absorbed by the members of the committee. Further, with our CPC meetings open to the public, there were residents of the community, who were not a part of the CPC, both regularly and single meeting attended our discussions on bringing a Comprehensive plan to reality. This in of itself should show the importance of having an approved Comprehensive Plan for the residents of this community.

The policy statements included in this document, along with the vision to reality statements and initial plans, reflect a targeted approach to improving the quality of life for the residents of Machias, both in the short term and well as long term initiatives.

We, the CPC, have concluded this aspect of the project. We now ask the Town Board of Machias to take this matter up in an upcoming Town Board meeting, have public meetings with the citizens, and adopt this 2025 Comprehensive Plan for Machias into a legal statement of community policy.

The Comprehensive Plan (CPC) Committee stands ready to take on the next phase of this project to help improve the quality of life for our residents of the Town of Machias.

Appendix A

Survey and Findings

Also, the survey and additional information can be found at:

<https://www.machiasny.org/planning-committee.html>

Comprehensive Plan Survey for the Town of Machias, New York 2024

This survey will remain anonymous. Please fill it out completely.

*Return the completed survey by June 30, 2024 in person to the Machias Town Hall, Library or Lil's Deli; or
mail to: Planning Committee, PO Box 87, Machias, NY 14101*

1. Where do you live?
 Town of Machias
 Lime Lake
 Outskirts
 Other If other, tell us why you are taking this survey (Own a business or property in town, own summer/weekend lake property, etc.) _____
2. How long have you lived or owned property in Machias? _____
3. Do you own or rent your home/property? (circle one) Own Rent
4. List three things you like about living in the community. (ex. Agriculture, school quality, small town, etc.)
1. _____ 2. _____ 3. _____
5. List three things you DO NOT like about living in the community. (ex. Crime, lack of recreation, lack of commerce, lack of services, etc.)
1. _____ 2. _____ 3. _____

Would any of the above cause you to leave Machias? If not, what has the potential? (ex. Retirement, closer to family, transportation, etc.) _____
6. Do you feel safe and secure in town? Yes No If not, why?

7. Please respond to the following statement. "The town should preserve and protect farms and farmland from non-agricultural development." Yes ___ No ___ No opinion _____
8. Overall, how satisfied are you with the maintenance and appearance of properties in the Community? Satisfied ___ Not Satisfied ___ Other _____
9. On a scale of 1 to 3, how important are the following categories to you?
1= Extremely Important 2 =Important 3=not important

 Opportunities for passive recreation (trails-including around the lake, etc.)
 Opportunities for active recreation (baseball fields, swimming, etc.)
 Recreational Programming
 Recreational Facilities
 Access and use of the Town parks
 Library hours/availability

- Natural resource protection (protect significant habitats-streams, forests, etc.)
- Open space protection (limiting the density of development/preservation of Agricultural uses)
- Events and Festivals
- Town supplied services (roads emergency large trash pickup, etc.)
- Other: _____

10. Would you like the town to encourage commercial/industrial development? Yes No

11. Do you support large scale industrial wind turbine generators in the town of Machias?
 Yes No

12. Do you support large scale industrial solar power facilities in the town of Machias?
 Yes No

13. Do you support having with the town of Machias any of the following?
 Yes No Cannabis Dispensary
 Yes No Adult Entertainment
 Yes No Liquor Store

14. Does the Town need additional residential development and housing opportunities? _____

15. How many people live in your household:
 _____ Children _____ Adults

16. What are the age ranges for your household:
 Grade School Jr./Sr. High Working Adult Retired

17. How far do working members of your household travel for work. _____

18. Please tell us what your vision for the future of the Town of Machias is. (Your vision could relate to the town, the Lime Lake area, agricultural property, or all the above.)

Additional Comments: _____

Survey is also available on the Town website at: <https://www.machiasny.org/>



COMMUNITY PROFILE OF MACHIAS

An In-Depth Analysis of Community Feedback

This report presents a comprehensive analysis of survey data collected from residents of Machias, offering insights into the town's demographics, satisfaction, preferences, and areas of concern.

NOVEMBER 25, 2024

Community Profile of Machias

The town of Machias is characterized by its long-standing community, with over 65% of residents having lived there for more than 15 years. This stability is reflected in the high rate of homeownership, with 96.64% of residents owning their homes. The town's appeal lies in its rural charm, sense of community, and natural features like Lime Lake and green spaces. Residents deeply value the small-town atmosphere and the opportunities for outdoor recreation and agricultural lifestyles, contributing to a strong connection to the area.

In this report, the findings highlight both the strengths and challenges faced by the community. While residents appreciate Machias' peaceful, rural character, concerns about the lack of local services, deteriorating property conditions, and increasing safety issues related to drug activity and crime are significant. High taxes and insufficient law enforcement further affect the quality of life for many. These challenges, coupled with worries about industrial development, have led over half of the population to consider leaving Machias.

Recreational opportunities and town services receive mixed reviews, with general satisfaction for passive recreation like trails but dissatisfaction with active recreation programming and facilities. Many residents also feel strongly about preserving the town's rural character, opposing large-scale industrial developments like wind turbines and solar farms.

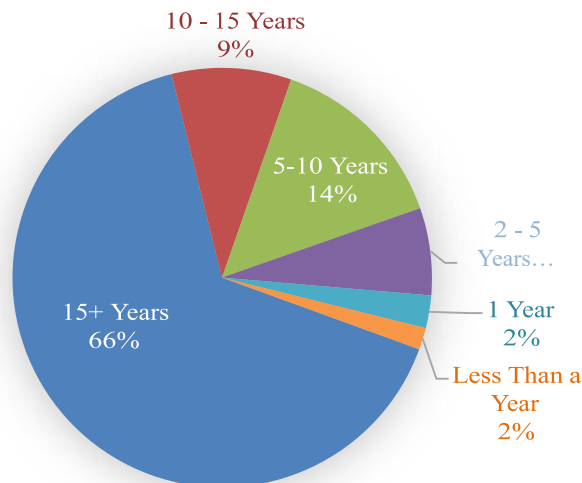
This report underscores a community vision for balanced growth that maintains Machias' rural identity while addressing key challenges. Suggested initiatives include stricter code enforcement, community cleanup programs, enhanced safety measures, and better recreational facilities. By focusing on these areas, Machias can preserve its charm and foster a thriving, inclusive community.

Demographics of Residency and Home Ownership

Residency and Ownership How long have you lived/owned here?

- **65.55%** of residents have lived in Machias for over 15 years, showing a stable and long-established community.
- **14.29%** have been residents for 5 to 10 years.
- **6.72%** have lived here between 2 to 5 years.
- **2.52%** have lived in the town for just one year.
- **Only 1.68%** of the population are newcomers.

Percentage of residents by years living in/owning property in Machias



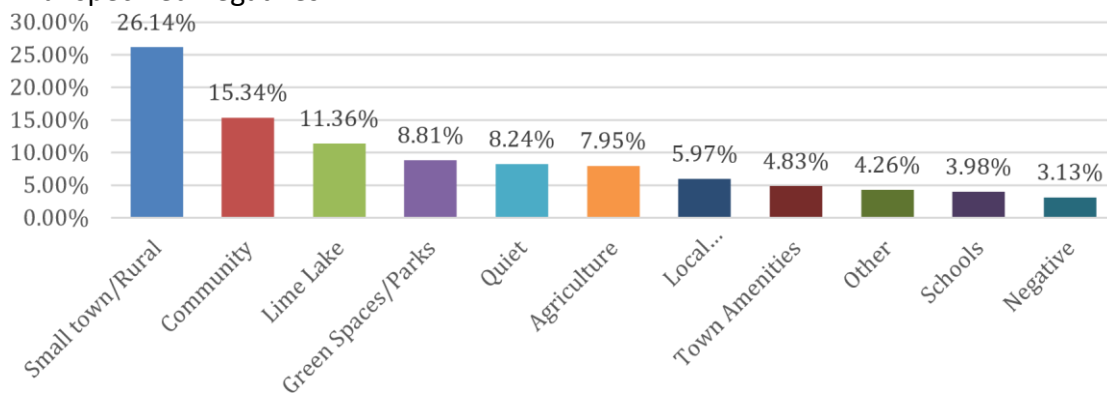
Do you own or rent?

- **Own: 96.64%** of residents own their homes, suggesting a strong sense of investment in the community.
- **Rent: 3.36%** are renters, highlighting a low rental market in the area.

Community Perceptions (Positive View)

What do you like about Machias?

- **Small town/Rural atmosphere: 26.14%** appreciate the town's rural charm.
- **Community: 15.34%** value the sense of community.
- **Lime Lake: 11.36%** cite Lime Lake as a positive feature.
- **Green Spaces/Parks: 8.81%** enjoy the town's green spaces.
- **Quietness: 8.24%** appreciate the peace and quiet.
- **Agriculture: 7.95%** value the agricultural aspects.
- **Local Businesses/Location: 5.97%** value local businesses and the town's location.
- **Town Amenities: 4.83%** like the local amenities.
- **Schools: 3.98%** appreciate the educational facilities.
- **Other: 4.26%** mentioned other unspecified reasons.
- **Negative feedback: 3.31%** provided negative comments, with 0.85% mentioning unspecified negatives.



Here is a summary of the responses provided by residents:

Small Town Atmosphere: Most residents appreciate the small-town feel, characterized by a quiet, peaceful, and close-knit community. Many also value the safety, friendliness, and familiarity that comes with living in a smaller, more intimate environment.

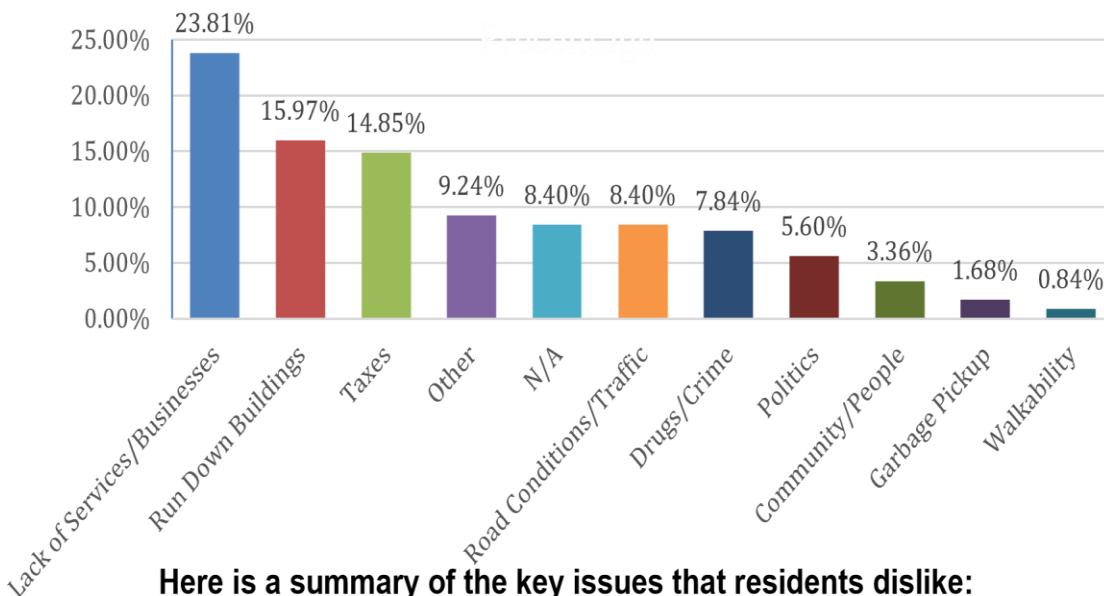
Rural and Agricultural Lifestyle: Residents enjoy the rural setting, agricultural freedom, and the ability to own and work on their land. The natural beauty, open spaces, and opportunities for outdoor activities are significant positives for those living in the community.

Recreation and Community Facilities: Lime Lake, local parks, and recreational facilities are highly valued, providing opportunities for outdoor activities, community gatherings, and a strong sense of community. The proximity to natural landscapes and recreational areas contributes to the overall satisfaction of living in Machias.

Community Perceptions (Negative View)

What do you NOT like about Machias?

- **Lack of Services/Businesses: 23.81%** are concerned about the lack of services.
- **Run Down Buildings: 15.97%** are unhappy with the condition of some buildings.
- **Taxes: 14.85%** find taxes burdensome.
- **Drugs/Crime: 7.84%** are worried about drugs and crime.
- **Road Conditions/Traffic: 8.40%** are dissatisfied with road conditions and traffic.
- **Other: 9.24%** mentioned other concerns.
- **Politics: 5.60%** are unhappy with the political situation.
- **Community/People: 3.36%** had issues with the community or people.
- **Garbage Pickup: 1.68%** mentioned garbage pickup as a problem.
- **Walkability: 0.84%** noted issues with walkability.
- **N/A: 8.40%** had no concerns.



- **Here is a summary of the key issues that residents dislike:**

High Taxes and Unfair Assessments: A substantial number of residents are concerned about high property and school taxes, which they feel are unfairly assessed, especially for properties near the lake. These tax issues are a major source of dissatisfaction.

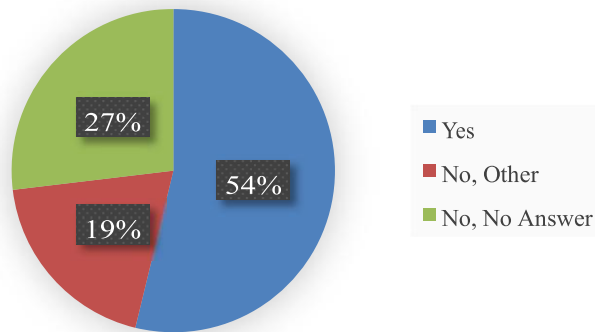
Run-Down Properties and Lack of Maintenance: Many respondents pointed out the presence of dilapidated or neglected properties, abandoned buildings, and unkempt yards as

major eyesores. These contribute to a general sense of neglect and disrepair in certain areas of the town.

Crime and Drug Activity: There are widespread concerns about increasing crime rates, particularly related to drug use and dealing. This, coupled with issues like theft, vandalism, and the presence of vagrants, has made some residents feel unsafe.

Would any of these cause you to leave Machias, if not, what would?

- **Yes: 53.78%** would consider leaving Machias.
- **No, Other: 19.33%** would stay, but with certain conditions.
- **No, No Answer: 26.89%** gave no definitive answer or are content staying.



Potential Reasons Residents Might Leave Machias:

Crime and Safety Concerns: Several residents mentioned that if the crime rate continues to rise, particularly due to drug activity, they would consider leaving Machias. The fear of increasing methamphetamine use and other drug-related issues was specifically highlighted.

High Taxes: The ongoing increases in property taxes are a significant factor that might drive residents away. Many are already frustrated with the current tax levels and showed that further increases could push them to leave the area.

Retirement and Proximity to Family: Some residents expect leaving Machias upon retirement to be closer to family or for better access to amenities and services. The cost of living, particularly taxes, also plays a role in this decision.

Concerns About Development: Potential developments, such as the introduction of solar companies, windmills, or large-scale businesses, are seen as threats to the rural character of the town. Some residents wrote down they would leave if such changes occurred.

Lack of Amenities and Services: The absence of local businesses, medical services, and recreational opportunities is another reason some residents might consider moving elsewhere, particularly if these deficiencies persist.

Overall, while many residents appreciate the community and have strong ties to it, concerns about taxes, crime, and potential development are significant factors that could lead them to leave Machias in the future.

Do you feel safe and secure in town?

- **Yes: 78.15%** feel safe in Machias.
- **No: 21.85%** do not feel secure, indicating a significant minority with safety concerns.

Summary of Safety and Security Concerns in Machias:

Many residents report feeling safe in Machias, citing a sense of community and control over personal security measures as reasons for their comfort. However, there is a sizable number of residents who do not feel secure, mainly due to specific concerns that impact their perception of safety.

Reasons for Feeling Unsafe:

Drug-Related Crime: The most cited concern about safety is the prevalence of drug related activities. Residents express unease due to drug addicts engaging in thefts and break-ins. The perceived increase in drug activity has made several residents feel unsafe, particularly at night.

Lack of Law Enforcement Presence: There are repeated mentions of insufficient police presence, particularly at night, which many believe has led to an increase in break-ins and other criminal activities. Some residents also express frustration with law enforcement's response to thefts and other crimes.

Impact of Bail Reform and Legal System: Some residents attribute their feelings of insecurity to recent bail reform laws, which they believe hinder the police's ability to keep criminals. This concern is linked to a fear that individuals who should be detained are instead able to continue engaging in criminal behavior.

General Social Changes: A few residents mention a broader societal shift that they perceive as contributing to a decline in communal safety. They reference an influx of anti-government groups and general societal unrest as factors that make the community feel less safe.

Specific Incidents and Local Dynamics: Issues such as unleashed dogs, high-speed traffic near residential areas, and a history of break-ins contribute to feelings of insecurity. Additionally,

some residents note a lack of inclusivity and welcoming attitudes towards diverse groups as a factor that makes them feel unsafe.

The Impacts on Daily Life: The safety concerns have led some residents to change their behaviors, such as avoiding walks after dinner and feeling the need to lock doors and secure properties—practices that were previously unnecessary. The general sentiment is a nostalgia for a past perceived as safer and a desire for a return to that state.

Community Satisfaction Overall

How satisfied are you with the maintenance and appearance of properties in the Community?

- **Not Satisfied: 54.62%** of residents are dissatisfied with the property maintenance and appearance.
- **Satisfied: 30.25%** are satisfied.
- **Other: 15.13%** gave unspecified responses, indicating ambivalence or mixed feelings.

Summary of Satisfaction with Property Maintenance and Appearance in Machias:

A sizable number of the residents express dissatisfaction with the maintenance and appearance of properties in Machias. Concerns range from the presence of junk and debris in yards to the overall upkeep of buildings and public spaces.

Key Issues Highlighted:

Run-Down Properties: Numerous residents report that there are many properties, particularly along Rt. 16/Main Street and in trailer courts, which are run-down or abandoned, giving the town a neglected appearance.

Debris and Junk: Complaints about junk, unregistered vehicles, and general trash in yards are common. This issue is worsened by horse droppings and other debris on roads, which some find particularly troubling.

Lack of Enforcement: There is a feeling that more could be done in terms of code enforcement to address properties that are poorly maintained. Residents suggest that implementing or enforcing ordinances to clean up properties could improve the town's appearance.

Community Divides on Government Role: While many residents desire stricter regulations or cleanup efforts, others strongly believe in property rights and oppose government interference unless there are safety or health risks involved.

Variability in Property Upkeep: Responses show a mix of well-maintained and poorly maintained properties within the community. Some areas, especially those away from the lake or main roads, seem to have more issues with upkeep.

Public and Recreational Spaces: Opinions on public spaces like parks and roads are mixed. Some residents feel that these areas are well-maintained, while others see room for improvement in landscaping, road maintenance, and public facility upkeep.

Resident Suggestions

Residents suggest several measures to improve property maintenance and community appearance:

Stricter Zoning and Code Enforcement: Implementing or enforcing existing regulations more strictly to ensure properties are cleaned up.

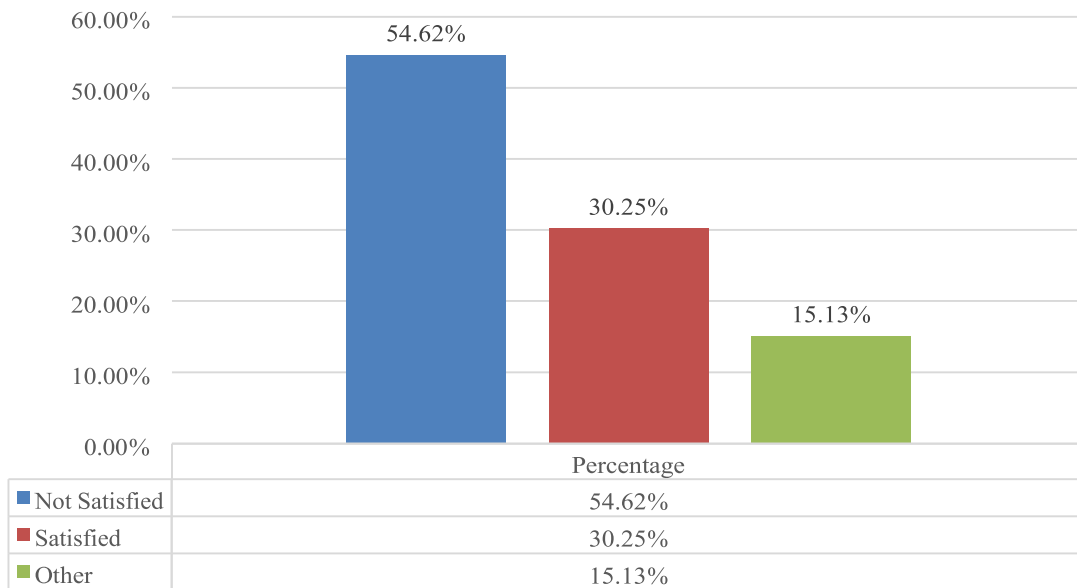
Community Cleanup Initiatives: Organizing community efforts to address problematic areas, especially around main streets and lake access points.

Improvements in Public Spaces: Enhancing the aesthetic appeal of public spaces with better landscaping, modern signage, and more regular maintenance.

Tax Incentives: Some suggest that tax incentives for property improvements could encourage better upkeep without penalizing residents financially.

In summary, the mixed feelings about property maintenance and appearance in Machias highlight a community at a crossroads. While many appreciate the town's rural charm, there is a clear call for action to address neglect and ensure that all parts of the community reflect pride and care.

Satisfaction of the appearance of Machias



Recreational Opportunities

Opportunities for passive recreation (including trails around the lake, etc.)

- Rating 1: 14.29% gave the lowest satisfaction score.
- Rating 2: 42.02% gave a mid-level satisfaction score.
- Rating 3: 43.70% gave the highest satisfaction score.

Opportunities for active recreation (baseball fields, swimming, etc.)

- Rating 1: 19.33% rated opportunities poorly.
- Rating 2: 40.34% rated them moderately.
- Rating 3: 40.34% rated them highly.

Recreational Programs

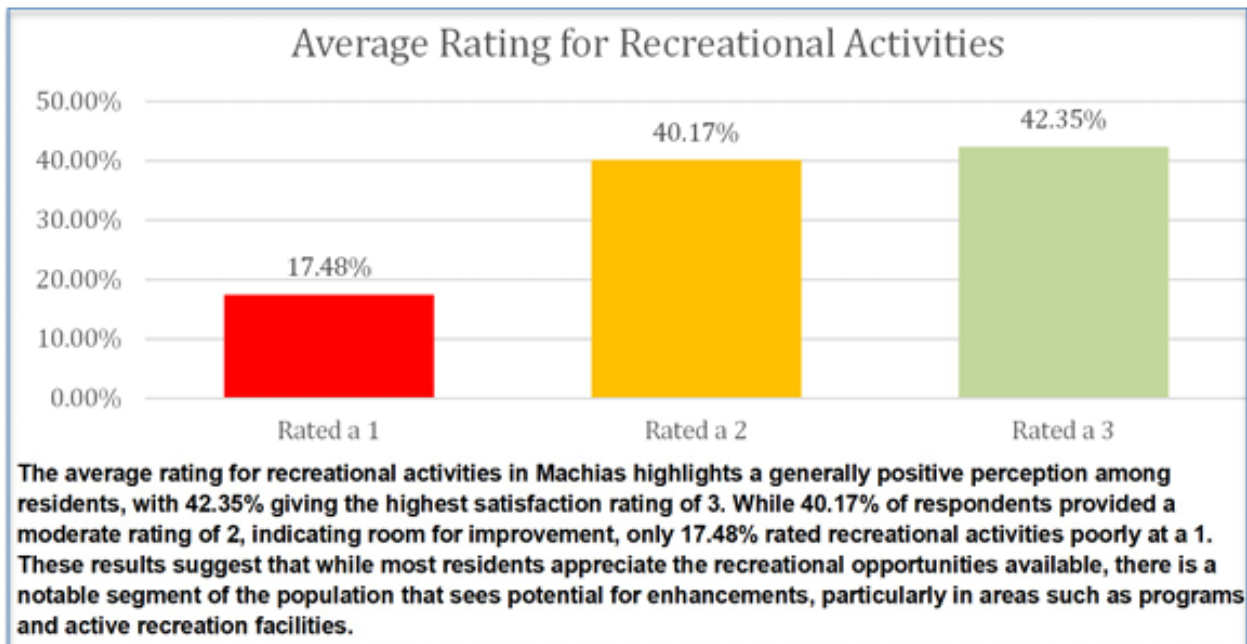
- Rating 1: 25.21% are dissatisfied with programming.
- Rating 2: 39.50% gave a mid-range rating.
- Rating 3: 35.29% are satisfied with programming.

Recreational Facilities

- Rating 1: 15.97% are dissatisfied with the facilities.
- Rating 2: 41.18% gave a mid-range rating.
- Rating 3: 42.86% are satisfied with the facilities.

Access and use of the Town parks

- Rating 1: 12.61% are dissatisfied with park access.
- Rating 2: 37.82% rated access moderately.
- Rating 3: 49.58% are satisfied with park access.



Community and Environmental Resources

Community Resources and Services Library hours/availability

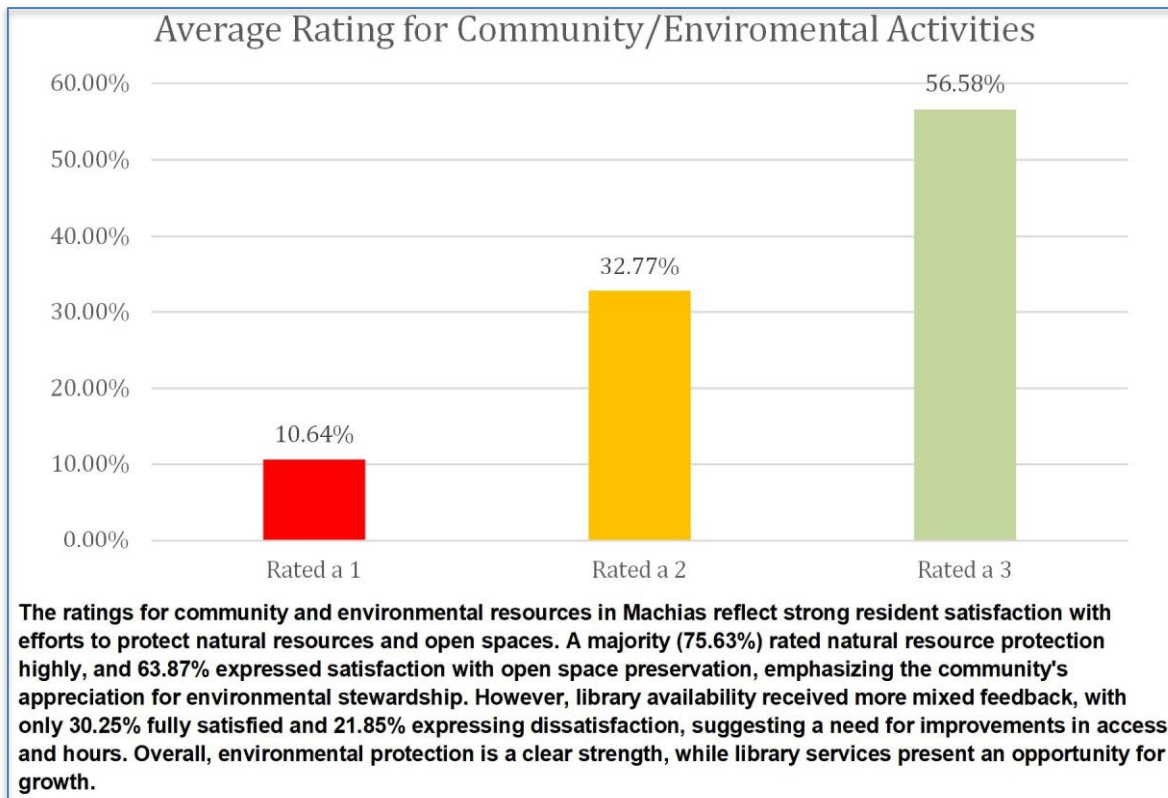
- Rating 1: 21.85% are dissatisfied with library hours.
- Rating 2: 47.90% gave a mid-range rating.
- Rating 3: 30.25% are satisfied with library availability.

Natural resource protection (protect significant habitats-streams, forests, etc.)

- Rating 1: 1.68% are dissatisfied with natural resource protection.
- Rating 2: 22.69% rated protection efforts moderately.
- Rating 3: 75.63% are satisfied with these efforts.

Open space protection (limiting the density of development/preservation of Agricultural uses)

- Rating 1: 8.40% are dissatisfied with open space protection.
- Rating 2: 27.73% gave a mid-range rating.
- Rating 3: 63.87% are satisfied with efforts to protect open spaces.



Events and Festivals

- Rating 1: 17.65% are dissatisfied with events and festivals.
- Rating 2: 51.26% gave a mid-range rating.
- Rating 3: 31.09% are satisfied with local events and festivals.

Events and Festivals: Most residents (51.26%) gave mid-range ratings, while 31.09% were satisfied and 17.65% dissatisfied, suggesting moderate success in community activities.

Town-supplied services (roads, emergency, large trash pickup, etc.)

- Rating 1: 3.36% are dissatisfied with town services.
- Rating 2: 26.05% gave a mid-range rating.
- Rating 3: 70.59% are satisfied with town-supplied services.

Town-Supplied Services (e.g., roads, emergency services): Highly rated, with 70.59% satisfied and only 3.36% dissatisfied, indicating effective municipal service delivery.

Overall Observations about the ratings:

- **Strengths:** Residents value passive recreation, natural resource protection, open space preservation, and municipal services.
- **Opportunities for Improvement:** Active recreation, programming, and events/festivals present opportunities for growth, along with improving library accessibility.
- **Focus Areas:** Continued investment in recreational options, community events, and preserving the rural charm and natural environment can enhance overall satisfaction.

Attitudes Towards Development and Industry

Do you support large-scale industrial wind turbine generators in the town of Machias?

- **Yes: 26.89%** support wind turbine generators.
- **No: 73.11%** oppose them.

Do you support large-scale industrial solar power facilities in the town of Machias?

- **Yes: 35.29%** support solar power facilities.
- **No: 64.71%** oppose them.

The residents of Machias overwhelmingly oppose large-scale industrial developments, with 73.11% rejecting wind turbine generators and 64.71% opposing industrial solar power facilities. While a minority supports these renewable energy projects—26.89% for wind turbines and 35.29% for solar facilities—the strong opposition reflects concerns about preserving the town’s rural character and potential impacts on the community’s environment and aesthetics. These findings suggest that future development efforts should prioritize community engagement and consider alternative approaches that align with local values and preferences.

Do you support any of the following in the town of Machias?

Cannabis Dispensary:

- Yes: 22.69% support a cannabis dispensary.
- No: 77.31% oppose it.

Adult Entertainment:

- Yes: 6.72% support adult entertainment venues.
- No: 93.28% oppose them.

Liquor Store:

- Yes: 66.39% support a liquor store.
- No: 33.61% oppose it.

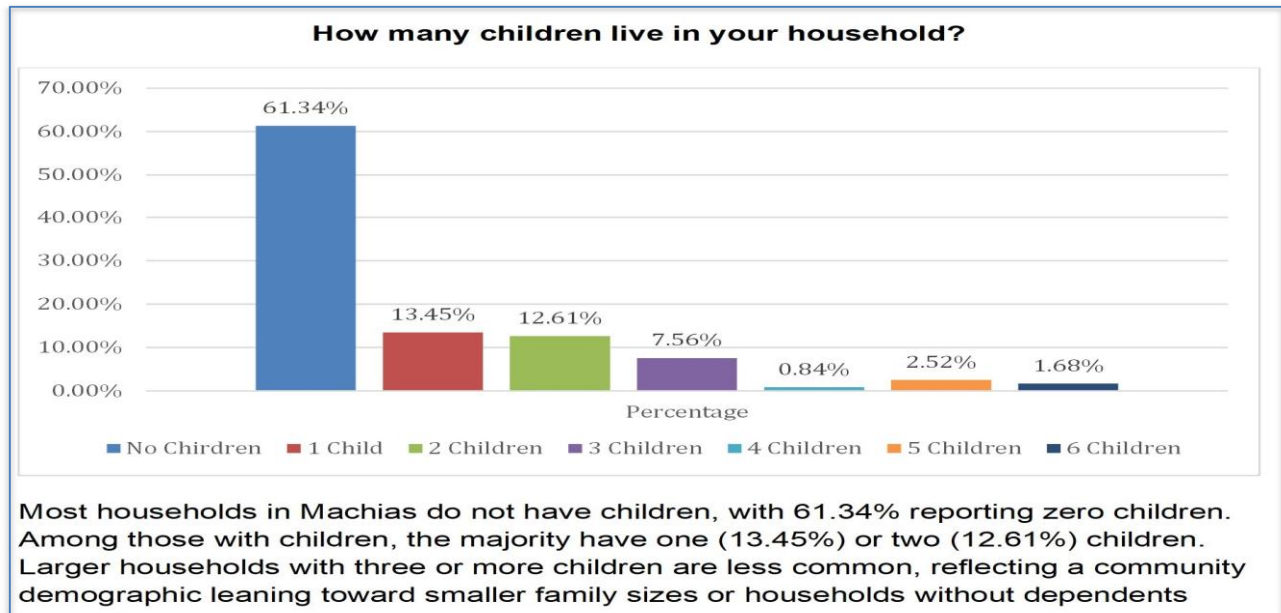
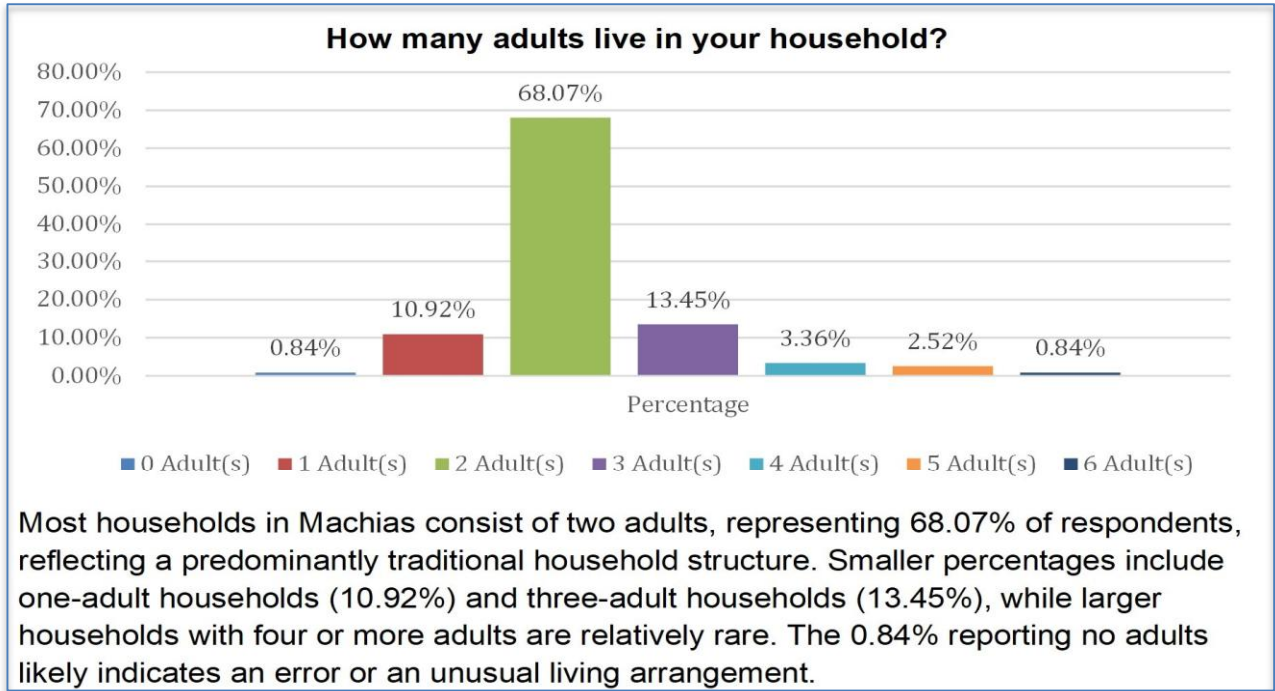
Does the Town need more residential development and housing opportunities?

- Yes: 43.70% believe added residential development is needed.
- No: 56.30% do not see a need for more housing.

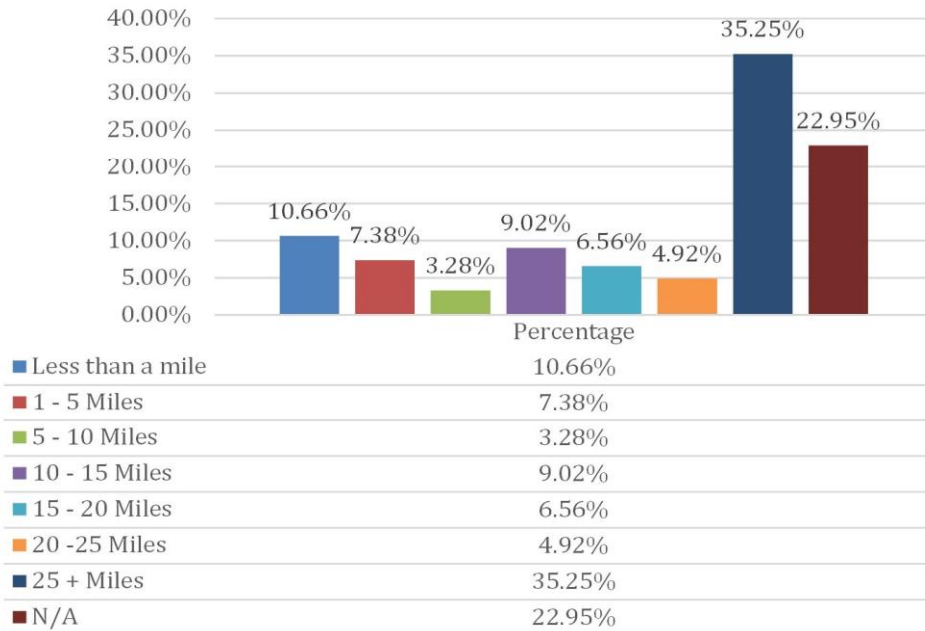
The survey highlights clear community preferences about development in Machias. Most residents strongly oppose cannabis dispensaries (77.31%) and adult entertainment venues (93.28%), showing a desire to maintain the town’s traditional values. However, there is notable support for liquor stores, with 66.39% in favor, reflecting an openness to certain types of

commercial development. Opinions on residential growth are more divided; while 43.70% believe more housing is necessary, a slight majority (56.30%) do not see the need, suggesting some resistance to population expansion and concerns about overdevelopment. These results underscore the importance of balancing growth with community priorities.

Household Demographics



How far do working members of your household travel to work?



A significant portion of working residents in Machias (35.25%) travel over 25 miles for work, highlighting a commuter-heavy population. Shorter commutes, such as those under 15 miles, account for smaller percentages, with 10.66% working less than a mile from home. Additionally, 22.95% fall under the "N/A" category, likely indicating retirees, remote workers, or those not currently employed. These figures suggest that many residents rely on opportunities outside the immediate area for employment.

Summary of Survey

The survey data paints a detailed portrait of Machias, revealing both the strengths and challenges faced by the community. The findings highlight the town's deeply rooted population, with many residents having lived there for over 15 years. This long-term residency contributes to a strong sense of community and ownership, as shown by the fact that 96.64% of respondents own their homes. This level of homeownership indicates a population that is likely invested in the long-term well-being of the town, both economically and socially.

Community Satisfaction and Concerns:

Residents of Machias express a deep appreciation for the small-town atmosphere, with 26.14% citing the rural setting as a key positive aspect. The sense of community is also a major draw, with 15.34% valuing the communal spirit. Natural features like Lime Lake and the town's green

spaces are important to residents, with 11.36% and 8.81% respectively highlighting these as key attractions. However, there are notable concerns as well. A significant portion of the population is dissatisfied with the maintenance and appearance of properties in the town, with 54.62% expressing dissatisfaction. This suggests that while the town's natural beauty and community spirit are strong, the upkeep of residential and commercial properties might be an area requiring attention.

Challenges Facing the Town:

The most pressing concern for many residents is the lack of services and businesses, with 23.81% identifying this as a key issue. This could be tied to the high rate of residents commuting long distances for work, with 35.25% traveling over 25 miles. The lack of local employment opportunities might be contributing to this need for improved services and businesses. Additionally, the condition of some buildings in the town is a concern, with 15.97% of respondents noting that run-down buildings detract from the town's overall appearance. Safety and Security: Safety is a critical issue for the community. While a majority (78.15%) of residents feel safe, a significant minority (21.85%) do not. This could be linked to concerns about drugs and crime, which were mentioned by 7.84% of respondents. The fact that over half of the respondents would consider leaving Machias (53.78%) suggests that safety, along with other concerns like taxes (14.85%) and road conditions (8.40%), might be influencing these sentiments.

Recreational Opportunities and Town Services:

Recreational opportunities are another area of mixed satisfaction. While residents generally appreciate the town's passive recreation opportunities, such as trails around the lake, there is less enthusiasm for active recreation facilities and programming, with a substantial portion of the population giving them only moderate ratings. This indicates potential areas for improvement in enhancing the town's recreational offerings. Furthermore, town-supplied services like roads and emergency services receive relatively high marks, with 70.59% of residents expressing satisfaction. However, the dissatisfaction with recreational programs (25.21%) and the availability of facilities suggests that while basic services are adequate, the town could benefit from investing in more diverse and active recreational options.

Attitudes Toward Development and Industry:

There is a clear resistance among residents to large-scale industrial development within the town. A significant majority oppose the introduction of large-scale industrial wind turbine generators (73.11%) and solar power facilities (64.71%). This opposition reflects the community's preference for preserving its rural character and may also indicate concerns about

the environmental and aesthetic impact of such developments. Similarly, the community is not in favor of introducing cannabis dispensaries (77.31%) or adult entertainment venues (93.28%), though there is more support for a liquor store (66.39%), which may be seen as a more traditional and less controversial business addition.

Housing and Population Demographics:

The question of whether Machias needs more residential development divides the community, with 56.30% opposing additional development and 43.70% in favor. This split opinion could be reflective of the broader tension between preserving the town's rural character and addressing the need for housing and potential growth. The demographic data shows that most households consist of two adults, with a significant portion (61.34%) having no children. This suggests a mature population, possibly with many retirees or empty nesters. The low percentage of children could indicate a potential decline in future population or a challenge in maintaining and attracting young families to the area.

Conclusion:

Overall, Machias presents itself as a community with strong roots, a deep appreciation for its rural and communal atmosphere, and significant investment from its residents. However, challenges such as a lack of local services, concerns about safety, and divided opinions on development indicate areas where town leaders and planners could focus their efforts. By addressing these concerns and enhancing the town's amenities and services, Machias has the potential to strengthen its appeal both to current residents and to those considering making it their home. The town's resistance to large-scale industrial development and preference for preserving its rural character will likely continue to shape its future trajectory, making the balance between growth and preservation a key focus for the community moving forward.

1. Residents of Machias share a common vision of preserving the town's small-town charm and rural character while promoting responsible growth and development. Many emphasize the importance of cleaning up dilapidated properties and enhancing the town's appearance, particularly around downtown areas like Main Street. There's a strong desire to see abandoned buildings either renovated or demolished to improve the town's overall aesthetic.
2. A significant portion of the community expresses a desire for more recreational activities for children and families, with suggestions for festivals similar to those in neighboring towns, like Franklinville's Maple Fest. Improving existing recreational facilities, such as parks and basketball courts, is also a priority, with specific calls to upgrade infrastructure like blacktop surfaces. The community also supports the idea of starting farmers markets and other local events to foster a stronger sense of community.

3. There is a clear interest in attracting small businesses and eateries to the town, with residents expressing a need for more local amenities and services. Some residents suggest creating more job opportunities through local business development, while others emphasize the importance of preserving agricultural land and supporting local farms. The balance between economic growth and maintaining the town's rural character is a recurring theme.
4. Safety is a major concern for residents, particularly in terms of enforcing laws to reduce crime and maintaining the town's cleanliness. Many residents want stronger enforcement of property upkeep and cleanup, especially regarding run-down homes and public spaces. Infrastructure improvements, such as fixing roads and adding sidewalks, are also commonly mentioned, with specific concerns about traffic safety and the condition of recreational areas like Lime Lake.
5. Residents are keen on preserving the town's natural resources and agricultural roots. Many want to maintain the rural and scenic nature of the area, opposing large-scale industrial developments like wind turbines and solar farms that could disrupt the landscape.

Appendix B

Vision to Reality Summary and Detail

Vision to Reality Summary
Based on Survey Responses

<u>Placement</u>	<u>Categorized Response</u>	<u># of respondents</u>	<u>Vison to Reality Author</u>
1	Clean up Housing / Businesses/ Buildings	24	J. Dusterhus / Scott Ludtka
2	Business Growth in Machias	20	Kevin Sparks
3	More Youth Activities / Rec. / Library	14	J. Brown
4	Restaurants in Machias	12	K. Sparks
5	Better / Improved Law Enforcement	10	J. Brown, R. Tudela
6(T)	Zoning (Residential, Business, Agric., etc)	9	D. Zilker / S. Ludka
6(T)	Lower Taxes	9	J. Dusterhus
6(T)	Festivals in Town / Community events	9	J. Dusterhus
9(T)	Protect Ag and Farming community/ rights	8	D. Zilker / R. Shenk
9(T)	Walking and Bike Paths	8	J. Brown
11(T)	Houses - Built to code	6	
11(T)	Preserve Lake / privateness of community	6	
13	Eliminate / control short term rentals (Lake)	5	K. Sparks
14(T)	Garbage Pick up	4	K. Sparks
14(T)	Improved roads	4	
14(T)	Improved Town Services	4	
14(T)	Freedom (yet lawful to public health and safety)	4	
14(T)	Lake Access	4	
19	Local, weekly Farmers market in town	3	
20	Have local "career" jobs	2	
21(T)	Safe and clean Houses	1	
21(T)	Low-cost services for Seniors	1	
21(T)	Limit / Control Digital Signs	1	
21(T)	Be part of the Amish Trail	1	
Also			
	Town roads to be accessible entire year		K. Sparks
	Single Family Residential zoning around Lake		K. Sparks

VISION TO REALITY – Initial thought process and Planning Template

Vision #1: Clean up housing and buildings

Areas Impacted: The entire town of Machias, the taxpayers, and anyone who visits or recreates in our town.

How to make a reality:

1. With the help and input of the community and residents, develop and define clear definitions and examples of what is acceptable, and what is considered unacceptable to the community at large.
2. Work with the Cattaugus County beautification committee. We can also give the county a list of our largest problem properties to see how they can help. We can look at grants and work with local government, land bank, and property owners to find solutions for the troubled property.
3. Provide town with 1 or 2 yearly large trash pickups with a list of things that will be picked up and what items will not be accepted.
4. Work with Judges and Sheriffs department to provide community service opportunities to help clean up the town and keep it clean.
5. Have annual clean up week that would allow community members opportunities to serve each other by helping clean up problem properties that our Code Enforcement advises on.
6. Work with Route 16 garden club to plant flowers at Lime Lake/ Machias in spring 2025

Any other towns have/use? Many other town to have zoning and ordinances to address poorly maintained properties, as well as having annual or semi-annual trash pick-up days, and community revitalization programs.

Funds Required?: Yes.

How to Pay for?: Search for grants for beautification/businesses, dumpsters, soil, and flowers. Fundraisers as well as a possible tax increase that is specific to town clean-up efforts in Machias.

Benefit: Stabilize property values, increase municipal revenue because problem properties are often delinquent on taxes which reduce municipal revenues. Leverage investment for economic growth. Foster community pride by working together to make Machias a more desirable place to live and provide more safety for residents and their families.

VISION TO REALITY – Initial thought process and Planning Template

Vision #2: Business Growth in Machias (Restaurants, Services, Businesses)

Areas Impacted: Rt.16, Maple, Rosyk Hill, McKinstry, and possible others. On a lesser scale, the entire Town would see benefit.

How to make a reality:

Assign a Town Board member the responsibility, or assemble and assign a Town Board sanctioned committee, that will be responsible to attract Businesses to the Town of Machias. (Think of this as a Chamber of Commerce on a mini scale).

The Town Board member or the committee shall be in continual pursuit of business interests, both small business and local, regional, or national franchises.

The Town Board member, or the committee, will be responsible for reporting on progress and status at each monthly Town Board meeting.

The Town should have a continually “up to date” list of ‘shovel ready’ and ‘renovation ready’ properties for potential Businesses that would be beneficial, both for the Town and the prospective Business owner.

The Town must have positive Demographics “at the ready” (paper or PowerPoint presentation) to show potential Business owners the benefit of opening and operating a Business in the Town of Machias.

An “ad campaign” for the Town, showing benefits to the Business owner would be valuable.

Further, possible tax and cost incentives (by Cattaraugus County and NY State) would need to be explored.

Any other towns have/use?

Many Cities, Towns, and Villages have everything from a complete Chamber of Commerce to Town Boards who actively pursue and are prepared for helping to

bring new Businesses and Commerce to the community, and helping those already here with future growth and expansion possibilities. The most successful are ones that outwardly pursue Businesses, with the community interests and benefits at the forefront.

Funds Required?: Yes. To assemble and produce a “Machias Benefit” document for potential Business Owners. If a committee is formed, possible compensation stipends may be a Town cost. Possible town tax breaks / incentives for Businesses to locate here.

How to Pay for?: Initially, Town expense, or possible County or State grant programs. The thought here is to invest in the future, as once Businesses open here, over time, the taxes gained will pay positive dividends to any up-front investment costs. Financial support and backing from NYS should be thoroughly explored.

Benefit:

What current Town Residences are asking for (re: survey).

Additional Employment Opportunities in Town.

Additional Tax base in the Town, both from Businesses as well as the Employees.

Excellent method to provide “new life” to empty store fronts, vacant buildings and properties, and structures in need of refurbishing or tear down.

This initiative may very well be the best way to positively grow the Town of Machias.

VISION TO REALITY – Initial thought process and Planning Template

Vision #3: To offer more activities for children of all ages in the town. To offer more open hours at the library for children after school and adults in the evenings. Possibly more programs for seniors during the day.

Areas Impacted: King Memorial Library, Herman Memorial Park, Odosagih, Youth commission & Machias Vol Fire Dept.

How to make a reality: Meet with Library Board, Meet with Odosagih Administration, Meet with Youth Commission and the Machias Volunteer Fire Co. Canvassing residents to ask about sharing talents and expertise in classes or a demonstration. Meeting with the Catt Co History Museum to explore programs for residents. Meeting with the Pines Health Care Facility to see if they have programs for town residents to attend along with the Pines' residents. Possibly developing an "adopt a grandparent " program to work with the Youth Commission.

Any other towns have/use? Almost weekly I see more activities offered at both Delevan and Franklinville (Blount) Libraries. They also have more hours. The Delevan village has a senior lunch program on Tuesdays. I haven't' looked into little league in these towns yet.

Funds Required?: Yes, most activities will require funding. Depending on where the activity is held and who is sponsoring it, depends on where the funding would come from.

How to Pay for?: As local libraries are partly funded by local School District a request for more funding from the Pioneer School district, along with grant money for library activities. Meeting with the Delevan senior lunch program to find out where they get their funding. (I assume state and county). Little leagues are mostly funded by donations from local businesses. Odosagih already offers free activities for local children, but I feel this is not advertised well, and most families don't realize there is a free movie every week on Thursday nights throughout the

summer along with at free campfire on Friday nights. Help for advertising these activities through local signage and free community event listings in local papers. I believe there may be more activities that Odosagih would be willing to share with Machias residents (i.e.: indoor pickle ball , basketball & weekly auction). The Machias Youth Commission already does a BBQ and basket raffle, as they ran out of BBQ last year, they can hopefully make it larger in an effort to raise more money for more programs for the older children in the town..

Benefit: More activities within the town of Machias for all residents, children, adults and seniors. Creating a closer sense of community, and helping residents to meet their neighbors and develop important relationships.

VISION TO REALITY – Initial thought process and Planning Template

Vision #4: Attract and have Restaurants, Services, and Retail Businesses in the Downtown area of Machias

Areas Impacted: Rt.16, Maple, Rosyk Hill, McKinstry, and possible others. On a lesser scale, the entire Town would see benefit.

How to make a reality: See Vision to Reality Statement #2 on Business Growth in Machias

Funds Required?: Covered in Vision to Reality Statement #2.

How to Pay for?: Covered in Vision to Reality Statement #2.

Benefit: What current Town Residences are asking for (re: survey).
Covered in Vision to Reality Statement #2.

VISION TO REALITY – Initial thought process and Planning Template

Vision #5: Better Law enforcement for Town of Machias

Areas Impacted: Whole Town, but mostly concentrated in ‘downtown area’.

How to make a reality: Working with the County Sheriffs Dept and the local State Police. Making them aware of problem places, areas in the town and times of day and days of the week when residences see trouble. Making our own Constable aware of the need for visible presence in certain areas at certain times. Especially when we have an event going on in the town. Educating residences that they need a paper trail when dealing with perpetrators. Establishing and publicizing a “Police Blotter” or call log of 911 calls from within the town will highlight the issues, both for Law enforcement as well as the residents of Machias.

Any other towns have/use? Looking into creating a “Neighborhood Watch “ program to get the residences involved in reporting and showing the perpetrators that they are aware of unwanted activity.

Funds Required?: After consulting the Sheriff Dept. I was informed that it would cost the town to have a dedicated Sheriff to work for just the Town of Machias, and the Town would have to foot the bill.

How to Pay for?: The Town would have to put more money into the budget for policing. A grant search for a small town wanting more safety and less crime should be done to see if there are monies out there that would accommodate us.

Benefit: The community members would have more pride in their town and feel safer. Vandalism of private and town property would be dealt with and hopefully stopped in the future. Those committing offenses would be brought to justice and have to pay for their crimes.

VISION TO REALITY – Initial Thought Process and Planning Template

Vision #5: Better law enforcement and enhanced safety for the Town of Machias.

Areas Impacted: The whole town, with a particular focus on the downtown area and other high-traffic zones.

How to Make it a Reality

- **Collaborate with Law Enforcement:**
 - Work with the County Sheriff’s Department and the local State Police to share details about problem areas, including times and days when issues arise most frequently.
 - Provide law enforcement with reports of suspicious or problematic activities gathered from the community.
 - Maintain open communication with the town’s constable to ensure a visible presence during critical times, especially during events.
- **Leverage Existing Tools: Security Cameras**
 - Encourage residents to utilize and register their home security systems, such as Ring cameras, with a voluntary community database. This would allow law enforcement to request footage when necessary.
 - Conduct a survey to identify existing cameras and potential gaps in coverage, particularly in high-risk zones like downtown and public parks.
 - Strategically place additional cost-effective security cameras in uncovered areas to enhance surveillance. Cameras could be funded through grants, sponsorships from local businesses, or town budget reallocations.
- **Neighborhood Watch Program:**
 - Establish a Neighborhood Watch Program to involve residents in proactive crime deterrence.
 - Educate residents on how to monitor, report, and document suspicious activities, creating a paper trail to assist law enforcement.
 - Use tools like WhatsApp, Ring Neighbors, or community email groups for immediate reporting and communication.

- **Community Education:**
 - Host town meetings to inform residents about the importance of reporting crimes and maintaining a paper trail when dealing with perpetrators.
 - Distribute informational materials on safety tips, the role of security cameras, and how to join the Neighborhood Watch.
- **What Do Other Towns Have/Use?**
 - Research similar towns that have implemented Neighborhood Watch programs or camera networks to model successful strategies. Emphasize programs that balance cost-effectiveness with impact.
- **Funds Required:**
 - Contracting a dedicated sheriff to work exclusively for Machias would require significant budgetary commitment, as informed by the Sheriff’s Department.
 - Installing additional cameras or other security enhancements will also involve costs, though existing technology can help reduce expenses.
- **How to Pay for It:**
 - Reallocate Town Budget: Adjust budget priorities to allocate more funds for safety and policing.
 - Grants: Search for grants targeted toward small towns improving safety and crime prevention.
 - Examples: Community policing grants, technology upgrade grants, or state safety improvement funds.
 - Community Contributions: Encourage residents or local businesses to donate or sponsor additional cameras for the downtown area or other key locations.
 - Partnerships: Collaborate with businesses to share costs for cameras in areas near their establishments, which also benefits them by improving safety.

- **Benefits**

- **Increased Safety:** Residents will feel safer, knowing that problem areas are under surveillance and actively monitored.
 - **Community Pride:** A safer, well-maintained town fosters pride and engagement among residents.
 - **Crime Deterrence:** Visible cameras, signage, and active resident participation in crime prevention discourage offenders from targeting Machias.
 - **Accountability:** Perpetrators are more likely to be identified, apprehended, and held accountable with the help of evidence gathered from security cameras and community reports.
 - **Cost Savings Over Time:** While initial investments in cameras and a Neighborhood Watch require funding, the reduction in vandalism, theft, and other crimes will save the town money in the long run.
- By combining traditional law enforcement efforts with modern tools like security cameras and grassroots initiatives like a Neighborhood Watch, Machias can improve safety without overburdening its budget. This plan emphasizes practical, community-driven solutions that align with the town's goals and resources.

VISION TO REALITY – Initial thought process and Planning Template

Vision #6: Zoning to protect our community.

Areas Impacted: The entire town of Machias

How to make it a reality: Get a comprehensive plan which would include a basis for zoning.

Any other town have or use: Majority of neighboring towns have some form of zoning.

Funds required: A zoning board or committee would have to be formed and compensated for time spent.

How to pay for it: It would have to be added as a line item in the Town budget or possibly a grant.

Benefits: It would give the town a vision to the future, give the Building Code Officer some assistance in enforcing the town zoning and building codes, establish a basis to work from as far as new businesses and cleaning up existing businesses. It will keep the town from being wide open to wind, solar, and waste development as well as undesirable businesses being wide open to do what they want. Additionally, zoning would help protect natural resources, including protecting drinking water sources.

It would give the town a direction to move forward in a positive manner in the future.

VISION TO REALITY – Initial thought process and Planning Template

Vision #7: Control and Reduce Taxes. To be proactive in finding new and creative ways to save money for the taxpayers of Machias. This includes seeking out avenues to fund new projects that can advance and improve our community, while spending the least amount of taxpayer dollars.

Areas Impacted: The entire Town of Machias, especially property owners who pay taxes.

How to make it a reality: Since property taxes are a main source of revenue for local municipalities, residential and business growth will be essential to increasing our tax revenue base in Machias. Another idea would be to set aside money from the Town's interest bearing investments to help fund some of our goals. Grants opportunities will be very important to help fund and make some of our goals and visions attainable, in order to access available funds with as little taxpayer dollars as possible. A few other ways to help generate more local revenues include the following. Prioritizing economic development, encouraging commercial property construction, increasing pedestrian zones and bike lanes, and increasing fees for certain applications and document requests.

Any other towns have/use? Yes. Many other municipalities have utilized grant opportunities, hired engineering firms, and spent some of their own Town resources to get some of the projects and/or goals started.

Funds Required?: Yes. There will be an undetermined amount of funds needed along the way in certain areas. This may include grant writing services, grant award costs, research, engineering, legal fees, etc.

How to Pay for?: Utilizing available grants, increasing our local taxable base, and raising fees on certain applications and document requests.

Benefit: To maximize the opportunities that will benefit the Town of Machias, while finding ways to help fund them without creating extra burden on our taxpayers.

VISION TO REALITY – Initial thought process and Planning Template

Vision #8: Bring back of Town Festival/Annual Event to our Community

Areas Impacted: This would hopefully bring fun and excitement to the entire town as well as cause people from neighboring towns to visit as well to take part in our festival/annual event.

How to make a reality: Get a small group of residents together to start planning the festival. They will look and try to identify people gifted in all areas needed as well as those with experience in certain areas, ie. Food, car shows, games, fundraisers, etc. They will also begin seeking out interested local businesses and business owners.

Any other towns have/use? Yes, there are many town around us who have annual festivals. Examples would include the Maple Festival in Franklinville and the Tulip Festival in Holland. Machias had the famous “Zucchini Festival” for many years.

Funds Required?: Yes, things like food, entertainment, games, etc. will cost money to make it happen.

How to Pay for?: Fundraisers will be needed. Chinese auctions, raffles, concession sales, etc. should all be considered. We will also look to local businesses and business owners to get involved via donations and advertisements.

Benefit: Any extra funds raised to benefit are Fire Dept. and Youth. This will bring community pride back as well as a fun filled time for all ages.

VISION TO REALITY – Initial thought process and Planning Template

Vision #9: Protect Agriculture and Farming Communities and rights.

To maintain as is, yet be open for expansion opportunities, while protecting the environment and drinking water sources and drinking water quality.

Areas Impacted: Existing farmland and opportunities for expansion.

How to make it a reality: Preserve existing agriculture, be considerate of ag machinery on the road and farmers doing their work as some times add hours. Continue to provide education and outreach programs to the agricultural community to help protect the environment, including drinking water sources.

Any other town have or use: Entire county needs to preserve agricultural districts, look at agricultural assessments.

Funds required: Federal and county programs are in place, area representation on Agricultural Boards

How to pay for it: None needed

Benefits: Benefits the entire community. Agriculture is the backbone of the community and local businesses.

VISION TO REALITY – Initial thought process and Planning Template

Vision #10: Walking and Bike Paths in Machias

Areas Impacted: Initially; Lime Lake perimeter, eventually; Route 16 corridor and Route 242 Corridor. The sky's the limit.

How to make a reality: Meeting with landowners, (public & private) ie: Museum representative, Machias Pines, LLCOA, and residents who may be affected, to get ideas, permission for property use and work on design of walking/biking trail for the general public to enjoy exposure and exercise around the Lime Lake area. With easy access to the Machias Pines Nursing Home, the Cattaraugus Co Museum, Odosagih Bible Conference and the DEC Public access area to the Lake. We would need to have public hearings, to get ideas and response to this project. It would be shortsighted of us if we did not provide for a parking area and restrooms and bike racks at various stops, ie: Museum, Pines, Odosagih, etc.

Funds Required?: Yes, Always. Seek grants for town beautification and Health related funds/grants (to keep people moving). (Federal, State & County) Approach local homeowners and local businesses to help sponsor this endeavor in exchange for their names on benches along the way and/or naming sections of the trail after them or their businesses.

How to Pay for? Over time with donations, funds, grants and possibly a Line item in the town budget for major trail maintenance, ie: potholes in the pavement, trees fallen across the trail. Maintenance issues: minor trail maintenance, ie; pick up litter, keep doggy bag dispensers full, painting, planting, weeding, picking up sticks, etc , may also possibly be a volunteer group. This may be a group of "Citizens For the Beautification of Machias" CFBM. This can include the youth group/boy scouts/Machias Fire Dept./Senior Citizens of Machias, Church groups of Machias, etc. Multiple groups can be involved and active at various times of the year. It could also work like the "Adopt a Highway" program,

where each groups gets their own section of the trail. With garbage being dropped off at the Highway dept.

Benefits: Multiple benefits; exercise for residents and visitors to the Odosagih Bible Conference, and the Machias Pines and the Cattaraugus County Museum. Pride in residents that participate in upkeep of the trail, and pride in those who have donated to make the trail and have their name or business identified on the trail possibly on a bench. Residents from different areas working together and getting to know their neighbors. Trails like this attract people from other areas to explore, this in turn brings business to our town. Depending upon the exact trail location, it could be a source of entertainment and exercise for our local residents in the Machias Pines Nursing Home, as they may be able to utilize and see the people and pets utilizing this wonderful trail. It may also be a route to our Cattaraugus Historical Museum, the Machias Pines, the Odosagih Bible Conference, and the DEC access to the Lake, not to mention the various restaurants along the way. Therefore is may bring a larger number of visitors to the Museum, as well as the Pines, and restaurants along the way. And maybe in the future a Farmer’s weekly/daily market on the front lawn of the Machias Pines and or the Museum.

VISION TO REALITY – Initial thought process and Planning Template

Vision: Have town involvement in short term (AirBnb, VRBO, etc.) rentals.

Areas Impacted: Entire town of Machias, including Lime Lake.

How to make a reality: For anyone who lists their home/ property for ‘short term’ rental (30 days or less), the property owner MUST apply, pay for, and obtain an annual permit from the town of Machias to do so. Failure to have a valid permit in place will result in fines and ceasing of short term rental on the property. Any issues from residences reported to the town will invoke a review process and possible termination of the permit.

This would be a local ordinance to be put in place.

Any other towns have/use? Yes. Closest is Yorkshire, NY. Also, other local places that also have residences (e.g. Ellicottville, NY, Niagara Falls, NY, Buffalo, NY) have permit processes and restrictions on short term rentals.

Funds Required?: No. There will be some work that town board must do to put in place and inform all residences. Further, work is required to regularly monitor short term rental websites and confirm a valid town short term rental permit is in place.

How to Pay for?: Annual fees collected should more than offset any additional costs. (permit printing, record keeping, etc.). Further, this would be a (minor) income stream for the Town.

Benefit: Helps community by controlling rentals to maintain the community feeling. Rentals that are “party houses”, or having renters that do not respect the residents of this town, will be eliminated. Also gives the community the ability to short term rent to community members / families by not totally eliminating short term rentals.

VISION TO REALITY – Initial thought process and Planning Template

Vision: Town to have two (2) Heavy Trash pickups per year for Town Residences

Areas Impacted: Entire town (may curtail to only ‘central’ area of town)

How to make a reality: Town Highway Department to Dedicate two (2) weeks per year, one in spring, one in fall, to pick up and dispose of any large trash from Residences.

May need to specify what will and will not be picked up.

Funds Required?: Yes. Possible Overtime payments to accomplish.

How to Pay for?: Budget. May hit town taxes.

Benefit: Will provide residents an “avenue” to clean up yard and get rid of large trash.

Will allow for stricter enforcement of town ordinances on trash on properties

Over time, will provide a better overall appearance and improved properties within the town.

VISION TO REALITY – Initial thought process and Planning Template

Vision: All town roads to be accessible by safety emergency vehicles throughout the year.

Areas Impacted: Potter (1-14), Skyline Drive area, others?

How to make a reality: Pave, oil/stone, or gravel roads. Assure that roads are cleared and passable in winter months.

Any other towns have/use? Unknown.

Funds Required?: Yes. Both in investment and maintenance

How to Pay for?: Investment must come from State and/or county. Safety being the biggest factor. Maintenance would be added to the town expense / taxable budget. Some gains by higher assessments of homes on these roads would help offset cost.

Additional tax base, as this is a low cost way of providing additional residential lots for building and increasing the population of Machias.

Benefit: Residents safety. Increased “year around” housing availability. Increased building and housing potential.

VISION TO REALITY – Initial thought process and Planning Template

Vision: All Lime Lake and sewer district areas to be ‘SINGLE FAMILY RESIDENTIAL’. No doubles, duplexes, quads, townhomes, condos, and the like of multi-unit dwellings to be allowed or built.

Areas Impacted: Elton (part), Lake, Potter, Hazelmere (part), Long Point, Yacht Club, Broad Bay Circle, Lakeview.

How to make a reality: Town to pass a moratorium and/or enact zoning stipulating only ‘single family – residential’ homes in area noted above. “Grandfather” in any current properties that currently have additional residences (in law apartments, studios over garages, separate living structure, etc.) on property per date of enacting. While 2nd residences can be maintained, no increased living space or enlarging of the footprint will be permitted. Any plans and building of new structures of Apartments, studios, second residences, multi-unit buildings, condos, town homes, villas and the like will NOT be permitted to be built in the sewer district.

Any other towns have/use? Many towns in Western New York have zoning that only allows single family residential in certain areas. This is mainly to protect the residents’ property and value, along with keeping the area a ‘community’.

Funds Required?: No.

How to Pay for?: N/A

Benefit: - Maintain the Lake Community for Residences/ Families

- Eliminate Building congestion
- Eliminate over capacity concerns of the sewer system
- Eliminate Lake congestion due to excessive boat traffic
- Improve safety on the Lake
- Keep the Lake community a “community”

Appendix C

Top Employers in Machias

POTENTIAL EMPLOYERS

Industry Occupation

Potential Employers in New York State

Select County: Select City (optional): Number of Employees (optional): Select Industry:

Click on the business name in the table below to get additional contact information.

Business Name	Business Description	Employees	City
Pines Health Care Machias	Nursing & Convalescent Homes	100-249	Machias
County of Cattaraugus	Nursing & Convalescent Homes	50-99	Machias
Boehmer Transpntn Corp	Transportation Services	20-49	Machias
Cattaraugus County Health Dept	County Government-Public Health Prog..	10-19	Machias
Lime Lake Marine & RV	Boat Dealers Sales & Service	10-19	Machias
Machias United Methodist Chr	Churches	10-19	Machias
Machias Volunteer Fire Dept	Fire Departments	10-19	Machias
State Police Dept	Government Offices-State	10-19	Machias
Cattaraugus County Counseling	Government Offices-County	5-9	Machias
Cattaraugus County Transfer	Government Offices-County	5-9	Machias
Direct Connections	Telephone Companies	5-9	Machias
Machias Town Office	City Government-Executive Offices	5-9	Machias
Machias Veterinary Clinic	Veterinarians	5-9	Machias
Richard Dash Farm	Farms	5-9	Machias
Ungermann Excavating Inc	General Contractors	5-9	Machias
American Legion Auxiliary	Veterans' & Military Organizations	1-4	Machias
Boehmer Transportation Corp	Trucking	1-4	Machias
Chaffee Chick Design	Office Supplies	1-4	Machias
Clinic & Administration	Clinics	1-4	Machias
First Christian Church	Churches	1-4	Machias

Source: <https://dol.ny.gov/potential-employers>

Appendix D

Summary of Policy Statements

Policy Statement Summary

<u>Sec.</u>	<u>No.</u>	<u>Statement Description Summary</u>
3	1.	Have Grant writer/specialist on Staff
3	2.	Future Land Use to be based on Population trends
3	3.	Business and employment opportunities for Youth (18-34)
3	4.	Work with nearby Towns on coordinating housing development
3	5.	Zoning Law Implementation
3	6.	Town Board / Committee responsible for Attracting New Business
3	7.	Establish a Regional Economic Development Committee
3	8.	Support the growing number of Senior Residents
3	9.	Implement a Sewer system in the Downtown district
3	10.	Expand the Town drinking water system
4	11.	Preserve the Environment and rural character
4	12.	Designate Critical Environment Areas
4	13.	Prohibit development on land with slopes 15% and above
4	14.	Designate and protect Floodplains
5	15.	Establish zoning and commercial design guidelines
5	16.	Support sand and gravel mining operations
5	17.	Future zoning to protect and support Agriculture Industry
5	18.	Regular updating of future zoning laws and ordinances
5	19.	Sound / Noise and Time of Day ordinance
5	20.	Ordinances for property appearance (clutter and junk)
5	21.	Deteriorated structures and remediation process
5	22.	Permitting Short Term (less than 30 day) rentals
5	23.	Single Family residential in current Lime Lake sewer district
5	24.	Protect Drinking water in Land Use / Updates
6	25.	Adequate road markings on Town roads
6	26.	Improving “seasonal” roads
6	27.	Sidewalk expansion
7	28.	Pursue a Health clinic
7	29.	Town to have a year around Community Center

- 7 30. Address crime
- 7 31. Promote private waste removal
- 7 32. Bi-annual large trash pickup
- 7 33. Improve the Towns Municipal Water system
- 7 34. 'Curbside appeal'

Appendix E

The Town of Machias
Comprehensive Plan Committee
(CPC)
Members

Town of Machias
Comprehensive Plan Committee (CPC)
Members

NAME	EMAIL
JOSHUA DUSTERHUS-advisor	JOSHDUSTERHUS@GMAIL.COM
NICK GLASNER-councilman	NGLASNER2014@GMAIL.COM
BOB SHENK-councilman	RSHENK0212@GMAIL.COM
JEANNE BROWN	JMEGB27@GMAIL.COM
COLLEEN HAINES	CRESS2006@GMAIL.COM
DAVE ZILKER	DAVEZILKER@GMAIL.COM
DALE BURCH	DNB123049@GMAIL.COM
HEATHER PETRILLO	HEATHERPETRILLO13@GMAIL.COM
RAFAEL TUDELA	RJTUDELA@PROTON.ME
KEVIN SPARKS	KJSPARKS364@YAHOO.COM

This page intentionally left blank – denoting the end of the document