
Town of Starkey

Yates County, New York



2014 Comprehensive Plan

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Introduction

THE TOWN OF STARKEY adopted its first Comprehensive Plan in 1969. The original 1969 Plan was updated in 1993. It was reviewed in 2006 but remained unchanged. As a result of rapid technological change, New York State presently recommends that towns review their Comprehensive Plan every five to ten years. The Town of Starkey Planning Board began the current review in mid-2012.

In order to reflect the needs and desires of the citizens of Starkey, the Town Planning Board sought input from residents. In early January 2013, a survey was mailed out to 2200 residents and property owners. A total of 483 surveys were filled out and returned.

A majority of residents responding to the survey indicated that they favor:

- a) the current Town of Starkey zoning system,
- b) provisions for the protection of Starkey's air and water,
- c) continued agricultural land use,
- d) the fostering of the tourism industry, and
- e) other policies that continue to preserve the rural and peaceful character of the Town of Starkey.

At the same time, a majority of respondents favored the encouragement of businesses that will provide more job opportunities. Much interest was also expressed in developing more commercial centers in Starkey, particularly within the Village of Dundee.

The survey results made clear that while residents want growth and jobs, they do not want these to be at the expense of their quality of life. Therefore, the Starkey Comprehensive Plan will strive to encourage policies that will preserve and enhance the quality of life that residents value.

This document focuses on creating a sustainable future for Starkey's current residents, as well as for future generations. It recognizes that all natural resources are finite and precious, and that if we are to pass on to generations to come the clean water and air, fertile soil, and peaceful landscape that we enjoy today, we must make decisions with those future generations in mind.

The 2014 Comprehensive Plan reflects the results of the 2013 Town of Starkey sponsored survey referenced above, as well as input from meetings with the business community, emergency volunteers, the highway department, the school system, the Town of Starkey historian, and Yates County Planning Department.

This plan is a guidance document. It describes Starkey's past, and sets forth a vision for the future. From that vision flows a set of goals and objectives to enable the Town of Starkey, as nearly as possible, to attain that vision. It is not a set of laws dictating action, but rather a framework to inform future decision making.

History of the Town of Starkey, Yates County, New York

THE TOWN OF STARKEY was created from a portion of the Town of Reading (then located in Steuben County) by an act of the New York State Legislature on April 6, 1824. The creation of the Town was effective after the census of 1825, and placed the newly created Town of Starkey in Yates County. The Town was named in honor of John Starkey, a prominent citizen. Early settlers in the Town of Starkey were primarily from southern New York, New Jersey, and Pennsylvania.

The Town of Starkey quickly developed into an industrial town with six crossroad settlements: Shannon's Corners, Eddytown (Lakemont), Rock Stream, Starkey Corners, Harpending's Corners (Dundee), and Big Stream Point (Glenora), with Eddytown being the largest settlement.

By 1825 Starkey had a total of nine grist mills, sixteen saw mills, an oil mill, three fulling mills, four carding machines, three distilleries, and five asheries. Big Stream was the main source of water power for the mills. Seneca Lake was a shipping center and an established means of transportation.

The area communities began building churches between 1822 and 1835, as well as the Starkey Seminary which is now Freedom Village.

The Village of Dundee was once a very dense pine forest. This largely infertile land did not seem like a very attractive location to anyone except for Issac Stark, who built a saw mill near Big Stream. The area thus was first called "Stark's Mills" because of the various other mills that grew up around the stream. The Harpending family came to the area shortly after and constructed more buildings for the various settlers who were finding their way to Big Stream from the many connected lakes. The settlement then changed its name from Stark's Mills to Harpending's Corners. Harpending's Corners had about 30 buildings. There were no sidewalks, churches, or shade trees and the roads were very rough and uneven. Animals also freely roamed the streets and wolves and other wildlife lived in the woods that still surrounded the settlement. In the 1830's, Harpending's Corners began to boom and 30 new houses and several churches were built.

In 1834, a contest was held to determine a new name for the Village. James T. Gifford, an old-fashioned singing master, proposed the name of Dundee after he found it in a Scottish hymn book. The Village informally adopted Dundee as its name in the same year. The next few years saw even more growth for the little town and in 1841, the public stagecoach began to make regular stops there. In 1843, the Dundee Record was first published, which was the first newspaper of Dundee. The Village incorporated in 1848 and the name officially became Dundee. The Village continued to grow. Today Dundee is home to about 1,700 people and has its own school district. Dundee celebrated its 150th anniversary in 1998.

In the 1850's the Canandaigua and Corning Railroad was built, providing more transportation with the outside world. Unfortunately the rail line missed all of the communities in the Town of Starkey, only coming close to Starkey Corners. The Starkey Corners store was moved to the Starkey Station and that area grew quickly, becoming a shipping point for the Town.

During the Civil War, the Town of Starkey sent 118 men to war and 37 died in service. This left only 459 men between the ages of 18 and 45 in the Town. During this period, many farms raised fruit along with the usual cash crops. Much of the industry at the time was in the Village of Dundee. A railroad line was built through the Village in the 1870's, and it too became a central shipping point.

By the mid 1870's Big Stream Point was renamed Glenora, and it began to transform from an industrial center to a residential community. Many farms in the Town of Starkey engaged in full-scale fruit production, with grapes, raspberries, blackberries, quince, peaches, pears, and strawberries cultivated on many of the farms. The Town of Starkey was one of the first towns where large scale vineyards were established. Many other kinds of fruit were grown as well, and by the 1880's the area was well known for

black raspberries. In addition to fruit, hops and tobacco were also grown in Starkey.

In the early 1900's Starkey's crossroad communities were still thriving, although changing. The Town was still largely involved in farming and, compared to other communities, was unusually prosperous with poultry and egg production entering the picture. The Town, as well as the county, was plagued during the 1920's and 1930's with a shortage of labor. Starkey had fewer vacant farms in 1939 than other towns, and a larger number of farms in the hands of original owners.

Prohibition did not affect the grape growers as much as it did the wineries. During Prohibition, a person could make 250 gallons of wine per person for home consumption. The Town of Starkey remained a "dry town" until 1957 when the voters approved a local option permitting the sale of alcoholic beverages for off-premise consumption, but voters turned down proposals to allow on-premise consumption in restaurants, or sale of packaged beer or liquor in stores, or sale of alcoholic beverages in hotels.

By 1933 Routes 14 and 14A, as well as the Lakemont-Himrod and Dundee-Himrod Roads, had been paved. Route 14 had been partially remade and no longer passed through Rock Stream or Starkey Station. During WWII, the Town of Starkey again suffered labor shortages, and much of the Town's harvesting was accomplished with migrant labor.

By the mid 1970's the population of the Town of Starkey started to increase due to a surge in the farming community and development of lakefront property accessible by the State Route 14 corridor. Comprised of dwellings on both private and public roads, lakefront developments currently house both seasonal and full time residents bringing the full time population to 5370 with a seasonal influx of approximately 2500. This has been supported in part by the rapidly growing wine and tourism industries.

Scenic and historical sites within the Town of Starkey include The Starkey Methodist Church and Cemetery (1882 – Lakemont-Himrod Road), Dr. Henry Spence Cobblestone House (1848 - Lakemont-Himrod Road, presently Cobblestone Springs Retreat Center), The Rock and Big Stream Falls, Rock Stream Presbyterian Church and Memorial Hall (1865 and 1931), Enos Allen House (1815 – Old Lake Road), Peleg Briggs Wildlife Sanctuary (Log City Road), Simeon Royce House (1825 – Lakemont-Himrod Road at Hayes Road), the Timothy Hurd House (1810 – altered, Lakemont-Himrod Road), The Daniel Shannon House and Millsite (1825 – Lakemont-Himrod Road), and the Pierce-Mitchell Houses (1820-1840 – Route 14A).

The Town Of Starkey Board meets regularly on the first Thursday following the first Monday of the month at 7 PM at the Starkey Town Hall located at 40 Seneca Street in the Village of Dundee. The Town of Starkey Planning Board meets on the first Tuesday of each month in the same location, at 7:30 PM. Town Hall hours are Tuesday, Wednesday and Thursday, 9 AM – 3 PM and can be reached by phone or facsimile at 607-243-5410 and 607-243-7764, respectively.

The Town of Starkey History was compiled with input from:

- Teresa Grady, Lou Marchionda, Dundee Area Historical Society
- Steven Fulkerson, Starkey Planning Board Member

Resources:

Historical Gazetteer of Steuben County NY, Millard F. Roberts

History of Yates County, Stafford Cleveland

A Good Country, A Pleasant Habitation, Fran Dumas

The History of Glenora, Janet Heller Howell

The Dundee Observer

Yates County Chronicle

The Geneva Times

The Finger Lakes Times

A Vision for the Future

HISTORICALLY, the Town of Starkey has had a strong sense of community that has built on its natural and human resources, valuing and preserving both. Input from the 2013 survey of Starkey residents showed that residents keenly value Starkey's peaceful, rural character and its mix of residential, agricultural, commercial, conservation, and light industry uses. These elements provide a healthy environment, support for the population, and an ambience that is pleasant and attractive for both residents and visitors.

Therefore, the Town of Starkey intends to remain a rural, agricultural community with natural scenic beauty and a high quality of life for all. Working family farms and rolling vineyards, with the backdrop of a beautiful clear lake, provide a pastoral landscape that will maintain its attractiveness, protect a habitat for plants and animals, and sustain the economically valuable natural resources of clean water and air for future generations.

Diverse local businesses, including agriculture, a variety of light industries, thriving world class wineries, and services that fit with Starkey's peaceful character will provide products, services, and jobs for residents, and support the tax base. The Town's economy and businesses will utilize cutting-edge technologies such as the readily available fiber optics infrastructure that is planned as of this writing. Volunteer opportunities utilizing the talents of retired professionals who have relocated to the community will contribute to Starkey's business growth and innovation, while also providing continuing productivity and vitality for retirees.

The Town of Starkey will have a strong, cooperative relationship with the Village of Dundee, encouraging the types of business that will provide job opportunities to keep the Village and Town economically healthy, and which will provide a business, commercial, and housing center for the Town. The quality of life that residents value will be maintained. The community also will continue to take pride in the fact that it places a high priority on quality education, community, the arts, and the library system.

Historic buildings will be maintained and enhanced, whenever possible, to provide links to the past. Development will be designed to stabilize taxes, provide a healthy diversity of housing and business, and preserve and enhance the look and feel of the community.

Residents will be able to participate in a variety of cultural, educational, and recreational activities within the Town and Village. Opportunities will include the use of public access parks that all Starkey residents can enjoy.

The Town of Starkey will continue to strive to maintain an environment that is conducive to the health and welfare of all its residents for generations to come.

Physical Characteristics

THE TOWN OF STARKEY is located in New York State, in the southeastern corner of Yates County, between Seneca Lake on the east and the Town of Barrington on the west. The Town of Milo is on its northern border and it meets Schuyler County at its southern border. Starkey covers approximately 39.3 square miles of which 32.8 square miles is land and 6.4 square miles is water.

The topography of the Town of Starkey can be characterized as rolling, hilly terrain over most of the area, with a number of deep ravines through which streams flow to Seneca Lake. The highest point in

the Town is located on the west border of the Town of Barrington, which is 1142 feet above sea level. The lowest point is to the east on the shoreline of Seneca Lake at approximately 446 feet above sea level.

Within the Town of Starkey's borders are the Village of Dundee and the hamlets of Starkey, Lakemont, Glenora, and Rock Stream. The hamlets of Rock Stream and Glenora reflect a segment of the Town's past that once included a strong water-powered milling industry along the streams of Big Stream and Rock Stream, which flow into Seneca Lake.

Two New York State Highways are within the Town of Starkey borders, NYS Route 14 and NYS Route 14A, both major north-south thoroughfares.

Land Use

THE TOWN OF STARKEY is comprised of 21,020 acres of land. Agricultural production accounts for 10,672 acres divided as follows:

- A total of 9,822 acres can be considered tillable land used for field crops and vegetable production. Major crops in this acreage are alfalfa, corn, wheat, oats, and soybeans. Small dairies and grazing land for animals raised for meat are also included within this acreage.
- In the Town of Starkey, 831 acres of land are devoted to wineries and vineyards used for winemaking.
- Orchards comprise just 19 acres within the Town. Historically orchards occupied a larger portion of agricultural lands.
- Residential properties use 782 acres.
- Woodlands cover 3,523 acres – and include the acreage surrounding Big Stream and Rock Stream gullies.
- There are approximately 161 acres of wetlands in the Town of Starkey
- The remaining 4,950 acres consists of abandoned fields, vineyards, and orchards, which have not yet transitioned to the Town of Starkey woodlands of the future.

Demographics

THE PEOPLE of the Town of Starkey, New York give the community its character. Starkey is unique because of factors such as population size/density, ethnic background, ratio of males to females, and average age. According to the 2010 census, the Town of Starkey's population is 3,573, of which 1796 are male (average age 36) and 1,777 are female (average age 41). A total of 1,725 persons (48.3%) reside in the Village of Dundee. The remaining 51.7% are scattered throughout the Town, especially in the hamlets of Glenora, Lakemont, Rock Stream, and Starkey.

Starkey has experienced steady population growth, with an increase of nearly 24% since 1980. However, the population increase between 2000 and 2010 was only little over 3%. The population of the Village of Dundee has also been increasing, though not as rapidly, having risen approximately 11% since 1980 and about 2% between 2000 and 2010.

At the same time, enrollment in the Dundee Central School District has decreased. This is probably due to the number of children living in the Town of Starkey who attend private schools, particularly Mennonite schools. The age groups younger than 5 (252) , between 5 and 9 (265), between 10 and 14

(283) and between 15 and 19 (321) are the largest age groups within Starkey. There is a second peak in population within the age groups 45 to 49 (246), 50 to 54 (247), and 55 to 59 (251). Populations in age groups other than those ranges are significantly lower.

There is a sharp drop between the age group 15 to 19 (321) and the group 20 to 24 (207). It seems likely that this is caused by college age residents leaving the area to attend college, as well as by young adults leaving in search of work. The population continues to drop through age 34, and then begins to rise again, with a second peak at 55 to 59. The extent to which this rise is due to previous residents returning, versus people settling in the area who had not lived in the Town of Starkey before, is unclear. Although the area is favored by some for retirement, both for its low cost of living and for its quiet ambience, the population rise begins well before retirement age and peaks at a younger age than many people now retire, and so cannot be accounted for entirely by that factor.

It should be noted that, since the United States Census is taken on April 1st, most summer residents are not included in these figures. Summer residents are often long-term members of the community. Some are families who return to the area year after year, sometimes buying second residences within the Town. Others are Starkey residents who choose to spend the winter in warmer locations, but return in summer to what they consider their primary residences in Starkey. Of the 466 responses to the 2013 survey (referenced elsewhere in this document), 127 (27.3%) stated that they were not year-round residents; although this figure includes both seasonal residents, and non-residents who own property in the Town.

Housing

ACCORDING TO the 2007-2011 American Community Survey, Starkey has an estimated 1,324 households, with an average household size of 2.64 persons. Of these, 914 were family households, with an average family size of 3.09 persons. There were a total of 1,739 housing units, of which 1,324 were occupied and 415 were vacant, many due to seasonal occupancy. About 49% of the housing units have been constructed since 1970. Only 34% were constructed prior to 1940. The median number of rooms per unit is 5.5. Of the occupied units, 67% are owner-occupied; the rest are renter-occupied.

Approximately 40% of the occupied units are heated with utility-supplied gas. Another 32% use either self-contained gas or electricity. Only 1.6% lack complete plumbing facilities, 2.4% lack complete kitchen facilities, and 1.7% have no telephone service available.

78% of Starkey residents lived in the same house 1 year ago, and 52% lived in the same house 5 years ago. Of those not living in the same house 5 years ago, 54% lived in Yates County, and 49% in New York State.

The vast majority of land in the Town of Starkey is zoned for ~~medium-density residential~~ use. Low-density residential areas are concentrated along State Route 14, where it intersects Dundee-Starkey Road, and around the hamlets of Lakemont and Rock Stream. The Land Conservation districts are mostly concentrated along Big Stream and Rock Stream, and in a large area east of Log City Road. The area east of Route 14 in the northern half of Starkey, and east of the Finger Lakes Railroad in the southern half (all bordering Seneca Lake on the east), is zoned resort residential

Goals and Objectives

A **PRODUCTIVE AND USABLE** comprehensive plan contains clear and succinct goals and objectives. They are the overall framework for the recommended actions and policies that will follow.

Goals are general statements of a desired outcome based on the values of the community at large and should be reasonable and attainable. Progress toward any particular goal may not be quantifiable, yet should be strived for.

Objectives are specific desired outcomes that would result from implementation of code and zoning regulations. Objectives should be measurable statements, and progress towards them should be tracked in some manner.

Setting goals and objectives for a comprehensive plan is an inexact science using the best available information at the time of writing. The goals and objectives articulated in this comprehensive plan should be viewed as a vision and policy guide, one that is true to the Town of Starkey's overall values and at the same time meant to be flexible with changing times.

The following goals address specific planning issues in the Town of Starkey: Agriculture and Land Resources, Residential Development, Sustainability, Economic Development, and Community Character.

Agriculture and Land Resources

Yates County and the Town of Starkey share a rich agricultural history dating back to the late 1700s. Agriculture is an integral part of the character of the Town, providing a local farm-to-table food resource valued by both residents and tourists, and farm products, sold elsewhere, bringing economic benefits to the Town. Agriculture contributes to Starkey's economic well-being, preserves open space, and contributes to the attractive visual landscape. It shall be a priority of the Town to support agriculture and to devise land-use regulations and policies that help ensure the continued viability of this central aspect of Town of Starkey life and character.

Starkey's variety of land features, including productive agricultural soils, wetlands, woodlands, streams, ponds, Seneca Lake shoreline, and open spaces are important to the Town's character as well as its agricultural base. Water and air quality are critically important as agriculture, other local businesses, and all residents are dependent upon both. Conservation, a commitment to sustainable practices in agriculture and other businesses, and protection of the Town's agricultural land and other resources are all vital to the quality of life that residents value.

Goal I.

Preserve agricultural soils covering 46.7 percent of the Town land.

- Objective 1. Develop a Purpose Statement for the agricultural zoning district that recognizes the nature of agriculture in the Town of Starkey and grants agriculture as the prime land use in such zones.
- Objective 2. Develop subdivision guidelines so that new residential lots created in agricultural areas are sited on lesser quality soils and in a manner that minimizes impacts on current or future agricultural operations.
- Objective 3. Provide for the continuation of use and/or the reclamation of productive agricultural soils by implementing zoning and/or special use permit regulations that encourage

continuation of agriculture and agri-tourism activities including farm-based ancillary businesses.

- Objective 4. Work with County, State, and private organizations to protect agricultural land resources through regulatory and non-regulatory means such as, but not limited to, the purchase of development rights.

Goal 2.

Preserve the rural, agrarian landscape of the Town of Starkey by promoting the viability of the agricultural community.

- Objective 1. Allow for the continued permitting of commercial retail and service enterprises that serve the agricultural community to include but not be limited to greenhouse sales, produce and farm stands, woodworking, welding, and winery businesses.
- Objective 2. Provide public infrastructure, where deemed necessary, for agriculture-related economic development.
- Objective 3. Adopt land-use regulations that will direct commercial and industrial development into existing commercial zones or adjacent the Village of Dundee.
- Objective 4. Use code and zoning regulation as tools to maintain the integrity, quality, and resources of the Town.

Goal 3.

Preserve air and ground water resources for current and future generations.

- Objective 1. Use zoning regulations to ensure that any land-use activities will have minimal impact on air and water quality.

Residential Development

The Town of Starkey is committed to maintaining and protecting the integrity and quality of housing within the Town while providing opportunity for members of the community from all income levels and family types.

Goal 1.

Ensure that future residential development maximizes the use of existing public infrastructure and minimize impacts on public services.

- Objective 1. Encourage and provide for higher density residential developments to occur in the hamlets of Rock Stream, and Lakemont or adjacent to, or within the Village of Dundee.
- Objective 2. Use zoning regulations to ensure that current and future residential densities take environmental considerations into account.
- Objective 3. Investigate and apply for grants that will improve existing infrastructure, and encourage residential development to provide for any increases in population density.

Goal 2.

Promote infill development in the hamlets of Rock Stream and Lakemont to encourage community growth and increased land values.

- Objective 1. Develop and establish guidelines for infill development that will respect the scale and character of the hamlets.

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- Objective 2. Provide for the needs of the community to encourage neighborhood revitalization and redevelopment in infill areas.
 - Objective 3. Encourage builders and landowners to build mixed-use structures that include housing and commercial components in infill areas.

Goal 3.

Provide for a variety of affordable, high quality housing for all Town residents.

- Objective 1. Use zoning regulations and special use permits to encourage construction and placement of homes to serve the needs of all residents.
- Objective 2. Promote and provide for the development of a broad variety of new housing types.

Sustainability

Community Sustainability can be defined as meeting the needs of today without compromising the ability of future generations to meet their needs. Preserving our natural resources was a dominant theme in responses to the 2013 Town of Starkey survey. This feedback prompts us to make wise choices and carefully consider how our actions will impact our environment, society, and economy. The Town of Starkey desires to become an example of sustainability within our county, region, and state.

Goal 1.

Become a leader in community sustainability and energy conservation.

- Objective 1. Promote sustainable land use to manage growth while conserving natural resources and the environment.
- Objective 2. Plan and complete at least three sustainability demonstration projects (e.g. Leadership in Energy and Environmental Design (LEED), Low Impact Development (LID)) by 2019.
- Objective 3. Encourage energy reduction education and measures.
- Objective 4. Update and maintain the existing zoning regulations to encourage appropriate alternative energy installations.
- Objective 5. Utilize design standards that will best reflect the Town's vision for sustainability for all construction, revisions on construction, and post construction activities.

Goal 2.

Promote health and wellness by encouraging businesses, government agencies, non-profits, and individuals to promote the community's sustainability.

- Objective 1. Establish a sustainable certification and business recognition program by 2017, resulting in a 25% participation rate by 2019.
- Objective 2. Modify the Town's capital improvement program (CIP) evaluation to include environmental and social considerations in addition to economic criteria. (beginning with the 2016 CIP).

Goal 3.

Minimize waste in landfills to result in a long term goal of "zero waste" in the Town of Starkey.

- Objective 1. Promote the reuse and recycling of building materials, packaging, etc. to result in reduced construction waste contributions to landfills from new construction, demolition, and renovations.

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- Objective 2. Encourage the renovation of existing buildings over demolition, and promote the reuse of materials salvaged from deconstruction.
 - Objective 3. Determine the Town of Starkey's existing recycling participation rate and establish a minimum participation rate of 75% by 2018.
 - Objective 4. Reduce organic waste contributions to landfills by encouraging appropriate composting.
 - Objective 5. Encourage the Town and other Municipalities to adopt an Environmental Purchasing Policy that promotes the use of recycled and compostable products, and encourage the consideration of materials, length of use, reuse, repurposing and disposal options, as well as cost, when making purchases.

Economic Development

The growth of Tourism and Agriculture as major economic forces in the Town of Starkey is a tribute both to Starkey's abundant natural resources and the vision, ingenuity, and hard work of its residents. Building on the appeal of the Finger Lakes Region, the Town of Starkey will support the promotion of its physical and cultural assets, such as Seneca Lake, local wineries, agriculture, and light industry.

Goal 1.

Maintain and enhance the local economy and its ties to the regional economy; expand the local property tax base and the availability of higher wage jobs and other close-to-home employment opportunities for Town residents.

- Objective 1. The Town of Starkey will continue to identify economic development opportunities, including to those related to the tourism industry, to help ensure a stable local economy.
- Objective 2. The Town will support policies supportive of its agricultural community that are consistent with the Town's vision as articulated in this Comprehensive Plan.
- Objective 3. The Town will collaborate with existing local agencies and institutions to draw new light industries and retail businesses that are compatible with the Town's character, in order to make the Town of Starkey a place where people wish to live and an attractive destination for travelers.
- Objective 4. Develop a Capitol Improvement Program (CIP) for the purpose of improving the public infrastructure in the Town of Starkey.
- Objective 5. Using special use permitting procedures, encourage the addition and continuation of home-based ancillary businesses and occupations in residential and agricultural areas.
- Objective 6. Promote the use of area Chambers of Commerce as well as other industry and community specific promotion programs to increase traffic flow and patronage to existing businesses.

Goal 2.

Balance the need for residential, commercial, light industrial, tourism, and agricultural land uses through land-use policies that promote the efficient utilization of the public infrastructure, synergies among business enterprises, and the protection of natural and agricultural land resources.

- Objective 1. Encourage new business development to locate in the vicinity of existing retail and service activities.
- Objective 2. Review existing standards and guidelines for the design of light industrial, agricultural,

and commercial development and revise as necessary to minimize adverse environmental and social impacts.

- Objective 3. Encourage sustainable, safe, and attractive commercial development through the use of zoning and other tools, keeping standards for traffic circulation, parking, pedestrian facilities, buffer areas, landscaping, site coverage, and outdoor lighting, among other considerations, in mind.
- Objective 4. Maintain, revise, and update the zoning regulations for any proposed commercial, industrial, and/or municipal waste disposal facilities in accordance with the community vision as articulated in this Comprehensive Plan.
- Objective 5. Maintain and revise as necessary mixed use zoning regulations with appropriate sustainable design and performance standards to encourage appropriate businesses, while protecting residential areas and other adjoining uses.
- Objective 6. Work with local organizations such as the Dundee Merchants Association and Our Town Rocks to develop ideas that encourage residents and visitors to patronize local businesses (such as the 3/50 project, Local Harvest, etc.).

Community Character

The Town of Starkey is a rural community in the Finger Lakes region that takes pride in its agricultural heritage, natural resources, and small-town community atmosphere, all of which are tightly entwined. Family Farms, vineyards, fields, rolling hills, and lakeshore make Starkey a desirable location, valued by residents and visitors alike. We will promote efforts that support agricultural sustainability, open space conservation, and a balanced approach to economic development, and we will encourage the vitality of the Village of Dundee and hamlets within the Town.

Goal 1.

Protect key scenic and open space resources of the Town for the enjoyment of residents, visitors, and future generations.

- Objective 1. Support the creation of land trusts in an effort to protect significant scenic and ecological resources within the Town.
- Objective 2. Protect natural resources and wildlife by encouraging a balance between human activities and wildlife habitat.
- Objective 3. Limit development as needed to preserve the current character in all zones.

Goal 2.

Protect the historical heritage of the community.

- Objective 1. Work with the Yates and Dundee Area Historical Societies to identify and call attention to local landmarks and historical structures, and to encourage owners of said properties to participate in the National Register of Historical Places.
- Objective 2. Encourage the restoration and adaptive re-use of historic buildings and homes.
- Objective 3. Encourage efforts to enhance the overall appearance of Town business areas.

Quality of Life

The Town of Starkey understands that its quality of life is a critical factor in the comfort and well-being of its citizens, and in attracting and retaining community residents and desirable business to grow the local economy.

The 2013 Town of Starkey survey results revealed that residents and property owners assign great value to Starkey's rural residential character, small-town atmosphere, forests, and scenic and other natural resources. A strong majority of survey respondents stated that they prefer to maintain a high quality of life by rejecting heavy industry including hydrofracking for natural gas in the Town, and by promoting small, locally developed businesses, light industry, and the present agrarian economy in order to maintain a clean, safe, and healthy environment.

Quality of Life is also enhanced by citizens who choose to support and volunteer in a variety of civic organizations with missions that are focused on enhancing the quality of life in the Town. Starkey is fortunate to have a number of such organizations and will collaborate with them whenever practical to maximize the benefit they can provide for the Town.

The Town is committed to maintaining and improving its quality of life through proactive planning that supports the goals of the community and complements the Starkey's existing rural character. The Town will employ sound development practices, proper zoning guidelines, and stewardship to ensure the conservation of these resources that are preferred by residents.

The Town's rich natural environment is a valuable asset that creates a sense of identity and well-being for residents. Preserving and protecting Starkey's scenic, recreational, and other natural resources is important for both a healthy environment and vibrant economy. Many residents are dependent upon aquifers and wells for life-sustaining water. Therefore, maintaining the quality of water resources within the Town is critical to protecting its natural environment, the general health and welfare its residents, and the local economy.

Allowing Gas Drilling-Related Activities and Heavy Industry to be conducted within Starkey has the high potential to impair the Town's existing character because such activities, by their very nature, have the potential to produce a combination of negative impacts upon the environment and on people living in, or in proximity to, the areas or communities in which such activities are located. Such negative impacts may include, but are not limited to, traffic noise, vibrations, fumes, damage to roadways, degradation of water quality, degradation of air quality, decreased availability of affordable housing, damage to and loss of agricultural lands and soils, damage to and loss of open space, natural areas, and scenic views, the fragmentation of natural communities and valuable wildlife and flora corridors, decreased recreational opportunities, and damage to tourism industries.

If Gas Drilling-Related Activities and Heavy Industry are conducted within the Town of Starkey, traffic generated thereby could be hazardous or inconvenient to the inhabitants of the Town and could be dangerous to pedestrians (especially children), cyclists, and motorists, and could result in traffic congestion that could delay emergency response times for medical emergencies, fires, and accidents. Certain Gas-Drilling Related Activities typically involve a large volume of heavy vehicles, and accidents involving heavy vehicles have greater potential for death or serious injuries and property damage than those involving smaller vehicles. Further, such accidents are more likely to occur on roads (such as many roads in the Town of Starkey) that have sharp corners, narrow lanes, short sight lines, and overall limited roadway geometries. Thus, an increased volume of heavy vehicular traffic may cause, contribute to, or create unsafe conditions for the traveling public and thus place a strain on emergency responders. Increased heavy vehicular traffic also tends to increase air pollution and noise levels, and decrease the quality of life and property values for those living nearby. Roads are a critical public resource and constitute a major investment of the public's money. Certain Town roads are "highways by use" (as contemplated by Section 189 of the NY Highway Law) and as such were not engineered to carry repeated heavy vehicular traffic even if within legal load limits. Very high costs are associated with road use impacts that typically accompany many Gas Drilling-Related Activities.

If Gas Drilling-Related Activities and Heavy Industry are conducted within the Town, the air pollution, dust, noise, vibrations, and odors often generated thereby (whether on site or by truck traffic to and from the proposed site of such activities) have the potential to be hazardous to Starkey's inhabitants. Air pollution is a known hazard to the public health.

If Gas Drilling-Related Activities and Heavy Industry are conducted within the Town, noise, vibrations, seismic, subterranean, lateral, and subjacent support impacts, and light pollution typically caused by such activities, have the potential to be hazardous or inconvenient to the inhabitants of the Town. Noise, traffic congestion, nighttime lighting, vibrations, and seismic and other impacts to subterranean surface support can have negative effects on human health and wildlife.

The creation, generation, keeping, storage, or disposal of Natural Gas and/or Petroleum Extraction, Exploration or Production Wastes (as that term is defined in the Moratorium) within the Town of Starkey have the potential to have a negative impact on the public health, safety and welfare of the inhabitants of the Town.

The high costs associated with the disposal of Natural Gas and /or Petroleum Extraction, Exploration or Production Wastes have in other localities resulted, and could in our Town result, in persons seeking to avoid such costs by depositing such material along roadways, in vacant lots, on business sites, in the private dumpsters of others, or in other unauthorized places. Such activities could pose a hazard to the public health, safety, and welfare of the inhabitants of the Town.

Accordingly, the Planning Board and Comprehensive Planning Committee have concluded that allowing Gas Drilling-Related Activities and Heavy Industry to be conducted within the Town has a high potential to have a negative impact upon Town's infrastructure and other assets, and the health, safety, and welfare of the Town of Starkey's inhabitants

Goal 1.

Prohibit Gas Drilling-Related Activities and Heavy Industry with the Town of Starkey, as those activities have a high potential to have a negative impact upon the Starkey's infrastructure and other assets, and on the health, safety, and welfare of the inhabitants of the Town.

- Objective 1: Develop and incorporate into the zoning regulations definitions distinguishing between light and heavy industry.
- Objective 2. Amend the Town's zoning code as to prohibit gas drilling related activities and heavy industry.
- Objective 3. Develop performance standards for any (light) industrial uses that are not prohibited within the Town and amend the Town's zoning code as to incorporate such standards.

Goal 2.

Encourage the use of Smart Growth Standards for community planning.

- Objective 1. Consider the criteria specified in the New York State Smart Growth Act, and incorporate these criteria where appropriate and practical into the Town's decision-making process.

Goal 3.

Encourage volunteerism and useful civic organizations within the Town of Starkey.

- Objective 1. Improve communication between Town Boards and volunteers and civic organizations by, among other methods, encouraging such organizations to present at and to send representatives to Town Board meetings.

The Evolution of the Comprehensive Plan

The Town of Starkey Survey

PRIOR TO DEVELOPING the 2014 Town of Starkey Comprehensive Plan, the Town of Starkey Planning Board endeavored to elicit input from citizens on a variety of issues in order to determine future needs and land uses for the Town. In addition to holding advertised open meetings, and inviting the participation of community leaders, another important part of this process was the creation and implementation of a Town-wide survey.

The Planning Board considered the following important to the success of the survey:

- **Reach a high portion of households in the community** – In order to achieve this goal, the Planning Board decided on a direct mailing to all Town households, those who own property but do not reside in the Town, and seasonal residents. The process was advertised in the local paper, making it clear that surveys for additional household members could be obtained at the Town Hall
- **Gather limited, useful demographic information** – Demographic information thought to be directly related to planning issues was sought.
- **Address a wide variety of land-use issues, services, as well as community character and vision** – The survey was detailed and covered a variety of topics including zoning, business/economic factors, environment, quality of life, transportation, and community character.
- **Make it easy for residents to express their agreement, or opposition – not forcing them into certain positions** – A neutral category was included.
- **Allow for and gather verbatim, open ended comments** – Adequate space was included and verbatim opinions were encouraged.
- **Elicit informed community views on whether Heavy Industry is compatible with the character of the Town of Starkey** – Prior to implementing the survey, the Planning Board, under the authority of the Town Board, appointed a subcommittee of residents who provided research to the Town Board and Planning Board on the issue of Heavy Industry. The results are on file and available to residents. In addition, in January of 2013 a Town-sponsored debate on the topic of Hydrofracking in Starkey featured two eminently qualified authorities, Anthony Ingraffea, Ph.D. (Cornell University), and Terry Engelder, Ph.D. (Penn State University), who had widely opposing views. Organizations with divergent views on the topic were also invited to provide literature and information to attendees.
- **Community Involvement** – The Starkey residents appointed as subcommittee members continued to volunteer their time to complete other portions of the process, including assisting in the creation of the comprehensive plan. All meetings and work sessions were open to the community.
- **High rate of return** – A self-addressed envelope was included making the survey easy to return. A notice was put in the local paper reminding people to return their survey. It was made clear that returns could also be brought to the Town Hall. The number of surveys that were mailed or distributed was 2,215. Approximately 200 were undeliverable and were returned by the postal service, unopened. Additional effort was made to appropriately distribute those surveys returned by the postal service. A total of 478 surveys were returned to the Town completed. The completed survey response rate was 22%.

Summary

A LARGE MAJORITY of those who completed surveys agreed with the current zoning system and favored retaining the rural character of the Town. Air and water quality protection was favored by a nearly unanimous margin and almost as many favored encouraging agriculture and tourism related businesses in Starkey. Heavy Industry was rejected by a 3 to 1 margin, with slightly more respondents specifically rejecting Horizontal Hydrofracking. In all categories, the volume of write-in comments exceeded expectations and generally served to emphasize and expand on objective responses. Every comment was recorded in full and is on file with the Town of Starkey and part of the public record.

APPENDIX

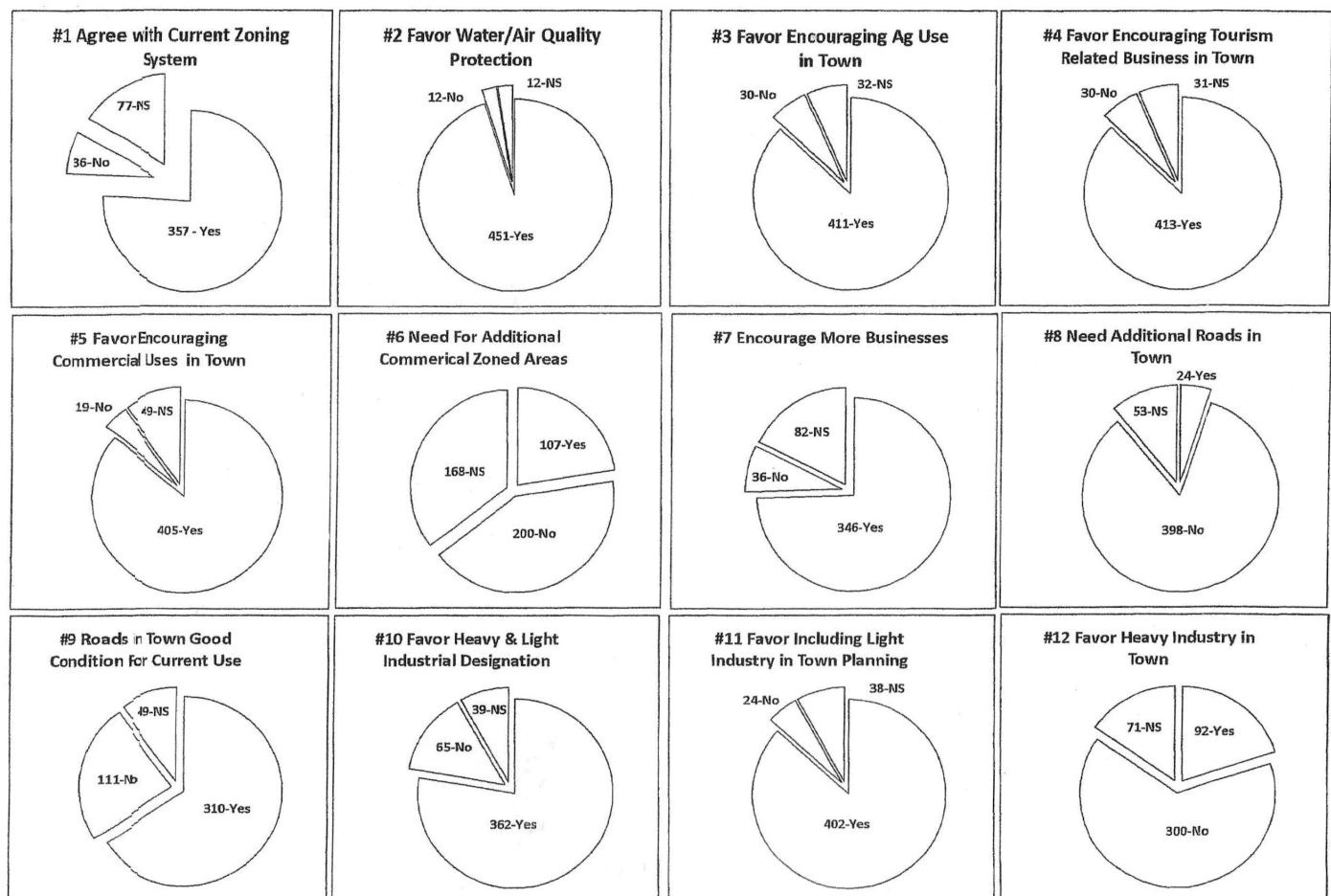
Survey Results Summary

	Total Responses	Yes	No	Not Sure	Percent Yes vs. No	Percent Yes vs. Total
1 Agree with Current Zoning System	470	357	36	77	90.8%	76.0%
2 Favor Water/Air Quality Protection	475	451	12	12	97.4%	94.9%
3 Favor Encouraging Agricultural Use in Town	473	411	30	32	93.2%	86.9%
4 Favor Encouraging Tourism-Related Bus. in Town	474	413	30	31	93.2%	87.1%
5 Favor Encouraging Commercial Uses in Town	473	405	19	49	95.5%	85.6%
6 Need for Additional Commercial Zoned Areas	475	107	200	168	34.9%	22.5%
7 Encourage More Business	464	346	36	82	90.6%	74.6%
8 Need Additional Roads in Town	475	24	398	53	5.7%	5.1%
9 Roads in Town in Good Condition for Current Use	470	310	111	49	73.6%	66.0%
10 Favor Heavy vs. Light Industrial Designation	466	362	65	39	84.8%	77.7%
11 Favor Including Light Industry in Town Planning	464	402	24	38	94.4%	86.6%
12 Favor Including Heavy Industry in Town Planning	463	92	300	71	23.5%	19.9%
13 Favor Horizontal Hydrofracking in Town	464	89	312	63	22.2%	19.2%
14 Favor Upgrading Town Roads for Truck Traffic Increase	248	71	137	40	34.1%	28.6%
15 Favor Public Transportation System in Town	462	127	226	109	36.0%	27.5%
16 Need Add'l Parks, Trails, Community Bldgs & Rec Areas	462	107	243	112	30.6%	23.2%
17 Pay More Taxes for #14 – #16	346	93	193	60	32.5%	26.9%
		Individual Responses			Percentage	
18 What Attracted You to the Town?	1138*					
Born Here		111			9.8%	
Friends/Relatives Here		196			17.2%	
Work Here		96			8.4%	
Good Retirement Area		149			13.1%	
Good Place to Raise Children		158			13.9%	
Good Place to Start a Business		35			3.1%	
Good Agricultural Area		122			10.7%	
Quiet Area		271			23.8%	
19 Residency Status	466					
Year Round or Resident		339			72.7%	
Seasonal or Non-Resident		127			27.3%	
20 Own or Rent Property in the Town	463					
Own		435			94.0%	
Rent		16			3.5%	
N/A		12			2.6%	

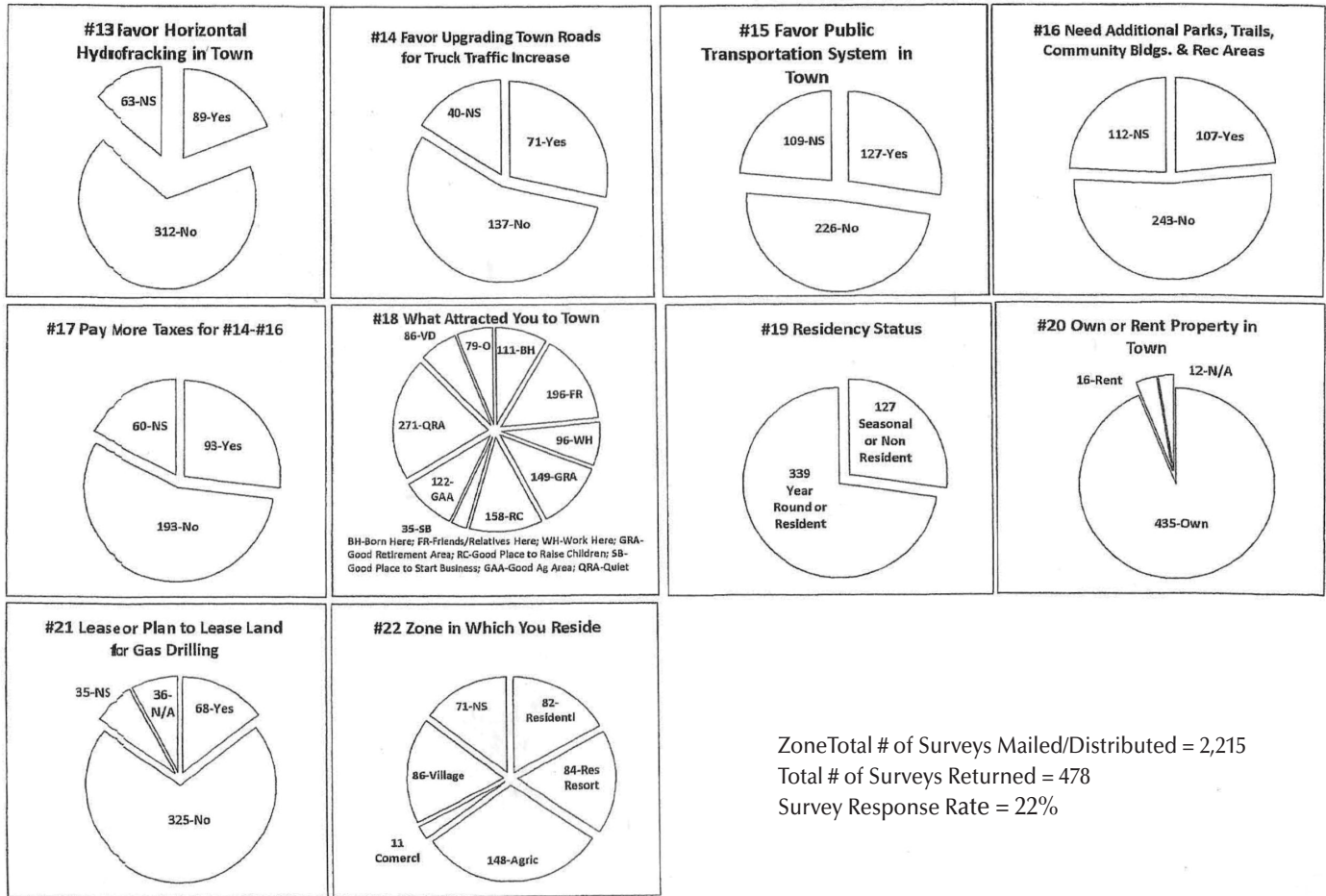
	Total Responses	Individual Responses	Percentage
21 Lease or Plan to Lease Land for Drilling	464		
Yes	68		14.7%
No	325		70.0%
N/A	36		7.8%
Not Sure	35		7.5%
22 Zone in Which You Reside	482		
Residential	82		17.0%
Residential/Resort	84		17.4%
Agricultural	148		30.7%
Commercial	11		2.3%
Village	86		17.8%
Not Sure	71		14.7%

*Multiple Responses Allowed

Town of Starkey 2013 Survey Results – Dashboard



Town of Starkey 2013 Survey Results – Dashboard *(continued)*



ZoneTotal # of Surveys Mailed/Distributed = 2,215
 Total # of Surveys Returned = 478
 Survey Response Rate = 22%

In Appreciation

WHILE MANY TOWNS choose to have their Comprehensive Plan document professionally written, the Town of Starkey made the decision to write their own plan, a task which was delegated to the Town Planning Board. This required an exceptional time commitment on the part of the Planning Board as well as several community volunteers who assisted. The lengthy process which spanned over two years included various information gathering strategies, regular monthly Planning Board meetings, as well as many additional supplemental work sessions and outside writing assignments.

Starkey Planning Board members who were part of the process were Earl Andrews, Richard Burcaw, Rivka Davis, Steven Fulkerson, Robert Gaunt, Peter Muller, Cleo Pollack, and Robert Schiesser. Community Volunteers included Sr. Constance Bickford, Harry and Jeanne Carley, Phyllis Maciag, Janet Meaney, Jack Ossont, Barbara Schiesser, and Susan Walker. The Town of Starkey also appreciates the assistance of the Dundee Area Historical Society for their contribution of information on Starkey History and Teresa Bookman, of Princeton, New Jersey, for assistance with editing.