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Local #1 of 2014 of the Town of Lindley, New York Amendments to the 2002 Lindley Comprehensive Plan

Town of Lindley Comprehensive Plan

Note: The results of the 2013 resident survey were well-aligned with the 2000 survey results upon which the 2002 Comprehensive Plan was based. The majority of this current plan is the 2002 Comprehensive Plan revised to reflect 2013 survey results and current trends.

Abstract:

The Comprehensive Plan for the Town of Lindley has been generated to correlate the changing environment in which we live with the predominant desires of the residents within the town. Included within this scope are: regional development trends; laws governing permitted actions; existing demographics within Lindley; desired growth patterns and very importantly the context of Why we live in Lindley and What we wish our town to be.

This Comprehensive Plan is based on the findings of a resident survey conducted in 2013 as the primary input in conjunction with the existing laws and growth trends evidenced over 40 years. It provides the basis for all Zoning Laws and regulations along with the interpretation of requests not specifically covered by any document. It is not intended to preclude changes that might be beneficial; however, any substantial change outside the Zoning Law must be interpreted for the Town of Lindley's primary benefit, as compared to that of the individual.

The Comprehensive Plan and Implementation measures are designed to encourage: retention of agricultural and conservation uses; blending with our existing natural resources; maintenance of a social and environmental rural atmosphere and to allow for controlled growth. It must also protect all aspects of our home environment while still allowing individuals and the town to enhance positive growth where the growth may be seen as value of life as well as structures. It specifically does not allow changes that affect the intrinsic nature of the town or provides an irreversible trend that results in the same with respect to topography or existing residential environments.

Introduction:

The comprehensive plan for a community is a written and graphic picture of the desired future development of the community. As such, it is the basis for both private and public planning of projects within the community. It is structured for a 10-year horizon given conditions existing in 2013. A critical aspect is recognition that what is done today becomes the legacy of Lindley forever. Once a hillside is changed from trees to development, for example, its rural character is lost for all future residents.

The planning board is concerned not only with overall development and its impact, but also with the tools required to comply with the comprehensive plan. While private planning and investment are responsible for most changes in the appearance of the community, there are public devices to insure that this occurs in accordance with the plan:

- 1. Local codes and ordinances** – building codes, zoning, flood damage prevention, junk laws, road requirements and uniform standards for physical improvement. Included also are all regulations and restraints stipulated by higher levels of government.
- 2. Capital improvements program** – for major public facilities such as roads, utilities, schools, other demands as the Township builds and rebuilds.
- 3. Public administration and finance** – day-to-day decisions regarding municipal finances, fiscal policy, departmental functions, delegation of responsibility, review procedures and public policy.
- 4. State and Federal programs** – housing, highways, community facilities and other administrative and financial aids complementing local action.
- 5. Environmental constraints** – regulated by the federal, state and regional agencies ex. SEQR
- 6. Reference materials** that may be drawn upon to enact a decision or policy that supports conformance to this plan.

Elements of this comprehensive plan are:

A. Topographical feature references

1. Agricultural Lands and Open Space. This shows lands with livestock and field crops, forested land and recreation as designated by the Real Property Tax land use code. It also shows the parcels which contain most or all “worked land,” which is land identified by the Comprehensive Planning Committee as leased or part time agricultural land. All of these lands are important to retain as they are today.
2. Natural Features. This shows streams, floodplains, state designated wetlands, the National Wetland Inventory wetlands, and steep slopes that define the physical characteristics of the community. These lands should be protected from inappropriate development.

3. Aerial Photography. This shows Lindley from the air in 1995-96 with tax parcel boundaries and roads overlaid. From this one can distinguish forested areas, fields, homes, hamlets and other physical features. Enlarged, this map can be used for site plan and subdivision review.

4. Vacant Parcels under Two Acres. This map shows the small undeveloped parcels which could be too small for most development.

5. Roads. This shows abandoned, private, town, county and state roads, as well as the future I99 (relocation of Route 15), with parcel boundaries. Some higher intensity uses such as highway business could be limited to main roads.

B. Resident Survey

The 2000 survey was submitted to all known residents and a response rate of 40% was achieved with most issues being rather well delineated. In drawing the majority perspective of the town, similar questions and contrasting questions were evaluated together for conclusion. For all issues considered within this plan, consideration was given to minority positions to achieve a balance whenever possible.

The survey provides the single most important perspective of what the town is and what its residents want. The overall opinions provided should not be violated.

2013 Update: With the 2000 resident survey being conducted more than 10 years ago, the Planning Board initiated a new resident survey to be able to gauge the desires of the townspeople and make changes based on those desires to the Town's Comprehensive Plan. This 2013 survey received a response rate of 43% and included several of the 2000 survey questions plus new questions regarding zoning.

C. Planning Issues

Trends:

Lindley has changed over 10 years since the prior comprehensive plan (2002) and is not in line with its projections. Simplistically, all commercial endeavors to include farming have declined dramatically with the land being converted into smaller residential parcels. Lindley has become more of a bedroom community with income generated from outside sources. Not only is this trend expected to continue, but will likely accelerate as housing demands increase. High income developments are being placed outside of Lindley with lower income housing being pushed to the outer towns. This creates a great demand on cheaper land, such as Lindley, that can be converted for development. This provides a two-fold effect: the rural nature of the town is constantly eroded; and the tax base historically does not keep up to the requirements of the larger community. This condition is recognized as being magnified with the onset of heavier development. Planning is to enhance long term growth both in quality of life in the Town and in the tax base required to support it.

As predicted in the 2002 comprehensive plan, regrowth of an agricultural base or new commercial and industrial ventures did not materialize. This carries significance in that not only is internal revenue not generated, but these types of ventures historically have carried a higher proportion of the town's tax burden.

A primary issue evidenced by the majority of Lindley residents was the desire to stay rural; it is the predominant reason they stayed or came to live. The trend to larger developments is contrary to the town's character.

Trends – 2013 Update:

There have been some activities since the last resident survey that will impact Lindley's future. A surge in natural gas drilling in the Marcellus shale formation; windmill farms; continual increases in taxes; the completion of the I99 corridor and the closing of the Lindley-Presho Elementary School.

The natural gas boom in neighboring Pennsylvania has placed some demands on Lindley for housing and increased rail usage through the Town. It is anticipated that when NYS approves horizontal drilling, support services and associated commercial/ industrial uses will seek the undeveloped, inexpensive lands of Lindley. Tax benefits from these uses will only be realized when the Town designates commercial and industrial zones and properties are developed. These structures are taxed at a higher rate than the current Ag-Res zoning. This rezoning is desired by a majority of residents as indicated in the 2013 survey, but must be implemented cautiously to maintain the rural, quiet nature that is the number one reason residents live in Lindley.

Lindley is not considered a suitable area for windfarms as there are not the sustained winds at appropriate wind speeds required for this use. Detailed regulations are not recommended.

The Route 15 relocation (future I99 corridor) through the Town is completed. With this there will be increased truck traffic on this interstate and the sole Lindley exit at Presho will be a prime development location to take advantage of this market. At this exit is the Lindley-Presho school which has been vacated by the Corning-Painted Post Area School District and is up for sale.

The closing of the Lindley-Presho School removes a significant community hub that brought residents together. The survey demographics show that the Town has mostly older residents and a decrease in the number of newcomers. Plans should be considered to provide areas for children recreation activities as it is desired to bring in younger residents, balanced with services for the senior population.

Although agricultural activity is not expanding, maintaining the existing prime agricultural lands should be encouraged because once they are destroyed, they cannot be recovered. The state has renewed focus on farming such as the NY yogurt producer seeking in-state dairy products. The nation's green movement and buy-local trends should be exploited by Lindley; however, this requires a change in traditional farming methods and distribution systems. These changes must be driven by the farmers.

Many other issues are also addressed in this comprehensive plan. They are listed as follows in alphabetical order.

1. **Agriculture** – Being a rural community, farming is part of our nature. Farming reinforces the special quality of life enjoyed by citizens, provides visual benefits of open space and generates economic benefits and social well-being within the community. The Town of Lindley encourages sound agricultural practices and recommends adopting the “Right to Farm” Law with the goal of promoting understanding and acceptance of the necessary day-to-day activities connected with agriculture.

2. **Community Services** - Preferred to be incorporated into the town as beneficial and growth oriented. All need to be self-sustaining entities that meet with all relevant zoning criteria.

3. **Conditional Uses, Permanent** - These are the major working tools of the Planning Board and Zoning Board of Appeals. Intrinsicly they allow a solution to be worked out that cannot be accurately defined by zoning regulations. They set “conditions” by which something can be done that otherwise is not allowed. They are at the discretion of the board as stipulations to conform with the intent of this comprehensive plan. This type of Conditional Use is permanent as long as the conditions stipulated are met. If they are not met either at inception or even years later, operations will be curtailed by the town until rectified. This will be an integral part of the conditional approval. In the event of land sectioning that is under a Conditional Use that results in non-conformance; no building permits will be allowed.

Conditional Uses are unique as they are identified by the specific need and surrounding residential environment. Granting of one does not set a precedent for another as a policy of this comprehensive plan.

Issues or requests not specifically detailed in the Zoning Law are not granted as options to the individual. They, as well as all actions, must be structured to be of benefit to the town or, at a minimum, not in conflict with the intent of this comprehensive plan.

4. **Conditional Uses, Temporary** - Permits given for activities or structures that are for a defined purpose and longevity. This provides a mechanism to meet special individual needs that are in conflict with zoning or other planning criteria. An example is the positioning of a single-wide manufactured home on an occupied residential site for caretakers’ residence of a disabled person. The intent is to help the individual when necessary only. After the need is over, the Conditional Use is withdrawn and the site reverts back to the pre-use condition at owner’s expense. Stipulations are set by the planning board and are to be upheld. In the example above, sale of either residence would not remove the requirement that the second unit had to be removed.

5. **Deforestation and mining** - Use of natural resources such as woodlands, wetlands and mining is a privilege belonging to the landowner as much as fields are to a farmer. The lands, forests and streams also form an intrinsic part of Lindley’s character and therefore are imperative to maintain. Cultivation, harvesting or consumption for the owner’s individual use is supported. When such or similar activities are done for financial gain or when a permanent change is made to the topography, town review is stipulated. Whether done by an individual or a third party, conformance to all environmental (includes living environment), legal, highway and commercial standards is required. A specific requirement is that, after harvesting, the land must be reconditioned to a predetermined acceptable condition. At the time when a county or local foresting code becomes available, it will be considered for public review and adoption. All commercial mining and commercial lumber processing will have to be conducted in an industrial zone.

6. **Dual Uses/Occupancy** - Home based businesses along with home occupations are encouraged for town residents and will generally be granted if such approval does not affect the general nature of the surrounding area. High traffic, small businesses such as gas stations would not be approved in this category. Home businesses that exceed five employees require site separation and a Conditional Use with supporting stipulations. Variances should not be granted where other conditional uses apply. Dual occupancy of more than one residence on a property is only appropriate as a temporary Conditional Use as defined elsewhere. Units can be separated as distinct properties only if all zoning requirements are met for both parcels individually.

7. **Environmental Evaluation** - The impact on the environment is to be considered whenever the topography is to be disturbed or development will impact natural features. Specifically, the zoning regulations and external governmental regulations, i.e., SEQRA (NYS Environmental Quality Review Act), set natural environmental standards. The town can not minimize any of these requirements; it can, however, institute stricter requirements if desired. The Town's process for environmental review is covered by the current Zoning Law.

8. **Hamlet Development (Commercial only)** - This is not projected as likely in the short term future. It is not precluded by zoning and is to be encouraged especially when specific needs of the community can be served locally. These developments are restricted to a commercial zone.

An attractive and utilitarian hamlet needs to be planned well at the onset to include access, parking and services with a potential for growth. A generalized view needs to be generated by the planning board that new endeavors can fit into. Random strip generation i.e. a "Miracle Mile" where each unit has a unique design (one metal one wood, another loud, the next sedate) is not desirable. Design and function uniformity has to be a structure goal. Random proliferation of business/service outlets is not.

When the potential arises to start or build up a commercial hamlet center, the Planning Board is to establish very clearly what it is to look like and how structured as a special project. The use of zoning and building guides used separately for each unit would likely not result in an attractive functional center for residences or commerce.

9. **Historical/Cultural** - Not specifically delineated at this time; however, should always be considered as enhancing the town's identity and a desirable locale to live.

10. **Individual Rights vs. Public Domain** - Individual rights versus public domain is perhaps the single most important issue of balance within Lindley as it is at all levels of government. Neither can dominate, nor can laws and regulations be broken or amended to allow for individual desires. It is the boards' requirement to look for alternatives where each benefit. Tradeoffs, such as permanently establishing open space, giving easements or utilizing dead land, are options. These are useful tools; however, the basic intent of this plan, which is established to reflect all the residents' desires for their town, cannot be compromised.

11. **Industrialization** - Industrialization has been established as not being completely in conformance with Lindley's objectives. However, some businesses can fit into the structure of the Town if they are

located in specific zones and if they have a minimum footprint in terms of traffic, parking, structures, and overall activity.

Proposals can be tendered and would be reviewed with careful consideration on balancing economic opportunity with those things that would maintain the rural character of the Town.

It has also been recognized that taxes paid for such business developments can be of additional benefit.

12. Junk Codes - Junk codes currently exist within the town; however, they need constant review as to interpretation and enforcement. New ones may be needed as conditions warrant.

“Junk” is not “grand fathered” as pre-existing because it is not supposed to be there. If it truly is “another man’s treasure,” then it must have value and, as such, be put away for protection.

“Junk” is more specifically identified in the ordinances but should be viewed as being anything that is consistently and continuously viewed as objectionable to neighboring residents or the town as a whole.

“Junk” must be stored out of sight so that it is no longer objectionable unless it presents a health hazard, affects the environment or produces an effect on neighboring parcels.

13. Mobile Home Parks – As of June 2013 there are two mobile home parks in the Town of Lindley. The 2000 and 2013 surveys indicate that the reason people live here is that the Town is rural, quiet, private and uncrowded. Also the survey shows people want to keep taxes as low as possible. Mobile home parks, as a dense residential use, are in conflict with both surveys and will not be allowed in the Town. The two existing mobile home parks will be maintained to current codes.

14. Multi-family Units – The 2000 and 2013 surveys indicate the reason people live here is that the Town is rural, quiet, private and uncrowded. Also, the survey shows people want to keep taxes as low as possible. Single-family housing is preferred above all. Two-family housing can be considered in the Ag-Res zone with the use of the Conditional Use Permit process. More than two-family units will be considered in the ag-res or commercial zones through the Conditional Use Permit process.

15. Open Space - Lindley will maintain a significant amount of open space owing to its topography, such as wetlands, stream corridors, floodplains, and steep slopes. A balance is still required along with growth in housing and other structures especially as farms are broken up. Minimum lot sizes and open space requirements for cluster housing developments will provide some openness.

16. Planning Process - The Planning Board and Zoning Board of Appeals make all final interpretations and decisions relative to the applicable zoning law. Their decisions are to be based on the full intent of the Comprehensive Plan that serves the interest of or improvements to the town rather than individual pursuits. They are required to maintain conformance and consistency to the Plan and to be responsible to the public.

Planning is the main tool that defines who we are and the legacy we leave for future residents. Lindley will continue to strive to help its residents as individuals whenever feasible. There will be requests that are in conflict with overall desires either because of the specific impact they have or the permanent change made for the future. The planning process is just that: to plan, not just to grant. Individuals and

boards hold a responsibility to the town's residents to uphold the intent of the Comprehensive Plan as it was developed from the survey. What is done now is permanent for the foreseeable future and as such needs a long term impact perspective.

When feasible, the boards can use Conditional Uses, tradeoffs, stipulations or changes to help approve a request but, in the interest of the town, are not required to do so. The lack of public involvement on a specific request (or hearing) is not to be interpreted as disinterest or assumed approval. Residents need to have the confidence that policies are conforming and consistent regardless of their immediate involvement.

It is the petitioner's obligation, for any request, to provide all necessary input to the board's satisfaction. Approvals rendered by any individual or board become the responsibility to the petitioner as far as execution, conformance and any resultant outcome. (For example: A permit for building on land that is near a stream does not provide recourse against the town if a structure is subsequently flooded.) The petitioner assumes sole responsibility for any adverse consequences arising from the requested project.

17. Preserved Lands - Lindley has no substantial public lands as preserves nor are they seen in the 10 year scope of this plan. Existing private lands are protected by regulations that restrict development on slopes greater than 25%, in wetlands, on stream corridors and on the portion of Tioga and Cowanesque River floodplains mapped as floodways which are not allowed to be developed.

Privately held lands that are preserved by their respective owners to prevent development or held for recreational interests continue to grow. These provide an internal limiting effect on future growth by protecting open spaces and the social environment of the neighborhood.

These may be further enhanced by providing for development easements. The positive tradeoff is that neighboring parcels that are developed have higher living and tax base value.

18. Recreation - Specific projects dealing with recreational sites were not deemed a priority for the scope of this Plan. The proximity of the Tioga-Hammond-Cowanesque recreation areas and a multitude of wood lots seem to serve the towns' residents. Government agencies are working with local landowners to develop public river access sites on the Tioga River as part of the Chemung Basin River Trail. Any local public park would go through Town Board action and public review when proposed. No parks from other agencies are currently proposed but would likely be encouraged.

The development of commercial recreation sites is not seen as advantageous to the town. The building of a recreational center is not prohibited within Lindley but does require Conditional Use evaluation to be allowed. The nature of the venture and its contribution to Lindley's enhancement would determine its acceptability. An example is that hiking trails and hunting preserves might be more acceptable than an amusement park.

19. Roads - Lindley's largest expense is for road servicing although the majority of residents live along county- maintained roads. Development of parcels must not cause damage to town roads. Development along country roads does not mean they should be upgraded at town expense by paving. Any road enhancement needs to be to the town's benefit with consideration strongly given to commensurate expense.

All developments encompassing multiple structures are to establish roads that are or can be made to meet all town requirements for public roads. Acceptance of a previously private road by the town is solely at the town's discretion and is not to be done where additional public funding is required. These must comply with town standards, be accepted by the town's designated engineer and withstand normal use without rework for a period of five years.

The Town has implemented a Road Use Agreement program to protect Town roads by requiring bonds for uses that employ excessive weight trucks. These activities are to be coordinated with the Town Highway Superintendent.

20. Rural Rights - The concept of rural rights is to stay primary in all decisions. It is the predominant reason why people have remained here or have moved here. In the 2000 survey, loss of rurality, conversely, was the single largest reason why residents might leave; it was in the top 3 in the 2013 survey.

The following "Statement of Rural Rights" begins to define what town's people mean by "rural." This statement will be distributed to new landowners when they apply for building permits or subdivision approval.

TOWN OF LINDLEY STATEMENT OF RURAL RIGHTS

All of the statements below assume that these rights are exercised while regarding the health and safety of neighboring properties in accordance with applicable laws.

1. To own and maintain private property.
2. To conduct standard farming practices.
3. To own and care for pets and animals.
4. To enjoy the quiet and fresh air of the countryside.
5. To accept that roads will be maintained as they are: seasonal, gravel, or paved, and not expect upgrades unless they are in the interest of the town.
6. To maintain private driveways so that they do not cause a hazard to the road or other drivers.
7. To accept that creeks, streams and wetlands were here first and may change course or overflow into natural floodplains.
8. To volunteer as a firefighter, planning board member or other community service post or to run for public office.
9. To respect and protect the land and its plants and wildlife.
10. To respect and treat neighbors as one would expect to be treated.

21. Signs - These are covered within the zoning ordinance as to size, shape, placement and all issues on conformance. The overview policy is that there are no billboards or large signs allowed in Lindley. All signs allowed will be controlled to maintain the rural environment in which they are placed. Sign requests should be made in conjunction with the Conditional Use they serve and are subject to the conditions established by the Planning Board.

22. Single-Wide Manufactured Housing - Should be allowed with the same rules and regulations as single-family housing.

23. Strip Development - The using up of convenient road frontage for ease of access and to capitalize on frontage value is detrimental in the long term to the town by land-locking large tracts of land. Their intrinsic value in expanding the tax base, aesthetics in maintaining a rural/agricultural sense and usefulness for most growth are diminished. When road frontage tracts are to be sectioned into individual parcels larger frontages and deeper setbacks are to be required. Conversely, deep tracts that are developed by sections are to be provided with more flexibility in layout as they enhance value in use, aesthetics and incremental tax base.

24. Subdivisions - Concentrated housing developments are not desired by the towns' residents and are viewed as being contrary to maintaining a rural environment – they are urban, not rural. They may also be in conflict with maintaining lower taxes. There will exist conditions or development plans where larger tracts can be developed without conflicting with these precepts. An example is a large tract broken into five-acre lots, served by its own road, conforming to the landscape, requiring no special services from the town, and with all environmental standards met. Clustering of homes, whether single-wide manufactured or site constructed, in large groups on undersized lots without acceptable acreage of permanent open space is not allowed. This includes scenarios where a development is made all at once or when a tract is sequentially broken down one parcel at a time to end up with a cluster of homes.

As important to the rural nature of the town is the size of the development. Consideration will be given to limiting the total number of units in a housing development so that the rural quality is maintained and suburban/urban development is discouraged.

In general, when subdivisions are proposed, the large parcel should be divided into lots that each have a variety of environmental features if possible. Development of any multiple set of structures/sites requires a Conditional Use review by the Planning Board or Zoning Board of Appeals in conjunction with a public hearing. Approval is not a right of the petitioner. Any approval granted is to be of long term benefit to the town and to be in conformance with the intents expressed by the resident survey and this Comprehensive Plan.

Stipulations required by the approving board are both initial and continuing conditions that must be adhered to even through change of ownership. These stipulations may include, but are not limited to: density, open space, services, access, recreation, buffer zones, visual assessment, living environment and conformance to the natural setting.

Since Conditional Uses such as these are uniquely tailored to the town's goals and improvement in conjunction with an individual's request they do not set a precedence allowing for similar endeavors. Each request needs to be based on its individual merits and the environment it creates so that Lindley grows its quality of life. The Planning Board may draw on any references or regulations it feels applies to each request to set stipulations.

25. Tax Issues - Taxes are an issue important to the town as an entity and separately to each taxpayer. Programs, decisions and policies within the town can make a difference. Property owners should not be penalized for improving the appearance of their properties. Each unit should be taxed on its intrinsic value without reduction for lack of reasonable care nor additions for visual enhancements such as extensive landscaping or exceptional maintenance.

Tax revenue for the town needs to grow. This is best accomplished by upgrading the value in existing properties and the introduction of higher value tax parcels. Rezoned parcels developed for commercial and industrial uses can be taxed at different (higher) rates. A policy of growth through positive enhancement is to be followed.

26. **Variance Requests** - Variances are needed when there are unique site conditions which make strict application of the zoning law unfair to the landowner. This would not include parcels where an undersized lot is held in conjunction with other parcels. Variances for small changes in setbacks from the road or neighboring properties are usually easy to defend. Requests for a use which is not consistent with the comprehensive plan should be denied.

Constraints as a result of government action for public use, i.e. road construction or public utilities, etc., can be mitigated through variances.

All variance requests require input and recommendations from the Planning Board to insure consistency and conformance. Actions by the Code Enforcement Officer, such as denial of a building permit due to a side yard which is too small, are appealed to the Zoning Board of Appeals. Specific procedures on appeals processes are covered by state law and are listed in the Zoning Law.

27. **Wetlands and Streams** – Wetlands, as designated by state and federal agencies, and stream corridors are to be preserved without alteration to accommodate development. These lands are not to be included as buildable acreage or minimum open space set asides.

They are protected as part of the natural environment and can not be drained or filled. They are an integral part of the natural drainage system in the town. When they are altered or removed, flash flooding, bank erosion, damage to roads, bridges and adjacent properties can result.

28. **Zoning** – The 2013 resident survey indicated the desire to preserve the rural quality of the Town. As a result, zones for specific types of uses are being created to direct future growth to appropriate areas while maintaining the rurality in the majority of the Town.

D. Vision and Goals

The Planning Board used the results of the 2013 Residents Survey to create a concise, overall vision for the Town of Lindley. This vision was further defined into goals and objectives which can be translated into an action plan.

VISION:

Maintain the rural characteristics of the Town of Lindley with safe, affordable living and a family-friendly environment.

GOALS:

1. Foster positive growth blending with a natural environment
2. Protect land by limited commercial and industrial zones
3. Revive Community spirit and pride

OBJECTIVES:

1.0 Foster positive growth blending with a natural environment

- Workshops for large landowners: “how to better utilize your land,” “bring back farming” (Cornell Cooperative Extension), “Ag District Law”
- Positive businesses (better revenue generators) (Schedule 1)
- Ensure the Zoning Law addresses blending with natural environment (industrial, commercial) in order to protect natural function and reduce vulnerability from natural hazards
- Consider Residential zones with specific Junk Laws
- Advertise Lindley (website, pamphlets)
- Talk to Corning-Painted Post School District as to what they are doing with the school

1.1 Protect land by limited commercial and industrial zones

- Maintain rurality throughout the majority of the Town by limiting commercial and industrial zones

2.0 Revive Community spirit and pride

- Create committee to develop ideas, such as:
 - Heritage Days
 - Historical Building Tours
 - Old Homes Days
 - Contests in Community (gardens, homes, Lindley legs)
 - Service Exchange – Time Banking
- Be visible to other towns

**APPENDIX A
MAPS**

**APPENDIX B
IMPLEMENTATION MATRIX**

Implementation of the Comprehensive Plan will be an ongoing process. While some recommendations can be carried out in a relatively short period of time, others may only be realized by the end of a ten-year planning period or beyond. One of the first steps toward successful plan implementation is creation of an implementation matrix that includes priorities and assigns responsibilities toward specific parties and potential partners.

Action	Responsible Party(ies)	Potential Partner(s)	Potential Funding Sources
Meet with Corning-Painted Post School District to discuss the potential scenarios for Lindley-Presho School.	Town Board	Planning Board	n/a
Revise Zoning Ordinance to allow for Commercial, Industrial and Mixed-Use development in environmentally appropriate areas such as established hamlets with good connections to existing development (not in more remote locations.)	Town Board	Planning Board	n/a
Consider the adoption of a stronger ordinance for regulation of outdoor storage of junk and junk vehicles, particularly in dense residential zones.	Town Board	Planning Board	n/a
Set up workshops for large landowners, with subjects on how to better utilize land or encourage farming, for example.	Town Board	Cornell Cooperative Extension, Steuben IDA	Low- to no-cost (Town)
Organize an Events Committee to host Heritage Days, Historic building tours, garden contests, small local market, etc.	Town Board (appoint the committee)	Volunteers	Town

ONGOING

Action	Responsible Party(ies)	Potential Partner(s)	Potential Funding Sources
Continue to cooperate with Steuben County and neighboring municipalities including those in the Northern Tier of Pennsylvania on issues of mutual concern.	Town Board	All Boards and Town Employees	n/a
Maintain high-quality community services and good governance.	All Boards and Staff	n/a	n/a
Revisit the Comprehensive Plan periodically to determine whether goals are	Planning Board	Volunteers	n/a

being met, and update the plan in no more than ten years.			
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**APPENDIX C
2013 SURVEY RESULTS**

Number of individuals in household	Average = 2.5	Minimum = 1	Maximum = 11
Age of the oldest (median 61) = 92	Average = 61	Minimum = 28	Maximum
Age of the youngest (median 52)	Average = 41	Minimum = 1	Maximum = 90

What is the best way for the Town to communicate with you? (Check all that apply)

- 76% Direct mail
- 32% Corning Leader newspaper
- 31% Addison Post newspaper
- 25% Email
- 17% Lindley blog (lindleytown.blogspot.com)
- 7% Star Gazette newspaper
- 5% Radio stations

Other:

- Personally
- Telephone (3)
- Radio - AM 820, 99.5 (3), Elmira, WETM, WINK 106
- TV (2)
- Town Board and Planning Board meetings
- Somehow through Town Hall. Let's get back to basics
- Informational meetings at Town Hall
- PC to Town Hall; chatting w/neighbors
- Word of mouth
- Family Life –Bath
- Smoke signals/pony express, the way things are going ya never know

1. How long have you lived in the Town of Lindley? Average = 35 years
 Minimum = 1 year
 Maximum = 89 years

2. Why do you live here? (Check all that apply):

2013	2000
44% Rural and quiet	47% Rural, quiet, uncrowded, private
26% Family roots	22% Family, home
15% Close to work	11% Work/proximity
15% Affordability	3% Affordability
	1% School

Other:

- Church, outdoors, outdoor recreation, location, low taxes

3. What might cause you to leave Lindley? (Check all that apply):

2013

- #1 29% Taxes
- #2 25% Death/Illness/Retirement
- #3 19% Loss of rural character
- #4 11% Roads
- #5 8% Lack of zoning enforcement
- #6 5% Relocation for work
- #7 2% Move to a more developed community
- #8 1% Lack of town water and/or sewer

2000

- #3 16% Taxes
- #2 21% Death/won't/illness
- #1 32% Overpopulation, development, congestion
- #5 4% Roads
- #5 4% Junk cars, lack of enforcement
- #4 13% Work, better home/area
- #6 3% Increase in trailers
- #6 3% Route 15
- #7 2% Regulations too strict
- #8 1% Deforestation
- #9 1% No growth

Other:

Additional restrictions/laws, government too much control, gas drilling, pollution, industrial development, taxes (school, state, county, town), NY gun laws, NY fracking laws, inability to use land for agriculture/livestock, neighbor's trash, weather

4. How much personal freedom are you willing to give up in order to control the actions of your neighbors? 2013 responses:

Disagree (1+2) Neutral 3 Agree (4+5)

22%	27%	51%	I can do whatever I want with my property and so can my neighbors
14%	28%	57%	We need laws to protect public health and safety
13%	27%	59%	We need laws to protect the environment
16%	24%	58%	We need laws to protect property values
60%	17%	11%	Everyone needs a permit to change anything on their property

5. What direction/developments would you like to see the Town of Lindley take in the next 10 years?

2013

2000 (not showing n/a)

Yes	No	Yes	No	
96%	4%	95%	2%	a) Maintain rural lifestyle
96%	4%	91%	3%	b) Preserve natural features – woodlands, river/streams
		52%	29%	(2000 only) Hunting preserves, animal preserves, wetland preserves
95%	5%	77%	5%	c) Retain or expand farms
82%	18%	61%	27%	d) Maintain the present 2 acre (minimum) lot size
81%	19%	53%	18%	e) Encourage home-based businesses
74%	26%	43%	45%	f) Single-wide mobile homes on a 2 acre lot
				64.7% Anywhere in Town 35.3% In Mobile home parks
64%	36%	12%	79%	g) Mobile home parks
				25.8% Anywhere in Town 74.8% In a specific zone (res – high density)
64%	36%	15%	68%	h) Multi-family housing/apartment buildings
				35.8% Anywhere in Town 64.4% In a specific zone (res – high density)

5. continued

2013 **2000** (not showing n/a)

Yes	No	Yes	No	
36%	64%			i) (2013 only) Temporary employee housing (worker camps) <i>29.1% Anywhere in Town 71.8% In a specific zone (res – high density)</i>
82%	18%	44%	33%	j) Senior citizen housing, including assisted living, nursing homes, etc. <i>47.4% Anywhere in Town 52.9% In a specific zone (res – high density)</i>
		30%	45%	(2000 only) Services (insurance services, nursing homes, health care, etc.)
44%	56%	18%	71%	k) Cluster housing developments <i>39.8% Anywhere in Town 60.5% In a specific zone (res – high density)</i>
82%	18%	61%	27%	l) Outdoor recreation areas (such as trails, golf courses, playgrounds) <i>56.9% Anywhere in Town 43.6% In a specific zone (recreation zone)</i>
		26%	51%	(2000 only) Commercial recreation facilities
75%	25%	28%	52%	m) Tourism (such as bed & breakfast, campgrounds, theme parks) <i>53.7% Anywhere in Town 45.4% In a specific zone (recreation zone)</i>
83%	17%	51%	33%	n) Commercial (retail) uses (such as diner, laundromat, car wash) <i>27.4% Anywhere in Town 72.7% In a specific zone (commercial zone)</i>
77%	23%	28%	48%	o) Light industrial uses (e.g. contractor warehouse, small scale assembly plant) <i>26.7% Anywhere in Town 73.5% In a specific zone (industrial zone)</i>
45%	55%			p) (2013 only) Heavy industrial uses (e.g. gravel mine, asphalt plant, lg scale manuf plant) <i>20.3% Anywhere in Town 79.7% In a specific zone (industrial zone)</i>

q) Other

- Keep our town rural (6)
- Gas development with controls to protect roads, land and residents(3)
- No gas drilling (2)
- Better control & enforcement of loose dog laws (2)
- Grow commercially for tax revenue, keep on route 15 (2)
- Less government. No more new laws! Keep CUPs as is
- Buy the school/get maximum benefit out of school (2)
- Clean up junk
- Multi-family housing of 2-3 apartments anywhere in town on 2 acre lots, no apartment complex's
- Windmill farms
- No industry/farm w/foul odor such as commercial pig farm or asphalt plant
- Parking lots for gas drilling trucks or stock piles of pipes
- Preservation and promotion of farms and agricultural areas
- Protection of Residential (present) areas from Industry - Commercial and/or Industrial

6. Presently the town is zoned agricultural/residential with other uses located most anywhere in town with the granting of a Conditional Use Permit (CUP). However, with the current wave of industries being developed in and around Lindley, the question has been raised about changing the zoning within our town.

Yes	No	
68.7%	31.3%	Are you in favor of developing commercial zones?
68.3%	31.7%	Are you in favor of developing light industrial zones?
31.6%	68.4%	Are you in favor of developing heavy industrial zones?
69.4%	30.6%	Are you in favor of developing recreation zones?
67.9%	32.1%	Are you in favor of developing residential zones?
27.0%	73.0%	Are you in favor of developing residential-high density zones?
77.1%	22.9%	Are you in favor of developing agricultural zones?

7. What changes or improvements would you like to see in the town, if any?

Lindley Presho School would make a beautiful senior housing/center. Or a community center where meetings could be held etc.
2 page comment document attached. Summary here: The survey suggests that we need to act soon to protect ourselves as we go through a growth phase which is not a likely scenario. The economic climate in NY state is poor - people and businesses are leaving. Perhaps the industry inferred in the survey is in the energy sector - the majority of these jobs are temporary/PA already seems past its peak. The town has not planned well, example State Line Camping in the middle of a wonderful residential community which destroyed property values and is in one of the most visible parts of town. We love our home, but it is too expensive to live in Lindley (taxes). Lindley is a wonderful place to live and raise children. The general character of the town varies and most homes are well cared for even without rules. We have outlawed the bad stuff, but folks still have a lot of freedom. I especially like the 2-acre minimum lot size, no junk cars and having a building inspector in town. I would urge you not to make major changes to our zoning laws.
A clean up your yard law and have it enforced
A diner would be nice, somewhere where locals could congregate informally - not sure it's feasible financially. I was excited about converting the Presho School into senior housing with a satellite urgent care facility where the nurse's office was. Cafeteria could be converted to a cafe for old and young as well as a place for entertainment. I was told by an architect that the space and acreage was too small for what I had in mind. Also water and sewer would be costly to make serviceable.
A grocery store
A nice park and walking trail in Lindley somewhere would be nice
A plan for road repair/improvement! Reduce redundant equipment/people by partnering with the county.
Allow gas drilling with strict guidelines keeping environment and health in mind
An open mind to change - bringing businesses in to help control higher taxes. To not have a "controlling committee" to do as they want, overlooking what the community needs without stepping on tax payers toes or into their wallets.
Anything to reduce tax base. Follow up on cleaning up blight. Stronger police presence.
Assessments of houses, land reconsidered. Current ones are way out of line - much too high as per a real estate that evaluated mine and a neighbor. Good luck in keeping everyone even marginally happy.
Better back roads to travel on. Keep our taxes within reason. Try and keep property owners not to trash their place and enforce it. I believe that the town should work with industry to promote the gain of revenue.
Better control and enforcement of loose dog laws.
Better diversity, more voting
Better roads
Better roads - I don't currently feel they are safe. Make neighbors remove garbage from their lawns!
Better roads "oil & stone" or pavement. Lower school and county taxes!!! NO FRACKING!
Better roads and normal ditches not the ones we have now. Resurface all black top roads
Better winter and summer maintenance on the roads and a recreation park.
Broad band internet and cable TV needs to be available to ALL Lindley residents.
Central community center for town activities, such as teen dances, general informational meetings, food pantry
Change some zoning laws so people cannot keep trash, garbage, car parts, etc. in the bed of a pick-up truck on their property (rats are a problem). Stop letting people have garbage dumps on their property. Start a grant program for residents who need improvements to their homes. People (some people) in Lindley don't have proper sewage systems, adequate or safe homes, lack of utilities, etc. They need help from the town. Need subsidized housing for poor and elderly.
Come up with a plan to create money so we can do something with these roads, I get tired of hearing it was dirt when you moved there. They are right but we had dust oil. I guess some people in this town have never heard of PROGRESS!
Community park, Support the SESC library-Corning

Concerns about upkeep of roads - which towns are responsible for which roads?
Continue to support shale gas drilling (Fracking) in all respects
Control over land uses with very limited conditional use permits issued if any. Planning Board & Zoning Board managing growth and change in the town and not a free for all. Barring of additional gravel pits or any asphalt plants.
Currently we have 2 zones, ag and residential. I think going to 4 zones, adding commercial and industrial are enough for now - what's the big hurry? NYS is encouraging all types of agriculture - splitting zones and adding many more zones just seems to encourage development that requires a sewer and water plant and service lines, local police dept., and schools. Once we go down the road - just adding commercial and industrial zones "maybe" we can afford to pave our town road!
Develop a plan that will get rid of spot zoning you now have with conditional use permit
Development of industry/business in order to help alleviate resident's tax burden.
Dirt roads should be tarred and stoned. In recent years, the materials put on the dirt roads are very bad for those with breathing problems. The saline solution applied to keep the dust down (only when we complain) is very bad for vehicles. The road is my only complaint!
Do better job on roads. Would like gas drillers to come through. Wouldn't hurt to put a grocery store in so it's closer for the people. We need a new group of people in Lindley office. Maybe things would change
Enforce existing codes or develop new ones to cover trashy places, example house and lot on upper Tannery Creek Road. Allowing situations to continue with places littered with junk and trash takes a lot away from the Town of Lindley and its residents!
Enforce existing junk ordinance! Older pick-ups and trailer boxes full of trash, garbage bags and piles of tires in the yard should <u>not</u> be considered as an enhancement in the local neighborhood.
Equalize property taxes/school taxes to true marketable values. Stay revenue neutral.
Existing laws regarding public health, environment & property values need enforcement.
Fix road better
Fix the d--- roads.
Fix the roads would be nice, if not at least mow the grass in the summer. Small business opened, so residents can work without traveling so far. Have a teen center for our kids. I like Lindley because it is a rural community but it would be nice to have a small part of it to have a library, corner store, etc.
Gas drilling would be nice/less gravel pits/more small businesses - anybody who wants to open a small business shouldn't have to find a place in a "zoned area" because that will raise the cost of start-up on the business and discourage new growth of small businesses in the town of Lindley.
Get folks to clean up their own property, take pride in the way the town looks. I know that we are in economically challenging times, but how much does it cost to pick up & throw out the crap in your yard?
Get our dog warden on the ball.
I am concerned with the sale of the Lindley-Presho Elementary School that the area remains as a residential area not a commercial or industrial zone which would change the community and affect property values.
I do not trust the gas companies. They have bought space (land) for a particular use - then change the use to something else for example- Ryers Creek Rd - using pump site to store waste from a different well site (Summer 2011). They stopped when I complained.
I don't think our Town is in need of any improvements. There are too many rural areas being over developed and losing their quiet hometown image. As a Realtor I get clients looking for country homes, there are not many out there anymore. The value of our homes will be greatly affected by all of these proposed improvements. I hope the people of the town think of long term effects of these improvements! Bad idea!
I favor residential high density - clusters with the equivalent of 2 acres per house! Not in favor of an asphalt plant anywhere in Lindley. Also not in favor of any use of the flood plain along the river for industry. This land should remain farming. One business suggested building berms around property along the river to protect the business. These berms would cause flooding issues for surrounding property. Not in favor of this use.
I feel I live in a good town and love where I live.

I like our little community as it is now!!
I like to think we have a say, but there will always be change no matter what, some for the good and some not. Our small town is not so small anymore. So with growth you have to have a different way of doing things, laws/zoning, that we vote on to make it the best we can to live a better and healthier way of life for all.
I moved to Lindley almost 4 years ago and love living here. With a quality fishing river and beautiful wooded areas, I would love to see recreation activities promoted in the area. (I'm a little biased due to my parks & recreation degree). Maybe some small business and shops along old 15 (what will be old 15).
I would like to see a commercial business large enough to put our Lindley kids to work. Something that would pay more than minimum wage and not one that would be here today and gone tomorrow.
I would like to see Lindley encourage and allow expansion of the town tax base with light industry and businesses - senior housing and homes
I would like to see more things for the children in Lindley. Activities provided here in Lindley. Also the number of pets limited I feel is unfair.
I would like to see new businesses in town to provide the people who live in the town jobs and to possibly lower the taxes for the other people who live here.
I would like to see the CUP being interpreted for the town's benefit - not the individual. Set conditions that improve the town and enhance value. Historically, the "C" for conditions has not been taken to the fore. Emphasize upscale residential, to include developments. That is where the tax dollars are we (town) need to survive. Single wide manufactured are the opposite.
I would like to see the development of some type of light or heavy industry. The town needs jobs and tax revenue and improved roads.
I would like to see the town stop using salt as a means of dust control in the summertime. Salt is a lot more corrosive above freezing than below and causes premature rusting on residents' vehicles. Many small towns such as Catlin and Hornby have chip and tarred their roads which over time leads to less maintenance and allows time for the highway crew to work on other tasks.
I would like to see us stick to the 2 acre lot size for any residential building. Was a landowner involved with a variance request for building on a small lot that was approved by the Planning Board??? All land owners at the time did not want this!!! It should not have been granted??? We as residents in this Town should have to agree before a variance is approved??? Something to think about!!!
I would rather see the zoning stay the same and require a CUP.
I would think "grandfathering" present commercial businesses into zones - and approving the Hawbaker "Industrial" site (100+ acres) would be enough area for business until the next time to review the Comprehensive Plan in 10 years. Mr. Sovas stated "good gravel is hard to find" - so is <u>good fertile farmland</u> . Every day we see more and more of it being used for purposes other than farming. I would like the PB and TB to be conservative and to think "long range" about the development of our unique little town. Too often now we read about how quickly an area developed and what the residents lost as a result, ex. green spaces. P.S. I think there is a need to protect the residents whose homes are already centered in areas - i.e. Morgan Creek Rd, Lindley/Presho School area - along roads. Remember when I99 is finished, Lindley will be off the map.
Improve road conditions
Improve roads - dirt to pavement. Natural gas for my home. TV Cable
Improve the town roads please.
Improved reliability regarding the power supply. We generally lose power when there are storms or high winds. We appreciate that the roads are sanded frequently & in a timely manner during the winter. We value having a post office in such a convenient location & friendly staff. We enjoy the quiet environment & gorgeous view from our home; we would hate to have that taken away.
Improved roads

<p>In 1979 when I moved to Lindley my taxes were low now they have gone up and up. At the age of 63 it is a worry if I can't keep up I lose the farm. A few years ago the town decided that we needed a big fancy town garage, and then we were suddenly in debt for about the same cost of the building, but it isn't because of the building. Sure. Now the building is burnt to the ground and I am sure my taxes will go up to pay for it. If I build a garage to keep my farm equipment in you would tell me what I am allowed to use to build it and then raise my taxes again. I worked for the Highway Dept. from 1973-1996. We plowed and sanded with trucks that cost under \$10,000, now we have burnt trucks that cost \$200,000. I do not care if they put a black top plant on River Rd. Maybe it will help pay for all the high priced things you want, like black top roads; I like dirt roads just fine. I think everyone should be able to do what they want to with their property as long as they are not hurting anyone.</p>
<p>It is ignorant to think that bringing big industry here will offer enough of a tax break on residential land owners to make it worth the destruction of our rural atmosphere and noiseless clean air living. Please keep our town rural, if people want to live in a developed community they can move. I'm sure there are others who will take their place here because they want a country living atmosphere. Big businesses always find ways around paying proper taxes so why would we think it would be any different here. I would gladly pay higher taxes to keep the town the way it is.</p>
<p>Junk cleanup laws that are enforced. Dark night - light law- no lighting that infringes on others. Noise pollution law.</p>
<p>Keep dogs within a fence or restraining area (invisible or electrical fence) or on a leash.</p>
<p>Keep heavy industrial zones OUT of Lindley.</p>
<p>Keep the town's rural quiet lifestyle! Keep the taxes low/lower.</p>
<p>Law enforcement, stop speeding, reckless driving, drugs, drinking parties. Clean up properties with junk, repair building in disrepair.</p>
<p>Like to see a junk ordinance created that can be enforced and ENFORCE it.</p>
<p>Like to see more business to help lower our taxes</p>
<p>Like zoning for industry. This is certainly a biased survey. Surveys are supposed to be neutral. You are biased against industry. Shame on you for being so unfair.</p>
<p>Lindley is a great place - keep it the way it is now!</p>
<p>Lindley is fine the way it is. If people come here with the idea of changing it they should just stay where they are at now. When I came to Lindley I joined a community. I didn't come here to change it. I came and stayed because of what Lindley is not what it could be.</p>
<p>Lower property taxes.</p>
<p>Lower tax. Allow gas drilling.</p>
<p>Lower taxes</p>
<p>Lower taxes and better roads</p>
<p>Lower taxes to invite people to live here. Fix roads so they aren't ruining vehicles.</p>
<p>Lower taxes. No school tax for senior citizens</p>
<p>Lower taxes. Build a park. Stores (grocery). Better roads. More businesses to help with taxes. For the amount of taxes we pay in Lindley, Lindley has nothing.</p>
<p>Lower taxes. Encourage Amish community</p>
<p>Lower town and county taxes especially for single families with only 1 parent in the family who is struggling to keep their homes. Thank You!</p>
<p>Make a playground for kids at the old ball diamond on the Indian Hills Rd by moving the playground equipment from the Lindley-Presho School that is not being used. Also to build a small pavilion with a couple picnic tables for family get-togethers.</p>
<p>More access to common necessities as in internet, cable, etc.</p>
<p>More businesses</p>
<p>More communication on where and when town meetings are. More community events (for kids and grown-ups). I would like to see the town take a tougher stance on zoning enforcement.</p>
<p>More enforcement of codes. Fewer junk cars. Clean Lindley up. Emphasis on Stowell Rd (for example). Fewer mobile homes. We are no longer a farming town regardless of what some residents may think. We have to be in line with our neighbor, the Town of Erwin.</p>

More restaurants, convenient store that would compete with the HIGH cost of Brownie's Mini-Mart! Would love to see a Christmas Tree shop develop in this area to compete with Walmart.
More shared services w/other towns, county, state
Naturally I would like to see the taxes go down, but we all know that is not likely to happen. I am in favor of natural gas exploration as long as we make the companies involved do it in a safe manner. I believe the economic impact to the area will offset the temporary problems we will have to endure.
Need to develop things for younger generations. Gravel pits, construction companies are destroying Lindley's past which could truly hurt its future to keep people in area. What would you rather look at, a historical farm/barns or a hole in the ground? The old Young's Farm is a travesty with the old Warner Farm possibly soon to follow.
Need to enforce all code laws on books for all residences. Example - people build houses & never get permits or right of occupancy
New boss because nothing is getting done. Cannot blame the fire because they do rent equipment, and you could also ask other towns to borrow theirs. The boss needs to give clear direction to all workers. He should make sure the jobs get done in a timely manner and hold all workers accountable. There should be a training program for all workers and no favoritism.
No fracking unless no unsafe chemicals are used which I have read are available but more expensive than bad chemicals. To lower taxes let's merge all local towns or make a county-wide service to lower taxes - especially for schools. Let's reduce number of small district employees especially superintendents and make county-wide.
None. We need no more new laws! People need to take responsibility for themselves. Don't need to use taxpayers' money to protect public health and safety. Need to go back to some old ways to reduce spending. Pressure school district - one of our largest expenses for tax payers. Been to school board meetings seen other town officials. Not many from Lindley.
Off-on ramp in the middle of I99
Our tax base is too high for the Lindley resident - we cannot continue to go in the direction of "rural lifestyle only." We are losing older citizens daily because of the economics - taxes and high cost of living. The new bypass will even shut down some of our "local" businesses. We need tourism or recreation areas/businesses to attract people to this area which will market our Town's History and rural roots. We have little safety rules and recreation for our children.
Pave dirt roads, it's 2013! Dirt roads don't equate to rural living, very out of date concept!
Pave heavily travelled end of Steamtown Rd. that connects River Rd. *Local law enforcement (especially with respect to roads) speed, littering, noise, obeying rules of the road, etc. - keep 4-wheelers, ATVs, trail bikes, etc. off roads. Restrict and ENFORCE speed limit to no more than 40 mph on dirt roads AND lower where residences. Strictly regulate operation of heavy commercial equipment (dump trucks, tractor trailers, etc.) - hours of operation, speed, weight, noise, etc. to minimize impact on residences and wear and tear on roads. Get after dumpy/trashy residences (way too many!) - eye sores, health hazards, encourage more of the same. Prohibit beer-fest bonfire parties, low-life hangouts, and the like. Get rid of illegal drugs, meth labs and other "shady" operations. Don't allow any heavy industry that lowers neighboring property values, negatively impacts quality of life in the area (air, water, noise, etc.) doesn't provide <u>significant</u> local employment or <u>generate substantial</u> revenue for the town/community.
Paved roads, stop spraying salt water on the roads in the summer.
Please pave Bell Hill Rd. to the last house before the gas line. Please pay for wiring cable TV/internet on Bell Hill Rd. Grant agriculture status to landowners owning 10 acres or more who use part of the land for crops/animals even though it's not the primary source of income. Make it easier for residents to obtain help clearing trees from power and utility lines - telephone company puts up a fuss unless it's an emergency and lines are actually down.
Poor planning is interfering with peoples' right to hunt. People have the right to place a home in a rural area which takes away the right for others to hunt within 500'. Zoning to allow building in rural areas when they can prove they are not taking this right away; they should only be able to build when they have 500' from neighbor or in a cluster dev. with buffer.
Preserve the "country" for those to be at peace and quiet. Make improvement if needed for the future but do not destroy the present beauty of the Town. Preserve history, etc.

Property zoned for commercial and industrial use in given areas. Any non-hazardous businesses that would create jobs and revenue for our town.
Purchase school for use by homeowners, seniors, kids
Quit allowing junk cars in yards of homes, also yard tractors. No selling of cars on personal property. Clean up properties.
Recreation for children. People live here because they enjoy privacy, rural living. If we wanted to live side-by-side or on top of our neighbors we could move to Corning or Painted Post. I think the town needs to crack down on those who have junk yards like XXX. We have money in the town budget that is used for code enforcement - it's about time it was used properly - Mr. XXX doesn't own the property in the Tannery Creek - why is he allowed to dig into it for gravel to reconfigure his property. How is that preserving the natural environment?
Reduce school tax, county, town also. Just a little or cap them for residential rural not business because they should pay a little more.
Remove town barn this is leaning toward road.
Review regulations for real estate transactions not associated with establishing or growing the land owner's primary residence. For example, if a person buys land not associated with primary residence, then division into parcels should be controlled - i.e. each sub-division must be a minimum # acres (>5 acres); or each parcel can be no smaller than a percentage of the original size parcel. The goal is to maintain the rural and agricultural nature of Lindley.
Right to Farm laws. We don't need more zoning, we just need to enforce what we have equally to everyone or to no one.
Road - Old Route 15 (Indian Hills Rd) get an apron on.
Road maintenance/improvement. Speed limits & enforcement.
Roads - would like to see the use of salt on roads in winter only not year around
Seven years ago we attended a town board meeting about housing in Lindley. It was brought up that several properties were in need of repair and to this date some have never been addressed, for example the XXX house on Church Creek. When are these properties going to be addressed?
Solve or care for existing environmental problems before creating more
Someone smart enough to repair then maintain the roads to an acceptable condition.
Speed limit on River Rd to be same all the way, now its 40 mph till Herricks then 55 mph just before the curve by our house. We've had two accidents this year already, a few years ago we had a person killed in an accident on our curve, a few years before we had 9 accidents in one year on our curve. We have town trucks, the gravel pit trucks plus side road turns and kids just as much as south half of River Road.
Stop using salt in the summer to reduce dust and at the very least use nothing at all or revert back to oil. The salt combines with the dust and absolutely destroys our vehicles while still having dusty roads. The money wasted on repeatedly repairing highly traveled dirt roads (ex. Ryers Creek Rd.) would in the long run cost as much if you tar and chipped it.
Stricter enforcement of existing ordinance (no more than 2 vehicles to be seen on any property). Less clutter around the homes.
Strictly enforce junk, trash, garbage laws
The maintenance of roads needs to improve
The only way to maintain a tax base to provide basic services is by allowing fracking.
The roads, for what we pay in taxes, it is absolutely ridiculous that our roads have to be so atrocious. After 35 years in the construction field, I cannot believe that the men working for our highway dept. cannot figure out how to maintain what we pay good money for. If we did that on a construction site we would be kicked off and black balled. You folks really need to find quality people to do this maintenance, or you will keep throwing good money after bad.
The town is fine just the way it is. We do not need big city/NJ laws here!! Landowners should be able to develop their land to suit themselves not the neighbors. If you don't like it - move. This is a dying town - too many laws that are not consistently enforced - do not need any more restrictions on the larger land owners.
Thoughtful planning to insure residential areas are protected and remain safe and desirable to future homeowners so property values are retained. No industrial development within 1 mile of a higher density residential area.

To keep properties maintained and debris free. Enforcement through fines.
Trail system for recreation activities! Hiking, biking, 4 wheelers, snow mobiles
We already have residential/agricultural in town which is already stated as beginning of question 6. I own my own property and will be as I want. There are board members who don't abide by the laws we have now. Nothing is being enforced - houses being built, additions being added, junk in yards, etc. - nothing is enforced. You as board members need to look at the residents who are retired and those working at jobs those on fixed incomes but taxes continue to go up. You as a board sit and discourage business and growth in town to help maintain or increase the tax base. There is also discrimination in enforcing the laws of the town. It gets worse every year. Therefore, our property is ours until we can't pay the taxes then it will be yours so don't stop and ask any questions of what we are doing. We have never felt this way until the last couple of years when we have seen things get worse.
We do need some development that can help us with our tax base so we can all afford to remain here as long as we want. I believe that each case should be looked at individually. Farming should remain as it is and not limited to only some areas of town.
We feel the above zones should not be developed but organized and allowed to protect the rural character of our Town. We are not opposed to individuals creating a more enriched community but the CUP does not put sufficient restraints on development of "unwanted" activities.
We have lived in Lindley for 24 years and in that time, the only changes we've seen are that our property taxes have quadrupled and our roads have deteriorated to the point that we can't own a regular car; you have to use a 4-wheel drive vehicle to get through the mud and potholes. If Lindley can't afford to fix its roads, then the Town should be promoting industries such as asphalt plants, natural gas drilling, windmill farms, etc., so that these companies could repair our roads at a much discounted price. Another reason to promote these industries would be to relieve some of the tax burden on property owners. Many Lindley residents are large landowners and are being burdened with high taxes and need to be able to sell the natural gas from their land if they so choose. Along with gas drilling in Lindley would come other supporting businesses of the industry which would promote employment opportunities in our Town. This would also help with the high property tax burden we are all facing. We believe, as farmers, that industry and agriculture can co-exist together and that agriculture in our town would actually receive a much needed boost. We therefore fully support promoting industry and related businesses in our Town.
We like it the way it is.
We need a park with safe equipment and bike trails for children and a community center. Speed limit signs to keep children safe. Railroad crossings are in need of repair. Prevent any kind of asphalt company (environmental hazard). More convenient hours at the Town Hall. Restrict fracking and any kind of environmental threat.
We need to encourage industry-should not be separated (heavy & light). The state has enough regulations. Town does not have to come up with more regulations and laws. These questions are loaded. Just ask people what they want. Don't give your idea or example of what is included in light and heavy industry. People can think for themselves. We are not as stupid as you think we are.
We would love to see a playground with biking trails and walking trails. Most of the roads in Lindley are not safe for the kids to ride and learn to ride their bikes because of their condition and/or too much traffic, and a lot of people don't have driveways that are suitable for bike riding either. It would be great for our community's kids/families even if all we end up with is biking and walking/hiking trails. Lindley would also be a great site for a nature center.
When you need a permit it should be for everyone. I have seen lots of people get away without one. That is not right.
Why don't the Town and Planning Board take a look out the front window of the office building in a group; look at the mess they have helped create across Route 15. They can't see past their own noses. The "Good Ol Boy" attitude in this town has made Deming's Garage and the Wood Pallet Factory into a bottleneck, junk hole looking mess in the center of town. You can't even take care of those issues let alone more. If you want small time rural life we all must obey the <u>same</u> laws or move in the <u>Amish</u> .
With the opening of the 199 corridor I would like to see the fire department's training level and equipment improve to handle the potential emergency situations that will come with it.

Would like to see hiking trails and after new highway is finished, I would like to see speed limit lowered on 15 and a bike path made. Maybe it could go from Erwin to Lawrenceville and possibly to the PA Grand Canyon trail. Boating (kayaks, canoe, tubing down the river). Maybe have an area set for flea market (as in farm fresh veggies, crafts (no junk)). Also a place where all kids could have summer programs. A library would be great also like Campbell does.

Would like to see the river preserved for residential/recreational uses. Commercial/industrial uses should be limited to the area directly connected to the 4-lane (Presho exit) so that traffic doesn't go through residential areas.

Would like to see the tax base increased. Let new business in the town (without making them jump through hoops). Try to get people interested in living in Lindley