

Bemus Point

A Strategic Action Plan for the Village of Bemus Point



VILLAGE
OF
BEMUS POINT

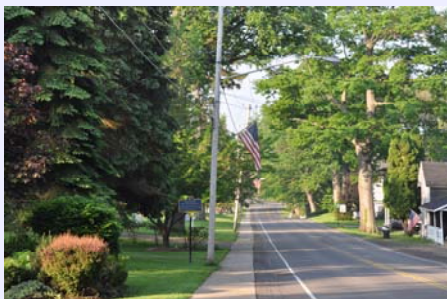
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RENEWING BEMUS POINT

A Letter to Village Residents



In 2011, the Village of Bemus Point entered its third century. What do we want Bemus Point to look like at our 300th Birthday Celebration? What should we do as a Village to make sure we preserve the qualities of our community that are so important to us, while taking advantage of future opportunities? The Bemus Point Strategic Action Plan is our map to the future. The Strategic Action Plan presents a clear framework and action agenda for implementing the recommendations.

In a Village-wide survey, and local board workshops, we asked you what you were concerned about and what you wanted for Bemus Point's future. You told us you were worried about rising taxes along with the pace and impacts of development. You wanted Bemus Point to keep its small-town qualities, to shape and direct commercial growth, to preserve our open spaces, and to protect the quality and quantity of the water in Chautauqua Lake and our aquifer.

This Strategic Action Plan is our report to you. It summarizes the findings of the survey and workshops, describes a vision for the future, sets forth a policy framework to guide village decision makers in the future, and advances an action agenda to achieve the vision. It is a plan for "smart growth" that balances preservation of our exceptional natural and cultural heritage and our quality of life with pursuit of new and exciting opportunities for economic growth. The plan asks us to be innovative so that we can protect the things most important to us while making sure we have the solid economic foundation necessary to sustain the vitality of our community.

Bemus Point is a special place and each of us, whether lifelong residents or new arrivals, has a stake in its future. We invite all members of the Bemus Point community to join in putting the Strategic Action Plan into practice.



WHO WE ARE

Bemus Point is a friendly community on the shores of beautiful Chautauqua Lake, home to almost 400 year-round residents and during the summertime host to many more. As residents, we love this place and are highly involved in our village. Whether supporting or volunteering for the fire department, the school, coaching kids' sports, or running businesses, we work together as a community to provide a great quality of life for our families and an excellent experience for our many visitors.

Bemus Point's tree-lined side streets, tennis courts, park, golf course, boat launch, and beach encourage our community to be active. We often walk or bike to the park, post office, store or library, pausing to chat with neighbors along the way.

As residents, we love summer as much as our visitors do and enjoy doing our part to support local establishments. Along Main Street and Lakeside Drive buildings dating back to the late 1800's continue serving food and drink, offering entertainment, and providing lodging, while a much-newer floating stage is a unique venue for concerts, movies, praise services, and other events.

We are truly fortunate to live in a small and friendly community with so much to offer.



OUR HISTORY

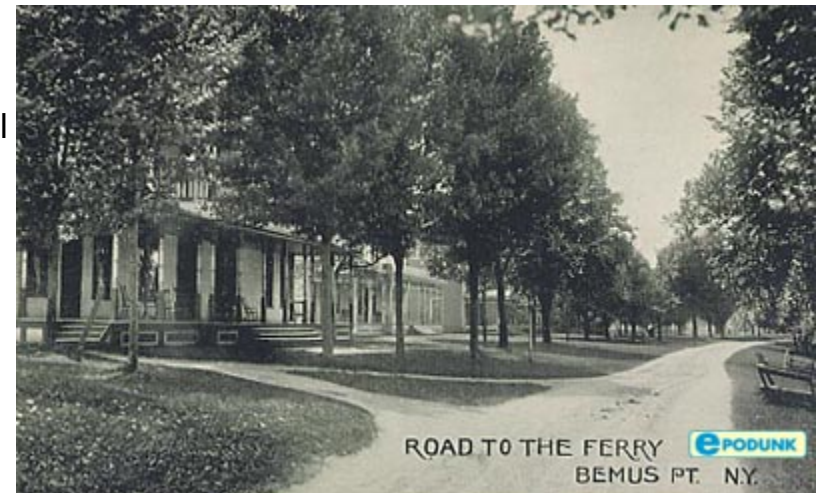
Bemus Point has a long history of being a gathering place as the central location at the narrows of Chautauqua Lake. From utilizing the flat land area as a camp for fishing to settling the area for farming and for passage across the lake, and from enjoying big band music at the Casino in the 1930's to concerts today on the "Floating Stage," people have long been attracted to Bemus Point for its location, natural beauty, and entertainment offerings.

First settled by the family of William Bemus in 1806, the Village of Bemus Point became attractive to the larger population as early as 1811 with the establishment of the ferry and boat rides around the bay. During the 1800's, and through the 1900's, the area grew as a tourism location and in 1911 the Village of Bemus Point was incorporated. In the early 1900's, Bemus Point had many commercial ventures and lodging facilities lining Main Street to accommodate a growing number of visitors.

Much of contemporary Bemus Point can be traced back to the early 1900's. The Village Park was established in 1926 and eventually included a dock, a beach, tennis courts and shuffleboard courts. The 1930's brought the Casino, which booked big bands and vaudeville acts with famous names such as Duke Ellington, Tommy Dorsey, Cab Calloway, and Ozzie and Harriet Nelson. Visitors would arrive by steamship, trolley, and later by automobile to spend time enjoying the many attractions Bemus Point had to offer.

The Bemus Point - Stow Ferry was established by Thomas Bemus in 1811, first as a raft poled across the narrowest part of the lake and eventually as the cable-drawn wood-deck structure still in use today. It remained the only vehicular passage across the Lake until 1982 when the nearby bridge was opened to traffic. The Bemus Point - Stow Ferry still operates today under Chautauqua Lake Historic Vessels. It carries pedestrians and cyclists, who do not have use of the bridge, as well as motorists enjoying a look at the past.

Today, the Village of Bemus Point is home to 364 residents and is a summer destination for thousands of visitors. Residents and visitors alike enjoy the lakeside location, small-town feel, dining, music, shopping, many forms of recreation, and the community's tremendous natural beauty.



BEMUS POINT TODAY

OUR COMMUNITY

Bemus Point is the smallest village in Chautauqua County at .43 square miles and had a budget of only \$457,000 in 2010. The Village is a modest community, peaceful in the winter months, when year-round residents are the primary occupants. During the summer months Bemus Point prides itself as being one of the hubs of activity on Chautauqua Lake. The community boasts of a wide range of restaurants; entertainment on the floating stage, the Bemus Point Casino and the Surf Club; lodging at the historic Hotel Lenhart and Maple Springs Bed & Breakfast; shopping at a variety of specialty shops; and the opportunity to ride on the historic Bemus Point - Stow Ferry. Additionally, the Village boasts an award-winning elementary school, with a Junior/Senior High School nearby.

OUR POPULATION

As of the 2010 United States Census, a total of 364 people call Bemus Point home. Although like many Western New York communities the population has declined from its 1970 peak of 487 inhabitants, Bemus Point is one of the few Chautauqua County communities that had a population gain between 2000 and 2010.

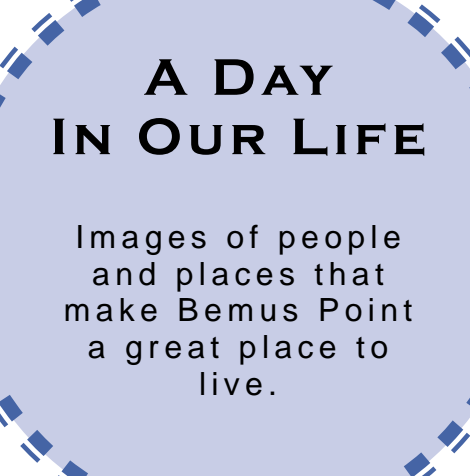
OUR PEOPLE

Bemus Point is of course home to people of all ages. The median age in Bemus Point is high at 50.6 years old, according to the 2010 U.S. Census. This compares with a median age of 37.2 nationwide, and 40.1 and 47.3 in the nearby villages, Mayville and Lakewood, respectively. Of the 364 residents, 25.8%, or 94 individuals, are 65 or older while nationwide, people aged 65 and older make up just 13% of the total population. 36 of the 170 year-round households within the Village have children under age 18.

OUR HOUSING

The Village of Bemus Point is comprised of 293 housing units. A large number of these housing units are seasonal and vacant for a portion of the year. According to the 2010 U.S. Census, Bemus Point has 82 seasonal housing units or 28% of the available housing stock. In comparison, the nearby Village of Lakewood has 10% and the Village of Mayville has 16.9% of its housing stock listed as seasonal housing. Of the total 293 housing units in Bemus Point, 170 are year round households.



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**A DAY
IN OUR LIFE**

Images of people
and places that
make Bemus Point
a great place to
live.

OUR SHARED VISION

Our vision is of a community known for its small town charm and enjoyed by residents and visitors alike. A community that has achieved a balance between the economic, social and environmental resources it has been blessed with while respecting its heritage. A community that has maintained a viable downtown core, enhanced its streetscapes, and upgraded its public infrastructure to assure it remains visually appealing and enjoyable for all who visit the community. A community that maintains its family friendly, small town atmosphere by planning for the future, charting a course of action and working together to achieve common goals.



HOW WE GET THERE

Ralph Waldo Emerson said “Life is a journey, not a destination.” As we reflect on life it is easy to see how true this statement is. Many of us have had a vision of where life would take us in our career or personal life. However, life’s journey, and the many experiences that are part of that journey, may or may not have brought us to the destination we had originally envisioned. What is more important is that we had a “vision” of where we wanted life to take us; we set out on the path to go there; we worked through obstacles as they arose and made adjustments as necessary; we grew and learned as we traveled; and we arrived at a destination, hopefully better for having taken the journey.

So too is the life of our community and the residents who call Bemus Point home. Our community has been on a journey that started just over 200 years ago. We have the privilege and duty of taking stock of where we are on that journey, assessing where we would like to go as a community; and charting the course to take Bemus Point to its future destination.

The balance of this document provides an explanation of the planning process utilized to develop the plan and the goals and strategies for getting us to our destination. Read the proposed strategies and actions; help us work through the obstacles as they arise; and let us journey together as a community towards our shared vision of Bemus Point.

THE PLANNING PROCESS

In order to chart a course for Bemus Point’s future, community leaders collected a variety of information from the people who live, work, and play here. The three basic questions that community leaders worked to answer were: “Where is our community today?”, “What do we want our community to be like in the future?” and, “What decisions can we make now, based on this vision of the future, to effectively move forward?”

It is this series of questions that allowed goals and objectives to be developed for key issue areas of the “shared vision” and the creation of strategic actions, as necessary milestones, that must be accomplished in order for the community to reach its destination.

While creating a strategic action plan through addressing these important questions cannot cure all of a community’s ills, it does focus attention on key critical issues that need to be addressed. Implementation of the plan will result in improved coordination and efficient use of scarce resources. This focus is crucial for the success of a small community, such as Bemus Point, with limited resources. The following two pages describe the specific efforts undertaken to develop this strategic plan and focus.

WHERE IS OUR COMMUNITY TODAY?

In an attempt to gauge community sentiment on current and future issues facing the community, the Planning Board created and distributed a community survey to 260 residents. The results from the community survey formed the basis for the beginning of the planning process.

In June of 2010, Small Town Planning Services, a local community planning consulting team, was brought in to analyze the survey results and design a planning process that would integrate previous planning efforts and result in a new community plan. Small Town Planning Services recommended a strategic action plan approach due to the limited size of the community and the key issues identified in the survey data.

In October of 2010, a SWOT exercise was conducted with members from the Village's Board, Planning Board and Zoning Board of Appeals. This exercise used the community survey results and other community data as a starting point to assess the community's internal Strengths and Weaknesses in relation to external Opportunities and Threats.

The Planning Board then used the SWOT results, and other collected data, to assess where the community is today and what the key critical issues are that needed to be addressed.

WHAT DO WE WANT OUR COMMUNITY TO BE IN THE FUTURE?

In January of 2011, the board assessed the input gathered from these various planning exercises. The following key critical issue areas emerged: 1. Small Town Character; 2. Economic Development; 3. Public Investment; 4. Community; and 5. Natural Resources

Incorporating the key critical issue areas, and the community's vision from the survey results, the Planning Board created a draft vision statement for the community. This draft was reviewed by community board members at a joint meeting in June 2011 and by the community at large at a public workshop in September 2011.



WHAT CAN WE DO TO MOVE TOWARDS THAT FUTURE?

The Planning Board spent several months thinking about how principles, policies, and actions should be implemented to effect positive change throughout the community. The Board worked to balance the social, economic and environmental needs of the various community stakeholders. In the end, by following the step-by-step process described below, the Board successfully incorporated community input regarding needs, preferences for growth, and priorities into a Strategic Action Plan. It is this plan that will move Bemus Point towards its future.

PLANNING PROCESS

Community Priorities



SWOT



Key Issue Areas



Where Do We Want to Be?
(Shared Vision)



Goals
(Strategies)



What Can We Do?
(Actions)



Working Together
(Implementation)

SURVEY

246 Surveys –2008

BOARD WORKSHOPS

October 2010

June 2011

INVENTORY

Population

Demographics

Land Use

Parking

SWOT EXERCISE

October 2010

VISION

January 2011

GOALS & OBJECTIVES

February to April 2011

STRATEGIC ACTIONS

April to July 2011

PUBLIC WORKSHOP

September 2011

VISION THEMES

(KEY ISSUE AREAS)

Early in the planning process, the Planning Board reviewed the ideas and comments submitted by community members during the community survey process. After a thorough review it became apparent that certain key issue areas or themes were emerging. These themes were: Small Town Character, Economic Development, Public Investment, Community and Natural Resources. These “vision themes” became the basis for the development of a shared vision for Bemus Point.

The “vision themes”, however, did not provide an answer as to how the Board might set specific strategies to accomplish the community’s goals.

These vision themes supplied general concepts, for which specific strategies were needed. In order to develop strategies, which honored Bemus Point’s unique culture and setting, the Board embraced planning principles which supported a “Tourist Village” or a European “Holiday Village” concept.



OUR GOALS

SMALL TOWN CHARACTER

Goal A: *Maintain and enhance Bemus Point’s existing small town atmosphere.*

Maintaining Bemus Point’s small town atmosphere is extremely important to residents who responded to the community survey. A small town atmosphere is one of Bemus Point’s assets. Over the years this small town character has begun to slowly disappear and erode as the community has changed. Preserving and enhancing this character will not only maintain what residents have come to value, but will also attract visitors, while promoting a thematic lakeside village appearance.

Goal B: *Maintain character of existing neighborhoods.*

Bemus Point has a group of relatively small residential neighborhoods. The largest of these neighborhoods is along Lakeside Drive. As a village with very limited space, there is a potential for new commercial uses to emerge in the residential clusters. In order to provide some flexibility for growth surrounding the core business district, while protecting residential areas, small mixed use transition zones should be created. The uses allowed within these zones should be of a type that have a minimal impact on residential character.



Goal C: *Promote and enhance pedestrian connections in the community.*

Walkability is a key indicator of a healthy and vital community. Families looking for a community to settle in are influenced by how safely their children can travel through the community. Retirees seek out communities with areas to walk in where they can easily access available services. Bemus Point can capitalize on these trends. In order to do so the Village must invest in the maintenance and upgrade of key sidewalk area. Additionally, overtime the development of pedestrian and bicycle connections will reconnect key residential areas with the core of the Village.

Goal D: *Enhance residential districts and the community.*

Bemus Point once held the distinction bestowed by the National Arbor Day Foundation of being a “Tree City.” As the existing inventory of trees reaches the end of their life cycle, trees must be removed for safety reasons to prevent property damage. Some residential areas within Bemus Point have begun to look denuded and as barren as a side street in a larger city. In order to maintain Bemus Point’s character, the Village and residents will need to work together to replenish the inventory of trees.

OUR GOALS

ECONOMIC DEVELOPMENT

Goal A: *Build upon existing downtown core to maintain and enhance the economic viability of the business district while recognizing the importance of maintaining the small town character that defines Bemus Point and the quality of life citizens cherish.*

A viable downtown that supports residents with basic services and attracts tourist requires a critical mass of businesses. The current Main Street corridor along Route 430 should expand in order to allow adequate opportunities for development. This development will require appropriate zoning and guidelines to ensure that the new uses are complementary and support Bemus Point's overall vision.

Goal B: *Develop a parking plan to create options to address peak parking periods and ensure adequate parking exists for non-peak periods.*

Parking is the largest challenge facing Bemus Point during the summer season. This is further complicated by the fact that the Village comprises only 275 acres and is highly developed. The first step in addressing this issue, beyond what Bemus Point has already done, is to develop a balanced parking management strategy that incorporates an enforcement strategy. The second approach will be to maximize existing parking capacity, while working with local partners to create other parking opportunities.

Goal C: *Ensure adequate public amenities exist to support a viable business district based on tourism.*

The existence of basic streetscape amenities within the Village corridors will improve the quality of life for residents and visitors alike. Benches at key locations; bike racks; and adequate sidewalks are all important improvements to the experience of Bemus Point.

Goal D: *Preserve and protect the natural resources and attractions that bring visitors to Bemus Point and are a key component of its character.*

Bemus Point is famous for its wonderful view of Chautauqua Lake and the sunsets that occur over the bay. Visitors and residents alike enjoy the natural beauty provided by this scenery. This important asset is a key to Bemus Point's current economic success and attractiveness. In many cases this asset, that benefits everyone, is privately held. The Village will need to protect the use of this resource.

Goal E: *Extend the business season into shoulder seasons with additional events and a critical mass of complimentary niche businesses.*

In order for many of the local businesses to remain viable a season lasting longer than 12 weeks must be promoted. The development of additional spring or fall events will help with this issue.

Goal F: *Develop wayfinding system to help improve the flow of visitors within community.*

Visitors to Bemus Point have not learned how to easily navigate to all of the hidden assets the community has to offer. The development of a basic wayfinding signs guiding visitors to businesses and basic tourist amenities such as restrooms and parking would improve the flow of pedestrians and vehicles.

Goal G: *Integrate Bemus Point's tourism efforts into the regional efforts and connections to nearby communities and attractions to strengthen tourism season.*

Bemus Point's small size is part of its charm, however the small size limits the quantity of tourist attractions which can be offered. The majority of the attractions in Bemus Point are classified as "secondary attractions." These attractions are important, but tourists would not drive three hours just to experience them. In order to support Bemus Point's tourism industry, the community must also build off the assets and attractions of neighboring communities.

Goal H: *Support Bemus Point-Stow Ferry.*

The Bemus Point-Stow Ferry is a tourist attraction in itself. It also serves as a regional connection for vehicles, pedestrians, and cyclists. The potential impact of a ferry operating on a regular schedule should not be underestimated.

OUR GOALS

PUBLIC INVESTMENT

Goal A: *Improve the visual impact of Bemus Point to residents and visitors.*

The Bemus Point Beautification Committee has been working on the creation of a downtown plan. The effort has been named "Sharpen the Point." The name seems very appropriate as Bemus Point is an attractive community that just needs some basic touching up to help restore all of its luster. Investments in basic streetscape components by both the village and private entities will help "Sharpen the Point."

Goal B: *Install and upgrade necessary public tourism infrastructure for pedestrians.*

While Bemus Point has been a tourist destination for a long time, it lacks key tourist infrastructure features, such as public restrooms. Easily accessible public restrooms is a must for any community that supports tourism.

Goal C: *Improve the Bemus Point experience for vehicular visitors.*

Visitors entering Bemus Point need clear signage in order to safely and easily navigate the congested downtown area. Providing signage and additional parking opportunities will enhance the Bemus Point experience.



Goal D: *Improve pedestrian/bicycle connections in Bemus Point to key current and future residential areas.*

Walking and cycling paths are key community attractions. Utilizing utility easements, existing green space, cemetery paths and roads to create circular travel ways will help reestablish connectivity to key residential areas. This effort will further enhance the quality of life in Bemus Point.



OUR GOALS

COMMUNITY

Goal A: *Promote a family friendly community with a small town atmosphere.*

First impressions are very important. The community of Bemus Point should work to portray itself as a family friendly community. This can be accomplished by ensuring that Village properties, including walkways, are well maintained. Additionally, the presence of a local peace officer during the peak season will provide a sense of security to families and visitors during the busy season.

Goal B: *Encourage a sense of place and community.*

Bemus Point has a unique culture. Bemus is more than just a small charming community. Bemus Point is a place to relax where people are friendly and know each other.

It is important that Bemus Point maintain that sense of place people know as Bemus. Part-time residents and visitors alike come to relax and be a part of that culture. Providing an opportunity for people to interact and be part of the Bemus Point culture is key to retaining a sense of place.

OUR GOALS

NATURAL RESOURCES

Goal C: *Provide community information to visitors and citizens on websites, and through other media, regarding life in the Village, activities, events and local businesses.*

Today is the digital age with information literally at your finger tips. The public has become accustomed to accessing information on smart phones, tablets and laptops. In order to be viewed as a progressive and welcoming community, Bemus Point must make information about the community accessible.

Goal D: *Work with the New York State Department of Environmental Conservation to upgrade boat launch parking area .*

New York State has done a fine job of maintaining the boat launch facility. However, the nearby parking area is surrounded by residential streets. This requires improved buffering that is consistent with the character of the neighborhood.

Goal E: *Protect and conserve critical open space within the Village.*

Conservation and Recreation Districts should be established to balance the need to protect critical open space. Additionally, site plan reviews should be conducted to in an effort retain and maximize open space.

Goal A: *Improve the quality of Chautauqua Lake.*

Chautauqua Lake is a key regional and local asset. Bemus Point should work towards this goal while realizing the limitations of a small community.

Goal B: *Reduce Bemus Point's impact on Chautauqua Lake.*

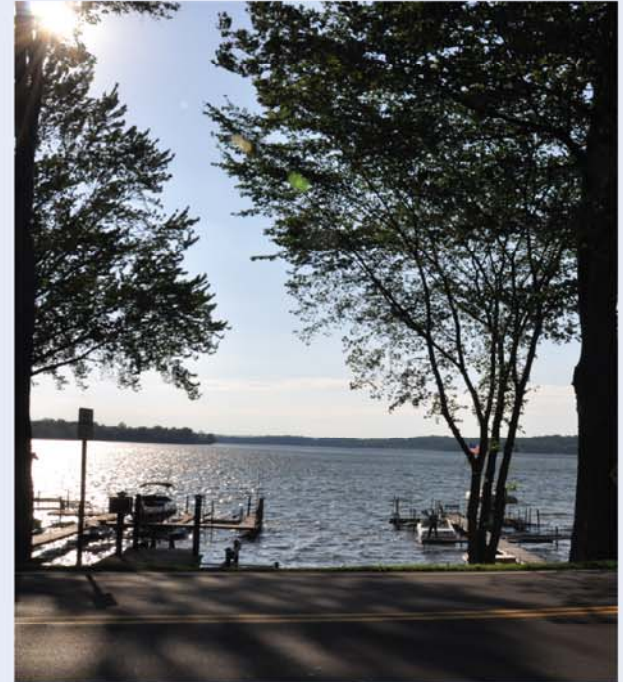
Bemus Point should adopt regulations that help achieve this goal.

Goal C: *Protect the integrity of the local aquifer system.*

Bemus Point is located above a shallow and deep aquifer. Many households rely on the shallow aquifer. It is critical to protect both the supply and quality of water in these aquifers.

Goal D: *Protect the viewsheds that make Bemus Point an attractive community for tourist and residents.*

Bemus Point has a valuable viewshed along the Lake. Intrusions into this viewshed must be carefully weighed and managed in order to protect the value of this important asset.



CHARTING OUR COURSE—STRATEGIC ACTIONS

SMALL TOWN CHARACTER

Strategy 1:

Promote thematic appearance of the community.

Actions:

- 1.1 Promote appropriate, uniform signage for wayfinding.
- 1.2 Develop guidelines for signage.
- 1.3 Create design guidelines for commercial districts that help maintain and establish a Bemus Point theme.
- 1.4 Ensure new buildings or renovations are compatible with adjacent development by an evaluation based upon scale and height that compliments existing buildings.
- 1.5 Promote small scale retail in commercial districts.
- 1.6 Preserve historic resources within community.

Strategy 2:

Encourage the retention of green space areas in the village.

Actions:

- 2.1 Promote cluster residential development requirements for open space and infill projects.
- 2.2 Create Recreation District encompassing golf course and surrounding parcels, which allows appropriate complimentary uses, while preserving the open space component of the golf course area.
- 2.3 Preserve open space by requiring infill and new development to incorporate open space into site design and by protecting existing open space areas with appropriate controls.

Strategy 3:

Re-establish “Tree City” status once held by Bemus Point.

Actions:

- 3.1 Apply for a New York State Department of Environmental Conservation Urban Forestry Grant for street trees.
- 3.2 Investigate the feasibility of integrating appropriate tree plantings into the downtown corridor with the assistance of an urban forester or landscape architect.



Strategy 4:

Promote the use of landscaping features to soften downtown corridor.

Actions:

- 4.1 Develop landscaping design guidelines as part of commercial guidelines.
- 4.2 Integrate landscaping evaluation into current site plan regulations.
- 4.3 Provide period style lighting along Main Street and Lakeside Drive in the core areas.
- 4.4 Encourage the use of trees or shrubs to buffer parking lots adjacent to streets.
- 4.5 Use trees to define the street edge and protect and shade pedestrians.

Strategy 5:

Maintain and enhance lakefront aesthetics.

Actions:

- 5.1 Promote the use of low shrubs to soften hard infrastructure such as parking areas or building facades.
- 5.2 Require trees planted along the lakeshore to be canopy varieties that at maturity will not block the viewsheds of the lake.



SMALL TOWN CHARACTER

Strategy 6:

Ensure that residential neighborhoods are not impacted by new uses which significantly change the character of the area.

Actions:

6.1 Develop a mixed-use transition zone for small scale lodging, retail and service business uses utilizing existing structures. This zone will encompass areas between the downtown commercial area and the prime residential zones.

6.2 Update current zoning code.

Strategy 7:

Work to minimize potential conflicts between residential and commercial properties.

Actions:

7.1 Investigate creating noise standards and other mitigation measures for commercial establishments to minimize impacts on residential districts.

7.2 Evaluate parking requirements within residential districts.

7.3 Investigate centralized parking options or remote parking options for peak events.

Strategy 8:

Improve pedestrian and bicycle connections.

Actions:

8.1 Develop defined pedestrian and bicycle connections between prime residential areas, key attractions and municipal services.

8.2 Identify historical development trends that have cut off portions of the Village from main travel flow patterns, and reconnect pedestrian and bicycle trails. An example of this is the area between Shepardson Drive and Center Street along the cemetery.

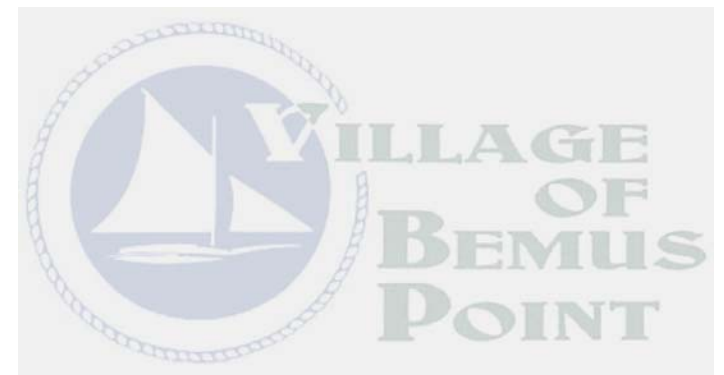
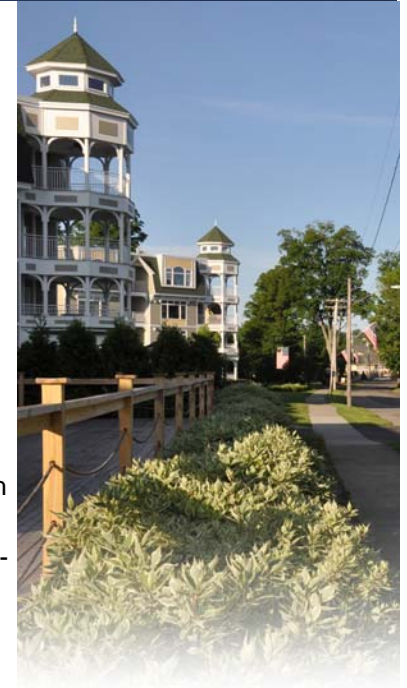
8.3 Work with New York State to clean up the trail entrances at the end of Lakeside Drive and identify them as trail entrances.

Strategy 9:

Work with land owners and Village officials to invest in streetscape enhancements.

Actions:

9.1 Plant different varieties of trees appropriate for the character of Bemus Point. Label trees with identification plaques and use as an interactive trail for residents, visitors and school groups.



CHARTING OUR COURSE—STRATEGIC ACTIONS

ECONOMIC DEVELOPMENT

Strategy 10:

Maintain and enhance the economic viability of the downtown corridor.

Actions:

- 10.1 Provide opportunity to develop an adequate critical mass of businesses to attract tourist, and support residents, by expanding current B-1 District along Main Street Corridor to encompass area between Chautauqua Lake and the Village limits, with a corridor width that minimizes impacts on residential sectors.
- 10.2 Encourage town officials to adopt appropriate zoning regulations along the New York State Route 430 gateway corridor to complement the Village of Bemus Point's efforts in the adjacent district.

Actions:

- 10.3 Ensure uses allowed within the B-1 District are complementary and support the Village of Bemus Point's overall vision.
- 10.4 Develop design guidelines for new and existing development that support Bemus Point's lakeside character.
- 10.5 Provide links to businesses with websites on community



Strategy 11:

To the extent possible, relieve vehicular congestion, and minimize impact on community.

Actions:

- 11.1 Develop parking management strategy that balances the need for short-term private or public parking and medium term on-street parking opportunities. This approach ensures adequate turnover and provides a consistent flow of parking opportunities.
- 11.2 Maximize parking opportunities in Sunnyside Drive parking lot by providing clear directional marking and establishing boundaries.
- 11.3 Provide clear, visible wayfinding signage to guide visitors to long-term parking.
- 11.4 Work with school to utilize potential parking capacity at bus garage and elementary school as overflow parking when school is not in session.

Actions:

- 11.5 Require major event sponsors to provide a parking strategy when developed. Such strategies may include off-site parking at large sites of private partners with shuttles provided.
- 11.6 Evaluate infill opportunities for Village parking lot development. This option should be carefully weighed and evaluated, and should incorporate landscaping designed to mitigate the effect of the parking lot on adjacent residential parcels and on the character of Main Street.
- 11.7 Consider employing a Peace Officer during seasonal peaks to enforce parking regulations and help direct pedestrian flow.

Strategy 12:

Provide amenities in the downtown core that enhance the area as a destination for tourists and residents alike.

Actions:

- 12.1 Provide pedestrian amenities such as benches and drinking fountains near key destination locations within downtown core.
- 12.2 Provide sidewalk surfaces of adequate width (8 foot) within heavy traffic areas such as Main Street and portions of Lakeside Drive.
- 12.3 Provide bike racks at key locations along or near Main Street and Lakeside Drive to encourage bicycling and reduce parking requirements.



ECONOMIC DEVELOPMENT

Strategy 13:

Preserve and protect the natural beauty that attracts visitors to Bemus Point.

Actions:

13.1 Enhance and protect the view from Lakeside Drive by creating viewshed protection regulations for the proposed B-3 and Lakeshore Protection Districts.

The area along Lakeside Drive, from the corner of Center Street to the Casino, provides pedestrians, motorists, tourists and citizens a beautiful view of Bemus Bay. Bemus Point is famous for the sunsets that occur over the Bay and this adds to the character and attractiveness of Bemus Point.

Strategy 14:

Support the viability of the business community and provide local employment opportunities.

Actions:

14.1 Develop educational opportunities through local businesses that build upon Bemus Point's character and Chautauqua County's "World's Learning Center" branding efforts.

14.2 Provide creative fall and spring events based upon Bemus Point's history, holidays, or sports



Strategy 15:

Enhance pedestrian traffic flow.

Actions:

15.1 Provide signage at intersections that indicate what businesses exist on side streets or within general vicinity.

15.2 Provide clear signage to tourist amenities such as restrooms.

15.3 Develop information kiosk in center of existing business district at public library location or other public space.

15.4 Provide interpretive signage at key locations such as the Ferry, the Casino, the Hotel Lenhart or other points of interest.

Strategy 16:

Build Bemus Point's tourism industry within the ability of the community's infrastructure.

Actions:

16.1 Work with the Town of North Harmony to build upon assets at Stow. Tom's Point would provide a nature hiking trail opportunity for visitors and enhance Bemus Point's critical mass of attractions.

16.2 Participate in Chautauqua County's "World's Learning Center" efforts.

16.3 Market Bemus Point as a shopping and dining destination to visitors at Chautauqua Institution.

Strategy 17:

Improve upon Bemus Point-Stow Ferry operation as both tourist attraction and regional connection for vehicles, pedestrians and cyclists.

Actions:

17.1 Work with Chautauqua County and Ferry operators' organization to ensure a regular schedule for Ferry crossings.

17.2 Provide clear signage on both the Stow and Bemus Point side of weekly Ferry schedule.



CHARTING OUR COURSE—STRATEGIC ACTIONS

PUBLIC INVESTMENT

Strategy 18:

Improve downtown business core.

Actions:

- 18.1 Implement downtown beautification plan.
- 18.2 Install pedestrian amenities such as period benches and drinking fountains.
- 18.3 Improve streetscape in downtown core with increased plantings of appropriate materials on both the street side and property side of the sidewalk as recommended in design guidelines.
- 18.4 Install signage that is easily found and directs visitors to parking areas.
- 18.5 Install period lighting along Main Street and portions of Lakeside Drive.

Strategy 19:

Improve the experience of visiting Bemus Point.

Actions:

- 19.1 Install or develop public restroom opportunities for visitors that are clean, accessible and easily found.
- 19.2 Develop a walking trail within the Village based upon historical locations, or inventory of various tree varieties, as a tourist attraction.
- 19.3 Upgrade and widen walkways to accepted community development standards for safety and for a better pedestrian traffic flow.

Strategy 20:

Increase parking opportunities.

Actions:

- 20.1 Complete parking plan that examines rotational parking, need and infill opportunities.
- 20.2 Examine park and ride shuttle opportunities.

Strategy 21:

Enhance residential neighborhoods by providing pedestrian /bicycle connections to attractions, services and other residential areas.

Actions:

- 21.1 Create walking and cycling trail along areas comprising utility easements, portions of the old trolley line, cemetery paths and roads to provide circular travel patterns. These travel patterns will provide pedestrian connections to the downtown core, shorten block boundaries and reestablish connectivity for primary residential neighborhoods in the Village. Some of these trails will become part of the historical walking tour of Bemus Point.
- 21.2 Work with the New York State Department of Parks and Historic Preservation to improve signage and appearance of the Lakeside Drive entrance to Long Point State Park.



COMMUNITY

Strategy 22:

Project a family friendly image of Bemus Point to residents and visitors.

Actions:

- 22.1 Ensure that public properties such as the Village Beach, Park, Boat Launch, School Yard and Village Casino are well kept.
- 22.2 Invest in pedestrian amenities that will provide safe walkways to neighborhoods.
- 22.3 Employ a Peace Officer to provide traffic control, assist pedestrians, and manage crowds during peak seasons.

Strategy 23:

Strengthen relationships between residents and provide a sense of community.

Actions:

- 23.1 Market seasonal events to residents, and encourage participation. Provide opportunities for year-round residents and second home residents to have ownership and involvement in Bemus Point culture. Consider securing event discounts for local property owners or seasonal lodgers.
- 23.2 Hold an annual community picnic.
- 23.3 Develop committees to work on achieving common goals.

Strategy 24:

Improve communication and ability to participate in community life.

Actions:

- 24.1 Provide community calendar of events on the Village web site.
- 24.2 Provide information regarding common schedules and services such as garbage collection.



Strategy 25:

Improve character of residential neighborhood adjacent to New York State boat launch and parking lot.

Actions:

- 25.1 Work with New York State to develop a landscaping barrier around the boat launch rest rooms and parking lot.

Strategy 26:

Retain character of community and recreational opportunities provided by open space areas within community.

Actions:

- 26.1 Create a new Recreation District that encompasses all golf course parcels, in their entirety, from proposed future land use B-1 and B-2 District boundaries. The new Recreation District would support appropriate complementary uses that maintain the open space component of the golf course area.
- 26.2 Maintain Bemus Point Park as central recreational public open space.

CHARTING OUR COURSE—STRATEGIC ACTIONS

NATURAL RESOURCES

Strategy 27:

Work with Chautauqua Lake organizations.

Actions:

- 27.1 Support the efforts of the Chautauqua Lake Management Commission, and others, to improve Chautauqua Lake and its watershed.
- 27.2 Consider participating in Chautauqua Lake Inter-municipal Compact.
- 27.3 Consider implementing municipal recommendations from the *Chautauqua Lake Watershed Management Plan* that are feasible for the Village.

Strategy 28:

Reduce stormwater impacts.

Actions:

- 28.1 Encourage the evaluation of stormwater management during all new development.
- 28.2 Add language addressing water quality to the Purpose and Objectives section of the Zoning Ordinance.
- 28.3 Develop standards for limiting the amount of “total impervious surface area”.
- 28.4 Amend the Zoning Ordinance to allow cluster development and Planned Unit Developments (PUDs) with the explicit purpose of protecting water quality.
- 28.5 Amend the Zoning Ordinance to include a detailed list of design

- elements addressing A proposed development’s impact on water resources and quality (e.g., stormwater management plans, soil erosion/sediment control plans, and impervious surface area).
- 28.6 Develop and implement a stormwater, sedimentation, and erosion control ordinance that is consistent with the NYSDEC framework. This ordinance should specifically address proposed developments that disturb less than 1 acre.
- 28.7 Integrate stormwater and water quality language into an updated site plan review procedure.

Strategy 29:

Ensure adequate good quality water is available for Village residents and businesses.

Actions:

- 29.1 Require water usage study as part of site plan review and approval process for all new development or expansions as required by New York State Department of Environmental Conservation and the Chautauqua County Department of Environmental Health.
- 29.2 Develop groundwater protection overlay regulations to protect Bemus Point’s shallow aquifers water quality.

Strategy 30:

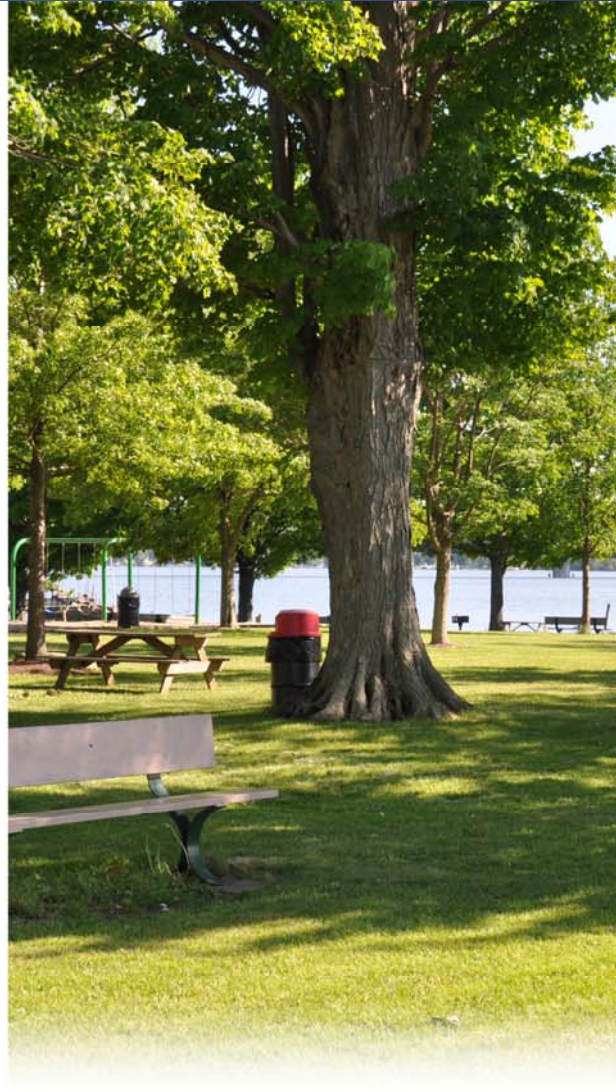
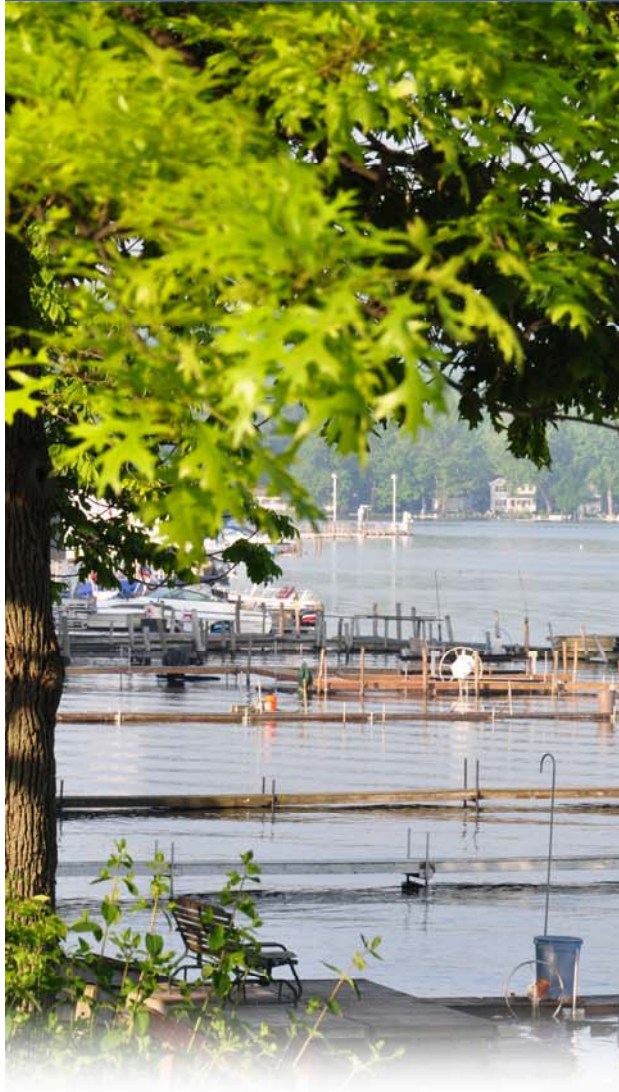
Limit intrusions into the viewshed of Chautauqua Lake from public right-of-ways contained within the proposed B-3 and R-3 Districts.

Actions:

- 30.1 Update the zoning code to include a definition of “viewshed” and provide criteria for evaluation of impacts.
- 30.2 Require site plan review, including but not limited to, viewshed impact, for development that occurs along the shoreline within the proposed B-3 and R-3 Districts.



OUR COMMUNITY ...OUR FUTURE



COMPLETING THE JOURNEY—IMPLEMENTATION

The Strategic Action Plan provides a framework that preserves and enhances the best features of Bemus Point while recognizing opportunities for improvements that can be made immediately and in the future.

While ultimate responsibility for the implementation of the Strategic Action Plan rests with the Village Board, various committees, volunteers and local groups will play a critical role in assisting with the implementation of the Plan.

Anyone reading through the Strategic Action Plan might ask “How can a community of 364 year-round residents ever successfully implement the ninety plus actions contained within the Plan”? The answer is to use the Plan’s implementation framework provided in this Chapter to form collaborative partnerships; work as a community; and recognize that the Plan is a set of incremental steps that occur over time.

The following pages are designed to provide the framework for organizing the community around the implementation effort. They provide an organizational framework and a basic format for undertaking “actions” in order to help efficiently begin the steps to “complete the journey.”

ORGANIZING THE EFFORT

Step 1. Strategic Plan Oversight Committee

While the Village Board has the ultimate responsibility for assuring the implementation of the Strategic Action Plan, the Board is often busy conducting the day-to-day operations of the Village on behalf of its residents. Such administrative, time-sensitive duties may delay the efficient implementation of the Plan unless additional assistance is used.

To guide the implementation effort, it is recommended that the Village Board form a Strategic Plan Oversight Committee (SPOC). The membership of the Committee should consist of a diverse group such as: a Village Board, Planning Board and Beautification Committee member, a business representative, a citizen and a Zoning Board member.



The SPOC would have the following duties:

- a.) Promote the Strategic Action Plan to the community by conducting outreach to citizens, groups, businesses and part-time residents.
- b.) Utilize the implementation matrix to select short-term and long-term priority projects for the community.
- c.) Solicit assistance from committees, local groups and volunteers to work on specific actions.
- d.) Communicate with the Village Board.
- e.) Develop an annual “Status Report” for the community by March 1st each year.

Step 2. Outreach

Completing a Strategic Action Plan is a major milestone for a community. Such hard work should be celebrated and should be communicated to all members of the community. A community can do this in a number of creative and fun ways. Once adopted, events such as a community party can be held to inform citizens; or local restaurants can place the vision or important actions on placemats to generate support. Creativity is the only limit to how the SPOC engages the community.

Step 3. Enlist Assistance from Committees

The list of proposed actions is broad in nature. Some actions involve capital projects or require new regulations, while many will involve volunteer efforts to begin new programs. Such a broad range of activities will require the involvement of many committees. The SPOC will enlist the assistance of the following committees or boards to undertake actions from the Plan:

Village Board—The Village Board has the final say in approving the recommended actions and funding them with public dollars.

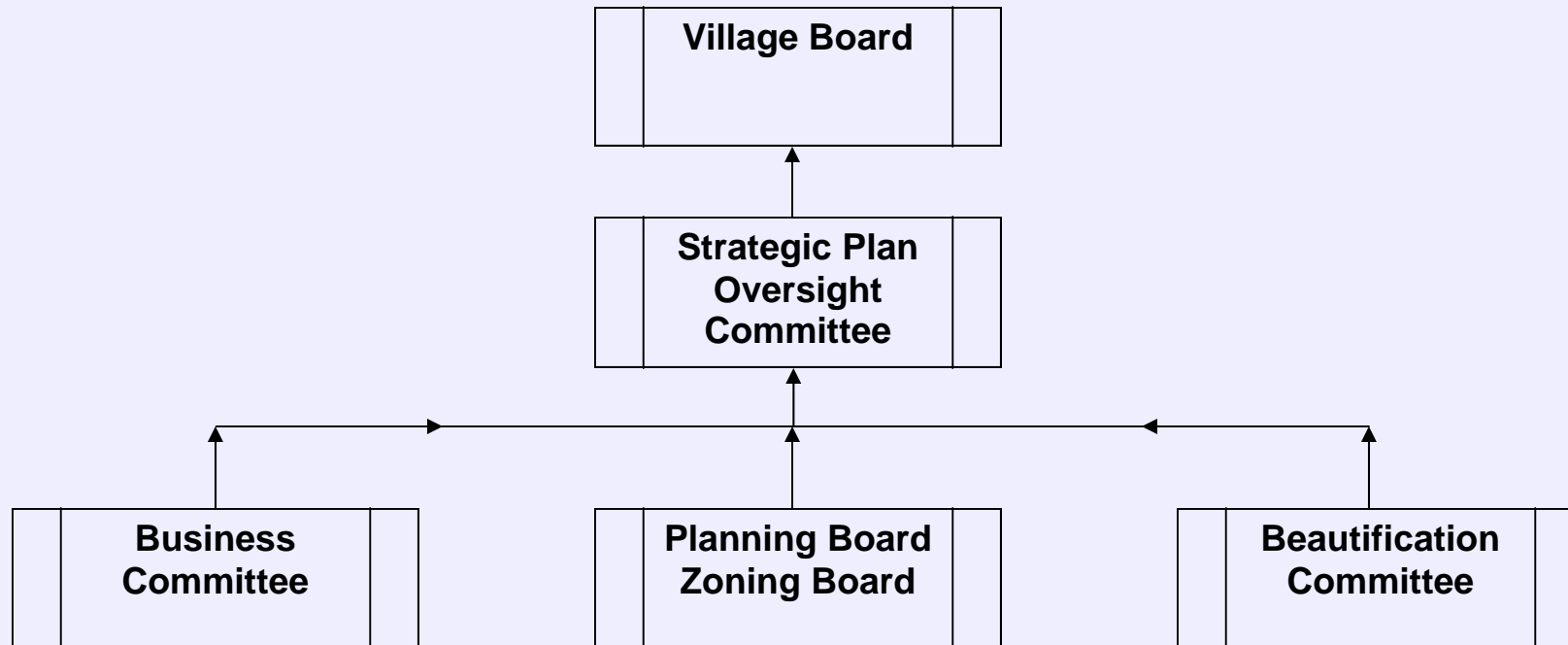
Planning & Zoning Boards—The Planning & Zoning Boards are the key groups to assist with the development of new land-use regulations that are consistent with the Strategic Action Plan.

Beautification Committee—The Beautification Committee will play an important role in working on both large and small capital improvements from both the Strategic Action Plan and the “Sharpen the Point” efforts.

Business Committee—The Business Committee can work on actions related to keeping the downtown corridor viable. The Committee can also focus on implementing both local and regional actions to improve the business climate.

Step 4. Organizational Flow

The framework for action must have checks and balances to assure the community stays on course, and must allow for course corrections and flexibility. The flowchart below demonstrates the necessary flow of information and communication.



TAKING ACTION

Step 5. Develop Project Action Plans

Identifying the strategic actions required to reach the community's vision is just the first step in the journey. In order to efficiently implement the recommended actions, a project action plan should be developed. An action plan will investigate the recommendation in detail and determine the best course of action for implementation; responsible parties; resources; and funding ideas.



SAMPLE PROJECT ACTION PLAN

Project Action Plan – ED-F(15.2) Priority Level – High, Timeline-Short Business Committee & Beautification Committee			
Description: Provide clear signage to tourist amenities such as restrooms.			
Detailed Specific Actions in Sequence	Responsible Party	Resources	Date/Time
1) Inventory and assess current directional signage.	Beautification	Volunteers	June 2012
2) Identify tourist amenities.	Business	Volunteers	June 2012
3) Research public directional signage alternatives	Beautification	Volunteers	July 2012
4) Hire graphic artist to develop concept sketches	Village Board	\$300	August 2012
5) Solicit cost estimates per sign unit.	Business	Volunteer	September 2012
6) Develop project scope.	Business	Volunteer	September 2012
7) Identify potential funding sources.	Business	Volunteer	October 2012
8) Solicit funding commitment.	Business	Volunteer	October 2012
9) Draft bid specifications for project.	Village Board	Staff	November 2012
10) Issue bid document.	Village Board	Staff	November 2012
11) Committee to select qualified bidder.	All	All	December 2012
12) Secure State or County Highway permits.	Village	Staff	March 2013
13) Contact underground utilities.	Village	Staff	April 2013
14) Purchase installation materials.	Village	Staff	April 2013
15) Installation begins.	All	All	May 2013
Notes:			

Step 6. Monitor Progress

The Project Action Plan that is developed by the committee can act as a project schedule and checklist. Progress in obtaining milestones in the Project Action Plan should be documented and shared with the SPOC on a quarterly basis. The reporting out process helps maintain an open dialogue between the various groups working toward implementation of the shared vision, while developing a sense of accountability.

Step 7. Adjust As Needed

The goal is to begin to implement the Strategic Action Plan by selecting the projects that have the highest priority and greatest potential impact on the community. These projects must also have the ability to be funded. Larger more costly projects will need to be budgeted in a long-term manner and will often have a lower priority on the priority listing on the charts in the next section. These projects are no less important than less expensive projects, it is neither feasible nor fiscally responsible to move them forward without securing alternative funding sources from grants or local fund raising.

Momentum is difficult for a community to maintain when faced with such a long-term task. The groups should chose larger projects when personnel and resources are available. When major funding and helping hands are not available, chose a smaller project and keep your momentum. The important thing to remember is that the visible work of the core groups will set the example for the involvement and commitment from others in the community.



THE MAP

PRIORITIES

The methodology for the prioritization of actions is based on the sorting of the action strategies into a matrix. The charts which follow classify actions according to timeframe (short, medium and long), priority (low, medium and high) and cost (low, medium and high). They are organized in accordance with the Vision Themes on the proceeding pages.

This methodology was derived to give the village a logical, yet flexible framework, to guide the selection of action strategies for implementation. The village can decide to approach implementation of the recommended action strategies on an individual basis or attempt to implement several actions simultaneously based on their resources or the potential to secure outside resources. Once an action is selected, tasks necessary to implement the action can be charted into a Project Action Plan, and resources can be allocated to the project.

FUTURE LAND USE

Also contained in the pages that follow are present and future land use maps. The future land use map portrays the specific land use actions recommended for fulfillment of this Strategic Action Plan.

Included in the “Future Land Use “ map are the proposed expansion of the B-1 District, and the addition of the B-3-Lakeside Business District, an LP– Lakeshore Protect District, a B-2-Business District, an REC-Recreation District, and an R-3-Medium Townhouse District.

SMALL TOWN CHARACTER			0 - 2 Yrs	3 - 5 Yrs	5 - 10 Yrs	Community Ranking			Estimated Cost		
Goal	Act.	Description	Short	Med	Long	High	Med	Low	Low	Med	High
STC - A	5.2	Require trees planted along the lakeshore to be canopy varieties that at maturity will not block the viewsheds of the lake.	Short			17	0	1	•		
STC - B	7.1	Investigate creating noise standards, and other mitigation measures, for commercial establishments to minimize impacts on residential districts.	Short			14	4	0	•		
STC - B	7.3	Investigate centralized parking options or remote parking options for peak events.	Short			14	1	0	•		
STC - B	7.2	Evaluate parking requirements within residential districts.	Short			13	2	0	•		
STC - A	4.1	Develop landscaping design guidelines as part of commercial guidelines.		Medium		15	3	0		•	
STC - A	1.6	Preserve historic resources within community.		Medium		15	2	1		•	
STC - A	1.4	Ensure new buildings or renovations are compatible with adjacent development during permitting process based upon a scale and height that complements the existing buildings.		Medium		14	3	0	•		
STC - A	4.2	Integrate landscaping evaluation into current site plan regulations.		Medium		14	2	0	•		
STC - A	3.1	Apply for a New York State Department of Environmental Conservation Urban Forestry Grant for street trees.		Medium		13	2	0	•		
STC - B	6.2	Update current zoning code.		Medium		12	2	0		•	
STC - A	1.5	Promote small scale retail in commercial districts.		Medium		8	10	0	•		
STC - A	1.1	Promote appropriate, uniform signage for wayfinding.		Medium		6	9	2		•	
STC - A	1.2	Develop guidelines for signage.		Medium		4	11	1		•	
STC - C	8.3	Work with New York State to clean up the trail entrances at end of Lakeside Drive entrance to the Park and provide signage.		Medium		2	7	4	•		



SMALL TOWN CHARACTER			0 - 2 Yrs	3 - 5 Yrs	5 - 10 Yrs	Community Ranking			Estimated Cost		
Goal	Act.	Description	Short	Med	Long	High	Med	Low	Low	Med	High
STC - A	4.3	Provide period style lighting along Main Street and Lakeside Drive in the core areas.			Long	16	4	1			•
STC - A	3.2	Investigate the feasibility of integrating appropriate tree plantings into the downtown corridor with the assistance of an urban forester or landscape architect.			Long	10	5	0		•	
STC - C	8.1	Develop defined pedestrian and bicycle connections between prime residential areas, key attractions and municipal services.			Long	10	4	0			•
STC - A	4.5	Use trees to define street edge and protect and shade pedestrians.			Long	8	3	4		•	
STC - A	2.2	Create Recreation District encompassing existing golf course parcels, and surrounding area, which allows appropriate complimentary uses, while preserving the open space component of the golf course area.			Long	7	9	0	•		
STC - A	1.3	Create design guidelines for commercial districts that help maintain and establish a Bemus Point theme.			Long	6	9	0		•	
STC - A	4.4	Encourage the use of trees or shrubs to buffer parking lots that are adjacent to streets.			Long	5	10	0	•		
STC - A	5.1	Promote the use of low shrubs to soften hard infrastructure such as parking areas or building facades.			Long	5	9	0	•		
STC - C	8.2	Identify historical development that has cut off portions of the Village from main travel flow patterns and reconnect with pedestrian and bicycle trails. An example of this is the area between Shepardson Drive and Center Street along the cemetery.			Long	5	6	2	•		
STC - B	6.1	Develop a mixed-use transition zone for small scale lodging, retail and service businesses developed in existing structures between the downtown commercial zone and the prime residential zones.			Long	5	6	1		•	
STC - A	2.3	Preserve open space by requiring infill and new development to incorporate open space into site design and by protecting existing open space areas with appropriate controls.			Long	4	7	3		•	
STC - C	9.1	Plant different varieties of trees appropriate for the character of Bemus Point. Label trees with identification plaques and use as an interactive trail for residents, visitors and school groups.			Long	3	8	2		•	
STC - A	2.1	Promote cluster residential development requirements for open space and infill projects.			Long	0	7	8	•		

ECONOMIC DEVELOPMENT			0 - 2 Yrs	3 - 5 Yrs	5 - 10 Yrs	Community Ranking			Estimated Cost		
Goal	Act.	Description	Short	Med	Long	High	Med	Low	Low	Med	High
ED - H	17.1	Work with Chautauqua County and the Ferry operators' organization to ensure a regular schedule for Ferry crossings.	Short			16	3	0	•		
ED - F	15.2	Provide clear signage to tourist amenities such as restrooms.	Short			14	1	0		•	
ED - B	11.5	Require major event sponsors to provide a parking strategy when developed. Such strategies may include off-site parking at large sites of private partners with shuttles provided.	Short			14	0	0	•		
ED - D	13.1	Enhance and protect the view from Lakeside Drive by creating viewshed protection regulations for the proposed B-3 and Lakeshore Protection Districts that provides guidance on development features along the lakeshore. From the corner of Center Street to the Casino, Lakeside Drive provides pedestrians, motorists, tourists and citizens a beautiful view of Bemus Bay. Bemus Point is famous for the sunsets that occur over the Bay. The view is a valued characteristic of Bemus Point and acts as an attraction for residents and visitors.		Medium		17	0	0	•		
ED - H	17.2	Provide clear signage, at both Stow and Bemus Point, of the weekly Ferry schedule.		Medium		15	3	0		•	
ED - A	10.4	Develop design guidelines for new and existing development that support Bemus Point's lakeside character.		Medium		14	0	0		•	
ED - E	14.2	Provide creative fall and spring events based upon Bemus Point's history, holidays, or sporting events such as rowing or cycling.		Medium		13	2	1	•		
ED - G	16.1	Work with the Town of North Harmony to build upon assets located at Stow. Tom's Point would provide a nature hiking trail opportunity for visitors and enhance Bemus Point's critical mass of attractions.		Medium		12	4	0	•		
ED - B	11.1	Develop parking management strategy that balances the need for some uses to provide short-term private or public parking and others to provide medium term on-street parking opportunities. This approach ensures adequate turnover and provides a consistent flow of parking opportunities.		Medium		12	1	1		•	
ED - A	10.5	Provide links to businesses with websites on the community web page for visitors and tourists.		Medium		9	6	0	•		
ED - F	15.4	Provide interpretive signage at key locations such as the Ferry, the Casino, the Lenhart Hotel or other points of interest.		Medium		9	5	1		•	
ED - A	10.3	Ensure uses allowed within the B-1 District are complementary and support the Village of Bemus Point's overall vision.		Medium		9	3	0	•		
ED - A	10.2	Encourage Town of Ellery officials to consider adopting appropriate zoning regulations along the adjacent New York State Route 430 gateway corridor to compliment the Village of Bemus Point's efforts.		Medium		6	6	1	•		



ECONOMIC DEVELOPMENT			0 - 2 Yrs	3 - 5 Yrs	5 - 10 Yrs	Community Ranking			Estimated Cost		
Goal	Act.	Description	Short	Med	Long	High	Med	Low	Low	Med	High
ED - G	16.2	Participate in Chautauqua County's "World's Learning Center" efforts.		Medium		6	5	3	•		
ED - E	14.1	Develop educational opportunities through local businesses that build upon Bemus Point's character and Chautauqua County's "Worlds Learning Center" branding efforts.		Medium		3	6	5		•	
ED - G	16.3	Market Bemus Point as a shopping and dining destination to visitors at Chautauqua Institution.			Long	15	0	3		•	
ED - C	12.1	Provide pedestrian amenities such as benches and drinking fountains near key destination locations within the downtown core.			Long	11	2	1			•
ED - B	11.7	Consider employing a Peace Officer during seasonal peaks to enforce parking regulations and help direct pedestrian flow.			Long	11	1	3		•	
ED - F	15.3	Develop information kiosk in the center of existing business district at the public library location or other public space.			Long	11	1	2		•	
ED - C	12.3	Provide bike racks at key locations along or near Main Street and Lakeside Drive to encourage bicycling and reduce parking requirements.			Long	10	5	0		•	
ED - F	15.1	Provide signage at intersections that indicate what businesses exist on side streets or within general vicinity.			Long	10	3	3		•	
ED - B	11.2	Maximize parking opportunities in the Sunnyside Drive parking lot by providing clear directional marking and establishing boundaries.			Long	9	6	1	•		
ED - C	12.2	Provide sidewalk surfaces of adequate width (8 feet) within heavy traffic areas such as Main Street or portions of Lakeside Drive.			Long	9	5	0			•
ED - B	11.4	Work with the school to utilize potential parking capacity at the bus garage and elementary school during non-school day periods to act as peak over-flow parking.			Long	9	4	0	•		
ED - B	11.6	Evaluate additional infill opportunities for parking lot development by the Village. This approach should be carefully weighed and considered as the final option when evaluating potential solutions. Appropriate landscaping should be incorporated to mitigate the affect of parking lots on both the character of Main Street and any adjacent residential parcels.			Long	7	4	1		•	
ED - B	11.3	Provide clear way finding signage that is easily observed by visitors to guide them to long-term parking opportunities.			Long	4	5	3		•	
ED - A	10.1	Provide opportunity to develop an adequate critical mass of businesses to attract tourist, and support residents, by expanding current B-1 District along Main Street corridor to encompass the area between Chautauqua Lake and the Village limits, with a corridor width that minimizes impacts on residential sectors.			Long	3	10	0	•		

PUBLIC INVESTMENT			0 - 2 Yrs	3 - 5 Yrs	5 - 10 Yrs	Community Ranking			Estimated Cost		
Goal	Act.	Description	Short	Med	Long	High	Med	Low	Low	Med	High
PI-A	18.4	Install signage that is easily found and directs visitors to parking areas.	Short			13	3	0		•	
PI-D	21.2	Work with the New York State Department of Parks and Historic Preservation to improve signage and appearance at park entrances at the end of Lakeside Drive.		Medium		14	3	1		•	
PI-A	18.3	Improve streetscape in the downtown core with increased plantings of appropriate materials on both the street side and property side of the sidewalk as recommended in design guidelines.		Medium		12	1	0			•
PI-C	20.2	Examine park and ride shuttle opportunities.		Medium		11	3	3	•		
PI-B	19.3	Upgrade walkways to community development standards to provide sidewalk areas that allow a better flow of people in a safe manner.			Long	15	1	0			•
PI-D	21.1	Create walking and cycling trail along areas comprised of utility easements, portions of the old trolley line, and cemetery paths and roads to provide circular travel patterns. These potential travel patterns will provide pedestrian connections to downtown core, shorten block boundaries, reestablish connectivity for primary residential neighborhoods in the Village, and act as an attraction to a portion of a historical walking tour of Bemus Point.			Long	14	4	0			•
PI-B	19.1	Install or develop public restroom opportunities for visitors that are clean, accessible and easily found.			Long	14	3	0			•
PI-A	18.1	Implement downtown beautification plan.			Long	12	0	2			•
PI-A	18.2	Install pedestrian amenities such as period style benches, and drinking fountains.			Long	12	0	2		•	
PI-A	18.5	Install period lighting along Main Street and portions of Lakeside Drive.			Long	10	5	1			•
PI-C	20.1	Complete parking plan that examines rotational parking, need and infill opportunities.			Long	9	3	1	•		
PI-B	19.2	Develop a walking trails within the Village based upon historical locations, and identification of trees, as a tourist attraction.			Long	7	5	2	•		

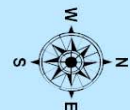


COMMUNITY			0 - 2 Yrs	3 - 5 Yrs	5 - 10 Yrs	Community Ranking			Estimated Cost		
Goal	Act.	Description	Short	Med	Long	High	Med	Low	Low	Med	High
COM-A	22.1	Ensure that public properties such as the Village Beach, Village Park, Boat Launch, School Yard and Casino are well kept.	Short			19	0	0	•		
COM-E	26.2	Maintain Bemus Point Park as a central recreational public open space.	Short			16	0	0	•		
COM-C	24.1	Provide community calendar of events on Village web site.	Short			14	0	0	•		
COM-C	24.2	Provide information regarding common schedules and services such as garbage collection.	Short			12	2	0	•		
COM-A	22.3	Employ Peace Officer to provide traffic control and assist pedestrians when managing crowds during peak seasons.		Medium		6	5	7		•	
COM-B	23.1	Market seasonal events to residents and encourage participation. Provide opportunity for year-round residents and second home residents to have ownership and involvement in the Bemus Point culture. Consider offering discounts to events for local property owners or seasonal lodgers.		Medium		5	6	5	•		
COM-B	23.3	Develop committees to work on achieving common goals.		Medium		2	10	2	•		
COM-B	23.2	Hold an annual community picnic.		Medium		1	7	7	•		
COM-E	26.1	Create Recreation District that encompasses all of the current golf course parcels, in their entirety, from proposed future land use B-1 and B-2 District boundaries. New Recreation District would allow appropriate complimentary uses that maintained open space component of the existing golf course area.			Long	9	0	0		•	
COM-A	22.2	Invest in pedestrian amenities that will provide safe walkways to neighborhoods.			Long	7	5	2			•
COM-D	25.1	Work with New York State to develop landscaping barrier to improve aesthetics.			Long	5	3	0		•	

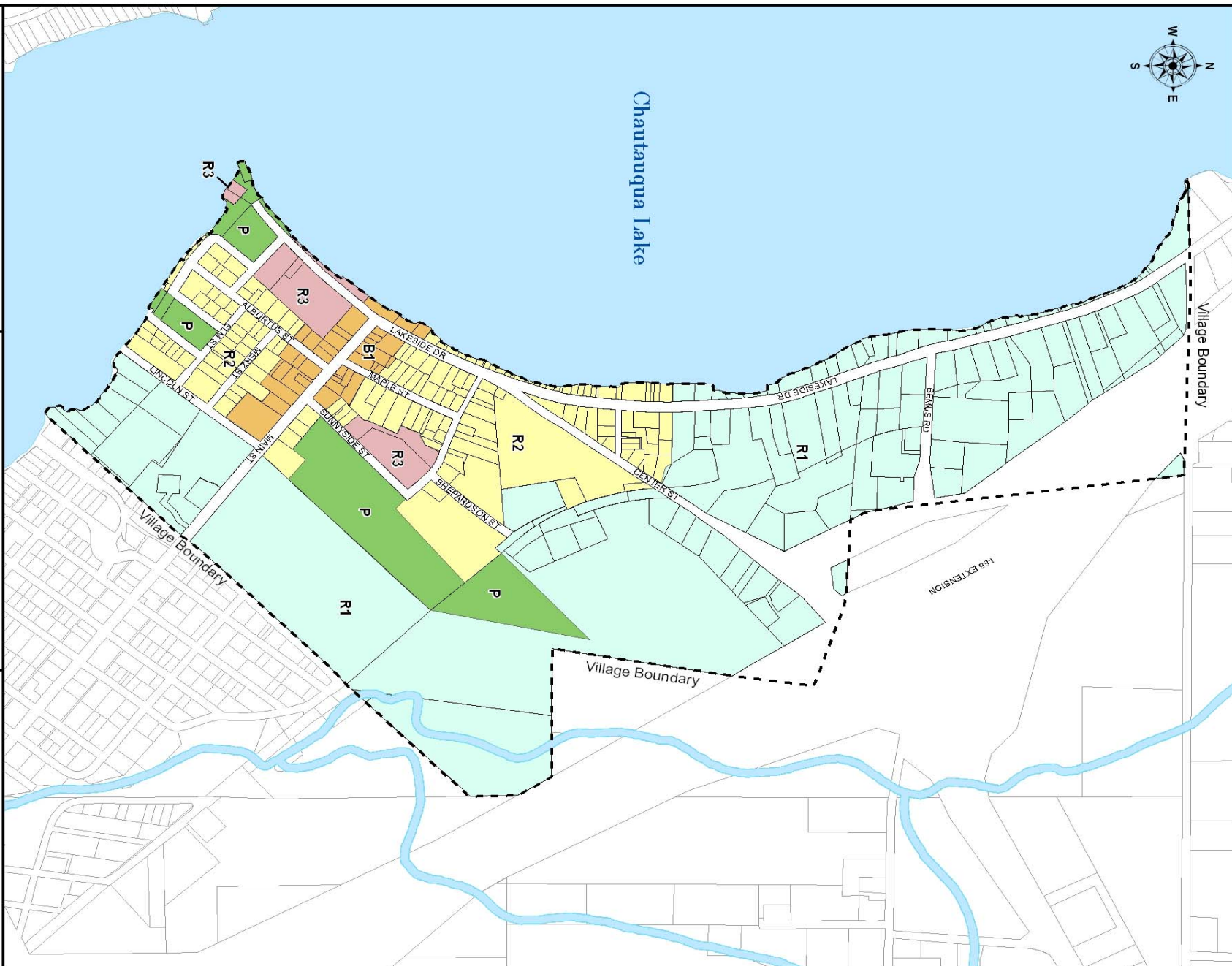
NATURAL RESOURCES			0 - 2 Yrs	3 - 5 Yrs	5 - 10 Yrs	Community Ranking			Estimated Cost		
Goal	Act.	Description	Short	Med	Long	High	Med	Low	Low	Med	High
NR-A	27.1	Support the efforts of the Chautauqua Lake Management Commission, and others, to improve Chautauqua Lake and its watershed.	Short			17	2	0	•		
NR-B	28.1	Encourage the evaluation of stormwater management during all new development.	Short			16	2	0	•		
NR-A	27.2	Consider participating in Chautauqua Lake Inter-Municipal Compact.	Short			17	2	0	•		
NR-B	28.5	Amend the Zoning Ordinance to include a detailed list of design elements addressing a proposed development's impact on water resources and quality (e.g., stormwater management plans, soil erosion/sediment control plans, and impervious surface area).		Medium		14	0	1		•	
NR-B	28.2	Add language addressing water quality to the Purpose and Objectives section of the Zoning Ordinance		Medium		13	1	1	•		
NR-B	28.7	Integrate stormwater and water quality language into an updated site plan review procedure.		Medium		11	3	0	•		
NR-C	29.1	Require water usage study as part of site plan review and approval process for all new development or expansions as required by New York State Department of Environmental Conservation and the Chautauqua County Department of Environmental Health.		Medium		10	0	2	•		
NR-D	30.2	Require site plan review, including but not limited to viewshed impact, for development that occurs along the shoreline within the proposed B-3 and R-3 Districts.		Medium		6	4	2	•		



NATURAL RESOURCES			0 - 2 Yrs	3 - 5 Yrs	5 - 10 Yrs	Community Ranking			Estimated Cost		
Goal	Act.	Description	Short	Med	Long	High	Med	Low	Low	Med	High
NR-A	27.3	Consider implementing municipal recommendations from the <i>Chautauqua Lake Watershed Management Plan</i> that are feasible for the Village.			Long	17	2	0		•	
NR-C	29.2	Develop groundwater protection overlay regulations to protect Bemus Point's shallow aquifers water quality.			Long	11	0	3		•	
NR-B	28.6	Develop and implement a stormwater, sedimentation, and erosion control ordinance that is consistent with the NYSDEC framework. This ordinance should specifically address proposed developments that disturb less than 1 acre.			Long	10	3	1		•	
NR-B	28.3	Develop standards for limiting the amount of "total impervious surface area".			Long	9	6	0	•		
NR-B	28.4	Amend the Zoning Ordinance to allow cluster development and Planned Unit Developments (PUDs) with the explicit purpose of protecting water quality.			Long	7	5	2		•	
NR-D	30.1	Update the zoning code to include a definition of "viewshed" and provide criteria for evaluation of impacts.			Long	6	5	1		•	



Chautauqua Lake



VILLAGE
OF
BEMUS POINT

Current Zoning

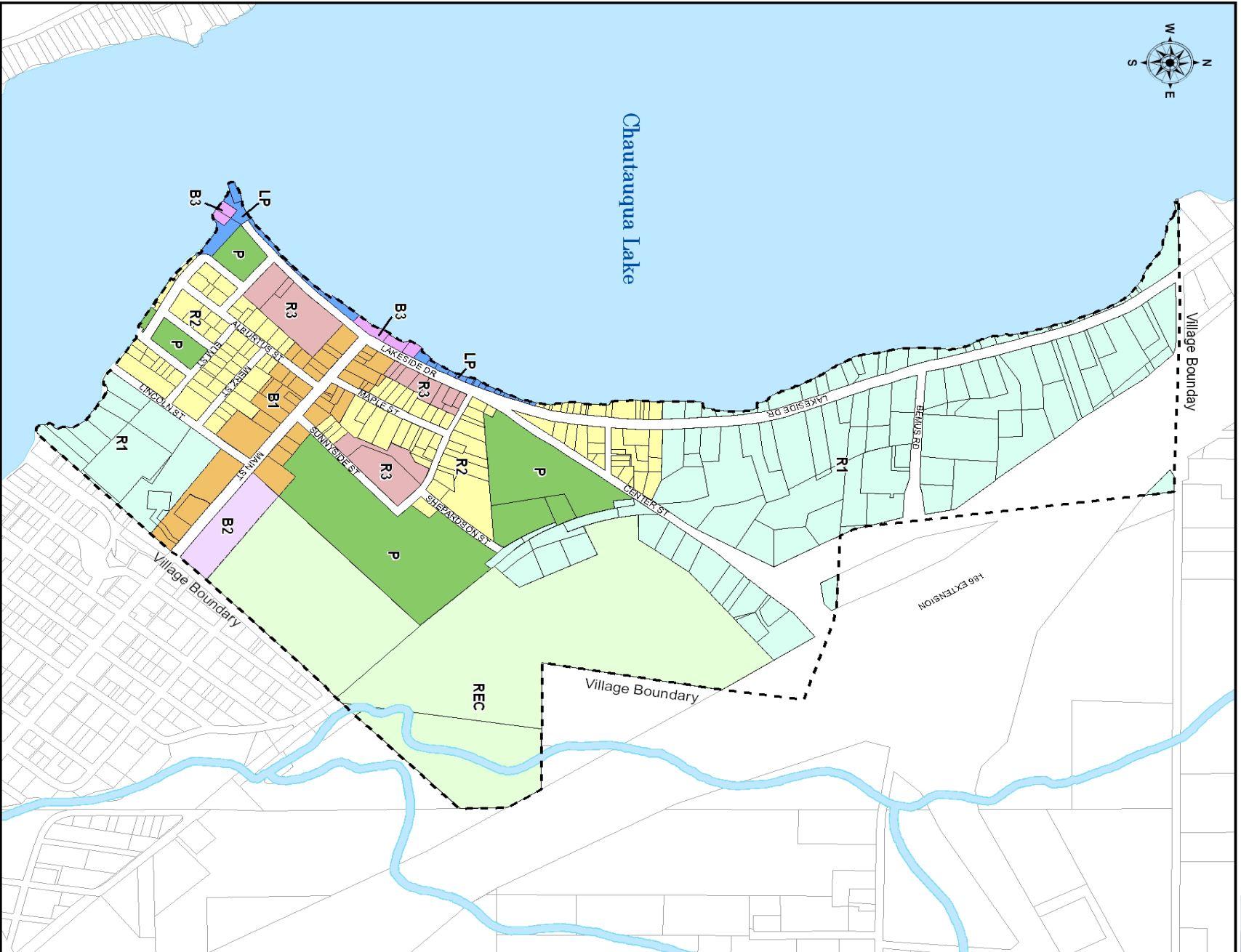
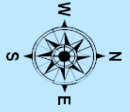
Legend

- B1-Retail Business
- P-Parks
- R1-Low Density Single Family
- R2-Med Density Single Family
- R3-Med Density Town House

0 400 800 Feet
1 inch = 800 feet



Mapping by:
SOUTHERN TIER WEST RP&DB
Created: June 2, 2011



VILLAGE OF BEMUS POINT *Future Zoning*

- Legend**
- B1 - Retail Business
 - B2 - Business
 - B3 - Lakeside Business
 - LP - Lakeshore Protection
 - P - Parks
 - R1 - Low Density Single Family
 - R2 - Med Density Single Family
 - R3 - Med Density Town House
 - REC - Recreational

0 400 800 Feet

1 inch = 800 feet



Mapping by:
SOUTHERN TIER WEST RP&DB
Created: June 2, 2011

SUPPORTING DOCUMENTS

BEMUS POINT COMMUNITY SURVEY

“SHARPEN THE POINT” BEAUTIFICATION PLAN

2010 U.S. CENSUS RESULTS

OTHER DOCUMENTS

CHAUTAUQUA 20/20–CHAUTAUQUA COUNTY COMPREHENSIVE PLAN

CHAUTAUQUA LAKE LOCAL WATERFRONT REVITALIZATION PLAN

CHAUTAUQUA LAKE WATERSHED MANAGEMENT PLAN

BEMUS POINT COMPREHENSIVE PLAN–KENDREE SHEPHERD



ACKNOWLEDGEMENTS

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