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Town of Fremont Comprehensive Plan



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Town of Fremont Board Members

Fremont Town Board

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William Phelps

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1. INTRODUCTION

1.1. Purpose of the Comprehensive Plan

The Town of Fremont Comprehensive Plan is designed to provide municipal officials and residents with direction and guidance as our community looks toward the future. It will ensure that Fremont retains its rural atmosphere, and the following:

- Development happens in a planned and orderly manner without sprawl.
- Landowners are encouraged to maintain open space and farmland.
- To maintain the scenic values and natural beauty of the Town.
- Encourage the preservation of historically agricultural lands in the Town.
- Provide for the general health, safety, and welfare of the population.
- The air, water, and land are not despoiled.

1.2. Success of the Comprehensive Plan

The Comprehensive Plan's success depends upon:

- The personal commitment by town residents and elected officials to future generation and the long-term health of the Town.
- A willingness to enforce town ordinances in a fair, but serious, way.
- Review of the plan for possible revisions on a five year schedule.

If each of us embraces the Comprehensive Plan, we will enjoy a prosperous and vibrant future. We will have a community that all residents will be proud to call home.

1.3. History

The Town of Fremont was created November 17, 1854, from portions of Hornellsville, Dansville, Wayland, and Howard. The Town was named in honor of General John C. Fremont.

Settlers began arriving to this area in 1812. The first home was built by Job B. Rathbun, in the "Jobs Corners" area, with subsequent homes built on Harding's Hill (now known as Miller Hill), Big Creek, Neils Creek, Dutch Street, and the flats that later became the reservoirs.

The first sawmill was built in 1816 by Daniel Upson, who came to the community from Wyoming, Pennsylvania. Upson bought 400 acres of land at \$3.00 an acre. The sawmill he built was located in the valley, just across the flat and even with the junction of Back Street and Reservoir Road. In 1820, Upson built a grist mill up the valley from his sawmill. This was the only grist mill for producing white flour for many miles. The grist mill flourished and served the townspeople and surrounding communities until 1908 when the then owners, Luther and Jesse Spalding, sold the land to the City of Hornell for the site of Reservoir No. 3.

Stephens Mills and hamlets of Haskinsville and Big Creek were busy places in years past. The mills encouraged many local entrepreneurs. There was a cooper (for making flour barrels), blacksmith, cider mill, five cheese factories, boot and shoe manufacturing, wagon repair, planning and matching mill, and apiary supply production. The first general store was built in 1858 by Elisha Stephens in Fremont Center (later named Stephens Mills.) Three more stores were later built in Fremont Center, as well as a hotel, numerous taverns, and a gas station. In 1896 Oliver Benjamin built a Country Store on the old Haskins Tavern site, in the center of Haskinsville. The store eventually only sold guns and ammunition, drawing visitors from as far away as New York City, and remained open until Benjamin's death in 1942. The Store was home to an upstairs ballroom that was also used to show movies and traveling entertainment shows. Haskinsville was also home to the Silsbee Store, in operation from 1883-1950, several blacksmiths, a Dance Hall, spoke shop, and sawmill. There was also a grist mill located on Neils Creek.

The Stephens Mills Grange was organized on March 8, 1875. On November 14, 1981, due to lack of members and building disrepair, the members of three local granges were accepted from Oak Hill Grange, Big Creek Grange, and Neils Creek Grange. The Grange currently covers an area of 30 square miles. Meetings are held at 8:15 pm, the second Saturday of each month.

One of the most active organizations in the town at the turn of the last century was the Stephens Mills Band. It was formed in 1895 and for 18 years played for many important occasions in the area. The Band also traveled as far as Syracuse and Dunkirk for various engagements and conventions.

There are ten cemeteries in the Town.

The Haskinsville Wesleyan Church is an active part of the community since 1857. Services continue to be held every Sunday.

1.4. Location

The Town of Fremont is located in the northwestern part of Steuben County, New York. The Town is bordered on the north by the Towns of Dansville and Wayland, to the east by the Towns of Cohocton and Howard, to the south by the Towns of Howard and Hornellsville, and to the west by the Towns of Hornellsville and Dansville.

The Town has a land area of approximately 32.6 square miles or about 22,000 acres.

Major highway access is by State Route 21 running from the northeast to southwest and Steuben County Route 70a extending east and west across the southern part of the Town. Other County and Town roads interconnect the major roads thus providing a good highway network for the entire Town. The Southern Tier Expressway (Interstate 86 and New York State Highway 17) also crosses the southern part of the Town, with the nearest interchanges in Hornellsville and Howard.

1.5. Communities in Fremont

The following describes the communities that make up the Town of Fremont:

- Big Creek – A hamlet in the southeast part of the Town, south of Interstate 86.
- Stephens Mills – A hamlet on NY-21 in the southwest part of Town.
- Haskinsville – A hamlet in the northeast part of the Town on NY-21.
- Jobs Corners – A hamlet in the eastern part of the Town by the junction of County Roads 54 and 55. This is the site of the first pioneer settlement in the Town.
- Seeley Creek – A tributary of the Canisteo River in the southern part of Town.

1.6. Community Planning

A community may be thought of as being comprised of people, land, and a certain community spirit that is manifested as the people and land develop in harmony. People are mobile and as they join and leave a community, the community spirit may change. A community, however, becomes part of the land. A community's only inherent possession is land, and the wellbeing and prosperity of the community is dependent upon the manner in which the land is utilized.

The condition and value of a parcel of land, even in rural areas, is dependent to a great degree upon the manner in which neighboring parcels are managed and on the governmental services that are available.

Business and industry and to some extent homeowners, are all engaged in looking into the future in an attempt to seek direction for their day-to-day activities. Most businesses and industrial firms project their anticipated needs and goals for at least five years. A community, likewise, should have some direction for its day-to-day activities. A Development Plan can provide this direction and insight for a community.

A Development Plan must reflect local goals and objectives. The Town of Fremont Planning Board has established the following goals and objectives of the plan:

- To encourage the most appropriate use of land in the community in order to conserve and enhance the value of the property.
- To encourage the preservation of the agricultural lands in the Town.
- To preserve open space and special terrain features.
- To discourage development in areas physically unsuited for development.

Other factors taken into consideration when a Development Plan is being considered are:

- Population trends
- Housing trends
- Existing land use
- Topography
- Soils
- Drainage areas

Two facts should be kept in mind when reviewing and revising a Development Plan:

- A Development Plan is developed at a particular point in time, making full use of condition and trends of that time. Circumstances will change as time passes and a plan must be subject to change also. A Development Plan should not be regarded as a status document, but rather should be subject to periodic review and revised as warranted.
- A Development Plan by itself has no legal status. It is meant to be a guide for public action. It is meant to assist the Town Board in making decisions and must be

translated into regulations to be effectively carried out.

2. PHYSICAL FEATURES

An analysis of such physical features as topography, soils, natural drainage, and sub-surface drainage is an important part of any Development Plan. These physical features have been instrumental in shaping the Town's past, and need to be taken into consideration when discussing its future.

2.1. Topography

The character of the local topography is one of the primary factors in determining a community's potential to sustain development.

Level to gently sloping land 0-8% can be used for most types of development as well as agriculture. Moderate slopes of 8-15% may present some problems for development, however, low density development and agriculture can utilize much of this type of terrain. Excessive slopes of 15% and greater will deter most development and are shown in Appendix A: Town of Fremont High Slopes. Development on slopes of this degree will be costly and can best be utilized for pasture land, natural reserves, or recreation areas. Uses such as these would leave the soils undisturbed, thus avoiding the problem of erosion.

Elevations in the Town range from mid-1300's in the Big Creek Valley to 2000 feet in the hilltop areas. The hamlet of Stephens Mills is located at about the 1500 foot level.

2.2. Soils

The limitation of soils is also an important part of the planning process. Traditionally, soil surveys have been utilized for agricultural purposes. With the increased demand for land, suitable not only for agriculture but also urban uses, soil surveys have become even more important.

In cooperation with the United States Department of Agricultural Soil Conservation Service, a series of soils limitations maps have been prepared for the Town. These are interpretative maps which denote soils limitations for agricultural uses and urban uses.

Due to the size and scale of the maps, it is impossible to include them in a report. They will, however, be on file in the Town Clerk's office.

The limitations of the soils are rated as slight, moderate, or severe. A rating of slight indicates that the soil has few or no limitations and is considered desirable for the use named. A rating of moderate shows that a moderate problem exists but can be overcome or corrected. A severe

rating indicates that use of the soil is severely limited by hazards or restrictions that are difficult to overcome. In some cases, these hazards or limitations are so severe, it would be prohibitive for use.

2.3. Agricultural Limitations

The soil properties that affect farming are depth, slope, texture, drainage, and erosion. The better soil areas for crop production were placed in the slight category. These soils are the deeper, drier, loamy soils that are nearly level and easily managed. The soils that were rated moderate are those which may have seasonal wetness, moderate slopes (8-15%), or soils that are shallow to bedrock. Those with severe limitation may have one or more of the following conditions: slopes over 15%, a slow permeability layer within 16 inches of the surface, bedrock within 20 inches of the surface, permanent wetness, or severe flooding conditions.

2.4. Rural Development Limitations

If an area is to remain free of sanitary health problems, care must be taken that the density and type of development does not exceed the soils capability to accept the sewage effluent that is likely generated. Limitations of the soils to accept this effluent is rated in the same manner as for agriculture: slight, moderate, or severe.

The soil properties which affect the soils capability to accept effluent are permeability of the soil, depth to seasonal or prolonged high water table, depth to bedrock, slopes and flooding hazard, stream overflow. Due to the scale of mapping and the inclusion of other soils in each mapping unit, on-site investigation is needed to determine the soil type that is present on a selected site. If there is any question as to the type of soil present or its limitation, further assistance can be obtained from the Steuben County Soil and Water Conservation office.

2.5. Flood Plain

A flood plain is a land area adjoining a river, stream, watercourse, ocean, bay or lake which is likely to be flooded. According to the Flood Insurance Rate Map (FIRM), dated October 29, 1982, published by Federal Emergency Management Agency (FEMA), there are five (5) flood areas in the Town of Fremont, Seeley Creek, Big Creek, Carrington Creek, Neils Creek and the Hornell Reservoirs. These areas have been given a rating of "ZONE A" as the flood hazard factors are not determined.

Due to size, these maps can be found on file in the Fremont Town Clerk's Office.

2.6. Productive Land

Productive land is that which is used for agricultural purposes, lumbering, or mining (sand and gravel). In 1968, a Land Use and Natural Resources (LUNR) Inventory was carried out by the Center for Aerial Photographic Studies at Cornell University for the New York State Office of Planning Services. At that time the inventory indicated that there were approximately 8,845 acres of active agricultural land in the Town. This accounted for 39.7 percent of the total land area of 22, 296 acres.

In 2010 Steuben County's Real Property Tax Agency Service provided the Property Classification of land use using a Geodata system. The Property Classification data collected at that time indicates there were approximately 8,385 acres of active agricultural land in Fremont, which accounted for 42% percent of the total land area of the now 19,755 acres.

2.7. Natural Drainage

A community's natural drainage system is a factor which must always be given consideration when the physical character of a community is being studied. Natural drainage controls the manner in which surface and subsurface water is gradually drawn from a given tract of land or region. The natural drainage of an area will also determine the manner in which both storm and sanitary sewage systems should be designed.

The natural drainage of the Town of Fremont is divided between two major river drainage basins. Much of the Town drains into Seeley Creek and Big Creek, both which are part of the Canisteo River Drainage Basin. The remainder of the Town drains south eastward into Neils Creek which is a part of the Cohocton River Drainage Basin. Both the Canisteo and Cohocton Rivers are a part of the larger Chemung River basin, which in turn, is part of the Susquehanna River Basin. A map of the streams is found in Appendix B: Fremont Wetlands and Floodplain.

One drainage area of Fremont needs to be given special attention. That is the area of the Town which drains into the City of Hornell's reservoir system. Approximately fifty percent of the total land area in the Town is in this drainage area. Any adverse development in this area of the Town could have direct influence on the quality of water in the reservoir system.

2.8. Natural Aesthetics

The natural aesthetics of a community are also some of its greatest assets. The hills, the valley, the streams, the open space atmosphere is something that local people seldom recognize because they have always been close to it. To the outsider, it is somewhat of a marvel, thus many people are seeking land so that they also may become a part of it.

2.9. Summary

The advantage of evaluating natural resources is that it is much easier and less costly to work with the natural resources than it is to attempt to alter them.

Modern technology can overcome many natural restraints. Through advanced planning, it is possible to identify possible costs and conservation practices needed to alleviate many environmental problems.

In the Town of Fremont, several restraints have been identified. There are slopes in the Town that should be left undisturbed, certain soils have drainage problems and the possibility of pollution in the drainage areas of the reservoir must be kept in mind.

These constraints are some of the things that should be considered when working on a Development Plan. By doing this, the best possible use of the land resources in the Town can be utilized.

3. MAN MADE RESOURCES

The natural resources of the Town have been examined in the previous section. This section will be devoted to examining the effect man has had on the Town. This is referred to as the Existing Land Use.

It is important that the existing land use be examined closely. It provides insight as to what the trends have been in the past, what they are today, and how they may affect the future. In comparison to the natural resources which change at a very slow rate, if at all, man-made resources can often times do change at a very rapid rate.

3.1. Land Use

A general overview of the various land uses in the Town may be seen in Appendix C: Table for the New York State Office of Planning Services prepared by Cornell University and Appendix D: Land Use Map. This was referred to in the previous section as LUNR. The figures give a good indication of how the land is being used. The table and the map illustrate the predominance of agricultural land and open space that there is in the Town.

3.2. Agriculture

The Fremont Property Class Acreage Report and Land Use Map for the year 2010 indicates that Agriculture is the largest single land use in the Town. This does not include agricultural holdings such as forest lands, brush cover, or wetlands.

In the early part of 1971, the Planning Board did a farm classification survey of the Town. This study identified the active agricultural units and located them on a Town map. They also estimated the annual gross income of the units. The result was that there were 41 active agricultural units with an estimated gross income in excess of \$700,000. This figure is much higher today due to inflation. In addition to the gross income, there is the huge investment in land, buildings, and equipment. With the exception of the equipment, most of this value goes into making up the tax base of the Town. The Steuben County Real Property Tax Service Agency gave figures for the year 1974 which indicated that the operating farms in Fremont had an assessed value of \$919,970. This figure includes land and improvements. The total assessed value of the Town was \$1,981,435. The operating farms therefore, had an assessment which is equal to 46.43% of the total assessment of the Town. This tax base plus the economic impact that the income of the farms have on the general area makes agriculture a very important asset of the community and one that needs to be preserved and encouraged in every way possible.

In 2008 the assessed value of operating farms according to Steuben County Real Property Tax Service Agency was \$4,518,933, the assessed value of residential property was \$27,167,939 and the total assessed value for Steuben County was \$39,752,568. While the assessed value for operating farms was 11.37%, significantly lower than in 1974, farming continues to be the primary source for land use in the Town and plays an important role in attracting residence because it preserves the rural character and the wide-open spaces and the privacy it affords.

Farming also continues to have a significant impact on the Steuben County because the income from agriculture goes further than other sectors in helping the local economy. In the year 2000 it was reported that for every dollar a dairy farm earned, \$2.29 was generated for Steuben County as a whole. In the same year Construction was the next highest sector generating \$166, followed by Services at \$148, Manufacturing at \$1.41.ⁱ

Farms also lower tax rates because agriculture use 15 to 40 cents of town and school expenditures for every dollar of tax revenue, whereas residential developments use \$1.09 to \$1.56 of every tax dollar.

Therefore farms continue to be a very important asset of the community and one that needs to be preserved and encouraged in every way possible.

3.3. Residential

The second largest use of land in the Town of Fremont is residential which accounts for almost 38% or 7,433 acres. Residential development in the Town is of two types: rural and hamlet. Rural housing consists of agricultural units and also non-farm units. The non-farm development includes seasonal housing as well as year-round housing. The year-round type of housing development found in Fremont is that found in the hamlet areas of Stephens Mills and Haskinsville. These housing units are largely year-round units on lots smaller than is normally found in the more rural areas.

3.4. Commercial

There are no concentrations of commercial uses in the Town. The commercial businesses that are in existence are scattered throughout the Town, primarily along State Route 21 and County Road 70a.

3.5. Industrial

There are no industrial uses in the Town.

3.6. Highways

The Town is currently served by a highway system that is classified as follows:

- State 14.90 miles
- County 20.86 miles
- Town 42.68 miles

The total number of highway miles in the Town of Fremont is 78.44 miles.

Most highway programs are based on a functional classification of the highway network. This system classifies roads according to their relative importance and principal functions in terms of volume and nature of traffic on each route. This classification ranges from major arterials to minor collectors and local roads. The classification may also imply responsibility. The State provides the arterial system; the County, the major collectors; and the local governments (Towns, Villages, and Cities), the local systems. There are exceptions to this theory. Unique circumstances, sometimes both physical and political, as well as history of development, can affect the respective responsibility.

3.7. Municipal Services

Rural areas such as the Town do not have the need for public services as do the more urban areas. As a general rule, the greater the population density, there is a greater the demand for services.

Highway budgets make up the largest portion of the local budgets. Scattered uncontrolled development can only add to the cost of highway construction and maintenance. Normally, development occurs along the better roads. Careful analysis of existing development patterns,

areas of greatest potential development and the current road systems might help to determine where road expenditures might result in the greatest return.

The Town Highway Department maintains and services 42.68 miles of roads. The Department is housed in space located in the hamlet of Stephens Mills. Additional space was added in 1974. The Town also obtained the County building on the edge of Stephens Mills in the mid-1990s for additional storage and maintenance space. The Town is also served by its own fire department and ambulance service, also housed in the hamlet. Additional space was added to the fire house in 1974 and again in 1989.

The Town also has a municipal office building which provides office space for the Supervisor, Town Clerk, Town Justice, and the Assessor. It also has a large assembly room for public meetings. The building was formerly the Grange Hall which was completely refurbished by the Town. Much of the work was done in 1974.

3.8. Fire Department

The Fremont Fire Department is a member owned corporation and a volunteer organization. The department has expanded its size over the last 20 years and updated its equipment to ensure it meets the needs of the Town. In 1989 the department established an ambulance service that continues to operate today. This service is staffed by members of the Fire Department that are trained EMTs and are supported by Paramedics from Hornell and Corning.

Due to lack of public water supply, the department is dependent upon tankers and farm ponds as a source of water supply and mutual aid. As additional residential development occurs, so does the need for fire protection. Although Fremont has no water supply system of its own, there are three reservoirs in the Town which are the property of the City of Hornell.

3.9. Schools

Following the consolidation of the rural school districts, Fremont was divided to become a part of four school districts: Arkport, Avoca, Hornell, and Wayland-Cohocton.

3.10. Public Utilities

Electric service is provided by the New York State Electric and Gas Company and Steuben Rural Electric Corporation.

Telephone service is primarily provided by Verizon Telephone System. However the lone cellular tower in Town is the property of AT&T. Gas service is provided to some hamlet areas by National Fuel Corporation.

3.11. Summary

The principal land use in Fremont is farming. It is not only the largest land use, but it also represents nearly 50% of the assessed value.

The second largest land use is that of residential developments. The hamlets of Stephens Mills and Haskinsville have a combined total of about 67 units. The remainder of the 279 units (1970 census) and those coming into the area since that time are located in the rural area. Of these, only 43 were identified as agricultural residential units. Although some changes are taking place, Fremont still remains a rural agricultural community.

3.12. Population Review

The most recent Census Estimate was for 2012 and it gives Fremont a population of 1,000 people.¹

The last Decennial Census was in 2010, giving Fremont a population of 1,008 people.² The 2010 Census gave Steuben County a population of 98,990 people. This means that Fremont had 1.02% of the county's total population, making it Steuben's 35th most populous community.

The following table shows the recent changes in population. Other than the years 1990, 2000 and 2010 (which were *Decennial Census years), the population counts in this table are based upon estimates that have been supplied by the U.S. Census: ⁱⁱ

Table 2			
Year	Population	Since 2000	Year-to-Year Change
2012	1,000	+3.73%	-0.99% since 2011
2011	1,010	+4.77%	+0.2% since 2010
2010*	1,008	+4.56%	+0.4% since 2009
2009	1,004	+4.15%	+0.6% since 2008
2008	998	+3.53%	+0.6% since 2007
2007	992	+2.9%	+0.51% since 2006
2006	987	+2.39%	+0.2% since 2005
2005	985	+2.18%	+0.2% since 2004
2001	973	+0.93%	+0.93% since 2000
2000*	964		+5.7% since 1990
1990*	912		

There has not been significant change in population in 30 years.

¹ Every year, the US Census Bureau creates a population estimate for the preceding year. Keep in mind that this value is an estimate and not an actual count. The most recent Census estimate is for the year 2012.

² Every 10 years (eg- 1990, 2000, 2010), the US Census Bureau conducts a Constitutionally-mandated count (or enumeration) of people living within the United States. This count is called a Decennial Census. The last Decennial Census was the 2010 Census, with the next one planned for 2020.

3.13. Housing Trends

The 2010 Census, Fremont had 483 Housing Units and with its population of 1,008 people, this averages 2.09 people per Housing Unit.³ This translates to 15 Housing Units per square mile [5.79 housing units/km²].

At the time of the 2000 Census shows that Fremont had 458 Housing Units, a population of 964 people and a land area of 32.23 square miles [83.5 km²]. This gives a density of 2.1 people per Housing Unit and 14.15 Housing Units per square mile [5.46 housing units/km²].

3.14. Local Trends

When the Comprehensive Plan was initially written the 1970 Census data showed that the cities and villages of Steuben County had, in most cases, declined in population. This decline has continued over the next 30 years as observed in Table 1, Population Trends by Class of Municipality, Steuben County.

Another method of analyzing population is by region. This was done for Steuben County based upon geographic location, employment base and other economic similarities. (In this way it is possible to detect any shift in population within a given region. Fremont lies within the western region of the county. By itself, Fremont has had has not substantially grown over the past decades which is in line with the overall growth in the region, as the population has been redistributed within the county with no large gains. By comparing Table 3 to Table 4, Population Trends by Sub-County Area, it can be seen that from 1970 to the year 2000 there was an outmigration from the cities, into the more rural areas.

TABLE 3

Population Trends by Class of Municipality, Steuben County

	1970-1980	1980-1990	1990-2000
	Percent Change	Percent Change	Percent Change
County	-0.003	-0.001	-0.003
Cities	-17	-5.9	-9
Villages	-5.8	-6	-3
Towns	12.8	4.8	3.2

³ A Housing Unit is a broad term for those places where people live (whether occupied or temporarily vacant), such as a house, an apartment, a mobile home, or an area that is considered as a separate living quarter. Separate living quarters (consisting of one or more rooms) are considered to be those places where people live, sleep and eat separately from others and that have access to the outside (either directly or by a shared hallway).

TABLE 4
Population Trends By Sub-County Area

	1970	Change		2000	Change	
		Number	Percent		Number	Percent
Dansville	1,453	328	29%	1,977	524	27%
Fremont	884	105	14%	964	80	8%
Arkport (V)	984	147	18%	832	-152	-18%
North Hornell (V)	919	2	0%	851	-68	-8%
Hornellsville	2,059	431	27%	4,042	1983	49%
Howard	1,029	100	11%	1,430	401	28%
Canisteo	1,005	84	9%	4,007	3002	75%
Canisteo (V)	2,772	41	2%	2,336	-436	-19%
Hartsville	467	-12	-3%	585	118	20%
Hornell (C)	12,144	-1,763	-13%	9,019	-3125	-35%
AREA TREND	23,716	-537	-2%	26,043	2,327	8.9%

Source: U.S. Census

4. DEVELOPMENT PLAN

The Fremont Planning Board has identified the following goals and objectives upon which the Development Plan has been based:

- To encourage the most appropriate use of land in order to conserve and enhance the value of property.
- To encourage the preservation of the agricultural lands.
- To encourage the preservation of the open space and special terrain features.
- To discourage development in areas physically unsuited.

Existing development patterns and trends have served as important guides in determining the future land uses and densities. Radical or large scale modifications of the land use patterns are not likely to be realized nor should they be recommended. Three major land use categories have been set forth in the Land Use Plan: Agricultural-Residential, Low Density Residential, and Land Conservation. A map of the Town of Fremont's zoning is included as Appendix E.

4.1. Agricultural-Residential

The major objective of this land use category is to encourage the continuation of agriculture and maintain the open space, rural character of the Town. The importance of agriculture in the community has been discussed previously. The high cost of land, buildings, machinery, and labor make it imperative that there be as little interruption as possible in the agricultural areas.

Residential development would not be precluded but would be of a low density type with large lot sizes. Other types of land uses would also be permitted under certain conditions.

Most of the Town has been designated for this type of use.

4.2. Low Density Residential

A low density residential area is one which already has development or has the potential of becoming one. Areas so designated should have soil conditions that would support water and sewage facilities on lots smaller than those in an agricultural-residential area. Lots in this area should not be less than 20,000 square feet. This is the highest density residential development planned for the community. There are two such areas planned for, one is the hamlet area of Stephens Mills which already has a concentration of residential units and are on lots that appear to be in the neighborhood of 10,000 square feet.

4.3. Land Conservation

Land conservation areas may be defined as areas having distinct characteristics which need to be preserved and protected. The Planning Board feels strongly that the area encompassing the City of Hornell's reservoirs should be considered as critical environmental area. Development of such an area should be prohibited in order to prevent adverse impact on the water resources.

5. SUMMARY

After careful review of the data gathered over the past two years, the Planning Board feels that a Land Use and Development Plan for the Town of Fremont is essential to help guide the future development within the Town in a manner that would best utilize the existing resources.

The Plan is based upon broad goals designed to achieve economical, orderly development, fitted to the existing physical resources and in a manner responsive to desires of its residents as well as changing technology. The Plan not only demonstrates opportunities but also constraints which affect both public and private development.

The Planning Board is an advisory board only and within its authority, can only recommend that certain actions be taken by the local elected officials.

In conjunction with the Development Plan, the Planning Board has also prepared a Land Use Ordinance which implements the Plan by regulating land use.

The Plan places much emphasis on the need to preserve agricultural land. In addition to Land Use Regulations for the Town, the Planning Board also acknowledges the establishment of agricultural districts pursuant to the New York State Agricultural Districting Law, passed in 1972. This Law has five major provisions:

- Agricultural value assessment of farmland.
- Local ordinances may not be enacted that would restrict reasonable farm practices beyond the requirements of health and safety.
- The right of public agencies to acquire by eminent domain is modified, though not removed. Alternatives must be seriously considered.
- The right of public agencies to advance funds for sewer, water, and other facilities that would encourage non-farm development is modified.
- The power of special districts to impose benefit assessments or special ad valorem levies on farmland for sewer, water, lights, and non-farm drainage is limited.

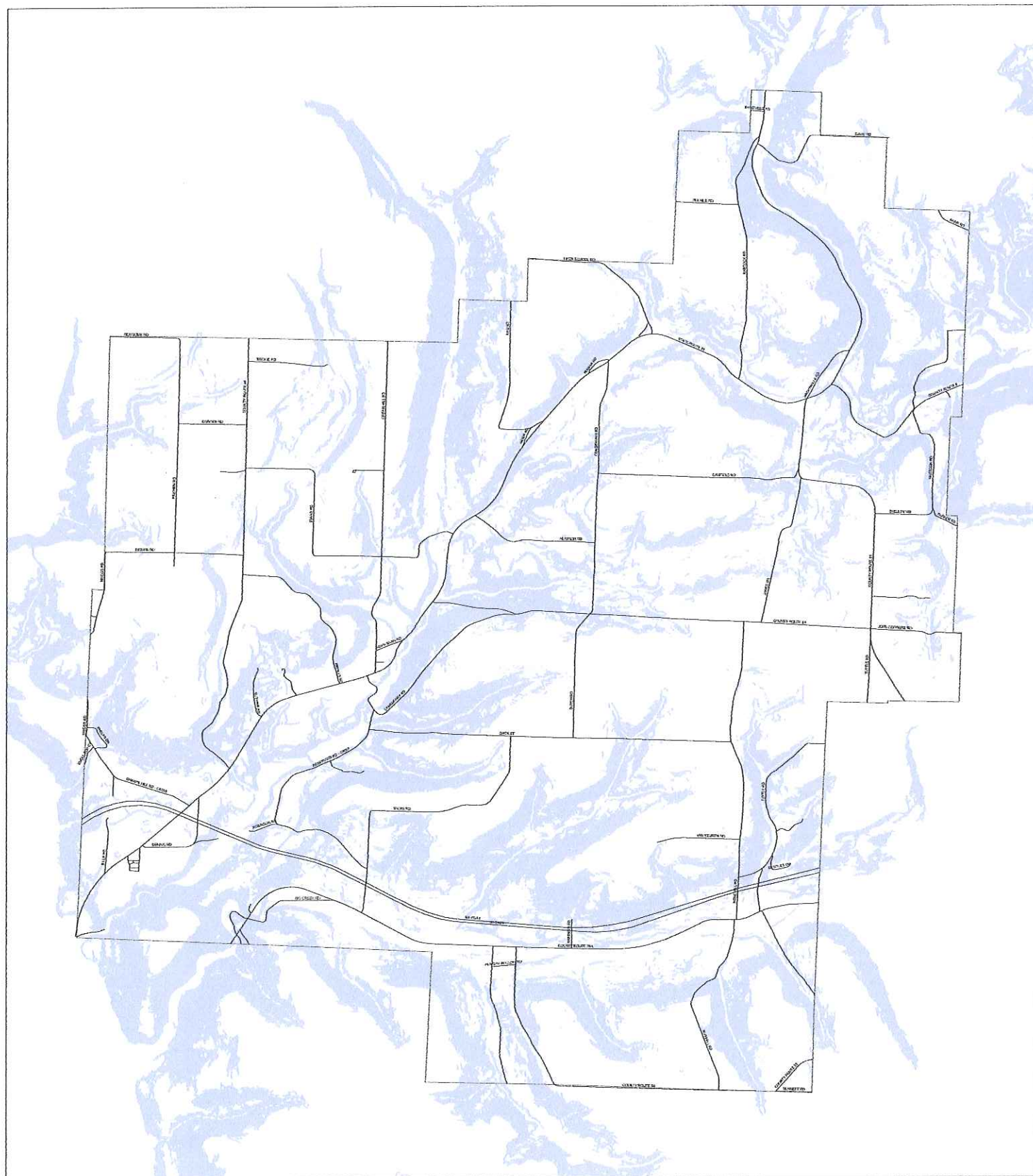
A combination of land use regulations and agricultural districting will go far to preserve and encourage the continuation of a strong agricultural climate in the community. Sound development for rural areas can be achieved but it will not happen by itself. It is the responsibility of local elected officials, the local Planning Board, and local citizens to carefully prepare the way.

ⁱ Property Classification Summary – Parcel Count 2010 & Property Class Acreage Report 2010, data from Steuben County, Real Property Tax Service Agency, at www.steubencony.org/rpt

ⁱⁱ Town of Fremont, New York (Steuben County NY) Census Information - <http://www.roadsidethoughts.com/ny/fremont-twnof-xx-steuben-census.htm#census-to-census>

Appendix A:
Town of Fremont High Slopes

Town of Fremont High Slopes

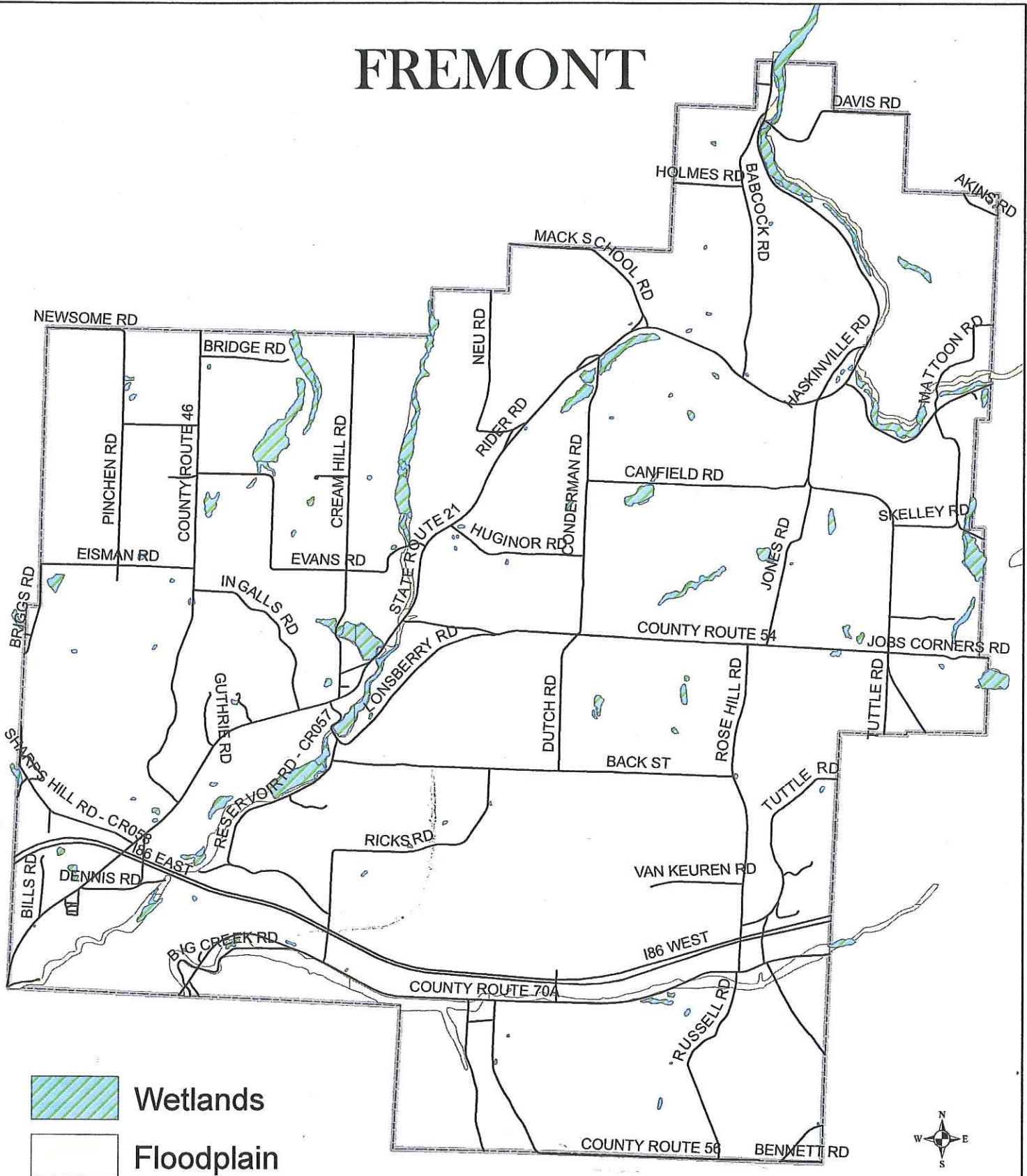


Greater than 15% Slope

$$1'' = 1,200'$$

Appendix B:
Fremont Wetlands and Floodplain

FREMONT



Appendix C:

Table for the New York State Office of Planning Services

PROPERTY CLASS ACREAGE REPORT - 2012

MUNICIPALITY	100	200	300	400	500	600	700	800	900	TOTAL
CORNING CITY		654	170	226	84	127	13	184	31	1,488.42
HORNELL CITY		532	529	216	3	61	90	40		1,471
ADDISON VILL	103	489	67	34	1	72	29	57	200	1,051
ADDISON	6,329	4,194	2,066	140		51		36	2,125	14,941
AVOCA VILL	84	286	51	52	15	46	42	46		621
AVOCA	7,197	8,952	4,395	150		14	446	203	153	21,511
BATH VILL	152	549	230	321	32	359	7	36	3	1,690
SAVONA VILL	93	190	164	11	0	33	31	0		523
BATH	16,619	17,408	16,872	843	755	793	612	657	2,404	56,963
BRADFORD	4,557	5,336	1,757	20		26	63	16	3,965	15,741
CAMERON	7,247	12,293	6,850	89		35	21	92	2,830	29,458
CAMPBELL	6,182	9,054	5,723	546	91	701	142	458	2,293	25,190
CANISTEO VILL	61	224	56	33	14	51	0	38	5	481
CANISTEO	3,658	15,445	14,141	21	4	12	10	167	40	33,498
CATON	5,823	11,159	6,591	15		111	16	35	82	23,833
COHOCTON VILL	159	310	164	46		65	93	34		871
COHOCTON	17,898	9,950	4,843	116	117	39	131	250	506	33,850
RIVERSIDE VILL		42	24	20	2	2	9	10	5	114
S CORNING VILL		141	61	53	16	58		7	9	345
CORNING	115	9,810	8,936	49	761	851	490	716	553	22,281
DANSVILLE	10,068	13,141	4,952	175	806	108	7	123	1,006	30,386
PAINTED POST VILL		154	329	18	8	63	23	38	21	653
ERWIN	3,705	3,894	4,077	465	171	99	1,213	463	9,141	23,229
FREMONT	8,379	7,360	3,269	37		30		508	168	19,751
GREENWOOD	8,496	7,801	7,789	16	4	38	190	40	1,880	26,253
HARTSVILLE	1,955	14,384	6,058	31		26		5	329	22,789
HORNBY	2,562	11,246	7,774	14	377	45		42	3,505	25,566
ALMOND VILL		20	18					12		50
ARKPORT VILL	164	100	28	45	6	49	5	21	0	418
N HORNELL VILL		99	84	11		39		4		237
HORNELLVILLE	6,796	8,330	6,333	288	594	192	152	1,678	1,472	25,836
HOWARD	24,595	6,480	5,988	9	57	43	80	2	390	37,643
JASPER	13,269	11,760	7,309	4	8	72	16	83	512	33,032
LINDLEY	6,204	9,672	6,047	60	48	37	108	241	660	23,076
PRATTSBURGH	4,643	18,641	8,666	174	82	236	65	84	172	32,764
PULTENEY	4,539	9,637	6,312	325	0	36	13	9	134	21,006
RATHBONE	5,540	8,984	2,928	7	143	38	218	111	4,679	22,648
THURSTON	9,045	8,105	3,469	42	120	23			2,188	22,992
TROUPSBURG	20,748	11,914	5,778	77		43	0	27		38,586
TUSCARORA	9,533	6,853	2,950	78	130	50		13	4,018	23,625
HAMMONDSPORT VIL		87	21	10	24	28	21	3	5	198
URBANA	1,516	11,148	8,797	122	8	401	446	55	2,897	25,390
WAYLAND VILL	99	248	203	61		43	1	17		672
WAYLAND	11,673	7,187	3,761	282	112	71	202	178	70	23,535
WAYNE	2,399	5,138	4,886	69	12	22		2	457	12,987
WEST UNION	11,057	5,919	8,617	1		155			0	25,750
WHEELER	5,337	15,744	6,488	10		93		1	1,594	29,267
WOODHULL	10,246	17,148	7,234	63	127	41	5	79		34,942
NON MAPPED ACREAGE (ROADS & WATER)										31,920
TOTAL	258,843	328,212	203,857	5,496	4,735	5,628	5,008	6,922	50,501	901,120

MAJOR CATEGORY:100-AGRICULTURAL; 200-RESIDENTIAL; 300-VACANT LAND; 400-COMMERCIAL;

500-RECREATION & ENTERTAINMENT; 600-COMMUNITY SERVICES; 700-INDUSTRIAL;

800-PUBLIC SERVICES; 900-WILD, FORESTED, CONSERVATION & PUBLIC LANDS

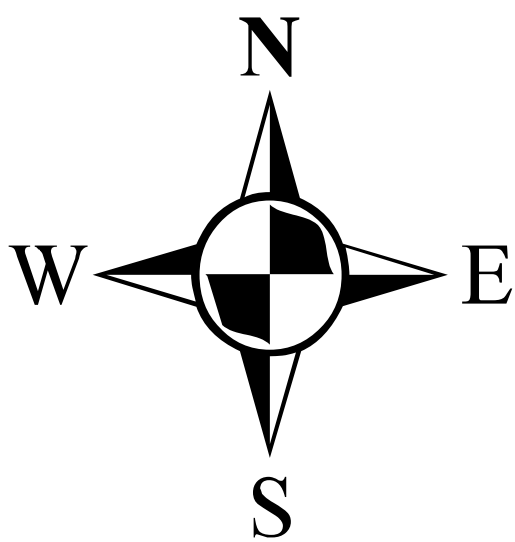
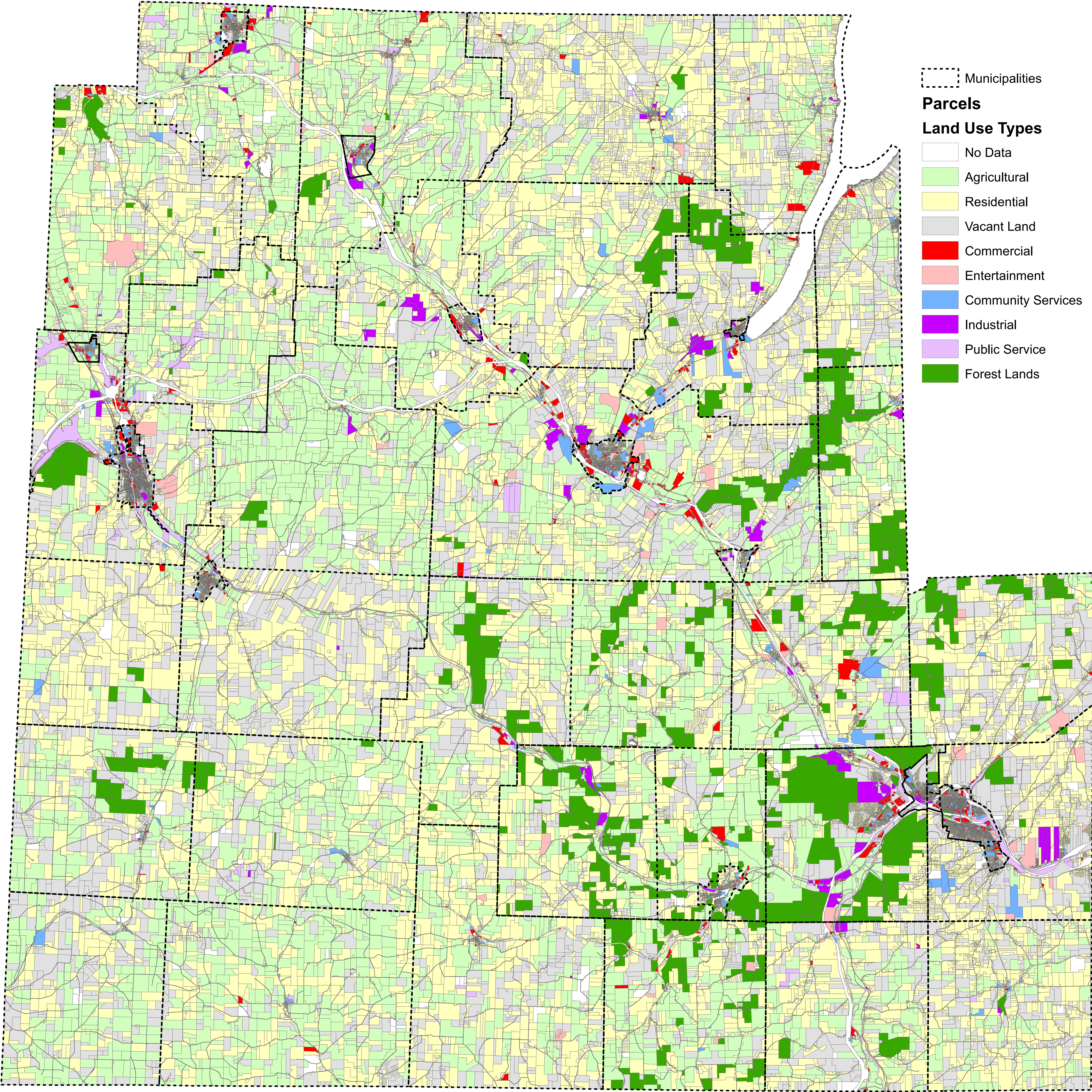
SOIL GROUP ACREAGE

1	2	3	4	5	6	7	8	9	OTHER	TOTAL
9,705	25,065	10,770	89,500	57,175	195,880	252,870	125,320	128,750	6,085	901,120

Appendix D:
Land Use Map

Steuben County

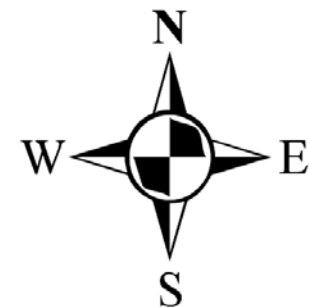
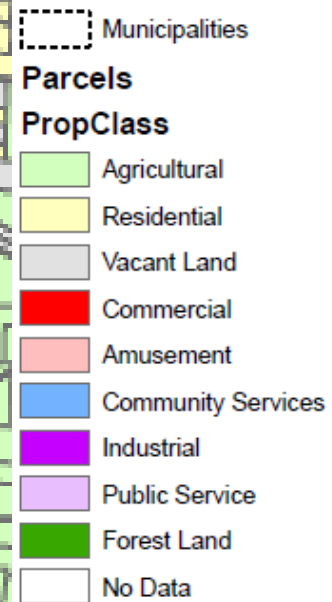
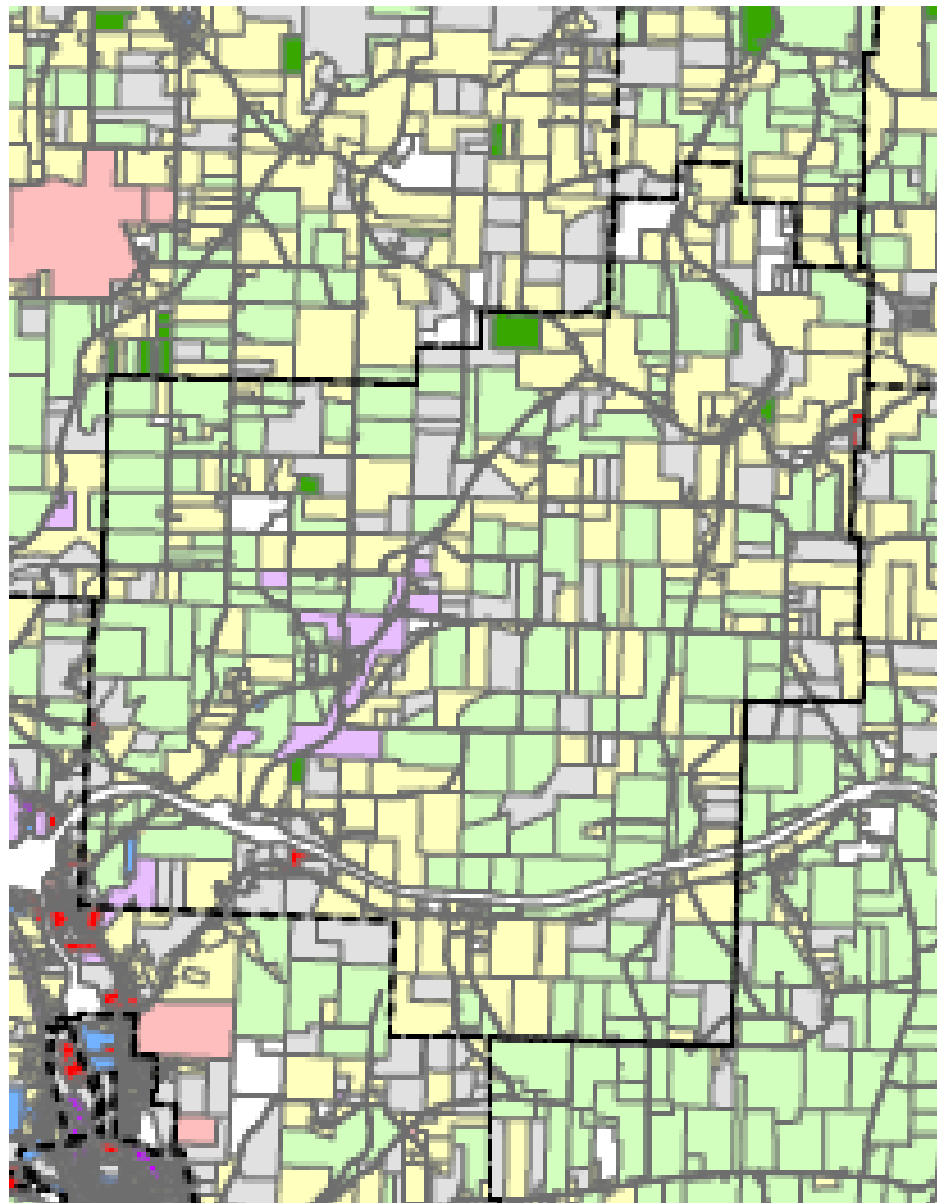
Major Land Uses



DISCLAIMER: This map is based upon Steuben County property tax maps. This map is intended for illustrative purposes only; it is not intended for any legal purposes such as the conveyance of property.

Printed 02/28/2012 by:
Tom Sears, GIS Coordinator
Steuben County Planning Dept

TOWN OF FREMONT LAND USE
Based on Steuben County Major Land Uses
Printed in 2/28/2008

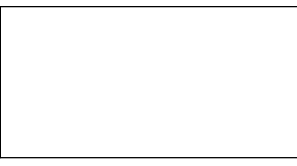




Appendix E:
Town of Fremont's Zoning

Fremont

ZONING

zoning
Zoning Codes

	AG-R
	LC
	LDR

For further information
contact:
Building Inspector
607-225-4429
or Town Clerk
607-324-6142

