

# Town of Candor Comprehensive Plan

## ACKNOWLEDGEMENT

The Town of Candor Planning Board would like to recognize and thank the following persons whose assistance and guidance aided in the production of this document.

### Town Board

Terry Collins, Supervisor  
Milt Dougherty  
Ted O'Konsky  
Kevin Tuttle  
Darlene Cobler  
Carloyn Roberts, Town Clerk

### Planning Board

George Williams, Chairman  
Art Cacciola  
Martha Goodsell  
Robert Hanno  
David Silsbee  
Peter Ward  
Cheryl Tortorello, Secretary

### Former Planning Board

Alan Knight  
Bert Perry  
Richard Quest  
Bron Robinson  
David King  
Leann Jensen  
Roy Yarrington  
Jeannie Jackson  
John Baust  
Wendy Martin  
Jane Maas  
Bern Smith  
Bert White  
Edward Heslop  
Kevin Tuttle  
Esther Smith  
Richard Chernak  
Sandra Caswell

### Others

Bryan Coates, Tioga County DED&P  
Suzanne Condon  
Carol Henry, Comprehensive Plan Cmt

## FOREWORD

The following document has evolved over several years and after hundreds of hours of discussion. It is our intent to the best of our ability to compose a guide with which to focus future development and growth in the Town of Candor. Keeping this in mind and knowing how difficult it often is to create a coherent document of this magnitude, the Candor Town Planning Board decided in 1995 (update - 1999) to further define its role in

Town government by writing the following mission statement:

It is the mission of the Candor Town Planning Board to set forth strategies that will incorporate a balance between attracting new business, encouraging existing businesses and agriculture, and providing a supportive atmosphere that strengthens the sense of family and of the community of us all. It is our belief that a strong local business and agricultural environment is essential for the overall prosperity of the community, and that this prosperity provides the resources to enable us to develop community activities. Finally, we are committed to being stewards of our children and the elderly and of the precious finite resources that must be shared with future generations.

The purpose of preparing a Comprehensive Plan for the future development of Candor is manifold: to fulfill a commission by the government of the Town of Candor and the people of Candor, to preserve that quality of life that is the reason we are living in Candor, and to guide the town's future so that our children and future generations will enjoy even better living conditions.

The Town of Candor has recognized that in order to prosper into the twenty-first century that it must implement a comprehensive plan. The objectives set forth are designed to anticipate and assess the potential impact of future change and to enhance the qualities that make Candor a special community.

## THE COMPREHENSIVE PLAN

The purpose of this Comprehensive Plan is to guide the future development of the Town of Candor. This Plan should guide the legislation, the budget, the public and private initiatives and present the community with a logical and unified blueprint for action. It is intended that this Plan be regularly updated.

We are humbled by this task and indeed honored to be given the opportunity to enhance the development of the Town with this document which we trust is an accurate reading of the desires of the citizens and proposes an effective method of achieving our common goals. Since the whole purpose of planning is to establish goals and recommend a method of reaching them, it is with a sense of hope and confidence that we set forth this document on our shared journey into the future. While the recommendations herein represent our reading of the community's needs and desires, it is incumbent upon our leaders to determine what may be achieved and to implement these actions on a schedule which safeguards our Town's financial as well as physical assets.

The following four goals were gleaned from a polling of the citizenry, town meetings and other input, and subsequently adopted by the Candor Town Board on December 28, 1993 (see also the planning goals adopted on October 10, 1989) and revised on July 13, 1999:

Attract and recruit desirable small business and light industry in order to help create a stable tax base and maintain the small town/hometown atmosphere.

Maintain and/or improve property values.

Foster and encourage all types of agriculture and open space, including recreation facilities.

Foster an atmosphere conducive to the establishment and maintenance of facilities for the residents of the community emphasizing services for children and the elderly.

### **GOAL 1 : Attract and recruit desirable small business and light industry in order to help create a stable tax base and maintain the small town/hometown atmosphere.**

The majority of Candor's work force is employed in neighboring towns and economic development has been mostly restricted to home-grown initiatives and niche businesses. Therefore, it makes sense for Candor to participate in joint efforts with county and regional development governments and agencies in pursuit of business and industry for recruitment to the area. Incentives to encourage the establishment of a new business and expand present business is a coordinated effort of the Town and its allies. This includes the Tioga County Department of Economic Development and Planning, Southern Tier East Regional Planning and Development Board, the Tioga County Industrial Development Agency, and the Candor Chamber of Commerce. Candor's participation, with the rest of Tioga County, in the Rural Economic Area Partnership is a vehicle in the economic destiny of the Town.

At the same time, Candor needs to ensure that it is attractive to both present and new business so that it is competitive with neighboring towns. The siting of commercial enterprises within the Town will continue to

favorably affect the tax base and, with judicious oversight, can serve to encourage other industries. Enforcing existing ordinances, maintaining and improving our infrastructure, adequately supporting educational opportunities, acquiring a fair share of public monies, and providing guidance to prospective public and private development will help to keep the Town attractive.

Advertising Candor's advantages to area development agencies through the Internet and by personal contact with likely businesses will make it known that the Town is a good place for business and its employees. Promotion of the Town would also ensure that regional maps and advertisements recognize the existence of the Town and its features. Reciprocal promotion of neighboring villages' and towns' events will encourage the growth and success of the regional tourism efforts.

Agriculture and agricultural-based businesses which have relatively small impact upon the Town's infrastructure and which do not compromise the "small town/hometown atmosphere" are nurtured as fulfillment of this goal and Goal 3.

The Town's designation of an Economic Development Committee will elaborate upon this goal by a specific economic survey to facilitate the definition of desirable enterprises. This committee can then formulate an economic development plan that welcomes business and expresses the community's standards of behavior. Potential sites would be identified with the goal of clustering commercial developments while maintaining the integrity of residential neighborhoods and the availability of current/ historical agricultural open space. Strip developments along 96 and 96B shall be discouraged as much as practicable. This committee can also be charged with identifying any impediments to economic growth and investigating methods to alleviate any found. A member of this agency would be a likely liaison to county and regional economic planning agencies.

A manifestly evident impediment is the relative isolation of the Town with regards to telecommunications and transportation. The upgrading of these two essential infrastructure elements is necessary not only for economic growth but also for the current residents' virtual and physical mobilities. Telecommunications needs include a more robust and full-featured telephone system. Transportation needs include a reliable, user-friendly and economical public transport system. The cost, availability and features of these and other utilities must remain competitive with our neighbors.

New or existing land use regulations shall be evaluated to determine the use of access management techniques to limit the number of new driveways and to space curb cuts along all highways within the Town. These should be based upon established transportation studies and current usage.

Because of existing interdependencies, continued cooperation between Town and Village governing agencies and consolidation of services is encouraged as a means of lowering expenses and focusing resources. These activities currently include:

- Town support of Village library,
- Village use of Town Hall court facilities,
- Town support of Village of Candor police protection,
- Village highway department use of Town salt supplies,
- Joint fire protection and emergency rescue squad,
- Water supply from the Village to parts of the Town,
- Joint use of the recreational facilities among the Village, Town and school,
- Town and Village support of the Community Park Committee, and
- Town and Village support of youth recreation.

As an aid to recruitment of business by streamlining development guidelines, the Town and Village should mirror land use regulations. A joint planning board should again be considered in the interest of consistent development throughout the Town and Village. Joint workshops with the municipal boards will be encouraged to be held at least biannually with the goal of coordinating joint activities and developing a singular governmental entity for dealing with economic, recreation and conservation efforts. The effects of the Town's regulations and procedures on the Village must be considered in order that advantageous actions within the Town cause no adverse pressures on the Village.

The Village Water Department is encouraged to expand to contiguous properties where feasible in particular in areas with concentrations of population, poorly-drained soils or high water tables where the close proximity of septic systems may compromise ground water quality. If capacity and finances allow, the extension of water lines to a defined economic development site should be considered.

A major purpose of governance is to promote community in all its offices. All decisions rest upon a foundation of openness, inclusion and conservation. The natural and human resources of the Town are preserved within the means and powers vested in the offices of the Town. In order to facilitate a healthy interaction between members of the Candor community, any and all actions need to be scrutinized for their contribution to openness and accessibility as important features of the small town. The use of electronic means to disseminate meeting agendas and minutes will result in better communications and increased citizen involvement. As technologies progress, Town forms, voting, payment of taxes and fines, etc. may be considered for achieving these goals.

The "small town/hometown atmosphere" as Candor's residents describe their environment consists of a relatively sparsely-settled region containing ample fields and forests in which to lose oneself for a time whether it be in the search of big game or a bird count, where fresh fruit and vegetables are grown and sold, where the homes are mostly owner-occupied, where children are cherished and raised to be good citizens, where businesses are responsible to their neighborhoods, where government is responsive to its citizenry and where neighbors strive to maintain the civility that a rural life requires. The Town strives to continue policies that protect these characteristics that many see as Candor's natural assets.

## **GOAL 2 : Maintain and/or improve property values.**

Achieving the other three goals of this Plan will lead to the maintenance and improvement of property values. Encouraging property owners to maintain and enhance their property, regulations to help protect owners from activities which would detract from the value of their property, maintenance and improvement of the infrastructure, protection of the environment, improving educational and recreational opportunities, moderate residential development and encouraging business will all help to improve property values.

The Town's budget requirements are relatively stable, the amount of property is static and this drives the property tax burden. Each property owner's assessment reflects her obligation toward the running of the Town. Development is required to spread the tax liability over a wider base to effect either a decrease in individual tax or an increase in services. The property tax often acts as a discouragement to agricultural pursuits and is a burden to those on a fixed income. The conversion of property-based taxes to income-based taxes should be encouraged at all levels of government. Individual incomes continue to rise and represent the real wealth of the Town. The volatility of this income represents a challenge to government but its use will produce a fairer apportionment of each citizen's responsibilities. While property continues to be the basis for wealth, the property tax method requires some enhancements. Assessment criteria have long been confusing to property owners and, as an aid in remedying this, the Town website might contain a feature whose purpose will be to describe the assessment criteria and procedures. Full assessment's exploration may reveal it as the favored appraisal process.

The Town's monitoring of the poverty level, cost of living and the mean property assessment will allow the granting and, when appropriate, the extending of low income tax relief in order to prevent the forced exodus of senior citizens from their homes and to enable home ownership amongst beginning families and others with limited means. An indexing formula might be devised to automatically set these income levels.

The Town maintains and improves housing quality by utilizing grants and government programs where applicable and partnerships with the Housing and Urban Development agency and Tioga Opportunities actively promote the use of these monies by its propertyholders. In the interest of maintaining and enhancing the Town's drinking water, the Town benefit from a mechanism to allow the location, type and condition of septic systems to be provided to the Town and County planning agencies for inclusion in the GIS database.

The Town recognizes the importance of clean and adequate water and is prepared to take any steps necessary to prevent the compromising or wasting of this valuable resource. Ongoing programs to evaluate the waters of Catonk Creek, Owego Creek and Pipe Creek and in any recognized areas of contamination are fully supported

and have the cooperation of the Town. The Town's support of the monitoring of selected wells in compromised areas will provide data necessary to evaluate water quality and permit early detection of changes over time and allow for timely amendments to land use instruments in the event of evidence of increasing contamination. All salt and chemical supplies shall be covered or in some way prevented from leaching into the ground water. Upon certification of occupancy for new construction, the location, well log, flow rates and water levels shall be provided to the Town and County planning agencies for inclusion in the GIS database. If the major aquifer be tapped for water supplies, the Town should enact wellhead protection measures to ensure long-term water quality. These measures would be included in the commercial site plan review.

In coordination with other municipalities along the various creeks, the Town is investigating the reasons for periodic flooding and recommending measures to prevent or lessen the impact of these occurrences. To facilitate this endeavor, the Town shall designate an official mapping of the flood plain and shall discourage development in those areas. Local Law 1 of 1975 shall be revised to reflect the use of this map. Construction in close proximity to all areas declared as scenic, historic, cultural and/or archaeological sites of interest are also closely monitored. Furthermore those developments which are inconsistent with the rural and historic nature of the Town shall require mitigation in order to proceed. The Town encourages creekside rehabilitation by landowners and civic groups. This includes reforestation and more stringent building regulations in proximity to the Town's waterways and wetlands. The Town might consider protecting these important locations via buffering, subdivision, and zoning regulations or via conservation easements of land purchases.

The Town's appointment of a Conservation Advisory Council would assist in the development of an inventory of critical environmental areas such as aquifer recharge areas, important wildlife habitats, scenic vistas, unique natural features and act as a resource to the municipal boards.

The desire to maintain the "small town/hometown atmosphere" also implies a resolve to retain and enhance the rural, agricultural, and historic assets that exist within the Town. These features are identified with improving the quality of life. The Town should consider engaging in a town historical reconnaissance survey to establish an inventory of sites of historical or archeological significance and provide recommendations for the protection of such sites. The Town uses the most reasonable technologies in maintaining the public thoroughfares over which it has jurisdiction. Town roads are designed for safety and maintainability. Tree replacement/plantings are encouraged along these roads when safety or maintenance requires tree removal.

The use of the election process for the selection of Highway Superintendent does not guarantee that the most capable candidate fills this important non-political position and a standard selection process shall replace election. The limited job security provided by the term of office also will tend to limit the pool of competent nominees. This does not preclude the grooming of candidates from within the highway department to ensure that capable employees are rewarded. The relief of the citizenry's election process is wholly offset by the necessity that this position is filled by the most capable person.

In order to properly monitor growth pressures, advise potential developers and mitigate design flaws, the Town should consider the enactment of a commercial/industrial site plan review ordinance. This will ensure logical and responsible development within the criteria set forth by this Plan.

As development pressures increase (unchecked growth along the major thoroughfares of 96 and 96B, gravel-mining, telecommunication tower construction and other environmentally sensitive issues near residential areas), the Town will require land use regulation ordinances to establish a logical and efficient use of Candor's physical resources without excessive infringement of the property owner's right to maintenance of property value and freedom of action.

Undesirable businesses such as those that endanger the health, welfare or property values will need to be regulated by local ordinances that restrict the business location and operations. In order to guide the placement and mitigate the effects of certain highly visible and/or less savory enterprises, the Town's enactment of a Telecommunications Facility Ordinance and an Adult Entertainment Ordinance might be required.

The Town requires periodic review and, where indicated, updating of its planning instruments in order to maintain the balanced growth. The Subdivision Regulation may be amended to contain new definitions of

major/minor subdivisions and cluster development. The minimum lot size and other regulations will need to be investigated to determine its ability to prevent unnecessary sprawl while maintaining the spacing necessary for safe water handling. Lot sizes may be based upon percolation test, soil type, slope and type of septic/water system. The Town, in association with the State and County Highway Departments, monitors construction along major thoroughfares with the desired result being the maintenance of current speed limits by limiting curb cuts. Service roads are encouraged wherever feasible. The Town's review of available land use regulation instruments must consider the effects on property values within the Town.

**GOAL 3 : Foster and encourage all types of agriculture and open space, including recreation facilities.**

Agriculture, being the original business of the residents of the Town, still has more than a nostalgic hold upon the Town's citizens. Many are a mere generation or two removed from the agrarian lifestyle which represents a quieter, more neighborly time with a stewardship of the land which we still strive to achieve. Candor's agricultural lands, including forested lands, maintain a diversity of flora and fauna not matched by other uses. Among the qualities open space provides include the neighborly benefit of buffering, opportunities to recreate, and the healthful benefits that this lack of development represents.

The Town shall endeavor to preserve the most productive lands for agriculture and minimize residential development pressures on these lands. These lands will be identified by the Conservation Advisory Council and categorized and prioritized for preservation.

The Town shall explore grant and loan funds that aid in the establishment and expansion of agricultural and agriculture-based businesses. The Town of Candor Economic Development Committee will be the lead agency in promoting agriculture. The Farm Bureau, Cooperative Extensive and Candor Grange 1466 shall be encouraged in the educational, legislative and social activities on behalf of agriculture and rural life.

The Town's rulings and regulations shall not hinder the right and proper practices of agriculture whether traditional dairy farm or those enterprises which are non-traditional (nurseries, fish farms, etc.). This fulfills two purposes: the expressed desire for preservation of open space and maintenance of a link to our cultural heritage as a nation of farmers. This must not be an impediment to the enactment of laws governing land usage or any deferment of agriculture from regulations that are deemed necessary for the common good.

Recreational facilities are specifically mentioned in this goal and, while not solely the province of children, also tie into the final goal. This double interest in recreation points up the value the Town places in this aspect of life and also the need for additional recreational facilities. The Town is in the unique position to lead an effort to secure recreation lands and preserve open space near any population centers. The establishment of Town-owned facilities to replace or augment current privately owned facilities graciously now being loaned for these purposes is prudent. The proposed Town Park is an excellent effort in the pursuit of this goal. Finally, the Town of Candor does not meet national recreation standards of ten acres per 1,000 population.

Current recreational facilities within the Town include:

Moyer Park (Village)

Hull Park (Village)

Town/Village ball fields/Little League Field

American Legion softball field

American Legion horseshoe fields (private)

Upper Dam picnic site

Robinson, Ward and Fire Hall soccer fields

School playground, sports fields and tennis courts (Village)

Snowmobile club trails

All-terrain vehicle trails

Finger Lakes trails

1200 acres of State Forest in four parcels

Commercial enterprises including a golf course, camping, hunting and fishing facilities

Sidewalks are an important feature in built-up areas of the Town that perform a many purposes: promoting

recreation and community while mitigating traffic. The lack of sidewalks on Route 96B between Maple Grove Cemetery and the intersection of Honeyport Road and west of Anne Street to the elderly housing creates a hazardous situation for pedestrians. The Town shall investigate the feasibility of completing the village loop and connecting the new Town Hall to the existing system. Development in close proximity will require sidewalks constructed on the property's road frontage to connect to the existing system. Safety requirements in other built-up areas shall be scrutinized for sidewalk mandates.

Landowners are encouraged to enter into agreements with conservation and recreation organizations to allow access to Catatonk Creek and other waterways, to create trails linking to the Finger Lakes Trails and to provide for other recreational uses by the community.

Recreational use shall not compromise the rights of property owners. The development of trails, especially for use by motorized vehicles will be required to be situated at such a distance so as to maintain a peaceful and uncompromised atmosphere. Road crossings by such trails must take into account the safety of both the trail user, automobile traffic and pedestrians. Public and organizational trail construction should be coordinated with local and regional committees and clubs to effect a network of connections crossing the Town.

The Town's road-building efforts should, where topography and finances permit, provide as much of a reliable shoulder during its to allow bicyclists and pedestrians a safe and reliable passage and allow for safe vehicular parking. In particular and in concert with neighboring towns and villages, bikeways may be planned to connect to existing recreational facilities and points of interest.

Open space does not end with the creation of parks and agriculture-friendly legislation. Prudent efforts must be made toward reforestation and soil conservation. This involves the exploration of grants and demonstration projects for such activities and toward the securing of all erodible grades and stream banks. The purity of the water flowing from our town shall not be unduly compromised by our uses of this essential resource. Stream banks and streambeds may be improved where feasible to help reduce the effects of flooding.

The reforestation of unused lands is encouraged to promote a healthy watershed and to provide future resource wealth. The active management of existing forests is also cultivated.

Any public, commercial or agricultural processes that compromise water resources shall require mitigation. Transfer of the waters from the Catatonk Creek and any other public streams and ponds are monitored to ensure a sufficient flow for the common good. Road building, improvements and other Town constructions will meet or exceed state or federal environmental conservation mandates and designed as much as possible to resemble the natural surroundings.

Town entities follow the three R's of conservation -- reduce the purchase and expenditure of all resources, reuse whenever possible and recycle that which is currently recyclable and search out individuals and businesses that remove spent resources from the waste stream. The Town of Candor is not a repository for toxic wastes.

The Subdivision Regulation of the Town may be amended to allow for mitigation in the form of cluster development. This will preserve open space and minimize infrastructure creation and maintenance. Lot size restrictions will be based upon percolation tests, height of the water table, and design factors to assure clean potable water for all.

Residential development will be encouraged in proximity to current population centers --- the Village of Candor, Catatonk, Willseyville and Weltonville --- with a prejudice toward traditional grid development patterns as it interfaces with these villages.

**GOAL 4 : Foster an atmosphere conducive to the establishment and maintenance of facilities for the residents of the community emphasizing services for children and the elderly.**

The fourth goal speaks to children and the elderly but in a larger sense revolves around families: be they just starting out or in their twilight years. Our community shall favor these two parties of our community historically with the least assets. The first because of their dependence on us for our investment in them as the future, and the latter because of their investment in us as the present and because of their own dependencies. Our educational opportunities shall provide our youngest citizens with a set of common values that will guide

their growth into citizens of democracy, the experiences in critical thinking which will allow them to choose wisely, and the respect for diversity which will allow them to commune successfully in the world. The experiences of the elderly that are their natural wealth shall be valued in the marketplace of ideas as the Town seeks guidance in right governance.

Any programs or policies set forth by the Town or the entities operating within the Town shall endeavor to involve these two constituencies (preferably in concert) to leverage their energies and experiences and to foster and maintain civic engagement.

Certain services are necessary for a healthy, vital community with aspirations for growth and which allows for the establishment and maintenance of families. These include but are not limited to:

- a health center
- fire protection
- emergency squad
- dentist
- pharmacy
- educational facilities
- recreational facilities
- elderly housing
- libraries
- grocery
- bank
- Post Office
- police
- public transportation
- the infrastructure elements of transportation, communication and power.

The Town monitors the housing needs of the community and acts to support home-ownership and maintenance of elderly and other dependent populations through the sponsorship of lowincome housing.

Although there are many cultural opportunities in the Town of Candor, there is always room for expansion and further variety in cultural venues and events that will mirror the size and population of the town. Formation of a cultural committee is recommended to coordinate and publicize events town- and village-wide, especially those for youth and senior citizens. A Town web site is the appropriate place to disseminate information about all of the Town's occasions (including fund-raisers) and would accommodate event planning with the least amount of conflict. Once again neighboring municipalities may be the source of cultural activities and will help to support those occurring in Candor.

The educational, cultural and recreational facilities of the Town should be as open to the community as safety, specified uses and fiscal resources allow.

## **APPENDIXES**

**Appendix A: Background**

**Appendix B: Comprehensive Plan History**

**Appendix C: Planning Goals (1989)**

**Appendix D: Planning Goals (1999)**

**Appendix E: Statistics**

## **APPENDIX A: BACKGROUND**

The Town of Candor was settled in 1794 and organized in 1811. Candor covers more than 94 square miles and is the largest town in Tioga County. The Town is nestled in the Finger Lakes/Southern Tier Region between aesthetic hills and valleys at a short distance from major universities in two metropolitan areas. This allows the community to maintain a pastoral atmosphere and a progressive spirit.

The artistry, craftsmanship, and professions of the people of Candor are many and varied. Historically an

agricultural and small manufacturing oriented society, Candor's populace has a broad range of capabilities. Wood crafts, jewelry, stained and blown glass and hand-made goods are produced in Candor. Currently, agricultural aspects of the Candor community include dairy and other livestock, fish, field crops, produce and tourism. The forestry industry and wood products are also important. On the manufacturing side there are such enterprises as telescope manufacturing, jewelry, stained glass and high tech research.

Candor is proud of its many community organizations that provide spiritual, educational, cultural and recreational programs for the young and old alike. Numerous churches actively provide diversity for worship and charitable activities. Typical activities include meals and food drives for the needy, county rural ministries and inter-denominational services. The community organizations often provide enriching programs in conjunction with the school districts. The Candor Youth Commission and local churches host various sporting and recreational programs. Girl Scouts, Boy Scouts, Cooperative Extension 4-H, and Candor Community Soccer are a few of the other organizations that help to entertain and instruct the younger generation. Among the organizations that sponsor or are themselves involved with cultural activities include Candor Community Chorus, Candor Historical Society, several book clubs, and Bell Choir. For the adults there are Candor Grange 1466, American Legion/Arden Kelsey Post 907, Spencer-Candor Lions, Masonic Lodge 411, Weltonville Fire Company, softball teams, Candor Emergency Squad, Candor Volunteer Fire Company, snowmobile and ATV clubs, and other volunteer and athletic activities. Candor Community Services Corporation is a non-profit entity that funds many of these activities.

With an eye to burgeoning technologies and the processes of global economics that have moved rural areas closer to the corridors of commerce, our community -- in cooperation with business and all levels of government -- envisions the twenty-first century as a time of opportunity.

The people of Candor support programs and services that strengthen individual initiative and facilitate a climate of teamwork that are conducive to a strong community. Personal integrity and a common interdependency when combined create a healthy and productive population.

## EDUCATION

The majority of the Town's public school students attend Candor Central School District with Newark Valley, Owego, Ithaca, Spencer/Van Etten and Tioga districts educating the remainder. Candor students are afforded the opportunity to participate in programs at Tompkins-Seneca-Tioga, Broome or Schuyler-Chemung BOCES. The school provides transportation to other private and parochial schools in the area. Candor residents enjoy outstanding academic accessibility to such institutions of higher learning as Cornell University, Binghamton University, SUNY Cortland, Ithaca College, Wells College, Elmira College, TC3 (Tompkins Cortland Community College), BCC (Broome Community College), BOCES, NYS Chiropractic College, Finger Lakes School of Massage, and Practical Bible College.

## HEALTH/EMERGENCY SERVICES

Candor has a modern medical facility and a family dentistry practice that provide the community with convenient access to quality health care. Candor is also serviced by a volunteer ambulance squad and is supplemented by the air ambulance service at Robert Packer Hospital (eight minutes away by air). Large hospital facilities are located throughout the Southern Tier such as United Health Services.

## COMMUNITY VOLUNTARISM

The citizens of the Town of Candor enthusiastically support programs that emphasize voluntarism such as clean-up days and fund-raisers for small-scale beautification projects. There are also active core community organizations that raise funds through benefit activities to assist local people who have experienced serious misfortune.

Candor Volunteer Fire Department and Candor Emergency Squad are typical examples of the volunteer spirit of this community. Through the dedicated efforts of the fire department membership and community, land was purchased and a full facility four bay fire hall with a community hall was constructed in 1992. The emergency squad continues to upgrade its facilities and equipment.

## WORSHIP

With several denominations of churches, Candor offers a diversity of for worship and spiritual growth.

## RECREATION

Candor enjoys four seasons of healthful activities for the community and the individual enthusiast. As part of the Susquehanna River watershed and Finger Lakes region, many opportunities for recreation abound. For the spring, summer and fall seasons Candor offers a wide variety of activities to include canoeing, biking, hiking, bird watching, microd racing, fishing, horseback riding, organized sports, golf and hunting. Candor also offers snowshoeing, cross country skiing, and snowmobiling for the avid winter enthusiasts. The Town connects to the Finger Lakes Trail System with its 490 miles of trails. Cayuga Lake is 20 minutes north while the Susquehanna River is 10 minutes south of the town.

## ENVIRONMENT/PRESERVATION

The Town of Candor's rural landscape, clean air and pure water, relaxed life style and sense of tranquility create an atmosphere that is attractive to new and old residents alike. This cherished small-town profile should guide future planning.

## BUSINESS/INVESTMENT

The Town of Candor currently contains over one hundred businesses including a bank, retail stores, small manufacturing firms, farms, utilities and cottage industries. Candor's primary economic focus is to maintain a positive business climate through the retention and expansion of existing business and the attraction of new business. The Candor Chamber of Commerce is a vital community organization dedicated to enhancing the business climate.

## INFRASTRUCTURE

Routes 96 and 96B constitute the gateway to Candor from major interstate highways. The networks of state, county, and rural highways provide accessibility to other communities in one hour or less (Ithaca, Binghamton, Elmira, Waverly/Sayre, and Cortland), ninety minutes (Syracuse, Oneonta, Corning and Scranton), and three hours (Albany and Rochester). Public buses provide transportation to population and employment centers in neighboring metropolitan areas. Transportation to major airports in Ithaca, Binghamton, and Elmira is also available.

Modern and well-equipped police agencies of the Village of Candor, Tioga County, and New York State protect the town of Candor. The Candor Volunteer Fire Department, equipped with state-of-the-art equipment and housed in a modern structure, provides fire protection as well as cold water rescue. The Candor Emergency Squad provides emergency medical services with mutual support from other local squads and air ambulance services.

New York State Electric and Gas Corporation provides the town with natural gas and electric service from its regional offices in Ithaca and Binghamton. Other heating and cooking fuels are also available from vendors in Candor and surrounding communities. The Village of Candor maintains a public water system supplied by a number of wells that is available to village residents. Private vendors located in the area provide residential and business solid waste service and recycling.

A fiber optic network is currently under development by Tioga County with funding from New York State to connect all municipalities and schools. The county plans to have this network available to every individual and business in the county.

The telephone company that services the Candor area provides most touch-tone features, competitive rates, and maintains a substation in the Village of Candor. Two companies with local tower sites provide cellular telephone service.

All major radio and television networks are available. Cable television or satellites enhance the choices to residents of Candor. The residents of Candor enjoy public television and radio.

The residents of Candor have access to a public library, elementary/high school, Town Hall, Village Hall, Post Office, fire station/community center, Masonic lodge, Grange Hall, and several churches. Many of these facilities have been built or renovated recently.

Ball fields, playgrounds, tennis courts, and picnic areas provide facilities for outdoor recreation. There is an ongoing effort in Candor to maintain and improve these resources.

## **APPENDIX B: Comprehensive Plan History**

There have been three distinct generations of planning boards in Candor going back into the 1960's, forming and then disappearing, with the present generation beginning in the late 1980's. Our town planning boards have followed the basic premise that Candor is pretty nice the way it is and to help keep it that way we must take steps to help ensure that growth and development are guided, logical and cause current and future property owners, residents, visitors and neighbors minimal effect. There are areas that need to be addressed recognizing that change or progress is not only inevitable but also necessary. This is as true today as it was thirty years ago.

Land use planning was thrust to the forefront in 1989 by the proposed Larchwood Modular Home Park Subdivision. The proposal called for a one hundred- to two hundred-family mobile home park on the hilltop and hillside along Route 96/96B east of Candor village. It was designed for low income families and sought government funding. The issue divided the community like none before. Many local citizens were concerned with the rapid and drastic changes that would occur with such radical growth. What would be the impacts on the school, the fire district, the water supply, the traffic and the character of this small town? Larchwood turned out to be a false alarm but it did serve as a wake-up call to the public of the need for land use protection.

Affirmation of land use planning is documented by the mobile home laws that were enacted in 1964, 1978, 1990 and most recently, in 1994 (Local Law 4). Local Law 1 of 1975 established a Flood Hazard District. The Town's subdivision regulation was adopted in 1990, automobile junkyard ordinance (Local Law 7) in 1990, followed by a sign ordinance (Local Law 4) in 1991, tire regulation (Local Law 3) in 1993, and a junk regulation (Local Law 1) in 1997. The Planning Board believed a master or comprehensive plan would be the logical proper first step but feared that there would not be sufficient time to complete their work before the Larchwood Subdivision would become a reality. As a result, the Town Board instituted a series of moratoriums and working along with the Planning Board, concentrated on a subdivision regulation followed by a mobile home ordinance.

It should be noted that even before Larchwood, the Planning Board had, in fact, begun the preliminary steps for the development of a comprehensive plan. A community survey was formulated and distributed in the Fall of 1989. Financial constraints prevented the duplication and distribution of the survey to the entire Candor population. As a result, a mailing list was developed through nomination by the Planning Board. The intent was to obtain a diversity of residents. A total of 154 surveys were mailed to these community members and an additional 50 to 75 surveys were made available to all in various public places around the Town. A total of 68 responses were received. Then chairman, Alan Knight commented on the survey:

What do the people of Candor like? They like open space. They moved here for the beauty and the privacy it affords. They like to walk in it.

They like the idea of a small town and a small school.

They recognize that Candor is not a place of employment, but they are satisfied at the employment and cultural opportunities afforded by Ithaca, Owego and the Triple Cities. However, they would like more employment opportunities in Candor.

They are quite dissatisfied with the recreational facilities offered in Candor, and with the lack of things for kids to do.

... a very low percentage of respondents are interested in even part-time farming.

Candor kids need the same recreational outlets as suburban kids, and families here do not believe they are adequate.

Mr. Knight, in his letter to the Town Board in February of 1989, wrote:

...the whole purpose of this exercise, of course, is to develop planning objectives that suit the desires and

life-styles of the people who live here....

The community survey was followed by a well-attended public meeting at which the Planning Board received suggestions and comments from the citizens of the Town. The results of the community survey and community meeting resulted in the four main goals which were adopted by the Town Board in 1989 and which are the foundation of the comprehensive plan.

A "windshield survey" --- teams of volunteers touring the Town's roads while recording planning data --- was done for the entire Town. Building types and locations were recorded on maps with the intention of identifying patterns necessary to the establishment of zones.

### **APPENDIX C: Planning Goals (1989)**

#### Proposed Planning Goals For Candor

##### 1. To protect public health, safety, welfare and morals

State law clearly establishes this as one of the chief legal bases for enactment of almost all limitations on individual liberty including health code, building codes and land use controls. Protecting water supplies (quality and quantity) easily falls into this objective. Water should be protected from private septic tanks. Watersheds should be protected from dumping, littering and discharge. Underground aquifers must be protected from toxic leachate.

- a. sewage/water ordinances,
- b. erosion control ordinances,
- c. ordinances re. littering, dumping, discharge, leaching into aquifers,
- d. investment in sewage treatment and sewer lines,
- e. ordinances governing noise, public drunkenness, hours of bar operation, strip joints and pornography,
- f. acquisition of land or easements to protect and provide future water supplies,
- g. provisions of necessary police, fire and medical services.

##### 2. To preserve open spaces

For scenic beauty, recreation, agriculture, forestry and protection of residential property values.

- a. cluster zoning,
- b. transfer of development rights,
- c. acquisition of land/easements for open areas, greenbelts, farming and, in scenic locations, recreation,
- d. zoning,
- e. subsidy, tax abatement and tax incentives,
- f. conscious development that keeps open or promotes it,
- g. prioritize road for maintenance.

##### 3. To preserve and enhance small town/rural qualities and values

... as characterized by: low population density, open space, fields and forests, encouragement of and priority to agriculture and forest enterprises, reverence for and preservation appropriate architecture, government for the community and those in it.

- a. seek to rely on citizen involvement, participation and "do-it-yourself" approaches,
- b. develop architectural standards that capture small town .. rural appearance,
- c. develop sign/graphics standards that capture and promote small town/rural appearance,
- d. promote construction and development in the village and discourage it just outside it,
- e. promote creation of greenbelt around the village,
- f. invest public and private dollars in new construction that promotes these objectives and sets a desired tone,
- g. promote cluster development that encourages a nuclear community feel,
- h. stimulate and encourage business ventures that support rural activities.

##### 4. To provide, improve and expand recreational facilities especially for youth... this can be done through direct expenditure of public funds and by non-profit organizational activity

- a. a recreational center that could provide supervised indoor/outdoor swimming, ice skating, team sports, exercise room,
  - b. basketball and tennis courts,
  - c. softball, football, soccer fields and track,
  - d. augmented library program,
  - e. stimulate private non-profit activities and development.
5. Encourage and promote the development of new employment opportunities especially in enterprises that enhance and do not compromise the rural, small town nature of Candor
- a. spruce up downtown with standard signs, architectural style, awning, trees and flowers,
  - b. encourage Triple Cities/Ithaca business to relocate here,
  - c. develop a special college-level center for promotion of rural entrepreneurship relying on surrounding colleges for instruction,
  - d. local newspaper,
  - e. encourage support of local merchants.

**APPENDIX D: Planning Goals (2000)**

Proposed Planning Goals For Candor

- Protect and enhance the aquifer.
- Encourage a land use pattern that strengthens the historical rural patterns and that enhances the communities of Catatonk, Willseyville, Weltonville and the Village of Candor.
- Protect the rural character while accommodating development that is consistent with the economic well being of the Town.
- Protect open space, scenic vistas, agriculture, historical, recreational, and archaeological sites.
- Conserve prime soils and existing agricultural lands.
- Prevent commercial and residential development sprawl along the major thoroughfares. Coordinate with the business needs and planning in the Village of Candor and Tioga County.
- Protect and enhance the unique vegetation and landscape features that supply the town’s rural character.
- Encourage transportation and communication improvements which enhance the Town's connection to the "outside world."

**APPENDIX E: Statistics**

Population Counts (US Census)

***	1950	1960	1965	1970	1980	1990	1995
Tioga County	30166	37802		46513	49812	52337	52967
Candor Town	2879	3488	3832	4190	4919	5310	5380
Candor Village				939	917	869	833

Population Projections (NYS Association of Regional Councils)

***	2000	2005	2010	2015	2020	2025	2030
Tioga County	53577	54117	54601	55039	55440	55810	56152
Candor Town	5459	5527	5588	5644	5696	5743	5786
Candor Village	973	971	969	968	967	966	965

**Population Density (persons per square mile - 1995)**

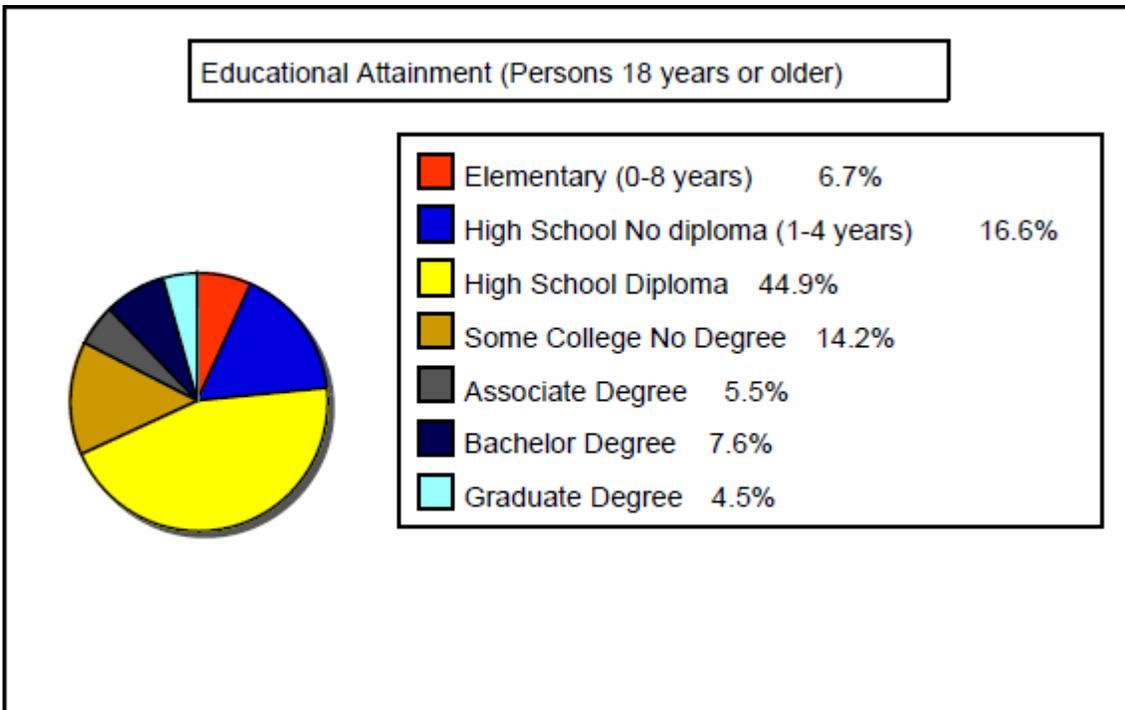
Town (outside Village)	46.8
Town	56.4
Village	2213.6

**Population Estimates (by Age/Gender)**

School Enrollment (persons 3 years and older)

Enrolled in pre-primary school:	Public school	64
	Private school	7
Enrolled in elementary or high school:	Public school	1069
	Private school	19
Enrolled in college:	Public school	152
	Private school	40
	Not enrolled in school	3696

**Educational Attainment (Persons 18 years or older)**



**Civilian Labor Force (16 years and over)**

Town  
total - 2642  
percent unemployed - 5.5%

Village

total - 441

percent unemployed - 4.5%

### **Mode of Transit To Work (and Mileage)**

Town

Percent using car, truck or van - 92.6%

Percent in carpools - 26.8%

percent using public transportation - 0%

Village

Percent using car, truck or van - 88.7%

Percent in carpools - 18.5%

percent using public transportation - 0%

### **Family Poverty Level**

Town

Number - 160

Total Individuals - 719, 13.6%

Under 18 - 348, 21.6%

5-17 years - 243, 21.4%

65 and over - 64, 12.1%

Village

Number - 24

Total Individuals - 92, 10.6%

Under 18 - 33, 12.5%

5-17 years - 22, 11.7%

65 and over - 19, 19.2%

### **Household Income Levels (1989)**

Town

Per capita income - \$11,308

Median Household Income - \$28,086

Median Family Income - \$30,970

Median Non-Family Household Income - \$15,278

Village

Per capita income - \$11,892

Median Household Income - \$28,912

Median Family Income - \$35,062

Median Non-Family Household Income - \$13,875

### **Housing Units, Year-round vs. Seasonal**

Village ... 344, 860 housing units/sq mi

Town .... 2041, 22 housing units/sq mi

### **Housing Characteristics**

Town

Owner-occupied - 1491

with householder moved into unit - 5.0%

with mortgage - 344

median selected monthly owner costs - \$657

without mortgage - 332

median selected monthly owner costs - \$264

Renter-occupied - 394

Village

Owner-occupied - 203

with householder moved into unit - 3.9%

with mortgage - 86

median selected monthly owner costs - \$645

without mortgage - 73

median selected monthly owner costs - \$291

Renter-occupied - 116

**Rental \$**

Town

median gross rent - \$407

Village

median gross rent - \$383

**Tax Payment**

Property FY92 - \$687,000

Non-property FY92 - \$243,000