

## 6.0 Appendix

### 6.1 Additional Study Data

In order to keep the Downtown Strategic Plan concise, much of the raw data has been included in the Appendix as reference information.

#### *Comparison Community Businesses*

The following is a list of the businesses found to be located in the comparison communities of Dryden, Greene and Franklinville.

#### **Dryden Businesses**

- 1st National Bank of Dryden
- A-1 Restaurant Pizzeria
- Arnold's Flowers
- Bell's Auto Care
- Body Care Center
- Burger King
- Candlelight Inn
- Captain Matt's Treasure Cove
- Charlie's Diner
- Dryden Food Market
- Dryden Lawn & Recreation
- Dryden Queen Diner
- Eckerd
- Foo Chow
- Hill Drug Store
- Holy Smoke Stove Fireplace Chimney
- Klein's Archery & Outdoor STR
- Mc Donald's
- Roadhouse
- Song Tao
- Stevens Heritage Furniture
- Subway Sandwiches & Salads
- Todi's Italian Pizzeria
- Villa Vitale Pizzeria
- Wright's Restaurant

#### **Greene Businesses**

- Baron's Inn
- Bonnie's
- Book Shoppe
- Foo Chow Restaurant
- Brookside Antiques & Gardens
- Chenango Carpet and Furniture/Roger's Auto Body
- Chenango Graphic
- Chenango Laundry Services/Greene Spirits
- Chenango Sales Inc.
- Citizens Bank
- Comfort True Value Hardware
- Country Fixins' & Gifts
- Creative Threads
- Curtis Lumber Company, Inc.
- Curves
- D & D Trophies
- Darlene's Hair & Tanning
- Deb's
- Designing Edge Hair & Tanning Salon
- Eckerd Drugs
- Fireworks Hot Glass Gallery
- Genbrook Millwork
- Genegantslet Ice Cream Barn
- Grandma Kate's Antiques
- Great American
- Greene Auto & Hardware Supply
- Greene Dragon Martial Arts
- Greene Fitness
- Heart Song Designs
- Lawrence's Ice Cream
- Le Joli Cafe
- Marco's Italian Restaurant
- Mike's Auto Care LLC
- Mimi's Italian Cuisine
- Moxley Sales & Service
- NBT Bank of Greene
- Oak Manor Saddlery
- Pantry
- Pheasant Farm Antiques
- PhotoText LamiCards
- Precision Bluing

- Rapp Signs, Inc.
- Route 12 Storage
- Sebastians Pizzeria & Restaurant
- Serenity Farms B & B
- Shades Of Blue
- Shear Magic
- Sherwood Inn
- Silo Restaurant & Carriage House
- Step Up & Dance
- STJ Jewelers
- Subway Sandwiches & Salads
- Sweets 'N' Eats
- The Book Shoppe
- The Curiosity Shop
- The Hair Loft
- The Ivy House Florist
- The Jolly Tinker
- The Sewing Room
- The Sherwood Inn, LLC
- The Silo Restaurant
- Trackside Lounge
- Video Village
- Village Variety
- Waters Edge
- Wrench's Village Auto Service

**Franklinville Businesses**

- Bartholomew's Pharmacy, Inc.
- DeLynn's Gallery & Studio
- Family Dollar
- Gates Creek Café
- Heart of Franklinville
- Hong Kong Chinese Restaurant
- Maple Haven Farm Restaurant
- Village Restaurant
- Yellow Goose Market
- Zeno's Pizzeria

*Regional Retail Center Demographics*

The following details the population and relative location of the communities found to have retail establishments in the 10-mile radius of Newark Valley.

**Apalachin, NY**

Population: 1,126

Location: Apalachin is part of the Town of Owego, centrally located in the Town and east of the Village of Owego.

Retail: In Apalachin there are seven restaurants, two dollar stores, one department store, one dry cleaner and one grocery store within the 10-mile radius of Newark Valley.

**Village and Town of Candor, NY**

Population: Village 855, Town 5,317

Location: The Town of Candor is located west of Newark Valley. The Village of Candor is located in the center of the Town.

Retail: In Candor there are four restaurants, one department store, two hardware stores and one grocery store within the 10-mile radius of Newark Valley.

**Village of Endicott**

Population: 13,038

Location: The Village of Endicott is located in Broome County, in the Town of Union (Population 56,298).

Retail: In Endicott there are seven restaurants, one department store, one antique store, one dry cleaner, two pharmacies, one sporting goods store and two grocery stores within the 10-mile radius of Newark Valley.

**Glen Aubrey, NY (Nanticoke)**

Population: Town of Nanticoke 1,790

Location: Glen Aubrey is located in the Town of Nanticoke, which is in Broome County, northeast of Newark Valley.

Retail: In Glen Aubrey there is one restaurant within the 10-mile radius of Newark Valley.

**Village of Johnson City, NY**

Population: 15,535

Location: The Village of Johnson City is located in Broome County, in the Town of Union (Population 56,298).

Retail: In Johnson City there is one department store and one pharmacy within the 10-mile radius of Newark Valley.

**Town of Maine, NY**

Population: 5,459

Location: The Town of Maine is located in Broome County, southeast of Newark Valley.

Retail: In Maine there are eight restaurants, one hardware store and one antique store within the 10-mile radius of Newark Valley.

**Village and Town of Owego, NY**

Population: Village 3,911, Town 20,365

Location: The Town of Owego is located south of Newark Valley in Tioga County. The Village is located in the northwestern portion of the Town.

Retail: In Owego there are 28 restaurants, three dollar stores, two toy stores, three hardware stores, two antique stores, two dry cleaners, one book store, two pharmacies, two sporting goods stores and five grocery stores within the 10-mile radius of Newark Valley.

**Town of Richford, NY**

Population: 1,170

Location: The Town of Richford is located north of Newark Valley on the northern boarder of Tioga County.

Retail: In Richford there is one restaurant within the 10-mile radius of Newark Valley.

*Regional Retail Establishments*

The following table lists the retail establishments within a 5 and 10-mile radius of the Village. The retail is listed by categories including: restaurants, dollar stores, hardware stores, antique shops, sporting goods stores, grocery stores, pharmacy stores, bookstores, fabric shops, dry cleaners, toy stores and department stores.

**Table 6.1 Regional Retail Establishments**

<b>Restaurants (within 5 miles)</b>		
Lotta Latte	12 & 14 Main Street	Newark Valley, NY
Rosie’s Restaurant	21 N. Main Street	Newark Valley, NY
Subway Sandwiches and Salads	7149 Route 38	Newark Valley, NY
Fortunato Pizza More	28 N. Main Street	Newark Valley, NY
Tioga Sportsman Inn	3382 Route 38	Newark Valley, NY
<b>Restaurants (within 10 miles)</b>		
Turkey Trot Acres Hunting	188 Tubbs Hill Rd	Candor, NY
Friend’s Diner	2640 Main St	Maine, NY
Main Scoop	2666 Main St	Maine, NY
Maine Inn	2601 Main St	Maine, NY
Our Country Hearts	2007 State Route 26 # 2	Endicott, NY
Highway Dairy Bar	49 Owego Rd	Candor, NY
Owego Soft Serve	65 State Route 96	Owego, NY
Latourelle Catering Inc	105 Main St	Candor, NY
Pizzuti’s Pizza & Subs	1771 Union Center Maine Hwy	Endicott, NY
Loft Restaurant	3 Spencer Ave	Candor, NY
Country Pines Inn	1660 Union Center Maine Hwy	Endicott, NY
Log Cabin Restaurant	2990 State Route 26	Glen Aubrey, NY
Burger King	Route 17c	Owego, NY
Elbow Room Restaurant	Route 17c	Owego, NY
Treadway Inn Owego	Route 17c	Owego, NY
Pizza Hut	81 Hickories Park Rd	Owego, NY
Metro’s Restaurant	Rt 96 Ithaca Rd	Owego, NY
Wendy’s	170 5th Ave	Owego, NY
Frozen Joe’s Ice Cream & Deli	711 State Route 17c	Owego, NY
Panda Wok	717 State Route 17c	Owego, NY
Subway Sandwiches & Salads	765 State Route 17c	Owego, NY
Pipher’s Subs & Pizzas	1555 Union Center Maine Hwy	Endicott, NY
St Patrick’s Church Hall	302 Main St	Owego, NY
Kfc	State Route 17c	Owego, NY

Owego Treadway Inn	1100 State Route 17c	Owego, NY
Shanghai Tea Garden	119 North Ave	Owego, NY
Johnny Boyz	1460 Union Center Hwy	Endicott, NY
Mario's Pizza	51 Fox St	Owego, NY
Bill's Diner	119 Central Ave	Owego, NY
Harris Diner	79 North Ave	Owego, NY
O'hara's Restaurant	191 Main St	Owego, NY
Covey's Family	187 Main St	Owego, NY
Richford Dairy Farms	13303 State Route 38	Richford, NY
Awakenings	208 Front St	Owego, NY
Original Italian Pizza	23 Lake St	Owego, NY
Cellar Restaurant	196 Front St	Owego, NY
River Rose	180 Front St	Owego, NY
Dunkin' Donuts	135 Park St	Owego, NY
Parkview Restaurant	145 Front St	Owego, NY
Don Davis South Side Deli	1108 State Route 434	Owego, NY
Bud's Place	4740 State Route 434	Apalachin, NY
Kristofor's	1224 Campville Rd	Endicott, NY
Dugout Sports Bar & Pizzeria	6125 State Route 434	Apalachin, NY
Kam Fung	42 W Main St	Owego, NY
Phil's Chicken House Inc	1208 Maine Hwy	Endicott, NY
Classic Cup Cafe	1104 Union Center Maine Hwy	Endicott, NY
Giant Markets Inc	1109 W Corners Plz	Endicott, NY
China Chef Restaurant	1001 Union Center Hwy # 7	Endicott, NY
Subway Sandwiches & Salads	1001 Union Center Hwy # 1	Endicott, NY
Big Dipper Barbeque	6937 State Route 434	Apalachin, NY
Big Dipper Ice Cream	6935 State Route 434	Apalachin, NY
Chat-A-While	8714 State Route 434	Apalachin, NY
Nirchi Pizza	8836 State Route 434	Apalachin, NY
Donoli's Restaurant	State Route 434	Apalachin, NY
Jailhouse Restaurant	176 Main St	Owego, NY
Gances Catering	2001 Perimeter Rd E	Endicott, NY

<b>Dollar Store (within 10 miles)</b>		
Dollar General	1145 State Route 17c	Owego, NY
Dollar Bazaar	45 Lake St.	Owego, NY
Family Dollar Store	50 W. Main Street	Owego, NY
Family Dollar Store	6564 Route 434	Apalachin, NY
Dollar General	8836 State Route 434	Apalachin, NY

<b>Hardware Store (within 10 miles)</b>		
Maine Hardware & Variety	2658 Route 26	Maine, NY
Home Central	7 Rich Street	Candor, NY
Route 96 Power & Paddle	1035 Owego Road Route 96	Candor, NY
Joe Signs Equipment	Route 17c West	Owego, NY
Value Home Center	1149 Route 17c	Owego, NY
Home Central of Owego-Vestal	151 Central Ave.	Owego, NY

<b>Antique Shops (within 10 miles)</b>		
Grandma's Pretties Antiques	241 Nanticoke Road	Maine, NY
Back Alley Antiques & Collectibles	1460 Union Center Main Hwy	Endicott, NY
Sally's Place	196 Front St. #2	Owego, NY
Bonnie & Dolly's Country Cnct	186 Front St.	Owego, NY

<b>Sporting Goods Store (within 10 miles)</b>		
Ben's Gun Shop	328 Spaulding Hill Road	Owego, NY
D & D Sports	34 1/2 Lake Street	Owego, NY
Mc Lain's Sporting Goods	1001 Union Center Maine Hwy	Endicott, NY

<b>Grocery Stores (within 5 miles)</b>		
Hollenbeck Food Inc.	17 N. Main Street	Newark Valley, NY
<b>Grocery Stores (within 10 miles)</b>		
Gerry Tull Store	18 Route 38b	Endicott, NY
La George Foods	82 Main Street	Candor, NY
Lawler's Grocery Store	1423 Route 96	Owego, NY
P & C Foods	1145 Route 17c	Owego, NY
Community Shop	106 North Ave.,	Owego, NY
John's Fine Foods	88 North Ave.	Owego, NY
Price Chopper	42 W. Main Street	Owego, NY
Giant Markets	1109 Union Center Maine Hwy,	Endicott, NY
Sweeney's Market	6518 Route 434	Apalachin, NY

<b>Pharmacy (within 5 miles)</b>		
Eckerd	21 N. Main Street	Newark Valley, NY
<b>Pharmacy (within 10 miles)</b>		
Rite Aid Pharmacy	941 Route 17c	Owego, NY
CVS/Pharmacy	Oakdale Road, Oakdale Mall	Johnson City, NY
CVS Pharmacy	39 Park Street	Owego, NY
CVS Pharmacy	1008 Union Center Highway	Endicott, NY
Kmart Stores	527 Endicott Plz.	Endicott, NY

<b>Bookstore (within 10 miles)</b>		
Riverow Bookshop	187 Front Street	Owego, NY

<b>Fabric Shop (within 10 miles)</b>		
Pucky Huddle Delight	71 Owego Road	Candor, NY
Seams Easy Drapery Service	1617 Union Center Highway	Endicott, NY
Churn Dash	6 McMaster Street #4	Owego, NY

Dry Cleaners (within 10 miles)		
Gail Pettit Valet Service	1666 Maine Hwy.	Endicott, NY
Paul's Cleaners	Route 17c, #763	Owego, NY
Moreton Cleaners	57 North Ave.	Owego, NY
Apalachin Pharmacy	6845 Route 434	Apalachin, NY

Toy Stores (within 10 miles)		
Laughing Place	19 Lake Street	Owego, NY
Miniature Kingdom of River Row	182 Front Street	Owego, NY

Department Stores (within 10 miles)		
Candor Discount Store	28 Main Street	Candor, NY
Sears	Route 17 Expy Exit 70, Oakdale Mall	Johnson City, NY
BA Sears	32 Iris Drive	Apalachin, NY
Kmart	527 Endicott Plaza	Endicott, NY

Source: www.switchboard.com

### *State and National Historic Registered Properties in Newark Valley*

The following table lists the historic properties in Newark Valley that are on the State and National Register.

**Table 6.2 Newark Valley Properties Listed on the State & National Register**

Property	Address
Belcher-Holden Farm	5825 NY 38
Bement-Billings House	NY 38 North of Newark Valley
Blewer Farm	184 and 226 Blewer Mead Road
Daniel Chamberlain House	627 Brown Road
Morris Clinton House	225 Zimmer Road
Farrand-Pierson House	441 Brown Road
Hope Cemetery and Mausoleum	Main Street at the Town
Knapp House	10 Rock Street
Lipe Farm	3462 Sherry Lipe Road
Maple Lawn Farm	10981 NY 38
Nowland House	88 South Main Street
Purple Gilbert E. House	34 Maple Avenue
John Settle Farm	1054 Settle Road
Silk Street Bridge	Silk Street over the east branch of Owego Creek
Sutton-Chapman-Howland House	55 Main Street
Wade Farm	5579 NY38
West Newark Congregational Church and Cemetery	Junction of West Creek Road and West Newark Cross Road
West Newark School House	Junction of West Creek Road and West Newark Cross Road

Source: National Register of Historic Information System, National Register of Historic Places, National Park Service

***Regional Tourist/Activity Center Attractions***

The following details the attractions in the Village of Owego, the City of Binghamton, the City of Ithaca and the City of Cortland that complement the attractions and potential attractions in the Village of Newark Valley. The types of attractions that will complement those in Newark Valley include: historic/cultural attractions, natural/recreational attractions and agricultural attractions.

**Village of Owego**

Historic/Cultural

Tioga County Historical Society  
 Gallery 41 – Lake Street Artist Guild  
 The giddybird

Oakley Corners State Forest  
 Hickories Park  
 Waterman Conservation & Education Center

Natural/Recreational

Skyline Corral  
 Tioga Gardens  
 Susquehanna River

Agricultural

Taylor Shire Horse Farms  
 Owego Farmers Market

**City of Binghamton**

Historic/Cultural

Discovery Center of the Southern Tier  
 Binghamton Zoo at Ross Park  
 Binghamton University Art Museum  
 Kopernik Space Education Center  
 Roberson Museum and Science Center

Chenango Valley State Park  
 Dorchester Park  
 Finch Hollow Nature Park  
 Greenwood Park & Ice Rink  
 Hawkins Pond & Nature Area

Natural/Recreational

Cutler Botanic Gardens

Agricultural

Farmers Market  
 The Cider Mill

**City of Ithaca**

Historic/Cultural

Art Gallery at Community School of Music & Art (CSMA)  
 Art in the Heart of the City, The Commons  
 Asia House Gallery & Museum  
 Carl Sagan Planet Walk  
 Corners Art Gallery  
 Downtown Ithaca Commons, The  
 Gallery at The Ink Shop and Olive Branch Press  
 Greater Ithaca Art Trail  
 Handwerker Gallery  
 Hangar Theatre  
 Herbert F. Johnson Museum of Fine Art  
 Ithaca Gallery  
 John Hartell Gallery  
 Main Street Gallery  
 Museum of the Earth at PRI

Olive Tjaden Gallery  
 Sola Art Gallery  
 State of the Art Gallery  
 The History Center in Tompkins County  
 Titus Gallery Art and Antiques  
 Upstairs Gallery

Natural/Recreational

Arnot State Forest  
 Buttermilk Falls State Park  
 Cascadilla Creek Gorge  
 Cass Park Rink & Pool  
 Cayuga Lakeside Stables  
 Cayuga Nature Center  
 Cayuga Waterfront Trail  
 Circle Greenway  
 Community Recreation Center-The Rink/The Field

Connecticut Hill State Wildlife Management Area  
 Country Garden Tea Room at Bakers' Acres  
 Danby State Forest  
 Dryden Lake Park Trail  
 East Hill Recreation Way  
 Finger Lakes Skydivers  
 Finger Lakes Trail  
 Hammond Hill State Forest  
 Ithaca Children's Garden  
 Ithaca Falls  
 LaTourelle Resort & Spa Adventure Center  
 Myers Point/Lansing Town Park  
 Patchwork Therapeutic Riding Center  
 Robert H. Treman State Park  
 Sciencenter  
 Shindagin Hollow State Forest  
 Six Mile Creek Gorge  
 South Hill Recreation Way  
 Stewart Park  
 Taughannock Falls State Park

### **City of Cortland**

#### Historic/Cultural

Center for the Arts  
 Center for the Arts of Homer  
 CPF Gallery at Cortland Picture Frame Co.  
 Dowd Fine Arts Gallery  
 1890 House Museum and Center for Victorian Art  
 Homeville Museum  
 Cortland County Historical Society - Suggett House Museum  
 Cortland Repertory Theatre  
 Cortland Country Music Park

Wind Rider Balloon Company  
 Yellow Barn State Forest

#### Agricultural

Allison's Acres  
 Brookside Berry Farm  
 Cornell Lab of Ornithology/Sapsucker Woods Sanctuary  
 Cornell Orchards  
 Cornell Plantations  
 Danby Farmers' Market  
 Farm Trail Information  
 Cornell Cooperative Extension  
 Freebrook Farms  
 Glen Haven Farm  
 Groton Farmers' Market  
 Indian Creek Farm/Eve's Cidery  
 Ithaca Farmers' Market  
 Littletree Orchards  
 Stick and Stone Farm  
 Trumansburg Farmers' Market

#### Natural/Recreational

Greek Peak Mountain Ski Resort  
 Lime Hollow Center for Environment & Culture  
 Hoxie Gorge Field Station/McDermott Nature Trail  
 Cortland Skate Park

#### Agricultural

Maybury Brook Stables

## 6.2 Public Input

### *Vision Session*

On April 3, 2006, a Vision Session was conducted with the Downtown Strategic Plan Steering Committee. During the Vision Session the participants answered individually and discussed as a group four different questions regarding the Village of Newark Valley.

Those in attendance included:

Chris Leach, Village Resident  
Larisa Gryczko Avellaneda, Tioga County REAP, LDC  
Leslie Inderwies, Planning Board  
Bonnie Sisco, Tillers & Toilers  
Sylvia Riegel, Village Resident  
Bryan Coates, Tioga County Planning  
Dean Daniels, Town Resident  
Elaine Jardine, Tioga County EDP  
Margaret Head, Village Office  
Scott Kohlms, Village DPW  
Peter Smith, design based planning, inc.  
Andy Schrauth, design based planning, inc.

### **What is your vision of the ideal future for the Village of Newark Valley's downtown assuming no barriers, including time and money?**

- More vibrant small businesses
- Continuously rejuvenated volunteer groups
- Building rehab funding to improve visibly decaying structures along Main Street
- Improved streetscape along Main Street
- Organized Chamber of Commerce
- Exercise facility
- Swimming pool
- Dentist
- Larger grocery store
- Larger drug store
- Variety store

- General store
- Restaurants
- Hometown “homey” stores
- A place to shop if you run out of anything
- Enhanced Main Street, curb appeal, no rundowns
- Enhanced streetscape
- Lighting from the Green needs to be expanded
- Attractive to residents and businesses
- Quality housing
- Senior housing
- Vibrant village center for all ages, more activities for kids, adult activities
- Gathering spaces for youth and adults
- Capitalize on historic assets
- Norman Rockwell look
- Jobs
- All building getting used
- More attractions
- Downtown parking
- Visual appeal - small town, no blight
- Able to buy convenience items
- A downtown similar to Owego
- Pedestrian amenities, bike racks, sidewalks, planters
- Preservation of historic buildings
- Main Street full of retail
- Mix of housing choices
- Quaint
- Upkeep
- Neat
- Thriving
- Merchant teamwork / vision

- Locals and tourists
- A self-sufficient village for life's needs and pleasures
- The residents stay and their children stay and enjoy
- Residential and business co exist where with proper codes
- Ice skating pond on 'green' in winter
- More attractions for kids - work out place, gym, wellness facility at school, use all buildings, a lot of empty ones, activities for kids and adults on weekends, downtown parking, higher end restaurants

**What specific unique attributes make downtown Newark Valley a good place to operate a business?**

- Walkable
- Village green
- Need things here
- Bigger drug store - existing one so small, don't carry everything
- No big box
- Safe community
- Need spark to start
- Wine business 15 months old
- Other empty buildings
- Route 38 is an attribute - lot of traffic, lot of traffic during summer
- Subway just put in down road so must be viable economically
- Other destinations in area - Cornell, trails, Cortland, Finger Lakes, Hickory Park in town of Owego
- Many events, apple festival in fall, civil war re-enactment nearby, school soccer events and spring festival, historical society hold two events at billings, Newark Valley days, Yard sale days - community wide yard sale event
- Local wine tasting, bulk of wines from NYS, promote NYS wines
- 10 golf courses in County, Tioga County has easy to get tee time, one north of village
- Any activity - business picks-up, need activities - fun committee, Halloween parade around green, cross country skiing, snowmobiling
- Historical society has capital plan to expand complex - 5 years have had plan

- Volunteerism (retired people) doing good things
- Rail tracks useful
- Self sufficient, residents and children stay, proper codes, unique attributes, senior citizens shop locally – have municipal water system (not sewer)

**What kinds of new businesses are needed to complement and support existing downtown businesses?**

- Hardware store
- Exercise
- Chinese restaurant
- Upscale, mix of restaurants
- There was a dance studio
- Chicken restaurant
- Coffee shop left – new one opened
- Grandmother moons
- Foster's motors auto parts left
- Ladder company (wooden) left
- R & L sub shop (old dairy queen bldg)
- Hardware store left
- Butcher shop is now hatchery – does a lot of business – wholesale tropical fish (different from retail fish stores)
- Bed and breakfast fairly new – 2 years – doing well
- Master plan - Dentist office wanted, drycleaner wanted (but no sewer system)

**What specific issues should the Downtown Strategic Plan address to encourage economic development in Newark Valley?**

- Parking
- Economics – not big \$ here – what works with income or demographics

*Issues & Opportunities Interactive Public Workshop*

On May 23, 2006, an Issues & Opportunities Interactive Public Workshop was conducted for the Newark Valley Downtown Strategic Plan. With 32 participants in attendance, the interactive session included an individual workbook portion and a group mapping portion.

**Individual Workbook Portion**

The following is a summary of the individual workbook responses.

**Table 6.3 Summary of the Issues & Opportunities**  
*Public Workshop Workbook*

	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	No Answer
<b>Community Identity and Design</b>						
The Village of Newark Valley has a <b>distinct identity</b> that makes the Village unique to Tioga County.	28.1%	59.4%	9.4%	0.0%	0.0%	3.1%
Without proactive planning, <b>Newark Valley is in danger of losing its identity.</b>	15.6%	46.9%	31.3%	0.0%	3.1%	3.1%
<b>Stricter land use regulations</b> (zoning, sign, landscaping, etc.) should be developed & enforced to preserve and/or enhance our Village.	40.6%	31.3%	12.5%	9.4%	6.3%	0.0%
There is a need to develop <b>design standards or guidelines</b> to preserve and/or enhance the overall look and quality of residential and commercial buildings in the Village.	34.4%	46.9%	6.3%	9.4%	0.0%	3.1%
<b>Economic</b>						
The character of the <b>Downtown</b> should be enhanced with new mixed-use opportunities.	25.0%	59.4%	6.3%	0.0%	0.0%	9.4%
The Village should actively <b>promote the addition of new youth-centered opportunities</b> for the Village.	65.6%	21.9%	9.4%	0.0%	0.0%	3.1%
The Village should promote the use of the Rail Depot as an attraction.	50.0%	50.0%	0.0%	0.0%	0.0%	0.0%
The Village should <b>better promote its historic nature</b> to stimulate economic development and attract visitors.	43.8%	34.4%	21.9%	0.0%	0.0%	0.0%
An <b>enhanced streetscape (planters, benches, pavers, signage)</b> would stimulate Village economic development.	43.8%	50.0%	6.3%	0.0%	0.0%	0.0%

<b>Recreation and Community Service</b>						
A <b>Community Center</b> is needed for youth, adult and family oriented activities.	65.6%	25.0%	9.4%	0.0%	0.0%	0.0%
The Village should consider developing additional and/or enhanced <b>outdoor, indoor or water-related recreation facilities</b> .	53.1%	18.8%	21.9%	3.1%	0.0%	3.1%
The River should be utilized as a community asset.	12.5%	59.4%	12.5%	9.4%	0.0%	6.3%
<b>Circulation</b>						
<b>Traffic conflicts and safety is an issue</b> in the Village.	37.5%	25.0%	18.8%	9.4%	6.3%	3.1%
There is a <b>lack of parking</b> in the Village.	40.6%	28.1%	15.6%	6.3%	3.1%	6.3%
The Village should <b>develop a series of bike lanes and trails</b> .	31.3%	28.1%	28.1%	0.0%	3.1%	9.4%
<b>There is a need for more sidewalks in the Village</b> .	40.6%	21.9%	25.0%	6.3%	3.1%	3.1%
<b>Additional Questions</b>						
I walk from my home to patronize the stores and services offered in the Village's Downtown	34.4%	31.3%	6.3%	3.1%	9.4%	15.6%
I use my automobile to patronize the stores and services offered in the Village's Downtown	34.4%	34.4%	12.5%	3.1%	3.1%	12.5%

### **Additional Questions:**

**If you use the Village's Downtown, please indicate the stores and/or services you use:**

- Post Office
- Library
- Bank
- Gas Stations (Citgo)
- Coffee House (Lotta Latte)
- Florist (George's Flower & Gifts)
- Grocery Store – Hollenbeck's Sursave
- Village Wine & Spirits
- Restaurant (Fortunado's, Rosie's Restaurant)
- Carwash (Village Car Wash)

- Drugstore/Pharmacy (Eckerd)
- Insurance (Frost-Klossner Ins. Agency)
- Convenient Stores (Xtra Mart)
- Auto repair
- Hair Salon (Valley Hair Vision's, Hair Factory)
- Scrap Book Store
- One Healthy Life
- Valley Systems
- Baptist Church
- Donut Shop
- NTB
- Newark Valley Historic Office

**If you don't use the Village's Downtown, please indicate why not:**

- Lack of Variety
- Not enough goods and services
- Not all services needed are available in the Village

**What types of stores and/or services would you like to see in the Downtown?**

- Dry Cleaning
- Recreation
- Restaurant
- Youth Activities
- Dollar Store
- Larger Drug Store
- General Store (clothing, shoes, etc.)
- Hardware Store
- Variety Store
- More Police Presence
- Small Shops with Unique Items
- Antique Shop

- Arcade
- Sporting Store
- Sports Facilities
- Satellite Lawyer
- More Professional Office Space: Lawyer, Dentist, Architect, etc.
- General Merchandise
- Lighter Industrial
- Another Grocery Store for Variety
- Craft Store
- Giant Grocery Store
- Gift Shop
- Garage (Service)
- Fabric Store
- Music Store: instruments, media, sheet music, etc.
- Grain Supply Store
- Youth Development Area
- Bookstore

**Is there anything else you would like to comment on as the Village completes this important planning process?**

- Police are very important in the Village. We need enforcement of a curfew and parents to be responsible for their teenagers. We have a problem with damage occurring in Newark Valley.
- Streets are dirty (including Route 38) Can a street sweeper be rented? Cut down built up dirt between sidewalk and curb so it can be reseeded and groomed
- Need to free up space for development by removal of buildings 10, 11 and 12. Should be replaced by small strip with period styling. (Corner of Main and Water, SW Corner)
- Don't drop the ball - I'm willing to help in any way I can
- One of my biggest disappointments in the last few years was the failure of the plan to remove most of the buildings on the southwest corner of Main and Water to put in a new commercial area. The Village needs to enforce codes- especially in regards to tarpaper on houses along Main Street!

- Be careful not to be too restrictive or you may inhibit growth
- Appearance is everything! We need to look “pretty” to attract businesses and residents
- Need a Village Police Officer. (Speeding and Vandalism are increasing problems)
- The Village needs stronger enforcement of property regulations. The Village could use police protection as well as prosecution of individuals who destroy/deface property.
- Would like to see a nice senior housing development and care for the aged so they can stay in the Village
- When students are let out of the High School the speed limit needs to be moderated in the Village streets
- We need more stores
- Better Restaurants
- Sidewalks needed in the Village
- The Village needs a bike trail, a flat trail for older bikers
- The Village needs more activities for everyone
- At \$3.00 per gallon it would be nice to shop here rather than the Vestal Parkway
- Long term planning for the Village and surrounding area, very important
- Importance of highlighting our heritage
- Need to provide more recreational facilities (especially for our youths)
- Necessity of encouraging people to shop locally
- Who is going to implement any good ideas that have come from this group effort?
- Preserve the charm of the village - activities, murals, enhance park areas
- Dog Park
- River needs dug out to deepen areas to be passable for canoes, etc.
- Develop Trout Ponds
- Traffic conflicts and safety not an issue at the business level we have now
- We need a Bike Park not trails
- Sidewalks need to be repaired

- Bring new employers in and continue to support existing businesses
- Youth Issues – community center, training, employment skills, fun stuff
- Historical preservation – village identity – major magnet for tourism

### **Group Mapping Portion**

The group mapping portion of the interactive public meeting gathered responses from five groups of participants. The groups responded to questions on four different issues: community identity and design, economic, recreation and community service and circulation. The groups worked together to share their input by drawing on a map of the Village's downtown with different colors and symbols to represent different issues.

Synthesis maps were developed to represent all of the issues mapped by each of the groups during the interactive public meeting. What is shown in the Public Input Synthesis Maps is described below:

The **Community Identity and Design Issues Map** shows specific locations where there is a need for regulations, where there is a need for design standards and where there are elements that give the Village its unique identity.

The **Economic Issues Map** shows specific locations where there is development potential, youth potential, historic potential, streetscape potential and potential for the rail depot.

The **Recreation and Community Service Issues Map** shows specific locations where there are opportunities along the Creek, for water recreation, for a community center, for indoor recreation and for outdoor recreation.

The **Circulation Issues Map** shows specific locations where there are safety issues, parking issues, a need for sidewalks and a potential for trails.

Figure 6.1 Public Input Synthesis Map: Community Identity and Design Issues

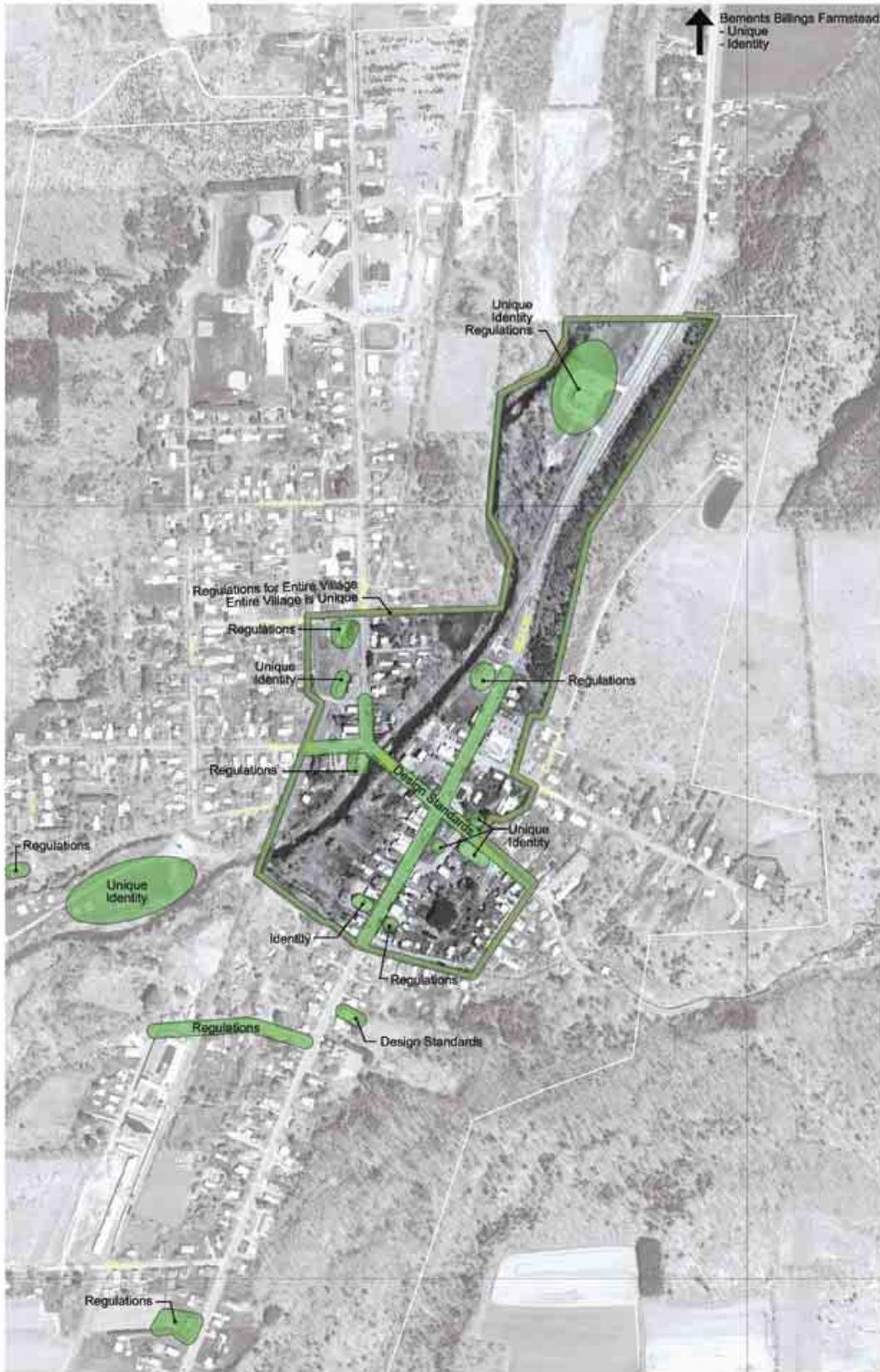


Figure 6.2 Public Input Synthesis Map: Economic Issues

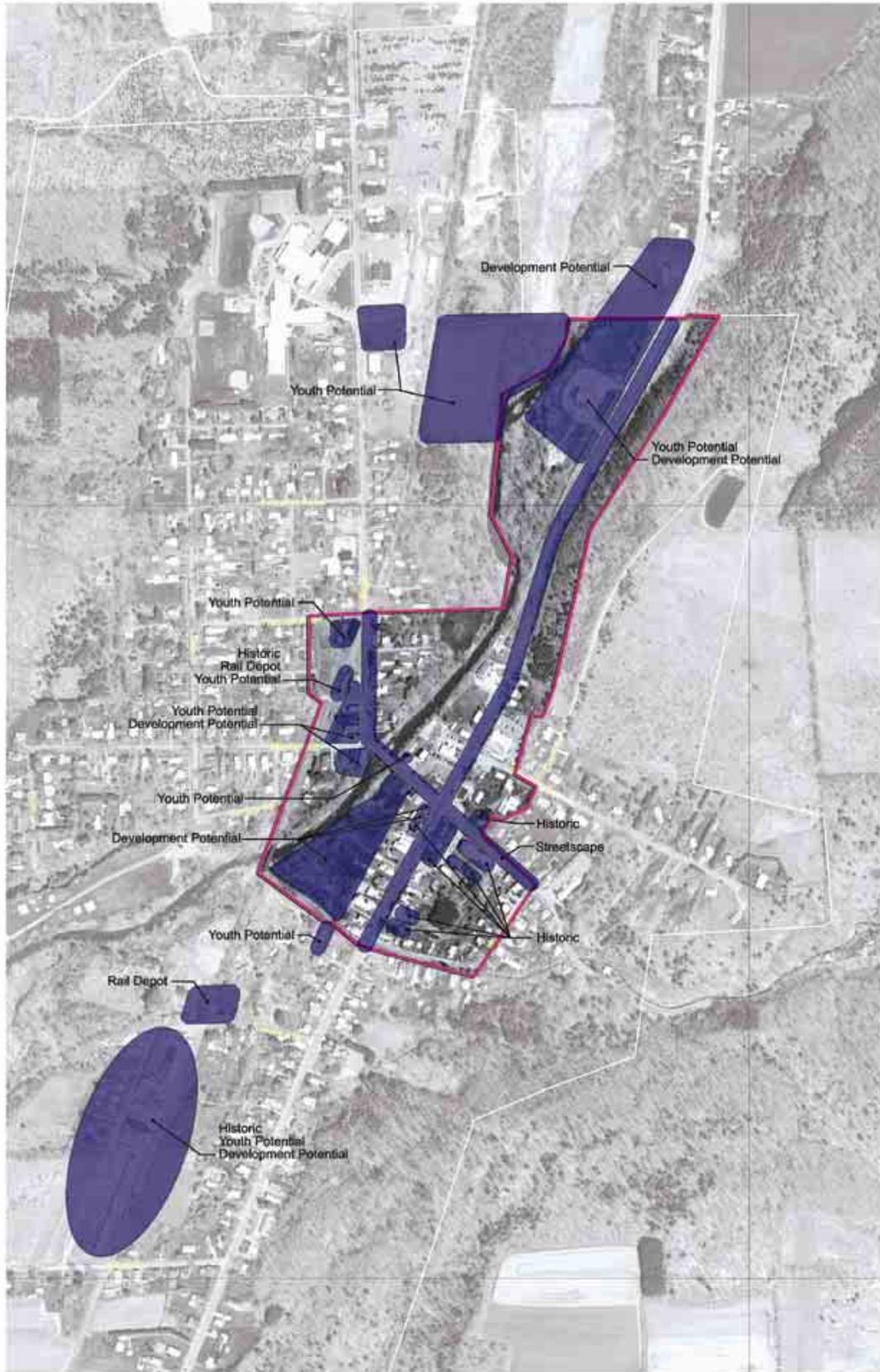


Figure 6.3 Public Input Synthesis Map: Recreation & Community Service Issues

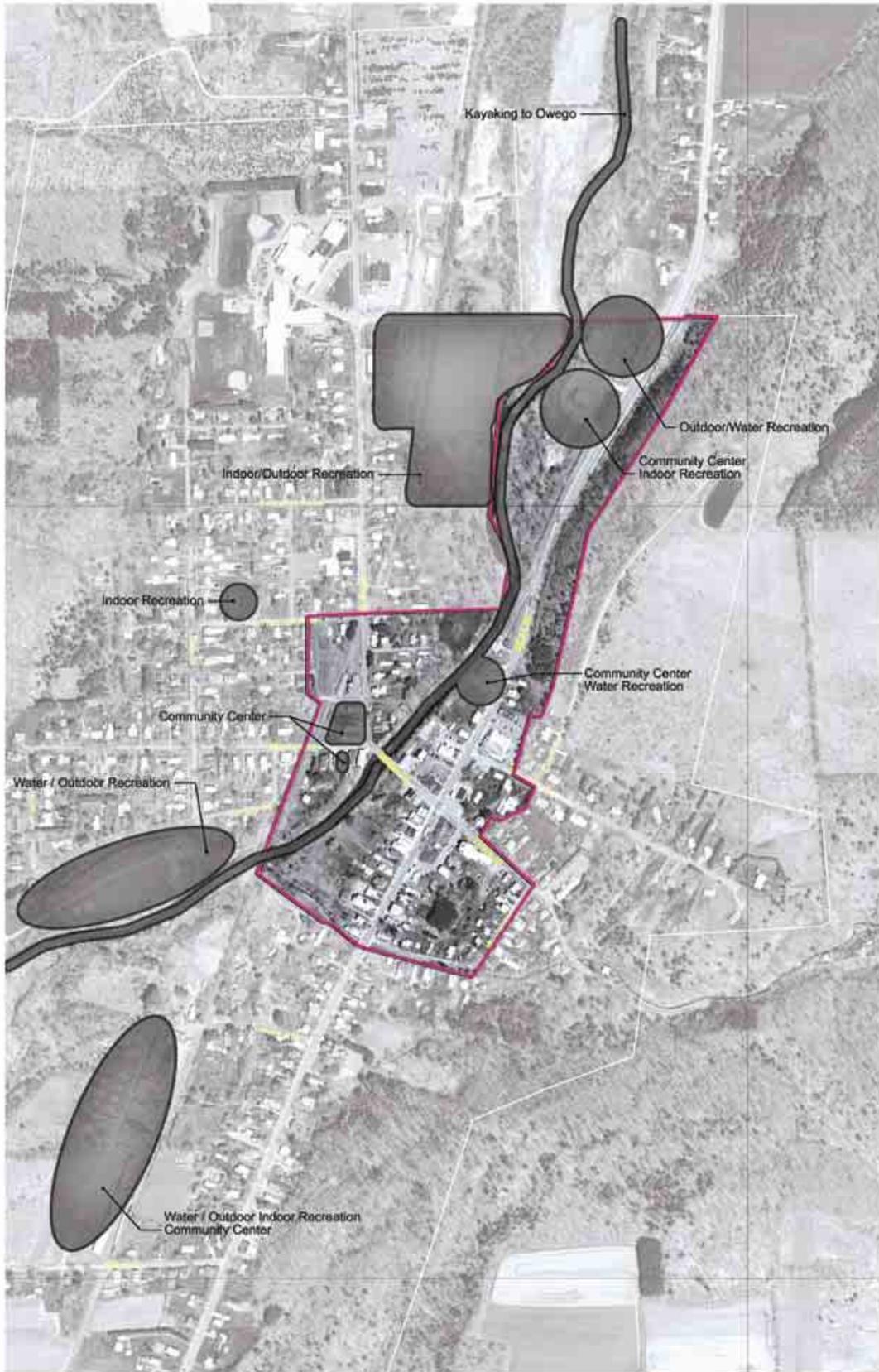
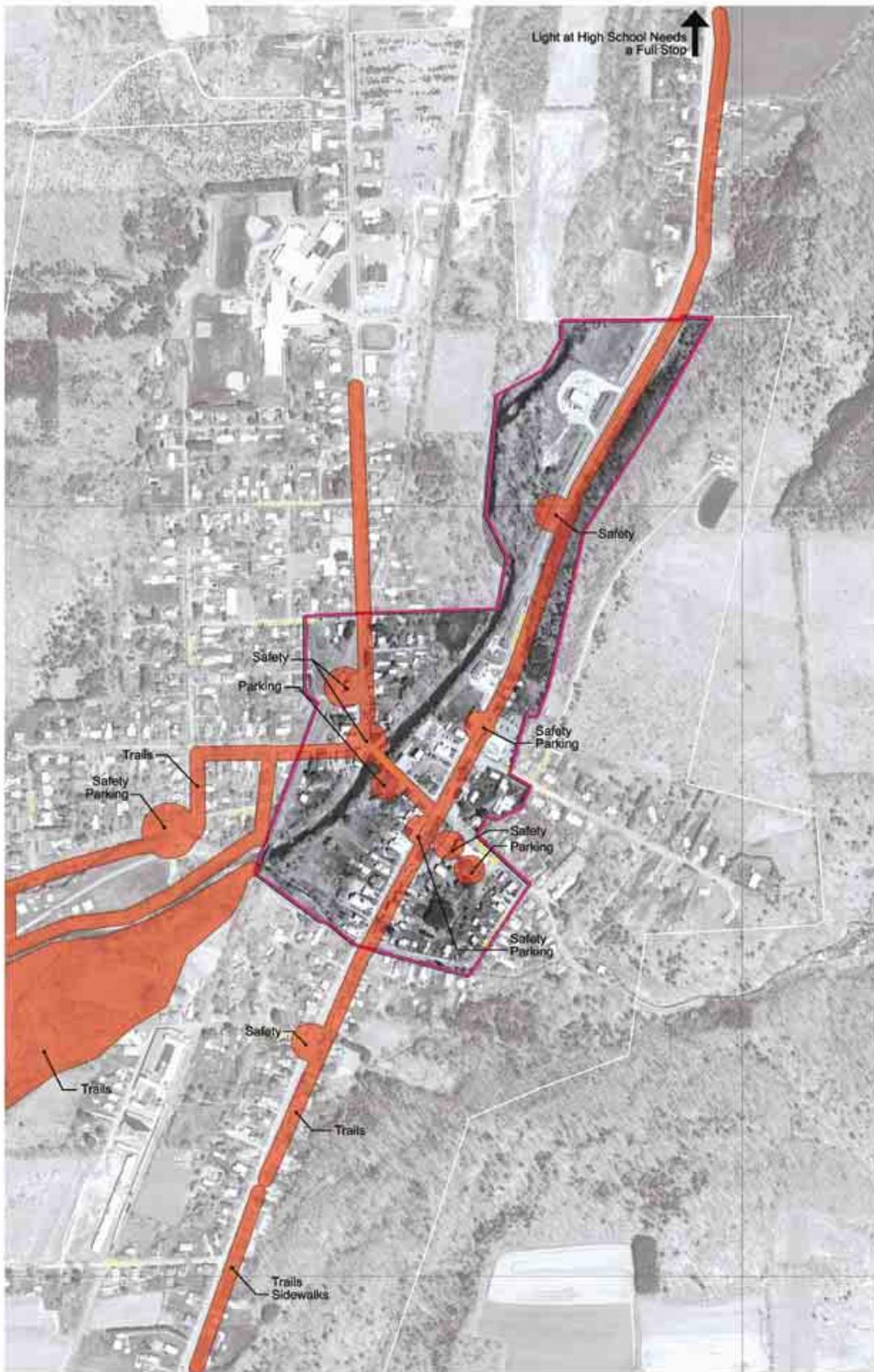


Figure 6.4 Public Input Synthesis Map for Circulation Issues



During the final element of the group mapping session each group was asked to determine the top three issues in the Village. The following are the responses from each group:

Group 1

1. Historic Preservation, distinct identity, sign control
2. Youth Development: employment, recreation
3. Support Local Businesses – bring in new businesses – encourage

Group 2

1. Youth Activities – water park
2. Enhancement of Downtown
3. Speed

Group 3

1. Preserve, Protect, Enhance Look of Downtown
2. Youth Indoor and Outdoor Facilities
3. Large Business to employ 100 or more people

Group 4

1. Youth, community Center
2. Lack of parking could inhibit commercial and residential growth
3. Streetscape, maintenance of buildings (commercial properties developed areas Red 1-12)

Group 5

1. Properties 10, 11, and 12 need improvement. (On Main St. at the southwest corner of Water St. and Main St.)
2. Youth/ Adult Recreation including walking/hiking trails, youth center, pool, basketball courts, etc.
3. Enforce speed limits, Noisy cars and traffic, need better police patrols (a Village Sheriff)

**Additional Map Responses:**

Some groups listed comments regarding the Village on the map, the following is a summary of those responses:

- Kayaking to Owego
- Acquire land and Village barn to develop for youth/community
- Angled parking on Park Street
- Trails - Consider more trails and bike paths with mileage markers for runners and walkers, etc.
- Barn for youth
- Enforce one-way traffic at municipal building
- Signage structures cause safety issues when pulling out of side streets
- Is bike lane thru town allowed?
- Owego Creek need to be cleared - dangerous refuse and junk in the creek
- Kayak and canoeing - launch at your own risk
- Viewing benches - lookout over creek
- Parking issues
- Municipal lot not marked
- Main Street - needs more parking
- Empty lot Water St. - potential parking
- Hollenbeck's - small parking lot
- Reduce speed limits
- Extend low speed limit area
- Stop sign at Maple and Water crossing
- Trout Pond road needs to be wider and slower
- Paver blocks along the streetscape
- Sidewalk benches
- Antique light posts
- Corner clock tower - Like Dryden
- Conversation benches on Green
- Potential outdoor activities: softball, tennis, summer recreation, basketball court

- Potential indoor activities: Roller Rink, Arcade, Billiards/games, Hobby Related Teaching & Activities
- Potential water activities: Swimming Hole, Fishing Derby
- Sidewalks everywhere
- Ice Rink on Village Green
- Depot Building and adjacent lots – farmers market, ice cream stand, flea market, Newark Valley Museum
- Possible BMX park by Village Barn
- Recreation Hall (Could include a café, games, billiards, arcade, movies, computers)
- Rental of equipment, skiing
- Additional park along creek
- More commercial space parking behind buildings west of Main
- Retail/Dollar Store by car dealer
- Properties need to be enhanced on an individual basis
- Look at Dryden – benches, flowers along Main Street and Whig Street
- Alexander Pond should have better access and upgrade of facilities could be used for fishing, picnics, hiking
- Appearance of buildings to conform to period styles
- Vandalism is a large concern in all areas!!!
- Sidewalks and streets are in poor condition in some areas
- Need a community awareness to use provided goods and services
- Boys & Girls Club pool
- Ladder Factory area needs cleaning up and put to use
- Bridge needed on Silk Street and Dr. Knapp Rd.
- Farmers Market
- Signage Control
- Enhancement of Downtown
- Walking and bike trail needed around Village – perhaps along 38N to Tappan down Whig - Trout
- Better roads and walking and riding trails to Alexander Pond
- Zoning & Restrictions to benefit the enhancement of the Village

- Need to require people to paint and maintain their homes and keep to code (if there is a code), especially the tenants/landlords of apartment dwellings!
- Village deputy sheriff to patrol streets and public areas
- Light at High School needs a full stop
- Youth Activities (water park)
- Sidewalks within the Village
- Proposed Skate Park
- Potential site for employment on area of land behind Main St. business on left going north before the bridge that borders the Creek
- Potential development on the vacant parcel of land across the Creek from the Trout Ponds
- Consider possibility of elementary school moving to outside Village and its impacts
- Historic houses on Main St. should have different standards & regulations to preserve
- Need proactive planning
- Need land use regulations
- Trout Pond enhancement for youth
- Need a youth center indoors
- Potential for the Ladder Factory building be turned into a flea market type of setting
- Sidewalk on 38 south – one side or the other should have continuous sidewalk to the cemetery

***Prioritization Public Workshop***

On July 24, 2006, a Prioritization Workshop was conducted with 22 participants in attendance. Participants were given a prioritization workbook, which listed identified issues and provided potential solutions. Each participant was able to show whether or not he or she supported the solution. The following summarizes the workbook responses:

**Table 6.4 Summary of Prioritization Workbook**  
*Public Workshop Workbook*

<b>1. The Village needs more businesses in the downtown.</b>	
Do nothing	0%
Market individual buildings for potential reuses	91%
Utilize tourism efforts to provide a larger market to support additional business	68%
Other	9%
<b>2. The Village would like to preserve the charm of Newark Valley.</b>	
Do nothing	0%
Create design standards in the Village	64%
Seek more funding to revitalize/reuse historic and quaint properties	82%
Highlight a gateway into the Village	59%
Create a picturesque streetscape in the Village	82%
Other	9%
<b>3. The Village would like to market its heritage tourism potential.</b>	
Do nothing	0%
Prepare general heritage tourism marking for the area	50%
Target marketing opportunities for families as a way to help bring more tourists to experience the Village’s heritage	59%
Create a Village theme to help promote the Village	59%
Create a tourism center in the Village	27%
Provide more opportunities for people to stay in the Village	59%
Create a streetscape that highlights opportunities in the Village	55%
Other	9%
<b>4. Poor upkeep of homes and properties diminishes the look of the Village.</b>	
Do nothing	0%
Better enforce codes	73%
Create clean up days in the Village	68%
Implement mandatory design guidelines for properties and buildings	45%
Other	14%

<b>5. The Village needs to preserve and highlight its heritage.</b>	
Do nothing	0%
Provide interactive activities for visitors and residents to learn how the Village came to be	50%
Coordinate with the Bement-Billings Farmstead and the Town to strengthen the heritage experience in the Village by providing more educational opportunities to learn about agriculture such as interpretive signage on the Village green	73%
Create a historic district in the Village	32%
Provide better signage and historic markings to call attention to the Village's historic elements	82%
Expand on the festivals and special events in the Village to highlight the local heritage	59%
Other	0%
<b>6. The Rail Depot should be further developed.</b>	
Do nothing	0%
Provide an interactive museum open to children at the Rail Depot	59%
Create an interactive rail-themed area around the Depot and the tracks	64%
Other	5%
<b>7. Traffic and safety is an issue on Village Streets.</b>	
Do nothing	5%
Reduce speed limits on Village roads	45%
Provide more clearly marked sidewalks and road crossings in the Village	68%
Other	9%
<b>8. Parking has the potential to limit business opportunities in the Village.</b>	
Do nothing	0%
Add a buffered parking lot along the Main Street corridor	50%
Create more on street parking	23%
Create more parking behind buildings	82%
Other	0%
<b>9. Cycling opportunities are needed in the Village.</b>	
Do nothing	5%
Create one designated cycling area in the Village	23%
Create Village-wide bike trails	77%
Other	9%
<b>10. More recreation activities are needed for youth/children in the Village.</b>	
Do nothing	0%
Create a community center with activities for children/youth	68%
Create outdoor recreation facilities geared toward children/youth	68%
Provide more interactive educational elements for children/youth in the Village	41%
Provide links to the Village's heritage understandable and interesting to children/youth	32%
Other	0%

<b>11. The Village needs a community center.</b>	
Do nothing	0%
Construct a new building for use as a community center	27%
Renovate an existing building for use as a community center	86%
Provide a community center with recreation opportunities for all ages	64%
Provide a multi-functional community center with opportunities for recreation for all ages, as well as community service functions such as medical/professional offices, a post office, municipal uses, community groups, etc.	50%
Other	5%
<b>12. More access to the Creek is needed.</b>	
Do nothing	0%
Add a pedestrian bridge at an alternative point along the Creek	45%
Create a road bridge over the Creek	9%
Create a trail along the Creek	73%
Other	9%
<b>13. Provide more water-based activities in the Village</b>	
Do nothing	5%
Create universal fishing platforms in the Village	36%
Create a small pond in the Village for a clearly visible waterfront property for public picnicking/pond skating	50%
Other	9%
<b>14. The Village should have opportunities for canoeing and kayaking on the Creek.</b>	
Do nothing	9%
Dig out the Creek so that canoes and kayaks can pass along the Creek more easily	59%
Create a canoe and kayak launch along the Creek	64%
Other	0%
<b>15. The Village is concerned with the implementation of the Plan.</b>	
Do nothing	0%
Create an on going implementation committee that works to follow the recommendations and implementation projects in the plan	64%
Create specific groups for implementing specific aspects of the recommendations	82%
Other	0%

In addition to the planning solutions listed in the workbook, participants were given the opportunity to list additional solutions or comments regarding the planning issues detailed in the workbook. The following summarizes the additional workbook comments:

**Table 6.5 Summary of Prioritization Workbook Additional Comments**

*Public Workshop Workbook*

<b>1. The Village needs more businesses in the downtown.</b>
All Villages need more business - How?
Diverse that are adaptable to a small "town"
Water
Give current building owners ideas/contacts for business rentals
We need a Dollar Store or Variety Store locally (for items not in a grocery store).
Land use controls (zoning) necessary for the whole Village.
<b>2. The Village would like to preserve the charm of Newark Valley.</b>
Flowers in front of Hollenbeck's
Banner over road as you enter and leave like we have for Depot Days now
Get current older buildings occupied with families and businesses, tear down abandoned buildings
Perk up the historical details of buildings - flowers, etc.
Need the small rest area with tables and directory traveling south into Village.
No design standards
Through code enforcement
<b>3. The Village would like to market its heritage tourism potential.</b>
Directory - Bulletin Board
Heritage - use water, family, historical buildings to meet vision
Create more youth activities, water, etc.
What happened to the dinner trains that used to run? Do they still?
No design standards
<b>4. Poor upkeep of homes and properties diminishes the look of the Village.</b>
Signage needs to be more appropriate in certain areas.
Need Better and enforced codes - No paper signs (Pepsi) No portable advertisement neon boards
Police patrol to get teenagers off streets at night who litter daily and damage properties
Find out the why of the property "look" - absentee landlords, find folks to buy the property - use code enforcement only as a last resort
More than 1 clean up day
Not mandatory, some cannot afford to follow through - retired, less income
Suggest design/architectural guidelines for properties and buildings Village wide. Also update and amend codes as needed to address problem properties.
Help fix up where needed
Oppose design standards
Put pressure on homes like Watson Street to clean up! Make the clean up.

<b>5. The Village needs to preserve and highlight its heritage.</b>
No interpretive signage on the Village green
For heritage theme - not to limit design
Some do not notice banners along Main Street, but I do.
Preserve historical buildings - provide information guides to the buildings
Signage - house history - historical house outside/inside tours
<b>6. The Rail Depot should be further developed.</b>
Not Children
Need more signage
Make full time museum of railroading
You need to talk to the Historical Society about what the current lease limitations are
Adults have strong interest in trains
<b>7. Traffic and safety is an issue on Village Streets.</b>
Seems relatively small issue
Police patrol
Teens in groups on Whig and Water can be dangerous. I walk around them hoping not to be run into and then laughter. Not as bad as it was.
Safety - code enforcement
Enforce the current speed limits for starters
Road crossing - Fix unlimited access to corner gas station
Safety issue - Water Street onto Whig - need yellow line in center of road/street to keep cars on own side on street/road
Sidewalks throughout
Particularly on Main Street
<b>8. Parking has the potential to limit business opportunities in the Village.</b>
There is parking available on both sides of one-way street around village square - which is highlight, this needs to have painted parking spots. Bank has plenty of parking. Not an issue
Signage
Rent use of excess bank lot spaces
Do we have space for this?
Need designated timed parking for wine store - 15-minute space!
<b>9. Cycling opportunities are needed in the Village.</b>
Dogs need to be on leashes - chase bikers
Walking trail
Finish the sidewalk going down Main Street on car wash side
Where exactly would these be? Upstate, bike trails run on extinct rail lines - here, could we run along side?
Designate bike lanes/by widening roads if necessary
Bike lanes
<b>10. More recreation activities are needed for youth/children in the Village.</b>
Families
There is some at Trout Ponds.
The Village needs to make this possible for an entrepreneur

<b>11. The Village needs a community center.</b>
But not a post office and use the municipal building for municipal uses
Senior housing - not low income
Need adult exercise business
<b>12. More access to the Creek is needed.</b>
If it wouldn't be washed away in flooding
Create other public access points maybe with 50 ft frontage each
Dredge Creek
Currently being done by the Historical Society at the Bement Farmstead
Promote Trout Ponds
<b>13. Provide more water-based activities in the Village</b>
Improve Trout Ponds? It's pretty good already.
Add new land across from Trout Pond and provide skating park - roller in summer, ice in winter
Trout Pond could be expanded for canoe launch and fishing, swimming certain hours in summer with lifeguard
Trout Ponds has this already!
Trout Ponds - EPA - dig out and clean up DEC
Promote Trout Pond
Use Trout Ponds
Trout Ponds
We already have a fine park for this
Revitalize Trout Ponds to be fishable
Promote Trout Ponds
We have a pond, Trout Ponds, Hello!
<b>14. The Village should have opportunities for canoeing and kayaking on the Creek.</b>
Ice skating in winter
Not enough water, often dries up
Talk to DEC and good luck
(Seasonal)
Depends on water level in summer
And tubing
Also for flood control. We have had our property flooded twice in as many years.
<b>15. The Village is concerned with the implementation of the Plan.</b>
This should be an off-shoot of Village Planning Board
Planning Board implements? More members in planning board
<b>Additional Comments:</b>
Need a good logo to correspond to "vision"
Big question is cost
Coding to get this (first three questions)

### 6.3 Building Inventory

Over a two-day period with subsequent reviews and background research, the buildings within the study area were inventoried and evaluated. For ease of use, the study area was broken into six sections denoted by a color – blue, purple, pink, red, orange and green. The resulting compiled tables and figures are as follows:

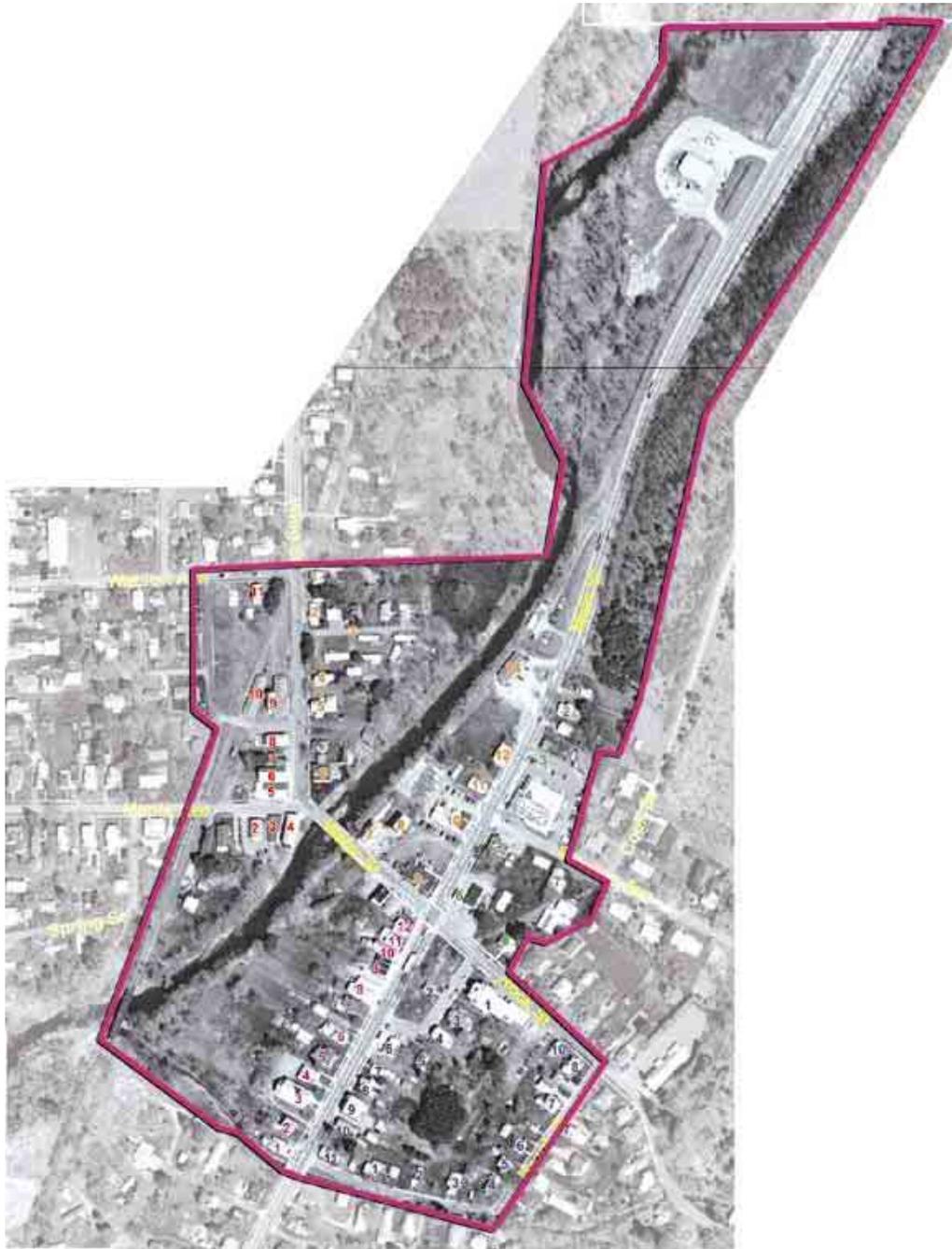


Figure 6.5 Study Area

Blue Area



Figure 6.6 Blue Section of the Study Area

REF. #	NAME &/OR ADDRESS	CONDITION L 1 2 3 4 H	YEAR BUILT	HISTORY &/OR REMAINS	RE-USE / NOTES	PHOTO
1	6 Brook Street	3	1880	Stannard Marble Works (Stannard family in house, factory on eastern part of lot)	NA	
2	12 Brook Street	4		House trailer	NA	

REF. #	NAME &/OR ADDRESS	CONDITION L 1 2 3 4 H	CIRCA YEAR BUILT	HISTORY &/OR REMAINS	RE-USE / NOTES	PHOTO
3	16 Brook Street	4	1910	House	NA	
4	22 Brook Street	4	1930	House	NA	
5	24 Brook Street	4	1910 - 1930	Built by Amos Personius	NA	
6	26 Brook Street	4	1910 - 1930	Built by Amos Personius	NA	
7	34 Brook Street	3	1910 - 1930	House	NA	
8	21 Rock Street	4	before 1880	House, many remodels	NA	
10	17 Rock Street	3		Simple, square house	NA	

Purple Area



Figure 6.7 Purple Section of the Study Area

REF. #	NAME &/OR ADDRESS	CONDITION L 1 2 3 4 H	CIRCA YEAR BUILT	HISTORY &/OR REMAINS	RE-USE / NOTES	PHOTO
1	The Municipal Building Corner of Park & Rock Streets	H	1887	Built as a school building	Boutique accommodation	
2	Village Green Corner of South Main & Rock Streets	H	1936	Village Green	Interpretive Park	

REF. #	NAME &/OR ADDRESS	CONDITION L 1 2 3 4 H	CIRCA YEAR BUILT	HISTORY &/OR REMAINS	RE-USE / NOTES	PHOTO
3	7 Park Street	4	1794 & 1917	Queen Anne & Shingle style with Colonial Revival touches, original house incorporated into later house	NA	
4	Engineers Office 5 Park Street	2	1831	Greek Revival house	Under Construction	
5	Park Street	4		House	NA	
6	CITGO Gas Station 23 South Main Street	4	1950's	Gas Station	NA	
7	George's Florist 25 South Main Street	4	1950's	Retail	NA	
8	27 South Main Street	4	before 1869 & 1885	Queen Anne style, original house incorporated into later house	NA	
9	29 & 31 South Main Street	L	1896	Three story, Italianate building	Should be demolished	

REF. #	NAME &/OR ADDRESS	CONDITION L 1 2 3 4 H	CIRCA YEAR BUILT	HISTORY &/OR REMAINS	RE-USE / NOTES	PHOTO
10	35 South Main Street	2	before 1855	Greek Revival house with many remodels	Could be renovated	
11	37 South Main Street	3	before 1867	Greek Revival flavor house	NA	

**Pink Area**



Figure 6.8 Pink Section of the Study Area

REF. #	NAME &/OR ADDRESS	CONDITION L 1 2 3 4 H	CIRCA YEAR BUILT	HISTORY &/OR REMAINS	RE-USE / NOTES	PHOTO
1	42 South Main Street	2	post 1880	Italianate style building, apartments	Old - Rough shape	
2	34 South Main Street	4	late 1920's	Colonial Revival house	NA	
3	United Church of Christ South Main Street	H	1869	Church	NA	
4	Parsonage South Main Street	H	1894	Queen Anne architecture with Colonial Revival features	NA	
5	Good Shepard Bed & Breakfast 26 South Main Street	H	1867	Italianate, Eastlake, Neo-Greco and stick styles	NA	
6	24 South Main Street	4	1876	Italianate style, two family dwelling	Bed & Breakfast Potential	
7	22 South Main Street	2	1855	Greek Revival & Italianate transitional style, apartments	Needs fair bit of fixing-up	

REF. #	NAME &/OR ADDRESS	CONDITION L 1 2 3 4 H	CIRCA YEAR BUILT	HISTORY &/OR REMAINS	RE-USE / NOTES	PHOTO
8	Village Wine & Spirit One Healthy Life 20 South Main Street	4	1852	Shop and dwelling	Develop parking lot behind	
9	Lotta Latie Cyber Café 12 South Main Street	4	1828	Two story, shop and apartment	NA	
10	Alleluia 10 South Main Street	2	1850	Two story	Mixed Use Potential	
11	8 South Main Street	L	1820's	Apartments	Mixed Use Potential	
12	6 South Main Street	2	before 1827	Two story Federal style, shops and apartments	Refurbish - Two store frontsblo and two apartments above	
13	5 Water Street	2	1870's	Original Italianate style much remodeled, apartments	Needs work - could be used for shops	
14	Valley Coin Laundry 7 Water Street	4	1880	Typical commercial building of time period made of Loring Brick	Architecturally good building - potential for shop(s) below and apartments above	

Red Area



Figure 6.9 Red Section of the Study Area

REF. #	NAME &/OR ADDRESS	CONDITION L 1 2 3 4 H	CIRCA YEAR BUILT	HISTORY &/OR REMAINS	RE-USE / NOTES	PHOTO
1	7 Maple Avenue	4	1880's	Originally located across street at 2 Whig St	NA	
2	Maple Avenue	3		Business	NA	

REF. #	NAME &/OR ADDRESS	CONDITION L 1 2 3 4 H	CIRCA YEAR BUILT	HISTORY &/OR REMAINS	RE-USE / NOTES	PHOTO
3	Maple Avenue	L	1930's	Cinderblock structure	Potentially part of adjacent building use or demolished	
4	Maple Avenue	L	1897		Potential restaurant or general store - may be attached to adjacent garage	
5	Phillips Family Butcher Shop AKA Fish Wholesaler 2 Whig St.	2	1965	Cinderblock structure	Demolish	
6	Masons 4 Whig Street	3	1906	Colonial Revival styling	Retail	
7	The Ultimate Buzz 6 Whig Street	3		Originally located one lot to north	Retail	
8	10 Whig Street	2	1905	Typical turn of the century commercial building with false front	Store front potential	
9	Englander Mattress Sale 16 Whig Street	3	1933	GLF building	Potential for museum or anchor facility	

REF. #	NAME &/OR ADDRESS	CONDITION L 1 2 3 4 H	CIRCA YEAR BUILT	HISTORY &/OR REMAINS	RE-USE / NOTES	PHOTO
10	NE corner of Depot St. & Dimmock Ave.	4	1879	Board & batten construction	Rail Museum	
11	3 Watson Avenue	2	1880	Asbestos shingled to resemble brick	Demolish	

Orange Area



Figure 6.10 Orange Section of the Study Area

REF. #	NAME &/OR ADDRESS	CONDITION L 1 2 3 4 H	CIRCA YEAR BUILT	HISTORY &/OR REMAINS	RE-USE / NOTES	PHOTO
1	29 Whig Street	3	1880's	House	NA	
2	25 Whig Street	2		House trailer	NA	
3	21 Whig & East Whig Street Properties	3		House trailer, two houses, trailer park	NA	
4	17 Whig Street	3		House	NA	
5	15 Whig Street	4	1838	Two family dwelling with business parking behind	Potential to develop pond/lake behind property	
6	Cooley's Monument Service & Funeral Home 5 Whig Street	4	before 1863	Offices and funeral parlor	Potential to develop pond/lake behind property	
7	Scrap Your Heart Out 20 Water Street	4	1900	Retail	Potential as tourist or general store	

REF. #	NAME &/OR ADDRESS	CONDITION L 1 2 3 4 H	CIRCA YEAR BUILT	HISTORY &/OR REMAINS	RE-USE / NOTES	PHOTO
8	Out Building 20 Water Street (formerly 18 Water St)	3	1900	Originally a blacksmith shop	Retail boutique	
9	NBT Bank Corner of Water & N. Main Streets	4	1956-7	Bank	NA	
10	10 North Main Street	3			Potential community recreation center	
11	Allstate Insurance Office North Main Street	4	1972	Business	NA	
12	18 North Main Street	2	1901	Apartments	Needs a lot of work - potential bed & breakfast	
13	Fortunato's Pizza & More Restaurant North Main Street	3	1987	Restaurant	Needs presence, outdoor area, gateway to village	

Green Area



Figure 6.11 Green Section of the Study Area

REF. #	NAME &/OR ADDRESS	CONDITION L 1 2 3 4 H	CIRCA YEAR BUILT	HISTORY &/OR REMAINS	RE-USE / NOTES	PHOTO
1	29 North Main Street	L	before 1935	Renovated many times	Needs fixing-up	
2	25 North Main Street	3		Rebuilt & enlarged home	Potential antique or tourism store	

REF. #	NAME &/OR ADDRESS	CONDITION L 1 2 3 4 H	CIRCA YEAR BUILT	HISTORY &/OR REMAINS	RE-USE / NOTES	PHOTO
3	Eckerd North Main Street	3	1964	Business	No street presence, needs to interface with street	
4	Shur Fine Foods 17 North Main Street	3	1958	Grocery	NA	
5	R & L Quick Lunch 9 S Corner of N Main St. & Smullen Ave.	3			Fast food or tourism facility	
6	Xtra Fuel & Xtra Mart E corner of N Main Street	3	1960	Gas Station	Key corner - business more suitable elsewhere	
7	Small Engine Service 6 Rock Street	3		Business	NA	
8	Tappan Spaulding Memorial Library 6 Rock Street	H	1908	Arts & Crafts style with Asian overtones	Family Library & Bookstore	

## 6.4 Literature Review

The following is a list of sources that helped to inform the Downtown Strategic Plan.

- An Incomplete and Updated History of The Village of Newark Valley 1792-2005. Virginia H. Mullen.
- Conditions Assessment Report for the Tappan Spaulding Library, Newark Valley, NY. April 2006.
- Housing Market Assessment. Tioga County, New York. March 2003.
- Newark Valley Master Plan. Revised June 2006.
- Village of Newark Valley Code.
- Strategic Plan. Rural Economic Area Partnership, October 1999.
- Technical Assistance Report for the Newark Valley Municipal Building, Newark Valley, NY. June 2004.
- The Bement Farmstead in 1810. Bement-Billings Beacon.
- Tioga 2010. Tioga County Strategic Plan, March 2005.
- U.S. Census Bureau Demographic Data
- Who are the Visitors to Tioga County? Conversion Study – 2003 – 2004. Tioga County Tourism Office.
- [www.greenenys.com](http://www.greenenys.com)
- [www.nvhistory.org](http://www.nvhistory.org)
- [www.switchboard.com](http://www.switchboard.com)
- [www.tiogascenicrailroad.com](http://www.tiogascenicrailroad.com)
- 2001 National Household Travel Survey, New York Add-On, Ithaca MPO. May 2004.
- 2003 Traffic Volume Report for Tioga County. New York State Department of Transportation.
- 2005 Annual Report. Tioga County Tourism.