



Village of Homer

Smart Growth Comprehensive Plan

Steering Committee Meeting #2

Date: Monday, April 27, 2026

Time: 6:00 pm

Location: Zoom

Meeting Summary

I. Review Prior Meeting Notes

The Steering Committee received meeting notes as part of the agenda packet. Members present confirmed that the notes were accurate, and Emma Falkenstein stated that the notes would be posted to the project webpage.

II. Community Profile

Emma Falkenstein overviewed the draft community profile with the Steering Committee, noting that the purpose of the community profile is to review existing conditions within the Village. Emma indicated that the community profile is organized around NYS Department of State's 10 Smart Growth Principles and includes a snapshot of the Village's current and projected demographics, housing data, transportation and municipal infrastructure, land use, environmental features, and community resources. The Steering Committee engaged in discussion, noting surprise regarding some of the demographic data such as number of households and household income, as well as concerns regarding rising housing costs and declining school-age population. The group discussed the Village's current land use, noting that residential uses comprise over 46% of land in the village. Additionally, the R-1 and R-2 Zoning Districts cover the majority of land in the village. The Steering Committee discussed the housing composition in the village, noting that there are many beautiful and well-kept homes, as well as certain areas that need more support. The group discussed the need for a greater diversity in the types of housing to ensure younger families can live in the Village and older adults can age in place. The Steering Committee discussed underutilized sites, including areas previously identified during the Downtown Revitalization Initiative (DRI) process. The group discussed how Homer is a tight-knit community, and the importance of

recreational, community, and historic resources. Following discussion, Emma noted that she would incorporate the design edits and feedback into the draft community profile. Emma also asked for Steering Committee members to start to gather photos to include in the community profile and final plan.

III. Community Engagement Planning

Emma Falkenstein reviewed the draft Community Participation Plan (CPP) with the Steering Committee, noting that the document helps to outline all of the engagement efforts throughout the planning process. Emma overviewed the main elements of the CPP, including the Project Team, Steering Committee, Stakeholder Interviews/Focus Groups, Community Survey, Public Workshops, and Pop-Up events. The Steering Committee reviewed the stakeholder interview/focus group list, which was determined using the following themes: Village staff, community safety, downtown revitalization & local businesses, arts and culture, historic preservation, and sustainability. The group discussed potential pop-up events, including Holiday in Homer, Halloween, the Farmer's Market, and activities with the School District. Emma reviewed the goals for the Community Survey, indicating that the goal is to keep it concise and take fewer than 10 minutes to complete. The Steering Committee discussed their goals for the Community Survey, noting the desire to gather information to help with prioritization for the Comprehensive Plan. The group also discussed potential dates for Public Workshop #1 in June 2026.

IV. Visioning Exercises

Emma Falkenstein led the Steering Committee through visioning exercises to gather feedback to support the development of the draft vision statement.

A summary of the Steering Committee's responses is below:

Why did you decide to live in the Village of Homer? If you're a lifelong resident, why have you elected to stay?

- o Wanted kids to have access to nature
- o Moved to the village for the architecture, history, 18th-century charm
- o Proximity of the school and kids' activities
- o Family-friendly environment – kids can ride bikes and visit friends
- o Historic homes with large lots
- o The “sweetness” of the Village
- o Walkability and sidewalks, parks
- o Recreational amenities (parks)
- o Good School District
- o Main Street feel
- o Relaxing environment

What might deter someone from living or investing in the community?

- When people leave the Village, it's usually because they're leaving NYS, and not because they want to leave Homer
- School District funding issues due to declining enrollment
- Housing tenure changes – Perception that if more properties turn into rental properties over owner-occupied single-family homes, people are less likely to invest
- Growing unaffordability of housing
- Limited work opportunities in the village – most people are unable to live and work in the village due to limited employment base
- Rising taxes

In your opinion, what are some shared community values in Homer?

- A sense of community – families going up and down the street; we don't all know each other, but we work together to be a community
- Village Charm
- Congeniality and comfort
- Independence and self-reliance
- Measured progress – we don't just tear buildings down without thinking about the impacts
- We think about the future and move forward
- Community events – parades
- Proximity to agriculture
- The Village looks well-maintained
- Village life is sweet, simple, and most people are friendly
- Preservation of recreational amenities like Griggs fields

V. Actions Prior to Next Meeting

Emma identified activities/action to be completed prior to the next Steering Committee meeting. Note the responsible part in bold after the action item.

***HP** = Highland Planning. **SC** = Steering Committee*

1. Update Community Participation Plan **(HP)**
2. Incorporate edits and feedback into draft Community Profile Stakeholder database **(HP)**
3. Gather photographs from around the community and send to Emma **(SC)**
4. Schedule Focus Groups/Stakeholder Discussions **(HP)**
5. Identify date and Prepare for Public Workshop #1 **(HP)**
6. Draft and Launch Community Survey **(HP)**
5. Share information about upcoming engagement opportunities **(SC)**
6. Review materials for Public Workshop #1 and Community Survey **(SC)**
7. Attend Public Workshop #1 **(SC)**

8. In preparation for the Steering Committee Meeting #3, review draft materials
(SC)

VI. Next Meeting

Public Workshop #1 – TBD June 2026

Steering Committee Meeting #2- TBD July 2026

Attendance

Steering Committee	Present
Patrick Clune, Village Mayor	X
Dan Egnor, Village Clerk	X
Don Ferris	X
Jane Hall	X
Victoria Hess	
David Lee	X
Ashley Neiderman	X
Meg Perioli	X
Kai Schrimp	X
Donald Walsh	X
Dillion Young	X
Haley Zurell	X
Consultant Team	Present
Leanne Voit, Highland Planning	
Emma Falkenstein, Highland Planning	X
NYS DOS Representative	Present
Alissa D'Aquanni, NYS DOS Office of Planning, Development, and Community Infrastructure	X