Village of Homer

Smart Growth Comprehensive Plan

Public Workshop #2
Monday, October 19, 2026

Agenda

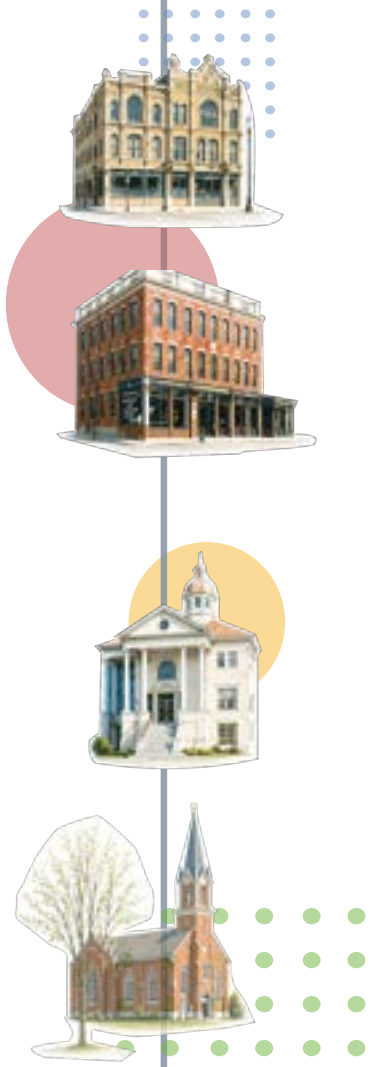
1. Project Background + Updates
2. Planning Foundation
3. Next Steps
4. Open House

NEW YORK STATE OF OPPORTUNITY. Department of State

This document was prepared with funding provided by the New York State Department of State under Title 11 of the Environmental Protection Fund.

Purpose

1. Provide an update on the planning process to-date
2. Share what we're hearing from the community
3. Gather feedback on the Planning Foundation + Implementation Matrix
4. Discuss Next Steps



01

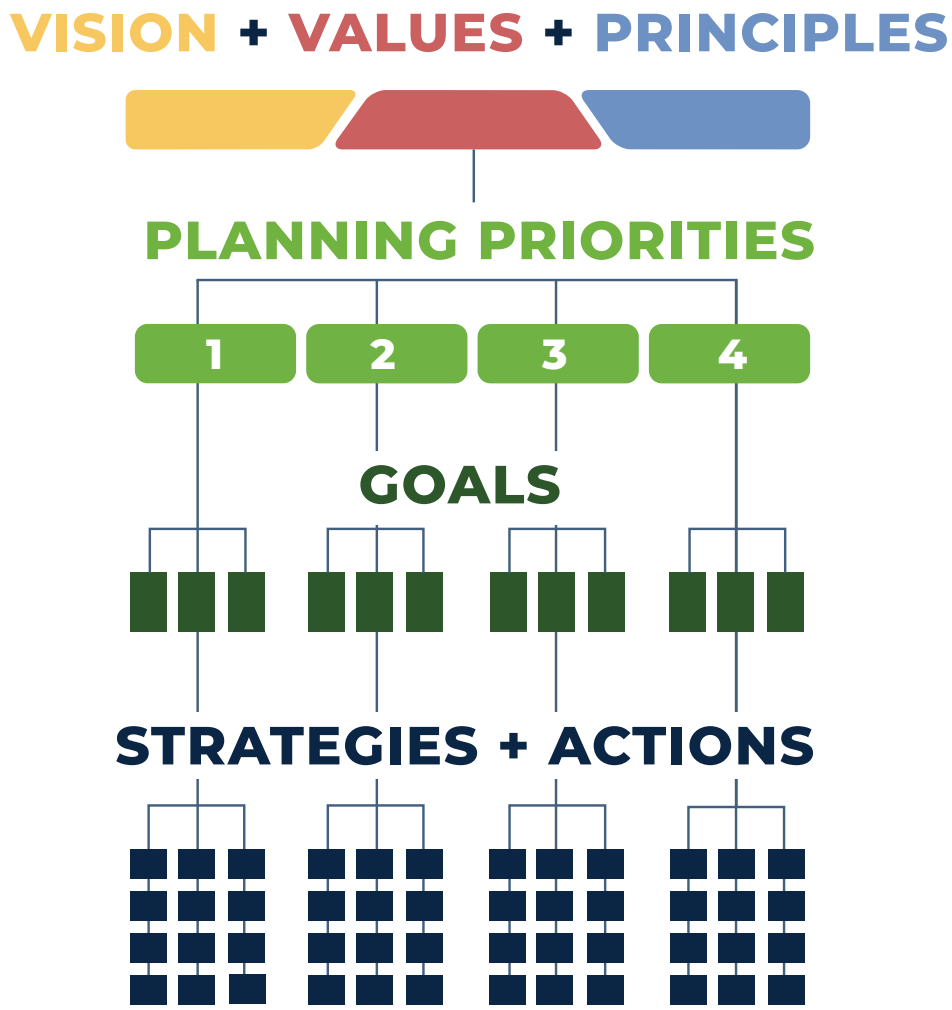
Project Background + Updates

Creating the Plan

PURPOSE + CORE COMPONENTS

A Comprehensive Plan is a living, forward-looking policy document.

It will guide land use laws, development decisions, and community investments in the Village of Homer for the next 10-15 years.



Creating the Plan

What is Smart Growth?

Smart Growth is a community planning and design approach to enhance livability, sustainability, and equity in the Village.

Create Great Spaces

Provide well-planned, equitable, and accessible public spaces for people of all ages and abilities.

Encourage Mixed-Uses

Allow for and encourage neighborhoods with a mix of uses, such as residential, commercial, and community spaces.

Expand Transportation Choices

Prioritize transportation options that are safe and accessible for everyone, including pedestrians, cyclists and public transit users.

Protect the Environment & Address Climate Change

Promote climate resiliency and adaptation, preferably through nature-based solutions, and reduce greenhouse gas emissions.

Expand Housing Choice

Enable a diverse mix of housing types, providing opportunity and choice for people of all ages, abilities, and incomes.

Make Smart Infrastructure Investments

Encourage compact neighborhood design and concentrated development around existing infrastructure.

Respect Community Character

Build on unique traits to create an attractive and welcoming community with a strong sense of place.

Revitalize Existing Urban Centers

Prioritize infill and redevelopment of existing buildings to revitalize neighborhoods and downtowns, including areas around public transit.

Preserve Open Space & Farmland

Preserve open space, agricultural resources and natural resources.

Plan Inclusively & Collaboratively

Engage in an inclusive, collaborative public planning process that considers the needs and character of the community

Creating the Plan

Planning Phases

HERE

1 Discovery

- Community Participation Plan
- Community Profile

2 Visioning

- Vision
- Core Values
- Planning Principles
- Planning Priorities

3 Strategies

- Short-Term Smart Growth Strategies
- Long-Term Smart Growth Strategies

4 Draft Plan

- Action Plan / Implementation Matrix
- Draft Comprehensive Plan

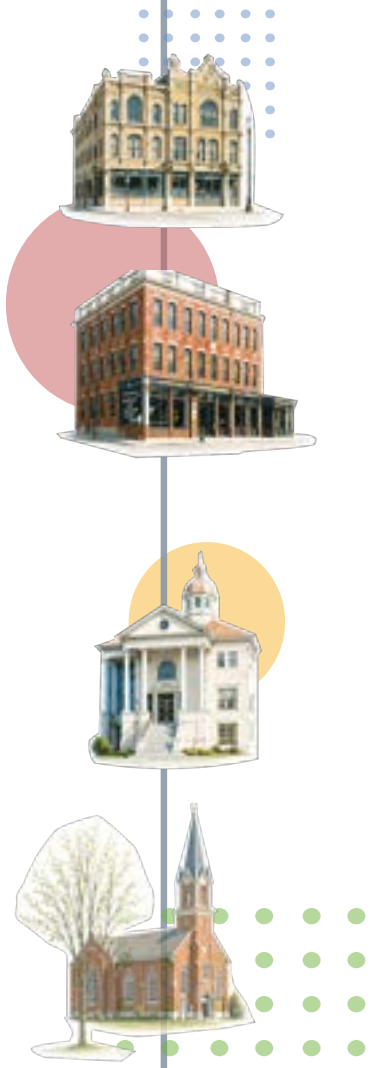
5 Review + Adoption

- Village Board Review
- SEQRA
- County Planning Board Review
- Public Hearing and Adoption

2026 JAN. — JUN. — AUG. — OCT. — DEC. — FEB. *2027*

Creating the Plan

Shaped By Community



02

What We've Heard From The Community

Creating the Plan

Community Engagement To-Date

Public Workshop #1 (25+ attendees)

Community Survey (102 responses)

Pop-Ups (2)

Focus Groups (4)

Creating the Plan

What We've Heard So Far...

Preserve

- Historic Main Street, buildings, & architectural character
- Walkable neighborhoods
- Village Green & local parks
- Community resources like the Center for the Arts & Phillips Free Library
- Community events & local traditions
- Established neighborhoods & village scale

Connect

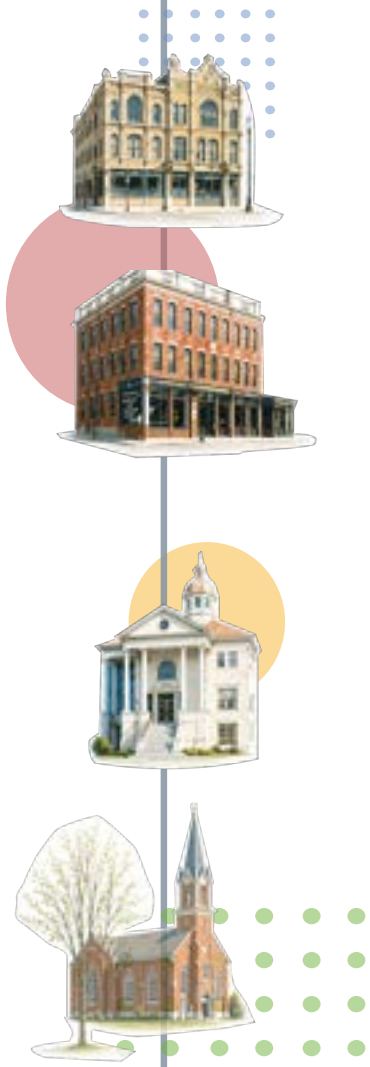
- Sidewalk & pedestrian improvements
- Safer crossings & lighting
- Connections and activation across NY Route 281, 41, and 11
- Roadway improvement
- Access to the Tioughnioga River
- Trail connections

Grow

- Affordable housing choices
- Housing for young adults & seniors
- Opportunities to age in place
- More local shops & restaurants
- Support for small businesses
- Reuse of vacant & underutilized buildings
- Infill and strategic development

Invest

- Infrastructure maintenance, capacity, and sustainability
- Traffic calming, parking, and pedestrian safety
- Balancing historic preservation with modernization
- Underutilized and vacant properties
- Recreational and community amenities
- Sustainability and resilience



03

Planning Foundation

Creating the Plan

Planning Foundation

The Planning Foundation creates a framework to guide decision-making, articulating the community's aspirations for the future of Homer into what we value, how we will collaborate, and what we will prioritize.

OUR PLANNING FOUNDATION

creates a framework to guide decision-making, articulating the community's aspirations for the future of the Village into what we value, how we will collaborate, and what we will prioritize.

1 VISION

Our vision is our shared aspiration for the future of Homer.

Our vision shapes our direction for the next two decades.

2 CORE VALUES

Our core values reflect widely shared and deeply held beliefs about how we want to operate as a community.

Our values bring our vision into focus.

VISION

CORE VALUES

PRINCIPLES

PLANNING PRIORITIES

3 PLANNING **PRINCIPLES**

Our planning principles guide how we make decisions, develop, and invest in the village.

Our principles put our values into practice.

4 PLANNING **PRIORITIES**

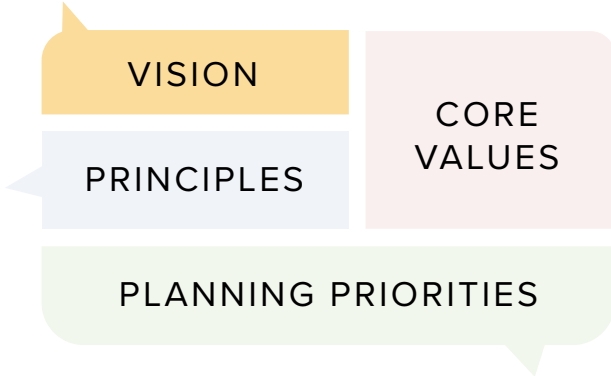
Our planning priorities weigh current challenges and future opportunities, defining four key areas to enhance quality of life in Homer.

Our priorities center our attention and investments, identifying how we will work together to achieve our vision.

Creating the Plan

Vision Statement

Our vision statement is our shared aspiration for the future of the Village. It is intentionally written in the present tense and outlines what we hope to preserve and intend to cultivate over the next 20 years.



Vision Statement

The Village of Homer is the **ideal blend of small-town charm and modern innovation**. Conveniently located in Central New York, **our walkable downtown** and neighborhoods, along with our **distinctive and diverse architectural character**, create a **welcoming and family-friendly environment** where r**esidents and visitors alike feel at home**. Our neighborhoods offer **quality, affordable housing options that support people of all ages and life stages**, while **Downtown Homer and the surrounding commercial corridors thrive with local businesses** that provide unique experiences and convenient access to everyday goods and services.

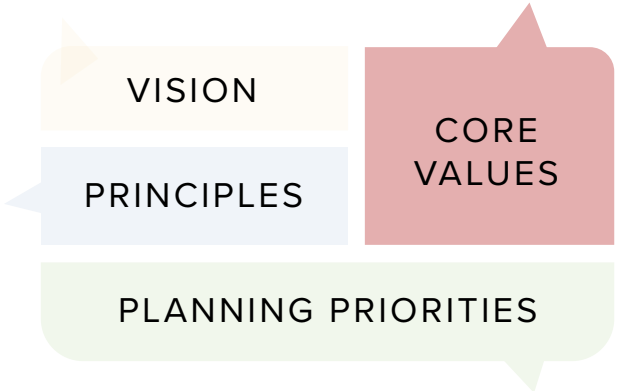
Connected to the Tioughnioga River, we protect and celebrate our natural resources - preserving clean water, expanding access to our recreational amenities, and safeguarding our region's natural beauty. Our **rich mix of cultural and heritage assets positions Homer as a regional hub for arts, culture, and heritage tourism**. Our community events, thriving school district, and accessible public spaces cultivate connections and create a shared sense of community identity.

Guided by a commitment to both tradition and progress, **our local government honors the past while planning for the future**. Through proactive governance and forward-thinking policies, we ensure that **Homer remains a safe, inclusive, economically vibrant, and environmentally sustainable community for all**.

Creating the Plan

Core Values

Our core values reflect widely shared and deeply held beliefs about how we, as the village of Homer, want to operate as a community. We will uphold and defend these values as we advance toward our shared vision for the future.



Core Values

We will be...

Connected

- We lead by example, creating a culture of governance guided by active participation and a shared sense of community pride.
- We foster opportunities for human connections to protect our way of life, where neighbors know each other and kids play outside, to ensure the Village is a welcoming and inclusive place for all.

Sustainable

- We weigh the short- and long-term impacts of our decisions to protect the fiscal, social, and environmental health of our village.
- We cultivate a culture of governance that protects our natural resources and recognizes that our quality of life hinges on the health of our environment.

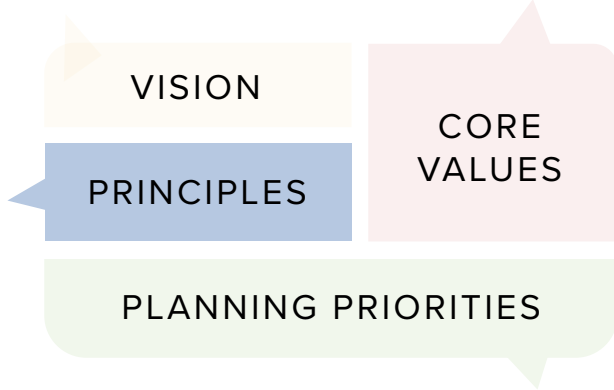
Entrepreneurial

- We are unafraid to try new things and take risks that help us learn from the past.
- We are innovative, leading the path toward collaborative, community-oriented, and forward-looking governance.

Creating the Plan

Planning Principles

Our planning principles guide how we make decisions and invest in the community. Our principles put our values into practice.



Planning Principles

We are committed to...

Protecting & Strengthening Our Assets

- We prioritize decisions that build the long-term health and prosperity of our people and community.
- We consistently invest in ourselves to build capacity and improve quality of life.

Setting A High Standard

- We cultivate a culture where we are proud of what we accomplish.
- We uphold our standards, showing that we respect ourselves and remain committed to building long-term value.

Planning for the Long-Term

- We make decisions that acknowledge and weigh the long-term costs of near-term convenience.
- We play the long game, recognizing that shortcuts and quick fixes will erode our capacity and ability to flourish.

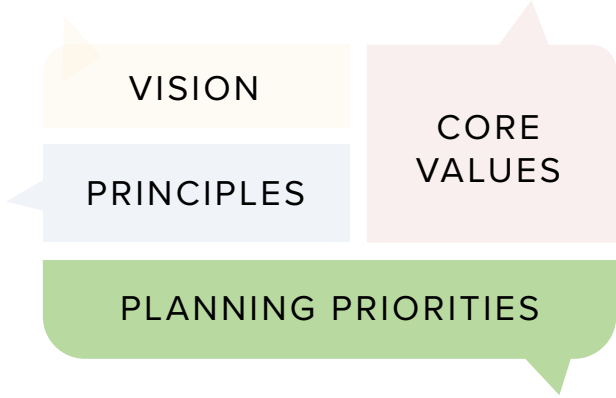
Embracing Creativity & Innovation

- We learn from the past and are not afraid to experiment with new ideas.
- We recognize the need for continuous learning, examining what does and doesn't work to better our community.

Creating the Plan

Planning Priorities

Our planning priorities reflect four key areas to enhance quality of life in Homer.



Planning Priorities

We will prioritize...

1. Maintaining & Improving Residential Quality of Life

- We will expand quality and affordable housing.
- We will develop housing for all ages and life stages.
- We will preserve Homer's architectural character and charm.

2. Enhancing Vibrancy & Connectivity to Recreational & Cultural Assets

- We will create waterfront connectivity to the Tioughnioga River.
- We will position Homer as a regional arts and culture hub.
- We will preserve and cultivate our public spaces, recreational assets, and environmental resources.

Planning Priorities

We will prioritize...

3. Strengthening Economic Centers

- We will have a vibrant downtown and active commercial corridors.
- We will foster entrepreneurialism and a local business community that meets the needs of residents.
- We will preserve our historic assets and leverage heritage tourism opportunities.

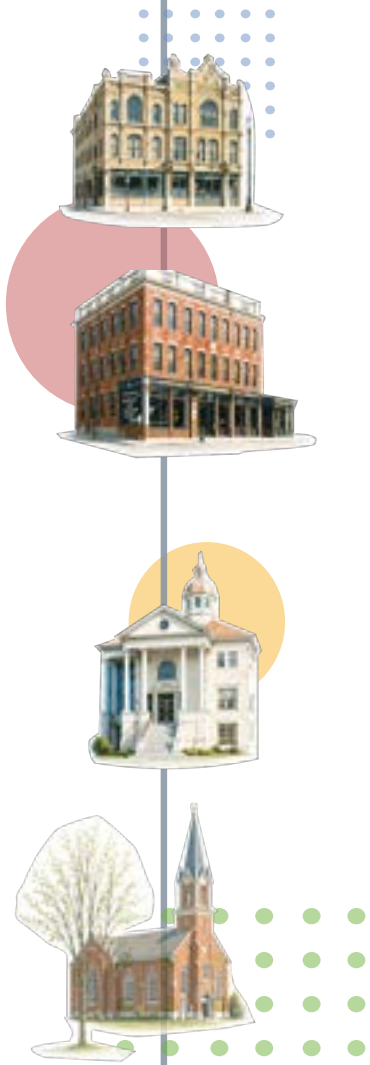
4. Cultivating Beautiful & Safe Neighborhoods & Streets

- We will maintain and improve our essential infrastructure.
- We will enhance pedestrian and multi-modal connectivity.
- We will uphold our community-oriented way of life and sense of safety.

Creating the Plan

Planning Foundation

The Planning Foundation creates a framework to guide decision-making and creates the base for the Plan's goals, strategies, and actions.



03

Next Steps

Creating the Plan

Planning Phases

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- Goals

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Shaped By Community

04

Open House

Contact

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SIGN UP FOR PROJECT UPDATES

https://www.villageofhomerny.gov/comprehensive-plan/

Thank You!