



SOUTH WAVERLY BOROUGH COMPREHENSIVE PLAN

A Policy Guide for Community Development

2015



Prepared by the South Waverly Borough Planning Commission in consultation with the
Bradford County Department of Community Planning
& Mapping Services

Borough of South Waverly

Comprehensive Plan

Adopted by the South Waverly Borough Council

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South Waverly Borough Comprehensive Plan

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CHAPTER 1



INTRODUCTION

Chapter 1. INTRODUCTION

1.1 The Process and Legal Basis for Planning in Pennsylvania Municipalities

In Pennsylvania, the adoption of planning elements such as the Official Map, Subdivision and Land Development Ordinance, Zoning Ordinance & Map, Capital Improvements Programming, Planned Residential Development, Traditional Neighborhood Development and even the Comprehensive Plan are not mandatory under the Municipalities Planning Code (MPC). These planning elements or tools are strictly voluntary programs that municipalities adopt as part of an overall planning agenda, if they so choose.

One fundamental element or “tool” that municipalities can adopt in the initial stages of a planning program is the Comprehensive Plan. Comprehensive Plans are not municipal laws; they are a set of policy measures for guiding future growth and development in a municipality. The plan provides borough officials with a “blueprint” of how residents, businesses and industry envision their community’s future. The “visioning” process can be as simple as a public meeting or consist of several group discussions focusing on the development of a community vision or vision statement. This, again, is not mandatory under the “MPC” or any other planning related statute; however, it allows the community and its citizens to participate in a bottom-up, instead of a top-down, approach in municipal planning.

A community that ultimately adopts a Comprehensive Community Plan and adheres to its policy will benefit greatly when issues and problems arise that relate to local planning and community development. This engages the planned community to assume a proactive stance in such a situation, as opposed to a reactive stance in an unplanned community.

The Comprehensive Plan is not a panacea for every community issue or problem. Nevertheless, it can provide guidance for municipal elected officials and consistency among municipal initiatives and activities that cross municipal boundaries. One of the cornerstones of the Comprehensive Plan process involves the development of Overall Community Development Goals and Objectives. The Goals act as a “wish list” for the community to consider improving or enhancing the community. For example, a Goal may be to provide municipal parks in walking distance of every resident. This can be a very daunting task for any municipality, but the goal does not have to be met overnight. On the other hand, Objectives tell us how the community can achieve the long-term or short-term Goal. An example that follows the previously mentioned Goal may be: 1. Produce an inventory of open space land in the municipality and determine the availability of such land for park development; and 2. Prioritize potential open land considering proximity to schools, residences and linkages such as trails. In other words, the Objectives set a community in the right path towards fulfilling their Goals.

Some may feel that Goals and Objectives are just wishes and simply that. Nonetheless, they do provide a basis for pursuing projects and sound development within the community.

Another important part to the Community Comprehensive Plan includes mapping and data collection. For the most part, this task can be done simultaneously with the public input process. A municipal planning commission can collect a myriad of data and mapping resources with available GIS (Geographic Information System) technology and the Internet. County and Regional Planning Agencies usually retain a vast majority of the data needed to complete the Comprehensive Plan that may include

current census data, wetlands and floodplain locations, parcel data and the like. This phase of the process is not just a scavenger hunt for data, but it does allow the community to collect as much information as possible to ascertain growth trends, available housing stock, existing and future land use projections and transportation priorities.

In Pennsylvania, the Community Comprehensive Plan should contain the basic components illustrated under Article III, Section 301 of the MPC:

1. A statement of objectives of the municipality concerning its future development, including, but not limited to, the location, character and timing of future development, that may also serve as a statement of community development objectives (as provided in Section 606, MPC);
2. A plan for land use, which may include provisions for the amount, intensity, character and timing of land use proposed for residence, industry, business, agriculture, major traffic and transit facilities, utilities, community facilities, public grounds, parks and recreation, preservation of Prime Agricultural Land, floodplains and other areas of special hazards and other similar uses;
 - 2.1 A plan to meet housing needs of present residents and of those individuals and families anticipated to reside in the municipality. This may include the conservation of presently sound housing, rehabilitation of housing in declining neighborhoods and the accommodation of expected new housing in different dwelling types at appropriate densities for households of all income levels;
3. A plan for movement of people and goods, which may include expressways, highways, local street systems, parking facilities, pedestrian and bikeway systems, public transit routes, terminals, airfields, port facilities, railroad facilities and other similar facilities or uses;
4. A plan for community facilities and utilities, which may include public and private education, recreation, municipal buildings, fire and police stations, libraries, hospitals, water supply and distribution, sewerage and waste treatment, solid waste management, storm drainage and flood management, utility corridors and associated facilities, and other similar facilities and uses;
 - 4.1 A statement of the interrelationships among the various plan components which may include an estimate of the environmental, energy conservation, fiscal, economic development and social consequences on the municipality;
 - 4.2 A discussion of short- and long-range plan implementation strategies, which may include implications for capital improvements programming, new or updated development regulations, and identification of public funds potentially available;
5. A statement indicating that the existing and proposed development of the municipality is compatible with the existing and proposed development and plans in contiguous portions of neighboring municipalities, or a statement indicating measures which have been taken to provide buffers or other transitional devices between disparate uses, and a statement

indicating that the existing and proposed development of the municipality is generally consistent with the objectives and plans of the county Comprehensive Plan;

6. A plan for the protection of natural and historic resources to the extent not preempted by Federal or State law. This clause includes, but is not limited to: wetlands and aquifer recharge zones, woodlands, steep slopes, prime agricultural land flood plains, unique natural areas and historic sites. The plan shall be consistent with and may not exceed those requirements imposed under the following: (i) Act of June 22, 1937 (P.L. 187, No. 394), known as "The Clean Streams Law"; (ii) Act of May 31, 1945 (P.L. 1198, No. 418), known as the "Surface Mining Conservation and Reclamation Act"; (iii) Act of April 27, 1966 (1st Sp. Sess., P.L. 31, No.1), known as "The Bituminous Mine Subsidence and Land Conservation Act"; (iv) Act of September 24, 1968 (P.L. 1040, No. 318), known as "The Coal Refuse Disposal Control Act"; (v) Act of December 19, 1984 (P.L. 1140, No. 223), known as "The Oil and Gas Act"; (vi) Act of December 19, 1984 (P.L. 1093, No. 219), known as "The Noncoal Surface Mining Conservation and Reclamation Act"; (vii) Act of June 30, 1981 (P.L. 128, No. 43), known as "The Agricultural Area Security Law"; (viii) Act of June 10, 1982 (P.L. 454, No. 133), entitled "An Act Protecting Agricultural Operations from Nuisance Suits and Ordinances Under Certain Circumstances"; and (ix) Act of May 20, 1993 (P.L. 12, No. 6), known as "The Nutrient Management Act", regardless of any agricultural operation within the area to be affected by the plan is a concentrated agricultural operation as defined under the act;
7. In addition to any other requirements of the act, a county Comprehensive Plan shall:
 - (i) Identify land uses as they relate to important natural resources and appropriate utilization of existing minerals;
 - (ii) Identify current and proposed land uses which have a regional impact and significance, such as large shopping centers, major industrial parks, mines and related activities, office parks, storage facilities, large residential developments, regional entertainment and recreational complexes, hospitals, airports and port facilities;
 - (iii) Identify a plan for the preservation and enhancement of prime agricultural land and encourage the compatibility of land use regulation with existing agricultural operations; and,
 - (iv) Identify a plan for historic preservation.

The Comprehensive Plan shall include a plan for the reliable supply of water, considering current and future water resource availability, uses and limitations, including provisions adequate to protect water supply resources. Any such plan shall be generally consistent with the State Water Plan and any applicable water resources plan adopted by a river basin commission. It shall also contain a statement recognizing that:

- (i) *Lawful activities such as extraction of minerals impact water supply sources and such activities are governed by statutes regulating mineral extraction that specify replacement and restoration of water supplies affected by such activities; and,*
- (ii) *Commercial agricultural production impact water supply resources.*

The municipal or multi-municipal Comprehensive Plan shall be reviewed at least every ten years. The municipal or multi-municipal plan shall be sent to the governing bodies of contiguous municipalities for

review and comment and shall also be sent to the Center for Local Government Services for informational purposes. The municipal or multi-municipal Comprehensive Plan shall also be sent to the county planning commissions, or upon request of a county planning commission, a regional planning commission when the Comprehensive Plan is updated or at ten year intervals, whichever comes first, for review and comment on whether the municipal or multi-municipal Comprehensive Plan remains generally consistent with the county Comprehensive Plan and to indicate where the local plan may deviate from the county Comprehensive Plan.

The municipal, multi-municipal or county Comprehensive Plan may identify those areas where growth and development will occur so that a full range of public infrastructure services, including sewer, water, highways, police and fire protection, public schools, parks, open space and other services can be adequately planned and provided as needed to accommodate growth.

South Waverly Borough may adopt and amend the Comprehensive Plan as a whole or in part. Before adopting or amending the Comprehensive Plan or any part thereof, the South Waverly Borough Planning Commission shall hold at least one (1) public meeting before forwarding the proposed Comprehensive Plan or amendment thereof to the South Waverly Borough Council. In reviewing the proposed Comprehensive Plan, the Borough Council shall consider the comments of the county, contiguous municipalities and school district, as well as the public meeting comments and the recommendations of the South Waverly Borough Planning Commission. The comments from the county, contiguous municipalities and the local school district shall be made to the Borough Council within 45 days of receipt by the Borough Council, and the proposed plan or amendment thereto shall not be acted upon until such comment is received. If, however, the contiguous municipalities and the local school district fail to respond within 45 days, the South Waverly Borough Council may proceed without their comments.

South Waverly Borough Council shall hold at least one (1) public hearing pursuant to public notice. If, after the public hearing held on the proposed plan or amendment to the plan, the proposed plan or proposed amendment thereto is substantially revised, the South Waverly Borough Council shall hold another public hearing, pursuant to public notice, before proceeding to vote on the plan or amendment thereto.

The adoption of the Comprehensive Plan, or any part thereof, or any amendment thereto, shall be by resolution carried by the affirmative votes of not less than a majority of all the members of the South Waverly Borough Council. The resolution shall refer expressly to the maps, charts, textual matter and other matters intended to form the whole or part of the plan, and the action shall be recorded on the adopted plan or part.

Any subsequent proposed action of South Waverly Borough Council, its departments, agencies and appointed authorities shall be submitted to the South Waverly Borough Planning Commission for its recommendations when the proposed action related to:

- (i) the location, opening, vacation, extension, widening, narrowing, or enlargement of any street, public ground, pierhead or watercourse; or
- (ii) the location, erection, demolition, removal or sale of any public structure located within South Waverly Borough; or

- (iii) the adoption, amendment or repeal of an official map, subdivision and land development ordinance, zoning ordinance or provisions for planned residential development, or capital improvements program; or
- (iv) the construction, extension or abandonment of any waterline, sewer line or sewage treatment facility.

The recommendations of the South Waverly Borough Planning Commission, including a specific statement as to whether or not the proposed action is in accordance with the objectives of the formally adopted Comprehensive Plan, shall be made in writing to the South Waverly Borough Council within 45-days.

The Comprehensive Plan is a living document that will ultimately provide South Waverly Borough Government with both a short- and long-term implementation strategy for various projects that relate to community development. The Municipalities Planning Code is the State Planning Law that guides and assists the municipality in formulating a document that is consistent with state regulations and the County Comprehensive Plan.

Throughout the following chapters, you, the reader, will learn more about South Waverly Borough's community resources, character, its past, and goals the community has set for itself to progress within the next five to ten years. Some of the goals may seem far-reaching; however, it is the intent of this plan to strive for community betterment and provide a template for guiding South Waverly Borough's future.

Please keep in mind that many volunteer hours have been dedicated to this effort. The South Waverly Borough Planning Commission spent numerous hours developing this document and learning more about what municipal Comprehensive Planning entails in Pennsylvania.

In addition, the citizens of South Waverly Borough should be commended for the time and dedication they offered during the community survey and the Community Visioning Meeting.

How Should South Waverly Borough Use the Comprehensive Plan?

- ✓ Evaluate development proposals consistent with the goals and objectives of the Comprehensive Plan.
- ✓ Review zoning changes for consistency with the plan's future land use map.
- ✓ Reference as a basis for zoning ordinance amendments to support the Plan's goals.
- ✓ Determine how land is to be developed or redeveloped in the future.
- ✓ Identify physical improvements -- streets, streetscape and entryways, sidewalks, parks, and public facilities -- proposed to achieve the vision and goals.
- ✓ Consider specific design standards for development and redevelopment throughout the Borough.

1.2 South Waverly's Past

South Waverly Borough is one out of fourteen borough governments within Bradford County that can be best described as a bedroom community of the "Valley" region with Bradford County, Pennsylvania that is also a border community with Waverly, Tioga County, NY. The "Valley" region is primarily comprised of four Pennsylvania communities that include South Waverly Borough, in addition to Athens Township, Athens Borough and Sayre Borough.

Historically speaking, as early as 1815, Etienne Brule, a scout for the French explorer Champlain, visited the northern tier of Pennsylvania on a recruiting mission for Native Americans living in the vicinity of South Waverly and Spanish Hill. Thereafter, it is believed that Jesuit Missionaries followed Brule in an attempt to Christianize the Native Americans living in this valley region. Moravian Missionaries from Bethlehem, Pennsylvania also visited the area to attempt this Christianizing effort.

The northern tier of Pennsylvania became even more active during the Revolutionary War as English soldiers and Native American allies wreaked havoc upon villages throughout the Susquehanna River Valley from Tioga Point down to the Wyoming Valley. General George Washington ordered General Sullivan and Clinton in 1779 to follow the river's path northward and eliminate this threat throughout these northern territories. It has been recorded that nearly 5,000 men descended upon the Valley and Tioga Point during this campaign, where hundreds of soldiers used South Waverly's Pine Flats as a camp. After Sullivan and Clinton's campaign was a success, many soldiers that made this land safe from attacks came back to reside on this fertile land to make their homes. The land was so primitive and wild that one historical account states that:

"One officer was nearly trampled to death by a charging deer as it headed for the river near Spanish Hill."

John Swift, a veteran of the Sullivan-Clinton campaign, was one of the first settlers in South Waverly at the east slope of Spanish Hill and along the west side of what is now known as Elmira Street. In 1805, he sold his entire farm, approximately 400 acres, to Alpheas Harris. Alpheas Harris happened to be one of the men who resurveyed the state line mentioned in the following paragraph.

Settlement of the Valley and South Waverly began shortly after the war, but, as early as 1786. In 1786-87, it is interesting to note that the New York / Pennsylvania State line was established as being the southern boundary of South Waverly Borough. This was then corrected with a re-survey, as a permanent northern boundary of South Waverly became the new state line.

South Waverly's first roads were Elmira and Bradford Streets, the latter being a connection from Milltown to Elmira Street. By 1850, portions of Fulton and Loder Streets were built as a result of extensions south from Waverly N.Y.

The Borough of South Waverly was incorporated on January 28, 1878. At the time, South Waverly had been an outgrowth of Waverly, N.Y. in what was known as "Factoryville" due to the existing grist and fulling mills along Cayuta Creek. The communities of Waverly, NY and South Waverly, PA have had close ties to each other ever since the communities were incorporated in each state. For many years, South Waverly Borough received fire protection, mail service and city water from Waverly, N.Y. The borders of South Waverly Borough were established as follows: New York State to the north, Sayre Borough on the east and southeast, and Athens Township on the south and southwest. The Southern

Tier Expressway of New York State from exit 60 to 61 traverses through northern portions of the borough. The highway formerly known as Route 17, now known as I-86, was built by New York State and continues to be maintained by New York State Department of Transportation.

In 1878, the D.L. & W. Railroad began serving this area and the street railway system followed around 1905. The railroad industry became an integral part of South Waverly's History in 1890 as the John H. Murray Coal Company established its business within the limits of the borough. In these early years, the railroads were very active and run by coal-fired steam engines. Just to the south, in Sayre Borough, existed the Lehigh Valley Railroad yards where some of these coal-fired steam engines were built and repaired. The convergence of the Southern Tier Railroad in New York State and the Lehigh Valley Line that traversed southward towards Pittston created an opportunity for businesses such as the John H. Murray Coal Company. The DL Railroad Water Tower was located in South Waverly near the John H. Murray Coal Company. The John H. Murray & Sons, Inc. company was established in 1890 and continues to serve the greater Valley area today. Fuel oil has been added as a heating fuel to that of coal. The company today is known as John H. Murray and Son, Inc. Still standing near the John H. Murray & Son operation is the oldest stone house within the borough. Although still owned by the Murray's, it is not their current residence and has been converted to an apartment. Both the rail and street rail transportation services ceased to exist years following due to the depression in the 1930's and the establishment of the four-lane Route 17 corridor that utilized the old railway easement.

In reviewing South Waverly's past, it is also noted that the borough was once serviced by trolley lines and later by the Valley Bus Service that also stretched into Waverly, NY, Sayre and Athens, PA. South Waverly prided itself on providing corner stores, fruit stands and ice cream shops. It is also noted that many businesses were not located on a traditional Main Street or Central Business District, but within single family homes.

The first school in South Waverly was built around 1884 for 8-grades; it was a two-story building. In 1888, two additional years of classes were added, thus the school began a grade and two-year high school. Students wishing to complete 4-years of high school would go to the Waverly, Sayre or Athens Schools. The two-year high school closed in 1943, which left the school providing for grades 1 thru 8. In 1957, this changed again as the school housed grades kindergarten through 6th grade. South Waverly then joined the Sayre School District in 1951 after a devastating fire destroyed the school in 1957.

During the time South Waverly did not have a school, pupils were temporarily housed in the South Waverly Community Hall and the Elmer Avenue Elementary Building in Sayre. After the devastating school fire in 1947, a new brick building was built on the site of the original school and dedicated in April 1960. Thereafter, the H. Austin Snyder Elementary Building was built in Sayre as the new South Waverly School was closed and shortly thereafter sold to Polly Onofre who operates the Tom Thumb Nursery and Day Care there. South Waverly is now part of the Sayre School District, which is comprised of students from Sayre Borough and also Litchfield Township.

South Waverly Borough is not devoid of historic landmarks. In fact, several still exist out of the previously mentioned history, that include the John H. Murray Coal Yard Building, the oldest house in the borough – the Murray Stone House, Yanuzzi's Restaurant, the Keystone Baptist Church and St. John the Evangelist Church on Division Street. The first church of this parish was a wooden frame structure that was torn down after sixty years and replaced by the current red brick structure. The site of the first church is now the current parking lot. The Keystone Baptist Church on Fulton Street began in the home of a minister, Reverend Donald Green in 1954. However, the name of the church was

changed to "Crossroads Family Ministries" in 2008. The congregation of this church expanded rapidly and was reported to have a membership of 500 in 1974. On Pitney Street, the formerly known Kingdom Hall Jehovah Witness church had been converted in recent years to the "Discover the World Learning Center".

It is obvious that these historic structures served, and continue to serve a valuable purpose in the community and carry on a tradition of days past. It is recommended that the South Waverly Borough Council monitor the condition and availability of these valuable historic sites so that they may not be lost to future development or demolition. It is anticipated that these structures will be used within the duration of this plan and maintained by their rightful owners.

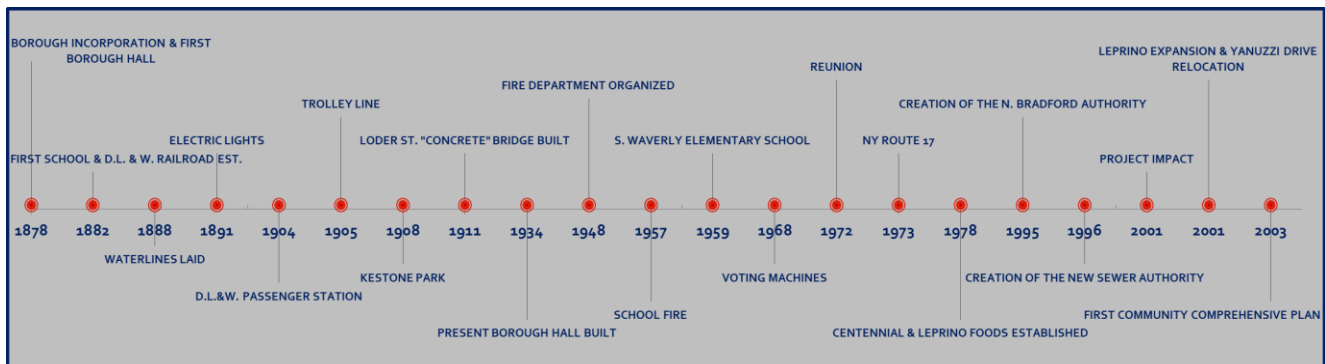
South Waverly Borough has exemplified the word community in many ways, especially with what began in 1972 as a borough-wide celebration better known as the "Reunion". Founders of the "Reunion" are known as the Volunteer Association and were originally comprised of the following members: Francis Cummings (now deceased), Leo Bentley Sr., Ruth Relea Bloss, Joe Yanuzzi (now deceased) and Mary Betty McDonald. The Volunteer Association published a pictorial book that gave an interesting account of South Waverly Borough. In 1992, the name of the Volunteers Association was officially changed to the South Waverly Borough Community Association, Inc. Some of the accomplishments the "Volunteers" accomplished during their time included the development of the fire company – equipping and maintaining it for the borough's protection, renovation of the borough hall and erecting a monument for the borough citizens that lost their lives in the service of their country. In addition, the Ladies Auxiliary of the Fire Company is part of the "Volunteers". In recent years, projects the "Volunteers" engaged in include the completed handicap access ramp to the borough hall (dedicated to Leo Bentley, Sr.) and the Pavilion (dedicated to Joe Yanuzzi). The Community Association will strive to complete more projects in the future as the renovation of the police department facilities looks to be their newest project. All of the above-referenced projects have been completed at no cost to the borough. The Community Association has a proven track record of improving citizen's quality of life in an innovative manner.

In 1996, the borough formed the South Waverly Municipal Authority under the leadership of Lance Bentley, Chairman. Sanitary sewers were installed throughout much of the borough to deter any environmental hazards that may be created with the existence of faulty septic systems and deep soils. The sewers would also allow for additional growth within the borough. In June of 2000, Leprino Foods requested the borough to vacate a portion of Bradford Street to accommodate a \$ 20,000,000 industrial expansion within Pennsylvania and the borough. Again, under the leadership of Borough Council President Lance Bentley, a corridor study was completed for the area between the I-86 exits of 60 and 61 and Bradford Street was realigned to accommodate both Leprino Foods and the residents within the corridor. Bradford Street was consequently renamed "Michael Yanuzzi Drive" to recognize the contributions the Yanuzzi Family has made to the community over the past several decades.

South Waverly has evolved into a residential-bedroom community within the "Valley" region. Over the years, small, tightly knit neighborhoods have developed that promote a small-town rural atmosphere. Business amenities have developed on the eastern edge of the borough abutting Sayre Borough and industrial uses, such as Leprino Foods has developed on the Northern Tier of the borough abutting New York State. Virtually the rest of South Waverly developed as a residential community with opportunities for more residential development on several existing vacant parcels within the borough. One of the most prominent characteristics of South Waverly is its diverse housing stock that exemplifies an almost equal cross-section of low, moderate and higher income homes. Considering

South Waverly's confining border between New York State and the Pennsylvania municipalities of Athens Township and Sayre Borough, there is no chance that the borough will expand or annex other territory for growth and development. Therefore, this Comprehensive Community Plan will focus on potential land uses on the previously mentioned vacant parcels, promotion of South Waverly Borough as the "Valley's" premiere residential community" and developing strategies to improve other aspects of community development within South Waverly Borough. These other aspects may include traffic circulation in trouble areas, prioritization of sidewalk improvements and promotion of aesthetic development standards, just to name a few.

SOUTH WAVERLY BOROUGH HISTORIC TIMELINE: 1878 – PRESENT DAY

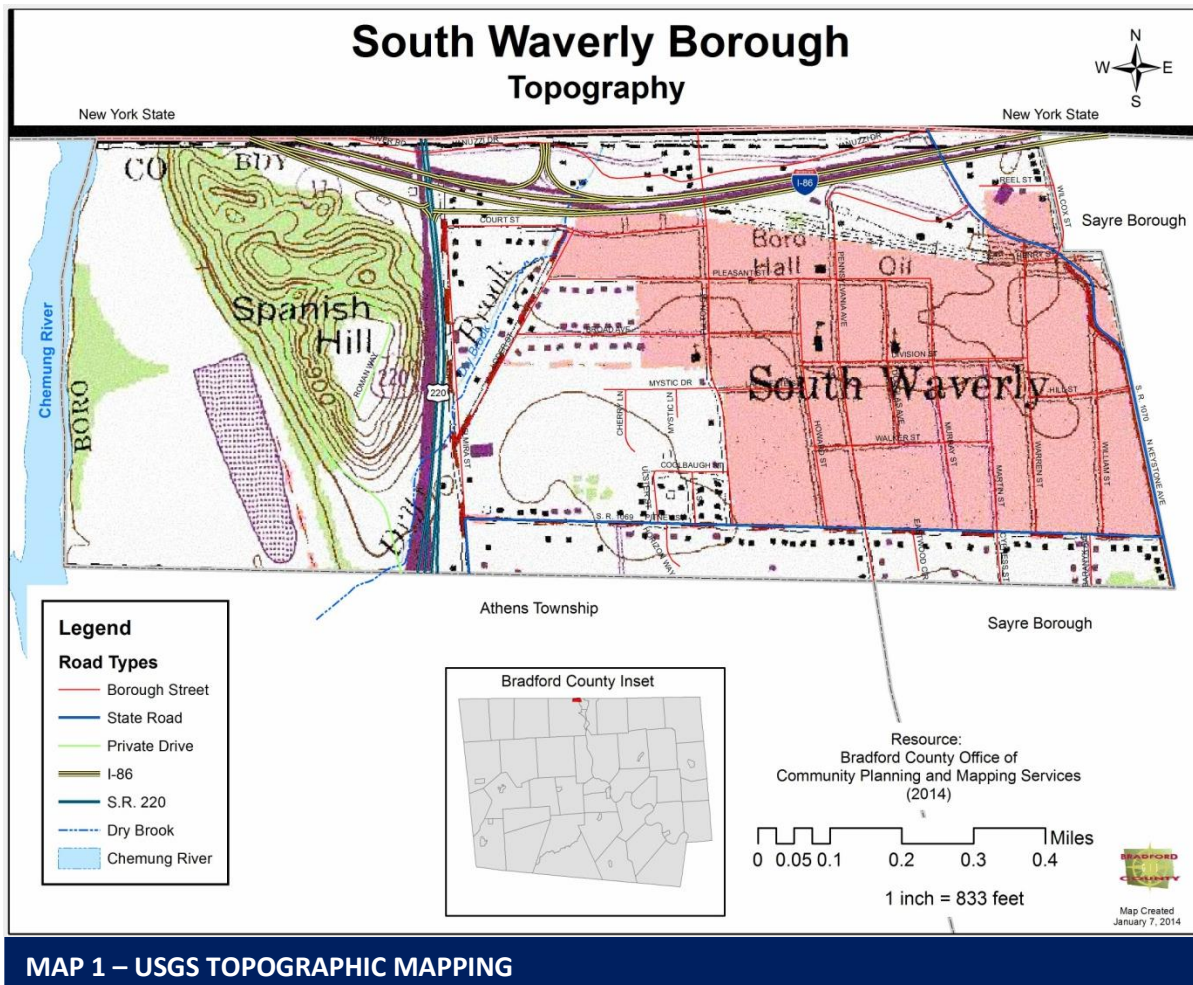


1.3 Borough Geography & Environs

The Borough of South Waverly is situated in what is better known as the "Valley", comprised of the communities: Athens Township, Athens Borough, Sayre Borough, South Waverly Borough and the Village of Waverly, New York. South Waverly Borough lies in a glaciated, low-plateau section of the Appalachian Plateau Providence of Pennsylvania. The surrounding area consists mainly of high, choppy hills interspersed among tracts of rolling farmland. The borough is situated on fairly level land between Cayuta Creek to the east and the Chemung River to the west.

The Chemung River, which forms the western boundary of the borough, is the most prominent drainage feature with only one other major stream, Dry Brook that flows in a southwesterly direction through the borough into the Chemung River.

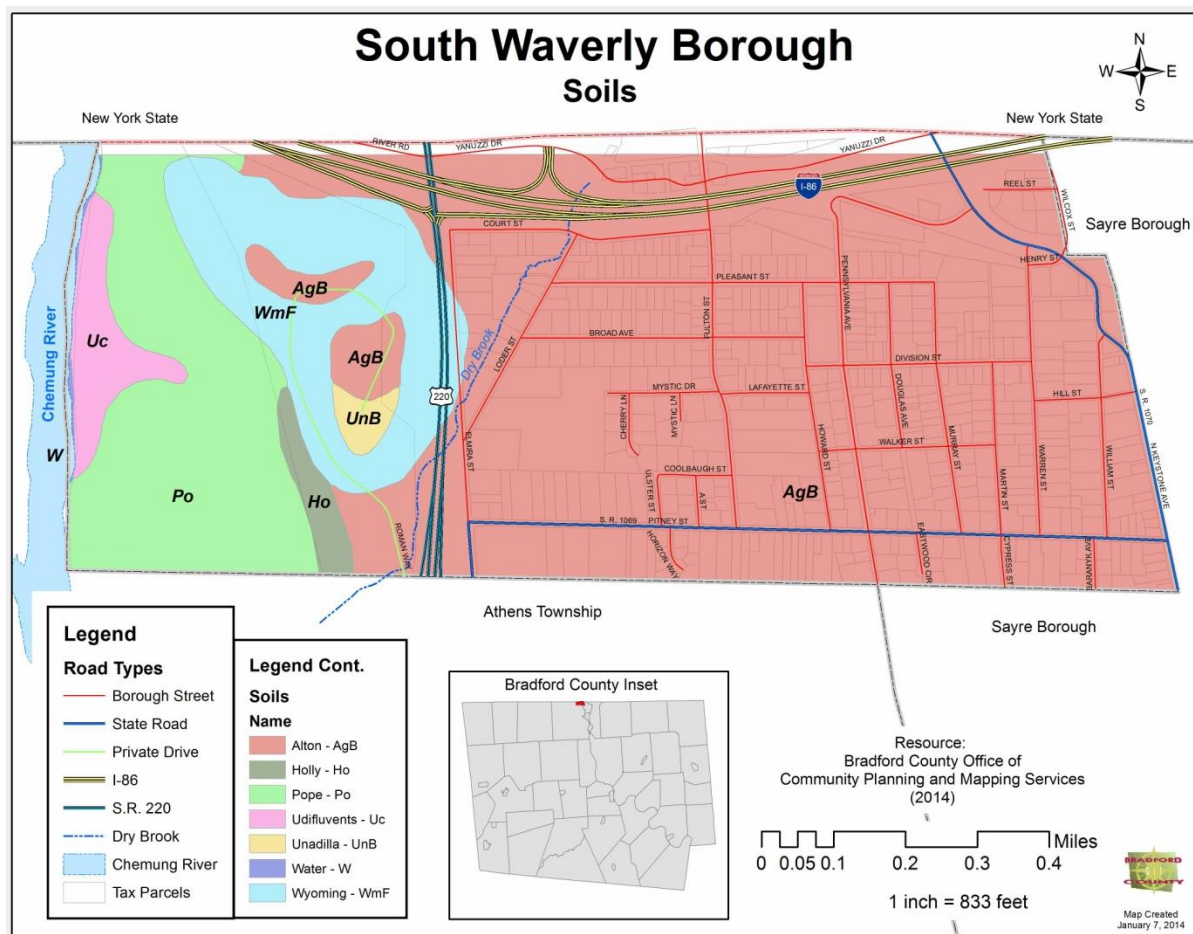
The borough communities are situated on ground between the Chemung and Susquehanna Rivers as both rivers enter Pennsylvania from the North. Athens Township surrounds both the rivers and the boroughs to the east and west. South Waverly Borough is situated in the northwest corner of the "peninsula of land" that comprises the three boroughs between the rivers. The Chemung River borders South Waverly Borough to the west, as Athens Township borders the borough to the south and Sayre Borough to the east. Topographically speaking (See Map 1 – USGS Topographic Mapping), the borough is fairly flat and retains a low elevation of approximately 760' above sea level.



However, there is a unique geographic feature that exists within the agricultural area of the borough that is currently wedged between U.S. Route 220 and the Chemung River. Spanish Hill, with an elevation of approximately 980'-1,000' above sea level, retains a circumference of at least one (1) mile. It is undoubtedly a part of South Waverly's Geologic and Native American History. Geologically, the hill formation can best be described as a "Drumlin" due to its teardrop shape. Drumlins are structures, usually formed by receding glaciers and made-up of glacial till. Conversely, Spanish Hill maintained defensive significance to Native Americans as early settlers populated the southern limits of their territory. The name implies that Spaniards discovered the hill, and, in fact, Spanish coins have been found on the site giving some credence to the name.

The climate of South Waverly Borough is typical of the mid-continental regime where there are extremes in both the winter and summer months. South Waverly Borough is under the influence of the westerlies and is usually affected by cold, dry air coming out of Canada and warm, tropical air from the Gulf of Mexico. In other words, the area is constantly under the influence of battling warm and cold fronts throughout the year. On the average, precipitation falls within 37 to 40 inches annually, with wet weather usually occurring in the spring, early summer and drier weather in winter and late summer. The annual mean temperature for South Waverly equals 48.7°F and the seasonal means equal 25.4°F in January and 70.6°F in July. Overall, there is a clear distinction between all four seasons within this region of northern Bradford County.

The Soil Survey of Bradford and Sullivan Counties of Pennsylvania reveal that a majority of South Waverly Borough contains Alton gravelly silt loam (AgB), which is well drained and somewhat excessively well drained that are usually found next to major streams in Bradford County. Prior to the development of municipal sewer, property owners that tested for septic systems usually found acceptable conditions up to 80 – 90 inches due to these well-drained soils.

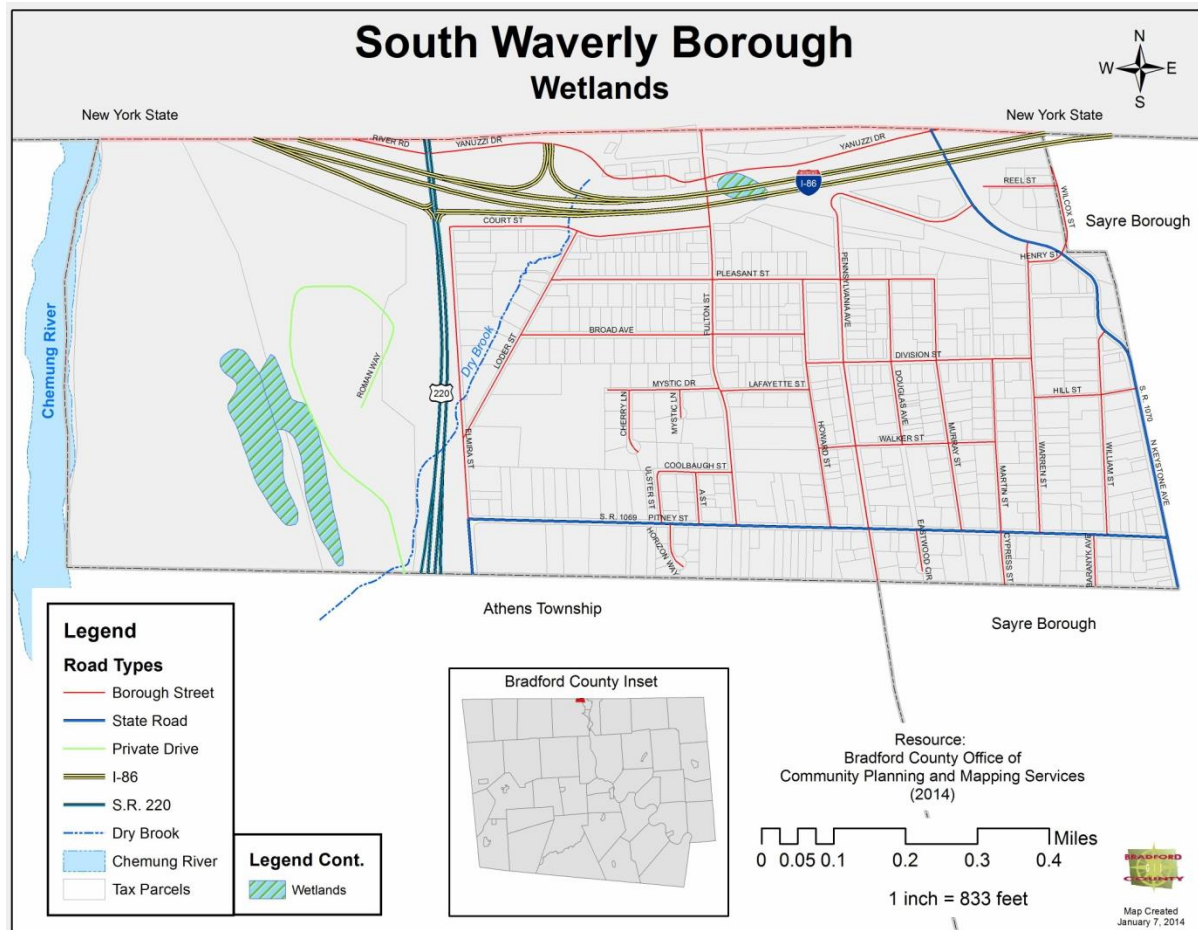


MAP 2 – USDA SOIL SERVICE MAPPING

The western quarter of the borough between U.S. Route 220 and the Chemung River, soils types vary from the river floodplain up to the slope of Spanish Hill. Udfluvents (Uc), Pope (Po) and Holly (Ho) soils are well drained and poorly-drained soils usually found in floodplain, which encompass the low-lying area from the hill to the Chemung River. Conversely, Spanish Hill contains Wyoming gravelly sandy loam (WmF), Unadilla silt loam (UnB) and Alton (AgB) soil groups. The Wyoming (WmF) is usually found on steep terraces or eskers and is usually not productive. Map 2 – USDA Soil Survey Mapping illustrates these soil patterns.

South Waverly is not devoid of wetlands, as two major types of wetlands exist in the borough, namely palustrine and riverine. Map 3 – Existing Wetlands illustrates these areas within the borough. The riverine series is directly related to the Chemung River channel on the western boundary of the borough. Palustrine series can be found in some of the lower lying areas of undeveloped farmland, which may be present as a result of hydric soils that can be found close to the Chemung River. Overall,

minimal areas of wetland do not restrict the current or future types of development that now or may occur within the borough.

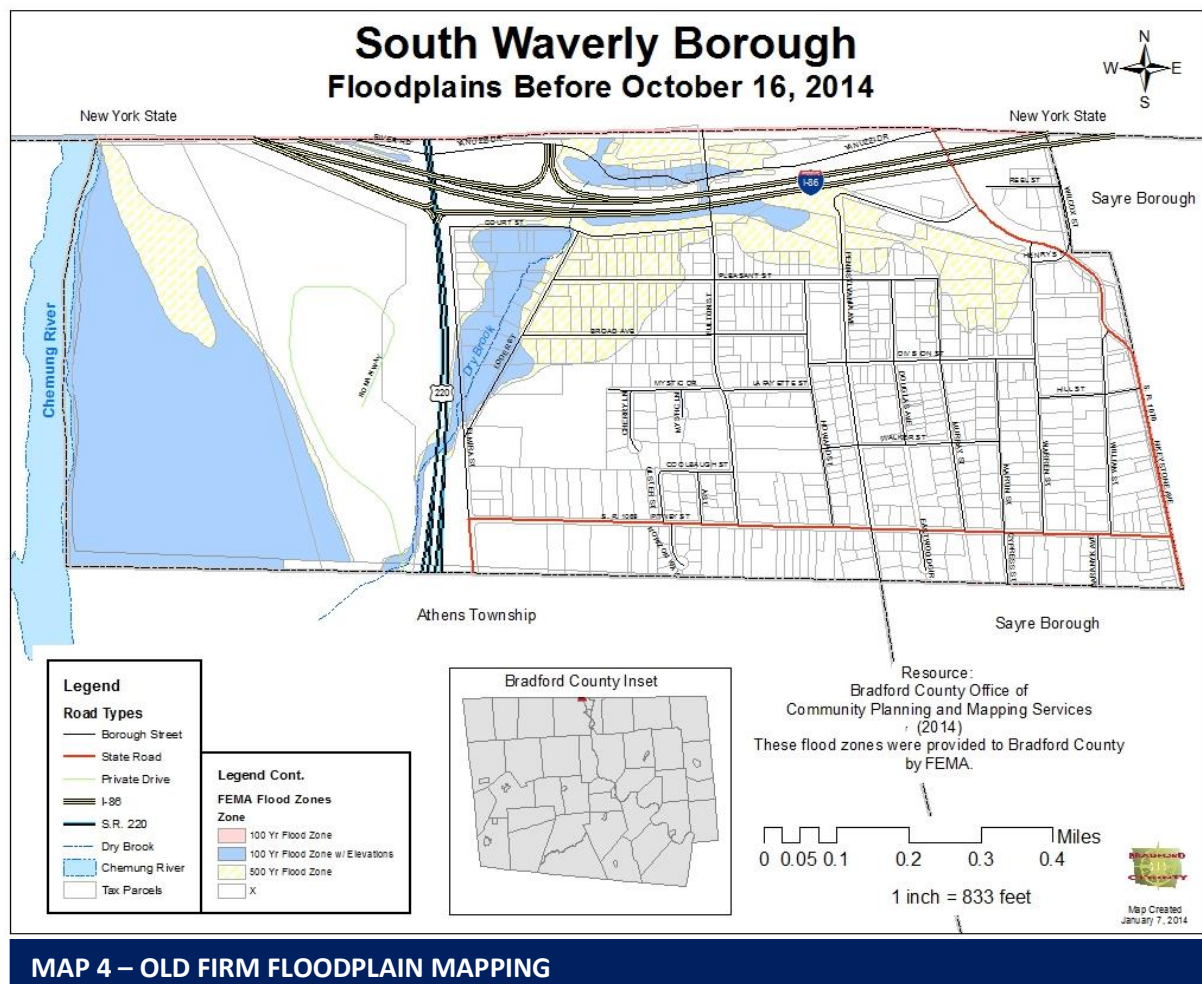


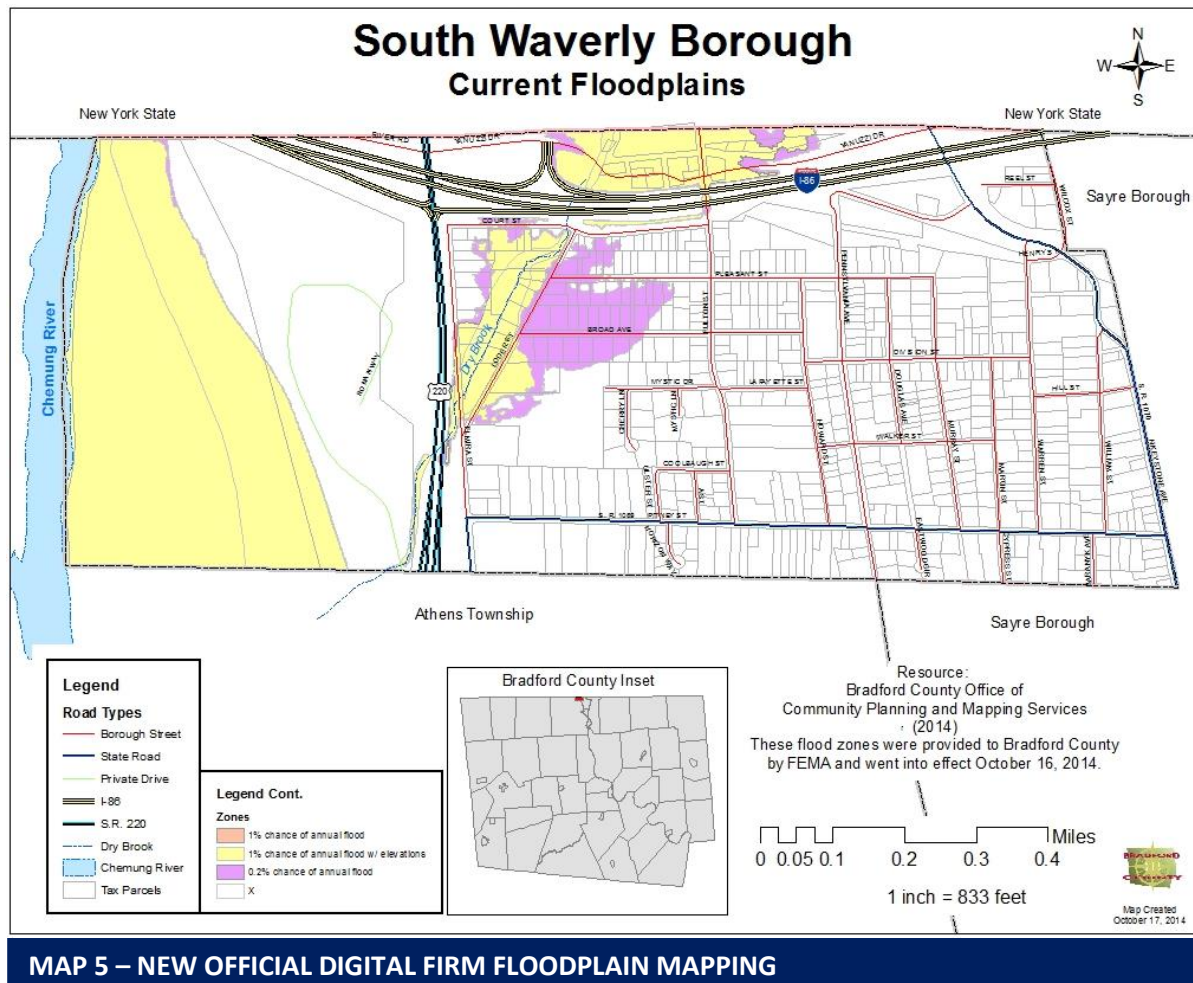
MAP 3 – EXISTING WETLANDS

One interesting point to be noted is the wetland identified on the map in the north central portion of the borough (PSS/EMIC). This particular wetland may not exist at this time due to the fact that N.Y. Route 86 currently traverses this area. The wetland map uses an older topographic backdrop and does not illustrate the existing I-86 Corridor like the other maps in this section.

Displayed on the original floodplain maps of the Borough, both 100-year and 500-year floodplain areas exist throughout South Waverly Borough mainly along Dry Brook and the eastern channel of the Chemung River. Both drainage systems do not pose any serious threat to life or property in South Waverly Borough. In fact, several Army Corp. of Engineer Projects upstream have improved the flooding situation the "Valley" region experienced in the past. Four upstream dams contribute to the reduction in flood hazards from the Chemung River, which include: the Almond Dam, located two miles Northwest of Hornell, NY, on Canacadea Creek; Arkport Dam, located five miles northeast of Hornell NY, on the Canisteo River; the Tioga-Hammond Dam, located 20 miles southwest of Elmira, NY on the Tioga River and Crooked Creek; and, the Cowenesque Dam, located on the Cowenesque River, two miles above the confluence with the Tioga River at Lawrenceville, PA.

As one can observe in Map 4 – Existing FIRM Floodplain Mapping, the National Flood Insurance Program has identified 100- and 500-year flood plain regions as part of the large area of developed and potentially developable land along the Dry Brook channel as it traverses the borough to the Chemung River. The map data is taken from the last effective floodplain insurance rate map revisions dated June 18, 1980. This area includes Loder, South, Pleasant and North Elmira Street. The area even extends into the northeastern portion of the borough between Warren, Pleasant and Division Streets. This designation concerns borough officials, as Dry Brook has not significantly posed a major threat to these areas during major flood events that happened during 1972, 1975, 1996 and 2011. This designation can restrict development if it is not considered for change in the near future. The borough may be able to justify a flood map change with FEMA and the National Flood Insurance Program due to the flood control projects mentioned earlier and the work completed at Leprino Foods over the past several years. With the expansion of the Leprino Plant, water from Dry Brook has been controlled under the plant with the placement of large culvert pipes. If more accurate and descriptive information is presented to FEMA as a proposed map change, the Federal Emergency Management Agency may be swayed to consider altering the Flood Insurance Rate Maps. This should be considered as a short-term implementation project after the adoption of the South Waverly Borough Comprehensive Plan.





Map 5 – Proposed Digital FIRM Floodplain Mapping is a representation of the new digital floodplain mapping data that will go into effect in 2014. Back in April 2012, FEMA began the process in Bradford County updating all Flood Insurance Studies (FIS) and Flood Insurance Rate Maps (FIRM) for all municipalities. The (FIS) is the narrative report of the community's flood hazards that contains prior flooding information, description of flooding sources, information on flood protection measures and description of hydrologic and hydraulic methods used in the study. The (FIRM) illustrates the extent of flood hazards by depicting flood risk zones and Special Flood Hazard Areas and is used with the (FIS) to determine the most appropriate floodplain development regulations to apply in each zone. Basic Zone Classifications include Zone "A" – the area inundated by the 1% annual chance flooding for which no Base Flood Elevations have been determined and Zone "C or X" – areas determined to be outside 500-year floodplain determined to be outside the 1% and .2% annual chance floodplain. Municipalities and/or residents could have appealed the proposed floodplain designations in October 2013 for a period of 90-days. It is unknown whether anyone appealed the proposed floodplain designations in South Waverly Borough.

Throughout 2013, the preliminary or proposed FIRM Floodplain Mapping had been shared with all Bradford County municipalities. An official Letter of Final Determination (LFD) may be issued in April 2014 and, once effective, each community will be required to submit an adopted, compliant floodplain ordinance to FEMA within six months. Failure to do so will suspend the municipality from the National

Flood Insurance Program. It is recommended that South Waverly Borough adopt suggested provisions meeting minimum requirements of the NFIP and the PA Floodplain Management Act (1978-166), Section 60.3 (d.).

In sum, the geography of South Waverly Borough is reminiscent of the other “Valley” communities where the land is fairly level and contains rich, deep soils. The communities within the “Valley” lie within an isthmus between the Chemung and Susquehanna Rivers and are under the influence of high water events from each river channel. All three “Valley” communities exhibit densely populated residential neighborhoods with community sewer and water lines with fringe areas under the influence of rivers or wetlands.

South Waverly Borough functions primarily as a residential community that continues to support some industry such as Lepreno Foods along the New York State Border and other commercial development along the eastern edge of the borough line with Sayre. Overall, residents enjoy the quaintness and small town atmosphere South Waverly Borough retains and wish to preserve that for future generations. As we analyze further sections of this Comprehensive Community Plan, it will be important to recognize that many of the goals and objectives outlined in the document revolve around this philosophy that was brought about through the community survey process and visioning meeting. Unlike Athens and Sayre Borough, South Waverly maintains developable open space in several areas. Growth can still be carried out within these areas considering planned residential development, light commercial and industrial uses. ■



PHOTO: HEADWATERS OF DRY BROOK AS IT CROSSES UNDER COURT ST. ALONG LODER ST.

CHAPTER 2



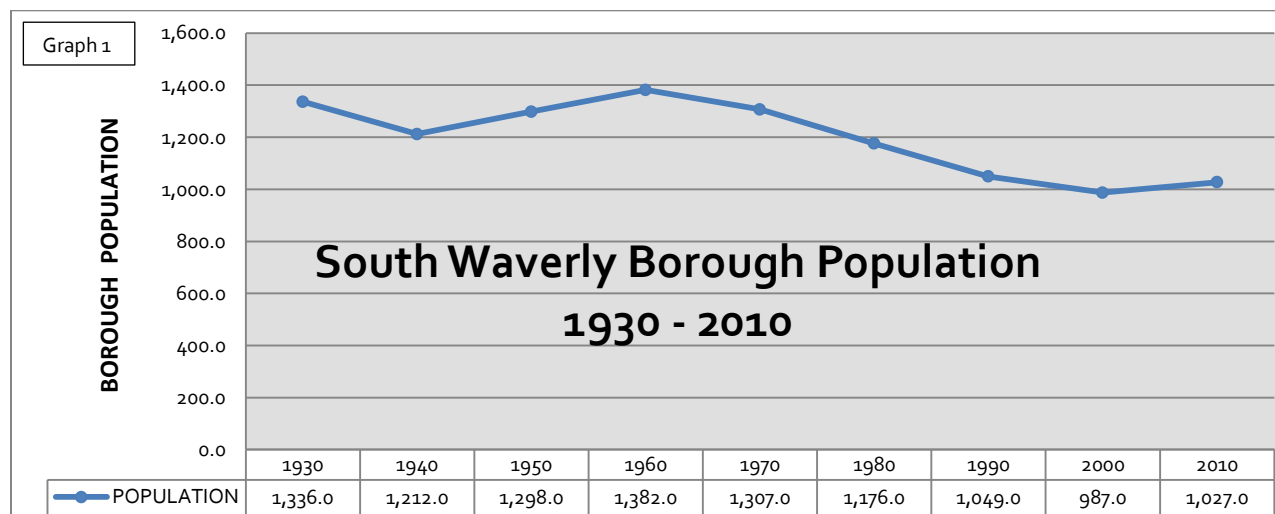
POPULATION TRENDS

Chapter 2. POPULATION TRENDS

2.1 Population, Age, Gender & Race

Within the framework of any Community Comprehensive Plan, one can observe the most basic and fundamental approach towards measuring community growth, which is through the population component. The population component illustrates overall population growth or decline, demographic comparisons with surrounding communities, age and racial distribution, gender specific population distribution and the like. In addition, local population trends may also compare with or diverge from regional or national population trends. We analyze these trends to explain growth or decline in a specific municipality along with historical data. This component of the Community Comprehensive Plan will outline population trends in South Waverly Borough and compare those with the surrounding Valley communities.

From 1930 to 1950, the population of South Waverly Borough declined from 1,336 to 1,298, an approximately -2.8% decrease. From 1950 to 1970, population increased from 1,298 up to 1,382 in 1960, then declined in 1970 to 1,307, a -5.4% decrease. Population declined further in 1980 to 1,176, in 1990 to 1,049 and 987 in the 2000 Census. The 2010 Census illustrates a minor increase, after a decline in population for over 40 years, in Borough population equaling a 4.05% increase. This increase may be attributed to attractive housing stock for families that work within the Valley communities and in the Southern Tier of New York. The following Graph 1 illustrates the Borough population trends:



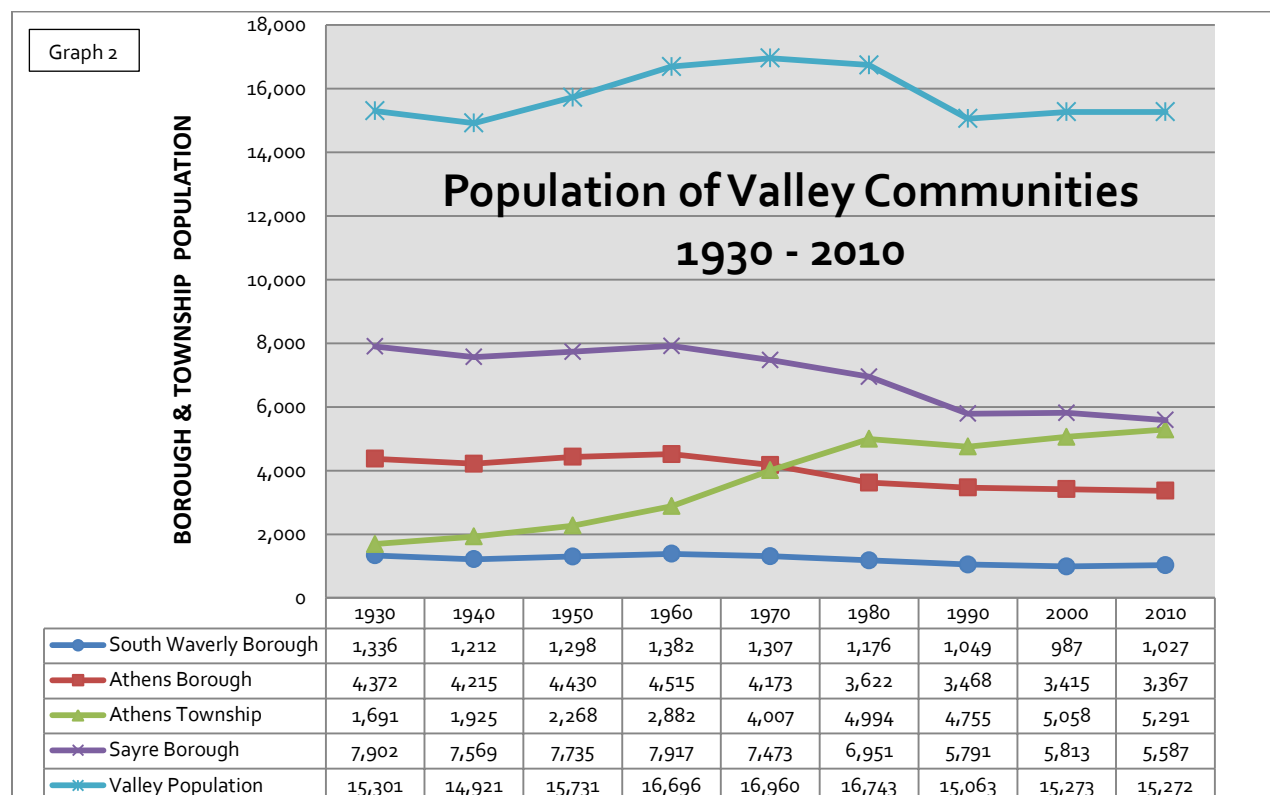
Overall, the population change that occurred in South Waverly Borough between 1930 and present equals approximately -23.0%. Back during the development of the 2003 Comprehensive Plan, Borough officials disputed the population decrease from the 1990 to 2000 Census due to residential growth that occurred in areas of the borough. One explanation for this disparity may be related to previous census years and their related accuracy. Even with the overall results of the 2010 Census, there is disagreement with totals for several communities throughout Bradford County due to the influx of workers from the natural gas industry beginning in 2008, yet, during this timeframe, Bradford County only experienced a nominal .5% increase of population between 2000 and 2010. Another apparent reason for population decline in the Borough, especially before 1970, may be attributed to the loss of

almost 60 homes within the borough on South, Spaulding, Bradford Streets and Pennsylvania Avenue, which was discussed in the previous Comprehensive Plan. These homes were purchased from the New York State Department of Transportation for the establishment of Route 17, now I-86, which transects the northern part of the borough. Since the last Comprehensive Plan in 2003, several homes were also purchased during the acquisition of properties for the establishment of Yanuzzi Drive.

Table 1. Population of South Waverly Borough and Bradford County (1930-2010)

YEAR	South Waverly Borough			Bradford County		
	Change			Change		
	Population	Number	Percent	Population	Number	Percent
1930	1,336			49,039		
1940	1,212	-124.0	-9.28%	50,615	1,576.0	3.21%
1950	1,298	86.0	7.10%	51,722	1,107.0	2.19%
1960	1,382	84.0	6.47%	54,925	3,203.0	6.19%
1970	1,307	-75.0	-5.43%	57,962	3,037.0	5.53%
1980	1,176	-131.0	-10.02%	62,919	4,957.0	8.55%
1990	1,049	-127.0	-10.80%	60,967	-1,952.0	-3.10%
2000	987	-62.0	-5.91%	62,761	1,794.0	2.94%
2010	1,027	40.0	4.05%	62,622	-139.0	-0.22%
Change, 1930-2010		-309	-23.13%		13,583.0	27.70%

Overall, Bradford County has sustained a moderately growing population over the years with a total population of 62,622 in the 2010 Census and the Valley region is generally no exception to this trend with a total population of 15,272 in 2010 or 24.3% of the total Bradford County population. Although the Valley region serves as the largest population center in the county, combined population has not risen significantly within the same timeframe. Overall percent change with the Valley population from 1930 to present increased only 0.19%, with percent increases between 1950 and 1960 and decreases

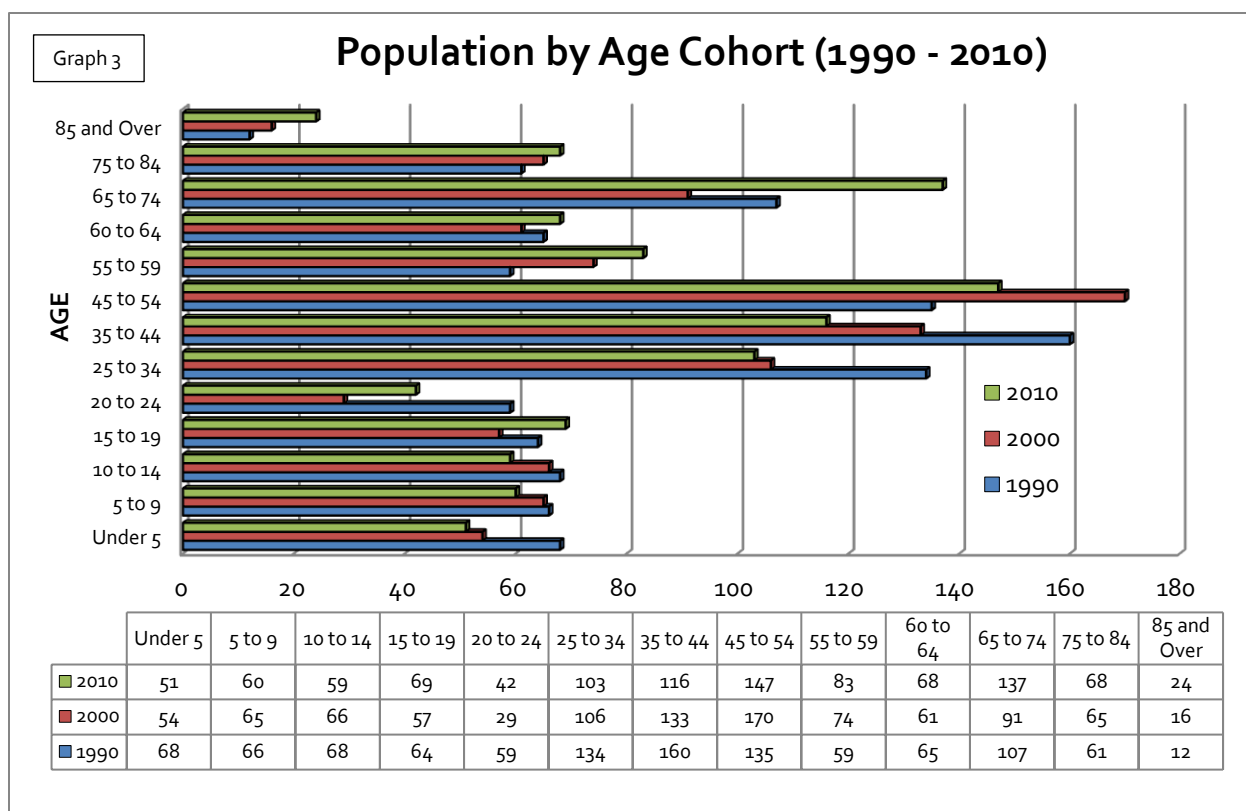


between 1980 and 1990. Athens Township, contiguous to South Waverly Borough to the south and west, is the only Valley community that has experienced a sizable growth since 1970 to present, with a 32% increase in population. In 2010, the boroughs experienced continued population decline with Sayre Borough, contiguous to South Waverly Borough to the south and east, exhibiting a loss of population of 3.89% and Athens Borough also decreasing at a 1.41 % rate within the last ten years. As discussed within the last Comprehensive Plan, several trends continue to contribute to this population shift, including the age of housing in the boroughs vs. the townships, preferential tax assessment with larger properties within the outlying townships and the residents' desire to live on larger properties as a buffer with open space and woodland. Athens Township has been zoned for several years and provides pockets of municipal sewer and private water service for several of the designated residential and commercial areas, especially along Elmira Street, which continues into South Waverly Borough from the south, and now into the areas of Wilawana and Mile Lane Roads. One significant factor that has now entered into planning development outside the boroughs is the price of land associated with mineral or subsurface values related to natural gas development. With the initial boom of natural gas exploration that occurred in the mid- to late-2000's, built up, urbanized areas within Bradford County became an attractive living option for natural gas employees and subcontractors due to the lack of available housing within the county. We will explore natural gas development later in this plan as it relates to how it has affected a smaller municipality such as South Waverly Borough, but, it is worth mentioning as a factor to consider when analyzing demographic trends. This plan also considers other factors such as industrial commercial growth within surrounding municipalities and the presence of major employers such as Guthrie Clinic and Robert Packer Hospital throughout the Valley and Sayre Borough.

Historically, the overall population trends of the Valley communities over the past seventy years exhibit some similarities to national population trends during this time period. After World War II, population in many cities and municipalities increased as men came home from the war to begin raising families. As the national economy grew stronger, industrial expansion began to shift towards service-oriented business. This type of urban population growth seemed prevalent in South Waverly Borough and the other Valley municipalities. Furthermore, the "baby boom era" impacted South Waverly Borough between 1940 and 1960, however, after 1960, population began to decrease as a result of urban expansion into suburbs and rural areas. Average family size became smaller and the automobile began to show its powerful presence in the United States and in this region, as people began to move out of urban places such as the Valley communities. The railroad industry never seemed to gain any steam, as the automobile quickly became the mode of transportation that moved goods and services out of the urban centers into the rural fringe.

Regarding population density, South Waverly Borough is the 5th most densely populated borough out of 13 within Bradford County, with a total area of 0.9 mi.² and a population density of 1,087.5 persons/mi.². It is also the 3rd out of the 4 Valley communities for population density with Sayre Borough at 2,660 persons/mi.², Athens Borough at 1,807.4 persons/mi.² and Athens Township at 114.7 persons/mi.². Out of the fifty-one municipalities within Bradford County, South Waverly Borough is ranked 42nd in land size with Overton Township being the largest at 47 mi.² and the smallest being New Albany Borough at 0.5 mi.².

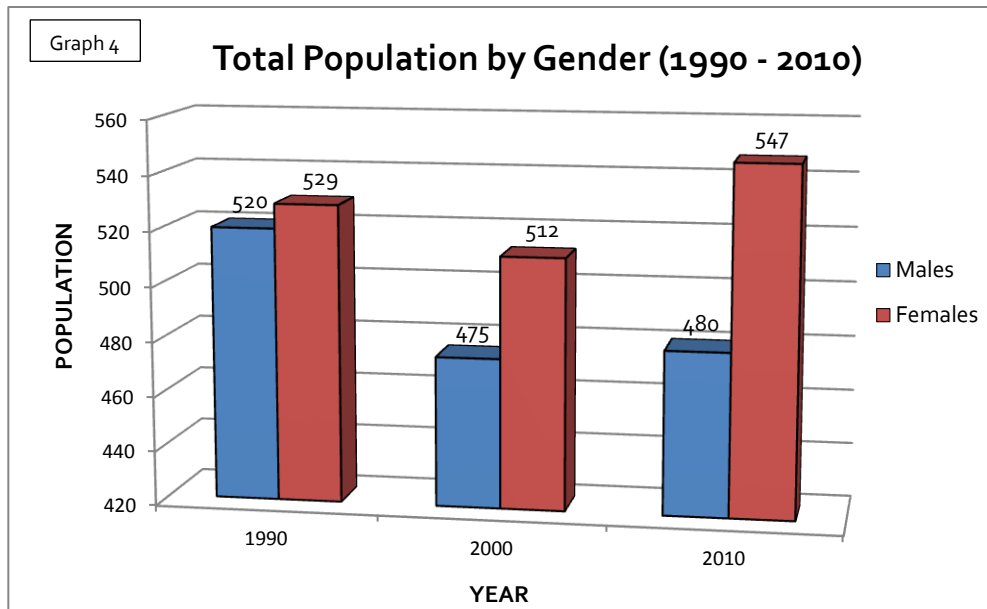
Age and gender are also important influences on the future growth and development of a community. The following, Graph 3, will now provide analysis of age and gender distribution within the borough from 1990 to 2010. By observing the trends with age cohort, the first noticeable pattern that emerges



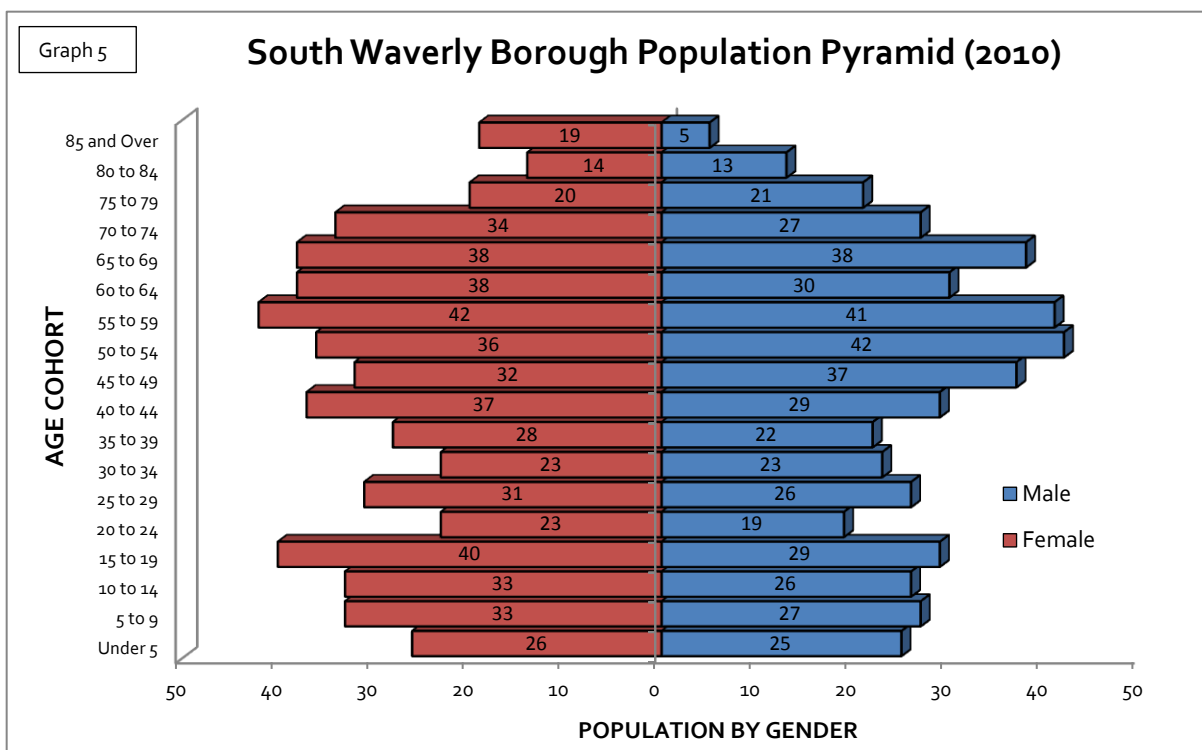
is the shifting population over the last three decades from the 25 to 34 age cohort into the 35 to 44 and 45 to 54 age cohorts respectively. A similar pattern holds true in the age cohorts of Under 5, 5 to 9 and 10 to 14, where this age group has decreased from the 2000 Census at 18% of the population now at 16.5%. The South Waverly Borough population continues to age and much younger populations are not replacing the older cohorts. Back in the 2003 Comprehensive Plan, cohorts between the ages of 25 and 59 years equaled a total of 47% of the borough population, which dropped in 2010, equaling 43.7% reminiscent of this shift. Median age also increased from 44.1 years to 46.1 in the 2010 Census. Comparatively, the other Valley communities exhibit a slightly younger median with Athens Township at 45.7, Athens Borough at 41.4 and Sayre Borough at 40.7. Those people over 60 years of age within South Waverly Borough comprise of 28.9% of the borough's total population.

As stated in the 2003 Comprehensive Plan, an aging population will most likely require services atypical of a younger, growing population such as multi-generational housing, proximity to senior programs, medical offices and other services associated with aging households. South Waverly Borough, geographically speaking, is near prime medical care with the Robert Packer Hospital and Guthrie Clinic.

The next graph illustrates the difference of males and females within the borough from the 1990 census to present. This graph illustrates the margin of women to men over a thirty year time frame. As Graph 4 illustrates, since 1990, a large disparity emerges with the population of males versus females with a marked decrease in the male population. The period reflects an overall decrease in male population of -7.69% and an overall increase in female population of 3.40%. However, within the last ten years, the male population has somewhat stabilized and the female population increased 6.84% for the period after a slight decrease from 1990 to 2000 of -3.21%.



To take this analysis a step further, a Population Pyramid divides both male and female genders by age cohort to give a better sense of these apparent trends in male decreases and female increases within the last ten years. Graph 5 illustrates the population pyramid for the 2010 Census period.



The Population Pyramid confirms several trends that have been discussed thus far within the Population component. Both males and females under the age of 14 only comprise the borough of 16.5% of its population and the middle age category for both genders between the ages of 45 to 64 comprise of 26.8% of the borough population, indicating that the borough population will continue to

age and the younger population will seemingly not replenish the older population. Women over the age of 70 are outliving their male counterparts and women within their childbearing years comprise the total population of 14.12%, which is fairly low considering the percentage of women in the middle age population cohorts. South Waverly Borough is aging and continues to follow this trend despite population changes that have come with the natural gas boom. The Valley communities seem somewhat insulated from the surge of natural gas activity, due to the fact that the borough is located on the state border that has virtually no drilling activity and containing a housing stock that has primary ownership.

Additionally, there are statistics regarding race and ethnicity to round out the Population component. For the most part, the 2003 Comprehensive Plan illustrated a primarily Caucasian population with very small percentages of various ethnicities and races. The 2010 Census reflects that South Waverly Borough retains a 98% population, or 1,006 residents, as Caucasian and 0.3% Black or African American, 0.6% American Indian or Alaskan Native, 0.2% Asian and 0.5% Some Other Race. The Hispanic and Latino population equally indicates a nominal impact on the population as a whole at 1.8%. In sum, South Waverly Borough continues to lack a diverse population with such an uneven distribution of ethnicities.

2.2 Household Income & Educational Attainment

The Median Household Income for South Waverly Borough is the highest of all the Valley communities at \$60,000.00 which is 25% greater than the Median Income for Bradford County and 12.8% higher than the state median. Table 2 illustrates these values for Bradford County and the Valley communities:

Table 2. Median Household Income (2008-2012)	
Municipality	Income
PENNSYLVANIA	\$ 52,267.00
Bradford County	\$ 44,650.00
South Waverly Borough	\$ 60,000.00
Athens Borough	\$ 33,889.00
Athens Township	\$ 52,391.00
Sayre Borough	\$ 40,813.00

Lastly, educational attainment reflects the levels of schooling the Borough residents have achieved and gives a better impression of the percentage of people that fall into the skilled and unskilled labor force as it relates to Household Income. Table 3. below illustrates the comparison of population 18 – 24 and over 25 for Pennsylvania, Bradford County and the Valley communities.

Table 3. Educational Attainment (2008-2012)						
Municipality	Population 18 - 24		Population 25+			
	High School Graduate*	Bachelor Degree or Higher	High School Graduate*	Bachelor Degree	Associates Degree	Graduate or Professional Degree
PENNSYLVANIA	31.3%	11.5%	37.2%	16.6%	7.5%	10.4%
Bradford County	38.9%	8.5%	47.9%	10.9%	7.8%	5.6%
South Waverly Borough	32.3%	6.5%	38.3%	12.4%	5.8%	10.9%
Athens Borough	41.5%	5.4%	46.6%	14.6%	6.7%	5.3%
Athens Township	31.6%	11.4%	46.0%	9.9%	8.2%	12.1%
Sayre Borough	29.8%	0.0%	37.1%	15.9%	10.2%	7.5%

*Includes Equivalency

2.3 Population Summary & Key Points

For population cohorts between 18 and 24, South Waverly Borough exhibits a consistent high school graduation attainment with the state and a 6.6% less attainment than Bradford County as a whole. Furthermore, the borough trails both the county and state in attained higher degrees. For population cohorts 25+, high school graduates increase by 5% and are still slightly higher than the state percentage, but again, lower than the overall county percentage. However, both the Bachelor and Graduate/Professional degrees surpass the county percentages by a few percentage points, especially the Graduate attainment at approximately 5.3% higher than the county. Among the Valley communities, South Waverly Borough is the 2nd highest percentage considering population between ages 18 and 24 with both high school graduation and Bachelor degrees. And for the population 25+, South Waverly Borough ranks 3rd and 4th under high school graduation, Associates and Bachelor degrees among the Valley communities, but 2nd for Graduate and Professional degrees. This overall pattern of educational attainment is obvious, especially with the present aging population, the high income level achieved and the close proximity to the Robert Packer Hospital that employ a high percentage of physicians with Graduate level attainment.

Concluding the Population Trend section of the Comprehensive Plan,

it is evident that the population in South Waverly Borough has experienced a slight increase over the last ten years, with a continued trend towards an aging population as illustrated in the Population Pyramid. The borough remains a “bedroom” community within the Valley communities and has potential to attract working-class, young families that are employed with the hospital and other surrounding businesses and industry. South Waverly Borough is in a prime geographic position, situated so that current and future residents take advantage of industries, business and healthcare providers within the Northern Tier of Pennsylvania or the Southern Tier of New York. Potential employees living in South Waverly Borough live within only 17 miles from Towanda, 20–30 miles from Elmira/Corning, NY, 30 miles from the Binghamton, Vestal, Johnston City area and 30 miles from Ithaca. A new game changer, natural gas development of the Marcellus Shale, has also altered the Bradford County economy in the most positive manner by creating an increase in diverse job opportunities for technical and non-technical labor. This trend will also change the overall Median Housing Income and compete with existing wages, especially within the wage-earning, middle-class workforce categories, due to the natural gas industry’s higher paid positions. Since New York State has not made a commitment to allowing horizontal drilling technology, Pennsylvania and Bradford County will continue to be the lead producer of natural gas and employment through local companies such as Chesapeake Energy, along with Great Plains and NOMAC, which are regionally headquartered in Athens Township. The Robert Packer Hospital and Guthrie Clinic also contribute a large percentage of employment for the Valley, Northern and Southern Tiers and will continue to play a major role in not only providing prime healthcare services, but also opportunities for the future workforce. Leprino Foods, Masco Retail Cabinet Group and Stroehmann Bakeries are other industries within and surrounding South Waverly Borough that greatly impact available employment for borough residents. ■

Key South Waverly Borough Population Statistics (2010)

- ◆ Population: **1,027**
- ◆ Land Area: **0.9 mi.²**
- ◆ Population Density: **1,087.5 persons/mi.²**
- ◆ Population Change (2000 - 2010): **+ 4.05%**
- ◆ Median Age: **46.1 Years**
- ◆ Male Population: **480**
- ◆ Female Population: **547**
- ◆ High School Graduates: **38.3%**
- ◆ Bachelor Degree: **12.4%**
- ◆ Median Household Income: **\$60,000.00**

CHAPTER 3



HOUSING TRENDS

Chapter 3. HOUSING TRENDS

3.1 Housing Ownership, Units & Age

Housing stock affects all aspects of life in a municipality, which ultimately relates to the overall standard of living, quality of life and community's economic stability. South Waverly Borough is a municipality that is almost completely developed and contains little room to expand development within its existing borders. As the last chapter suggests, the borough population has continued to age over the past twenty years and population increased by just over 4% in the past ten years. South Waverly Borough has sustained a quality housing stock as was indicated in the 2003 Comprehensive Plan and performs as a primarily residential community within the Valley region.

The Pennsylvania Municipalities Planning Code requires that “a plan meet the housing needs for those present in addition to future residents, conservation of presently sound housing, rehabilitation of housing in declining neighbor hoods and the accommodation of expected new housing in different dwelling types and at appropriate densities for households of all income levels”.

For a small municipality like South Waverly Borough, this basic element of a housing plan may be daunting to achieve, especially where all types of housing are to be considered for a mix of income levels. The current zoning ordinance allows for various types of housing within the **Agricultural**, **Business I** and **II** and the **Residential I** and **II** districts. **Industrial** and the **Public** districts do not permit residential uses for their intended purpose. Within the allowable districts, new residential construction will most likely consist of infill development on smaller tax parcels and the rehabilitation or replacement of deteriorated structures within various neighborhoods. Unsurprisingly, a balanced housing mix promotes affordability and draws households of diverse ages, composition, and family sizes.

This chapter of the comprehensive plan begins by looking at characteristics of the housing stock such as unit size, unit type, age, tenure type (owner-occupied or rental) and value. This chapter will also draw comparisons from the other Valley communities, the county and state.

Table 4 outlines the number of units within South Waverly Borough and each of the Valley communities for comparison purposes from 1990 to 2010.

Table 4. Total Housing - Units Owner vs. Renter (2010)									
Municipality	Total Units			Owner-Occupied (%)			Renter-Occupied (%)		
	1990	2000	2010	1990	2000	2010	1990	2000	2010
South Waverly Borough	417	431	439	79.4	78.7	85.1	16.3	16.5	14.9
Athens Borough	1,515	1,500	1,477	55.1	56.1	58.1	37.2	39.1	41.9
Athens Township	1,996	2,189	2,378	76.8	76.9	82.4	15.2	14.5	17.6
Sayre Borough	2,602	2,722	2,693	57.3	54.7	58.1	34.6	38.2	41.9

Since 2010, South Waverly Borough increased total units by a total of 8, or 1.8%, as Owner-Occupied units increased 6.4% for the period and Renter-Occupied units decreased by -1.6%. The stock of Multi-Family housing such as apartments and townhouses are not the predominant housing type as outlined in the following Table 5, as traditional detached Single-Family, Owner-Occupied Housing overshadow other housing options, especially available in the adjacent Valley communities. Complexes such as

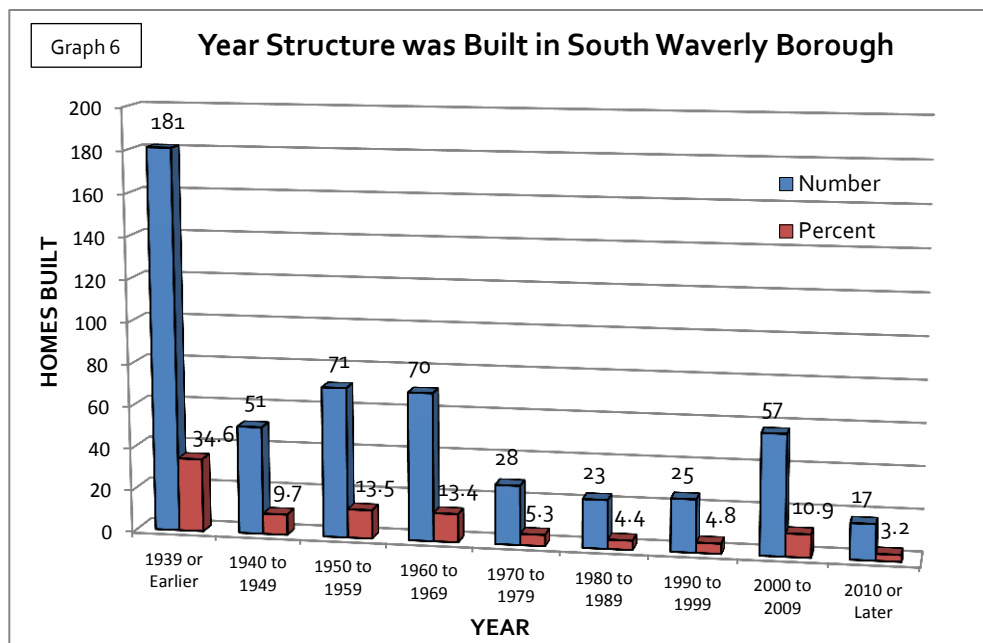
Page Manor, Chemung View and Hopkins Commons accommodate senior and elderly housing options and therefore inflate the Renter-Occupied percentages in Athens and Sayre Boroughs.

Table 5 outlines units by type within South Waverly Borough to fully explain the differences between the Owner-Occupied and Renter-Occupied percentages. The following data is received through the American Community Survey or ACS and is a survey designed to provide communities with a fresh look as to how they are changing in shorter increments or more frequent than every ten years. The (ACS) collects data under Single-Year Estimates or Multi-Year Estimates, depending on population size. Since South Waverly Borough is considered a smaller area, data is based on five-year estimates for 2008 to 2012. So, there is some disparity between actual housing units through the use of 2010 Demographic data and the (ACS) estimates.

Table 5. Housing Units by Type - South Waverly Borough (2008 – 2012 Est.)

Housing Type	2000		2010	
	Number	Percent (%)	Number	Percent (%)
Single-Family, Detached	370	85.8	462	91.3
Single-Family, Attached	4	0.92	6	1.1
2 Units	49	11.3	32	6.3
3 - 4 Units	5	1.16	3	0.59
5 - 9 Units	0	0	0	0
10 - 19 Units	0	0	0	0
20 or More Units	0	0	0	0
Mobile Home	3	0.69	3	0.59
Boat, RV, Van, etc.	0	0	0	0

Traditional single-family, detached homes that do not share a party wall with another single-family home are the majority of residences in South Waverly Borough. Two-unit homes are the much less prominent residential dwelling with a scant amount of 3-4 Unit homes. South Waverly Borough does not contain traditional apartment buildings or townhouses as an alternative for multi-family living space.



As Graph 6 illustrates, the highest percent of homes were built before 1939 and, considering the decades following up to 1969, approximately 73.7% of the housing stock had been built before 1970. Between 1970 and 1999, 14.7% of the homes built within the borough and a slight spike in home building occurred between 2000 and 2009, contributing 11.0% of the total new housing stock within the borough. Any new home development will be proposed on vacant lots, as infill development, within various neighborhoods or on potential subdivisions such as Mystic and Cherry Lanes or behind the St. John the Evangelist Church property.

3.2 Housing Type by Zoning Designation, Value, Rent & Size

The following, Table 6, is a summary of identified residential uses within the South Waverly Borough Zoning Ordinance, identified as Permitted Uses, Not Permitted or Special Exceptions in the designated zoning districts.

Table 6. Permitted Housing Types within South Waverly Borough								
HOUSING TYPE	DESIGNATED ZONING DISTRICT							
	Agricultural (AG)	Business I (B1)	Business II (B2)	Business III (B3)	Industrial (I)	Residential I (R1)	Residential II (R2)	Public (P)
Industrialized Housing Dwelling	P	NP	NP	NP	NP	NP	NP	NP
Mobile (Manufactured) Home Dwelling	P	NP	NP	NP	NP	NP	NP	NP
Single-Family Dwelling	P	NP	NP	NP	NP	P	P	NP
Two-Family Dwelling	P	NP	NP	NP	NP	NP	P	NP
Halfway House	P	NP	NP	NP	NP	NP	NP	NP
Mobile Home (House Trailer)	P	NP	NP	NP	NP	NP	NP	NP
Mobile Home Lot	P	NP	NP	NP	NP	NP	NP	NP
Mobile Home Park	SE	NP	NP	NP	NP	NP	NP	NP
Man Camp	SE	NP	NP	NP	NP	NP	NP	NP
Adult Personal Care Facility	NP	P	P	NP	NP	NP	NP	NP
Apartment	NP	NP	P	NP	NP	NP	SE	NP
Apartment Conversion	NP	NP	NP	NP	NP	NP	SE	NP
Bed & Breakfast	NP	P	P	NP	NP	NP	NP	NP
Boarding House or Lodging House, Rooming House	NP	P	P	NP	NP	NP	NP	NP
Group Dwelling	NP	P	P	NP	NP	NP	NP	NP
Multiple Apartment Dwelling	NP	P	P	NP	NP	NP	NP	NP
Multiple Dwelling	NP	P	P	NP	NP	NP	NP	NP
Garden Apartment	NP	P	P	NP	NP	NP	SE	NP
Group Home Facility	NP	P	P	NP	NP	NP	NP	NP
Nursing Home	NP	P	P	NP	NP	NP	NP	NP
Personal Care Boarding Home/Personal Health Care	NP	P	P	SE	NP	NP	NP	NP
Rooming House	NP	P	SE	NP	NP	NP	NP	NP
Tourist Home	NP	P	P	NP	NP	NP	NP	NP
Multi-Family Dwelling	NP	SE	SE	NP	NP	NP	NP	NP
Residential Use	NP	SE	SE	NP	NP	NP	NP	NP
P = Permitted, SE = Special Exception, NP = Not Permitted								

The Zoning Ordinance had recently been revised and adopted as of December 7, 2009 and identifies a variety of housing options within the eight (8) designated zoning districts. After further inspection, several uses need further clarification within the Ordinance to avoid replication. Uses such as *Industrialized Housing Dwelling*, *Man Camp* and *Residential Use* are not defined as terms and may cause further ambiguity between other residential uses. In addition, terms for uses such as *Multiple Apartment Dwelling* are all inclusive since the definition comprises of other types of multi-family dwellings such as apartment houses, flats, row houses, garden apartments, townhouses and condominiums. Further, *Garden Apartments* and *Apartment (Houses)* are identified as a singular use but also identified as a multi-family use under the term *Multiple Apartment Dwelling*. This discrepancy may also need to be clarified in the next zoning ordinance update. Overall, it is safe to assume that the zoning ordinance is not exclusive of various types of housing for people of many incomes. The Borough offers area for a diverse amount of housing options despite the built-up nature of the community. It is also interesting to note that multi-family housing such as *Multiple Apartment Dwelling*, *Multiple Dwelling*, *Nursing Home* and *Personal Care* options are mostly found in the **Business I** and **II** districts and not within a typical multi-family zoning district. In other words, these types of multi-family facilities meant for an aging population are also competing against permitted commercial developments allowed within the same districts. It may very well be more costly for acquisition of site for residential uses within primarily commercial districts.

The Zoning Ordinance outlines general purposes of the **Residential I (R1)** and **Residential II (R2)** districts that attempt to retain a low-density residential character to these areas. The purpose of the **Residential I** is, “to designate those areas in the borough where low density residential development has taken place and will be encouraged” and the purpose of the **Residential II** is to, “designate those areas, which have developed with one- and two-family structures, and to protect the areas from the intrusion of incompatible land uses and to designate areas of the community for high-density residential development”. Considering these purpose statements, the permitted uses and special exceptions outlined within the Zoning Ordinance, preservation of the existing and future housing stock is soundly evident.

Housing value and median rent statistics allow us to analyze and compare local housing market trends within the municipality and the region. The following, Table 7, is an outline of Pennsylvania, Bradford County and “Valley” community comparison of Median Housing Value and Rent:

Municipality	Median Housing Value				Median Rent			
	1990	2000	2010	% Δ	1990	2000	2010	% Δ
PENNSYLVANIA	\$ 113,424	\$ 120,848	\$ 164,900	+ 45.0	\$ 663	\$ 662	\$ 794	+ 20.0
Bradford County	\$ 84,534	\$ 92,069	\$ 114,300	+ 35.0	\$ 520	\$ 516	\$ 590	+ 13.0
South Waverly Borough	\$ 85,355	\$ 91,944	\$ 109,400	+ 28.0	\$ 632	\$ 704	\$ 708	+ 12.0
Athens Borough	\$ 80,595	\$ 84,220	\$ 88,500	+ 10.0	\$ 404	\$ 405	\$ 320	(- 21.0)
Athens Township	\$ 111,290	\$ 129,819	\$ 118,200	+ 6.0	\$ 591	\$ 536	\$ 694	+ 17.0
Sayre Borough	\$ 81,416	\$ 88,581	\$ 98,400	+ 21.0	\$ 589	\$ 531	\$ 674	+ 14.0

South Waverly Borough experienced the highest percentage of Housing Value out of the other Valley municipalities with a 28% increase over the past 20 years and Median Rent increased by 12%. With the high percentage of Owner-Occupied structures (85.1%) and low demand for rental housing, these percentages correlate with the overall housing environment in the borough. As a reminder, the **median**

divides the value distribution into two equal parts: one-half of the cases falling below the median value of the property (house and lot) and one-half above the median, as the median is not the average value. This trend also reflects owners' care, maintenance and treatment of property, community pride and quality of life in order to sustain healthy neighborhoods and high resale values.

Household and Family size plays a role in the make-up of the community and needs and services the municipality provides to accommodate its population. Table 8 compares Household Size with South Waverly Borough and Pennsylvania, Bradford County and the Valley communities since 1990.

<u>Municipality</u>	<u>Average Household Size</u>				<u>Average Family Size</u>			
	<u>1990</u>	<u>2000</u>	<u>2010</u>	<u>% Δ</u>	<u>1990</u>	<u>2000</u>	<u>2010</u>	<u>% Δ</u>
PENNSYLVANIA	2.57	2.48	2.45	- 4.6	3.10	3.04	3.02	- 2.5
Bradford County	2.67	2.52	2.45	- 8.2		2.99	2.92	- 2.3
South Waverly Borough	2.63	2.9	2.51	- 4.5		2.9	2.85	- 1.7
Athens Borough	2.37	2.29	2.28	- 3.8		2.98	3.0	+ .67
Athens Township	2.58	2.51	2.41	- 6.5		2.94	2.82	- 4.08
Sayre Borough	2.39	2.28	2.23	- 6.6		2.96	2.94	- .68

The Average Household Size continues to shrink in the United States and that trend can be observed within the above comparison between Pennsylvania, Bradford County and the Valley communities. As stated in the Population Trends analysis, South Waverly Borough continues to experience an aging population that is not being replaced by younger age cohorts. As the borough continues to age, more and more households are headed by a single individual decreasing the overall Average Household and Average Family Size. The caption box further explains the difference between the terms Household and Family as defined by the U.S. Census. By comparison, Average Household Size is much less in Athens and Sayre Boroughs compared to South Waverly Borough, due to the presence of senior housing facilities such as Page Manor, Hopkins Commons, and Chemung View Apartments. South Waverly Borough lacks facilities similar to these and may not even be allowed within any of the current zoning districts unless it

Households and Families

According to the U.S. Census, "a Household includes all the persons who occupy a housing unit as their usual place of residence. A housing unit is a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters. Separate living quarters are those in which the occupants live and eat separately from any other persons in the building and which have direct access from outside the building or through a common hall. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated persons who share living arrangements. (People not living in households are classified as living in group quarters. Persons per household, or average household size, is obtained by dividing the number of persons in households by the number of households (or householders))."

"A Family is a group of two people or more (one of whom is the householder) related by birth, marriage, or adoption and residing together; all such people (including related subfamily members) are considered as members of one family. Beginning with the 1980 Current Population Survey, unrelated subfamilies (referred to in the past as secondary families) are no longer included in the count of families, nor are the members of unrelated subfamilies included in the count of family members. The number of families is equal to the number of family households; however, the count of family members differs from the count of family household members because family household members include any non-relatives living in the household". — *U.S. Census Bureau*

is termed a *Nursing Home* or *Multiple Apartment Dwelling*.

Lastly, Table 9 illustrates Family, Married Couple and Non-Family Households within South Waverly Borough and the surrounding Valley communities over the last twenty years. The 2003 Comprehensive Plan demonstrated that Family and Married Couple Households decreased and Non-Family Households increased. The 2010 Census statistics for these categories have been added for further comparison.

Municipality	Total Households				Family Households				Married Households				Non-Family Households			
	1990	2000	2010	% Δ	1990	2000	2010	% Δ	1990	2000	2010	% Δ	1990	2000	2010	% Δ
South Waverly Borough	399	410	422	+ 5.6	308	283	306	-6.5	263	239	238	-9.51	91	127	116	+27.47
Athens Borough	1,399	1,427	1,422	+ 1.64	866	858	833	-3.81	674	618	584	-13.35	533	569	589	+10.51
Athens Township	1,836	2,002	2,182	+ 18.85	1,373	1,449	1,541	+12.24	1,168	1,176	1,237	+5.91	463	553	641	+38.44
Sayre Borough	2,391	2,529	2,479	+ 3.68	1,543	1,516	1,394	-9.65	1,204	1,111	989	-17.86	848	1,013	1,085	+27.95

For clarification, "*Nonfamily Households*" consist of a householder living alone (a one-person household) or where the householder shares the home exclusively with people to whom he/she is not related (U.S. Census). This category illustrates the most noteworthy change in the last 20 years not only in South Waverly Borough, but also, the Valley communities. An almost 28% increase in Non-Family Households correlate with the previous examination of population and housing, in that, the Borough supports an aging demographic and residents are living longer without necessarily living with a spouse or other family members. Although there is a marked increase in overall Households, Family Households decreased marginally and Married Households decreased almost 10% and being the least amount of decrease in South Waverly Borough compare to other Valley communities.

3.3 Housing Summary & Key Points

Although South Waverly Borough retains a relatively older Housing Stock, it also retains a high home value within the Valley communities and offers a small percentage of rental housing. Single-family detached structures dominate as an existing residential uses within the borough and a variety of other residential uses, such as two-family dwellings, apartments, bed and breakfasts, rooming houses, garden apartments and other multiple family dwelling types are allowed in six of the eight designated zoning districts. Additional clarifications need to be made among some of those identified uses. Average Household size continues to decrease as the population ages and families diminish in size. South Waverly Borough is fortunate to be in close proximity the Robert Packer Hospital, LePrino Foods and other Valley businesses that should attract younger families to this select community. Last but not least, South Waverly Borough Housing appears

Key South Waverly Borough Housing Statistics (2010)

- ◆ Owner Occupied Housing: **85.1%**
- ◆ Renter Occupied Housing: **14.9%**
- ◆ Structures Built before 1939: **35.7%**
- ◆ Single-Family, Detached Structures : **91.3%**
- ◆ Number of Allowed Residential Uses in Zoning Districts: **25**
- ◆ Median Housing Value: **\$ 109,400.00**
- ◆ Median Rent: **\$ 708.00**
- ◆ Average Household Size: **2.51**
- ◆ Average Family Size: **2.85**
- ◆ Non-Family Households (1990-2010): **+27.47%**

unscathed by the natural gas boom and workers' need for housing across the county. Housing values have sustained the boom along with a somewhat stable median rent. ■



PHOTO: NEW HOUSING DEVELOPMENT LOCATED BETWEEN DOUGLAS AVE. AND MURRAY ST.

CHAPTER 4



LAND USE

Chapter 4. LAND USE

4.1 Existing Land Use

The land use plan for South Waverly Borough contains a few key features that include existing land use inventory, land characteristics and coverage, future land use and other related land use controls prominent within the borough. Parcel based data has been utilized to examine and inventory land characteristics and coverage along with the most recent aerial photography coupled with land use codes assigned through the Bradford County Assessment Office parcel database. Zoning district overlays and future land use have been derived through the Bradford County Department of Community Planning & Mapping Services, discussions with the South Waverly Borough Planning Commission and the public input process.

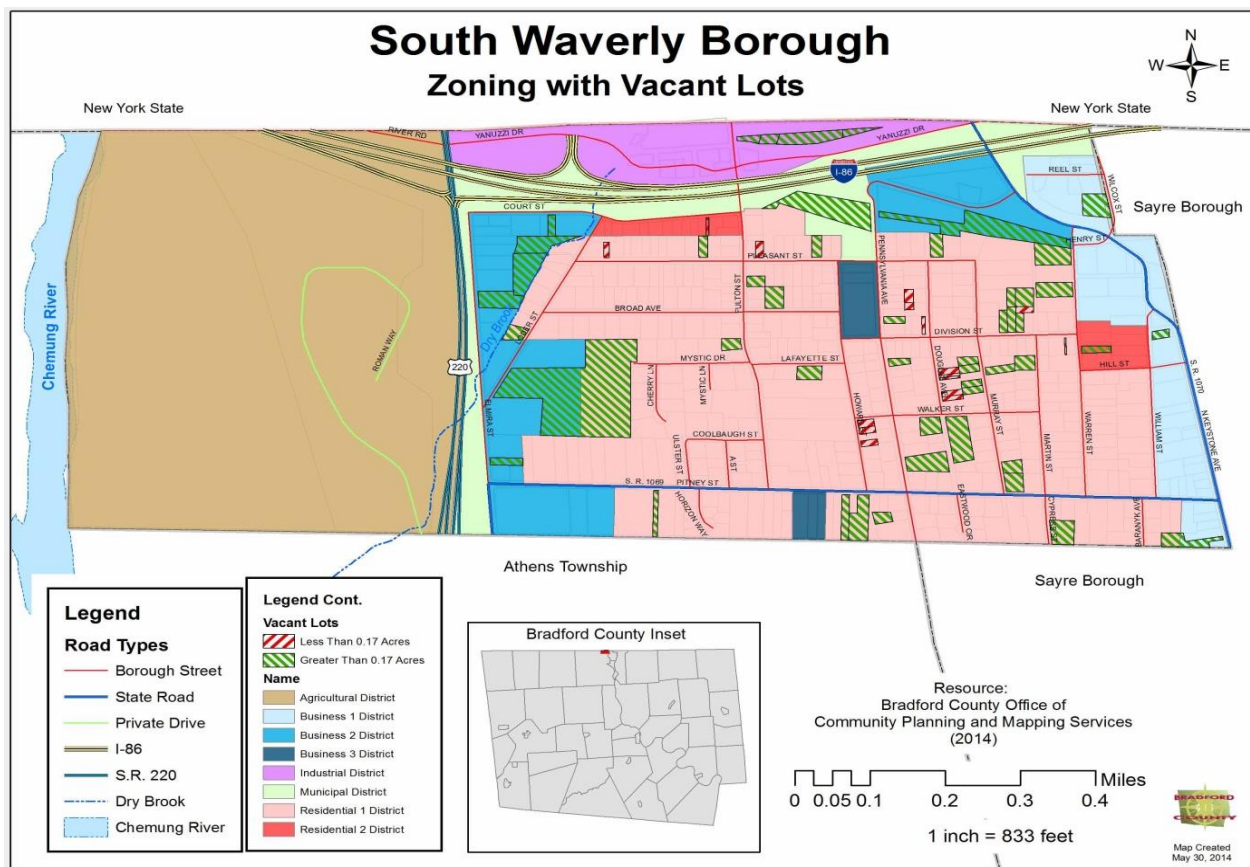
The Pennsylvania Municipalities Planning Code (*PA MPC*) allows municipality's ample autonomy when it comes to planning future growth and development, where, *"A plan for land use, which may include provisions for the amount, intensity, character and timing of land use proposed for residence, industry, business, agriculture, major traffic and transit facilities, utilities, community facilities, public grounds, parks and recreation, preservation of prime agricultural lands, flood plains and other areas of special hazards and other similar uses."*

While the PA MPC gives communities great discretion in formulating their own land use plans, land use planning has a great bearing for zoned communities such as South Waverly Borough. In Pennsylvania, a zoned community with potential for future growth has an obligation to provide properly designated land for all types and kinds of development. The community must plan for areas for various types of residential, commercial and industrial use through its zoning ordinance. For example, South Waverly Borough cannot exclude industrial or commercial development because it sees itself as a "bedroom community". Nor can it exclude certain types of housing such as mobile homes or townhouses from the designated districts within the municipality.

With only 0.9 square miles (560 acres) and 1,027 residents, it is the least densely developed borough within the Valley, as characteristic single-family detached homes are the prevalent land use with commercial uses on both the western and eastern edges of the borough along Elmira St. and North Keystone Ave. The borough is a built-out community with modest room for expansion as reflected on Map 6 which illustrates vacant parcels within the borough. The parcels symbolized with the red hash pattern indicate vacant parcels that are less than 7,500 ft.² in size and, conversely, the parcels symbolized with the green hash pattern indicate vacant parcels that are greater than 7,500 ft.². This square footage is the minimum amount of lot area that the zoning ordinance outlines, especially for the **Residential I** and **II** districts. Vacant parcels are overlaid onto all of the current zoning district designations. In total, sixty-eight (68) parcels are considered vacant, or 12.4% of the properties in South Waverly Borough are considered vacant. Out of this amount, 9.09% (50) of the vacant parcels are found within residentially zoned districts and 3.09% (17) found within the business and industrial districts. This, therefore, demonstrates that the borough can accommodate a modest amount of new growth outside of considering in-fill development.

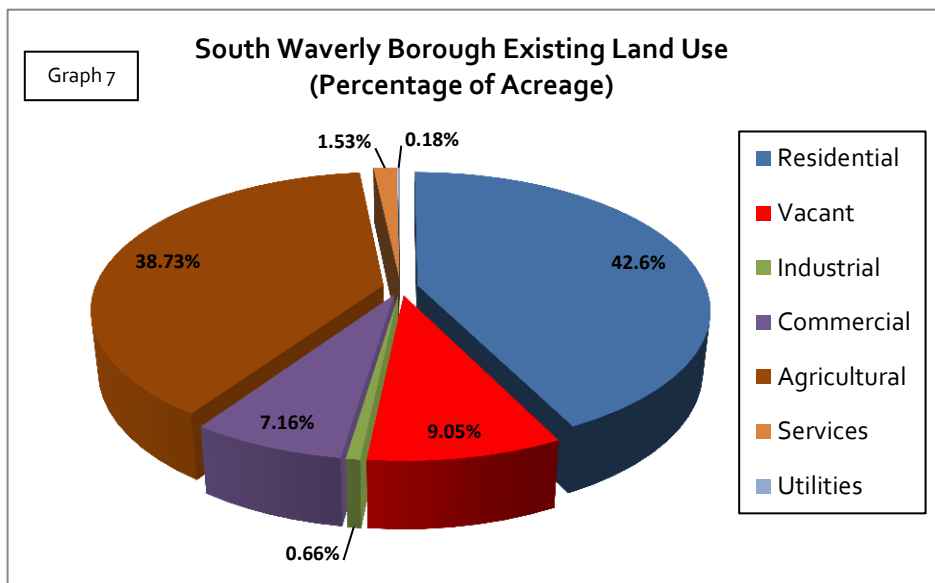
Altogether, South Waverly Borough covers approximately 560 acres of total land area, and it consists of various land use types. The South Waverly Borough Existing Land Use Map depicts six (6) specific land

use types that are found within the Borough. The land use categories displayed were taken from tax parcel information provided by the Bradford County Assessment Office. These land use types include Residential (100), Vacant Lands (200), Industrial (300), Commercial (400), Agricultural (500), Natural Resource (600), Service Uses (700) and Transportation/Communication and Utility (800). Graph 7 below illustrates the percentage breakdown of current land use.

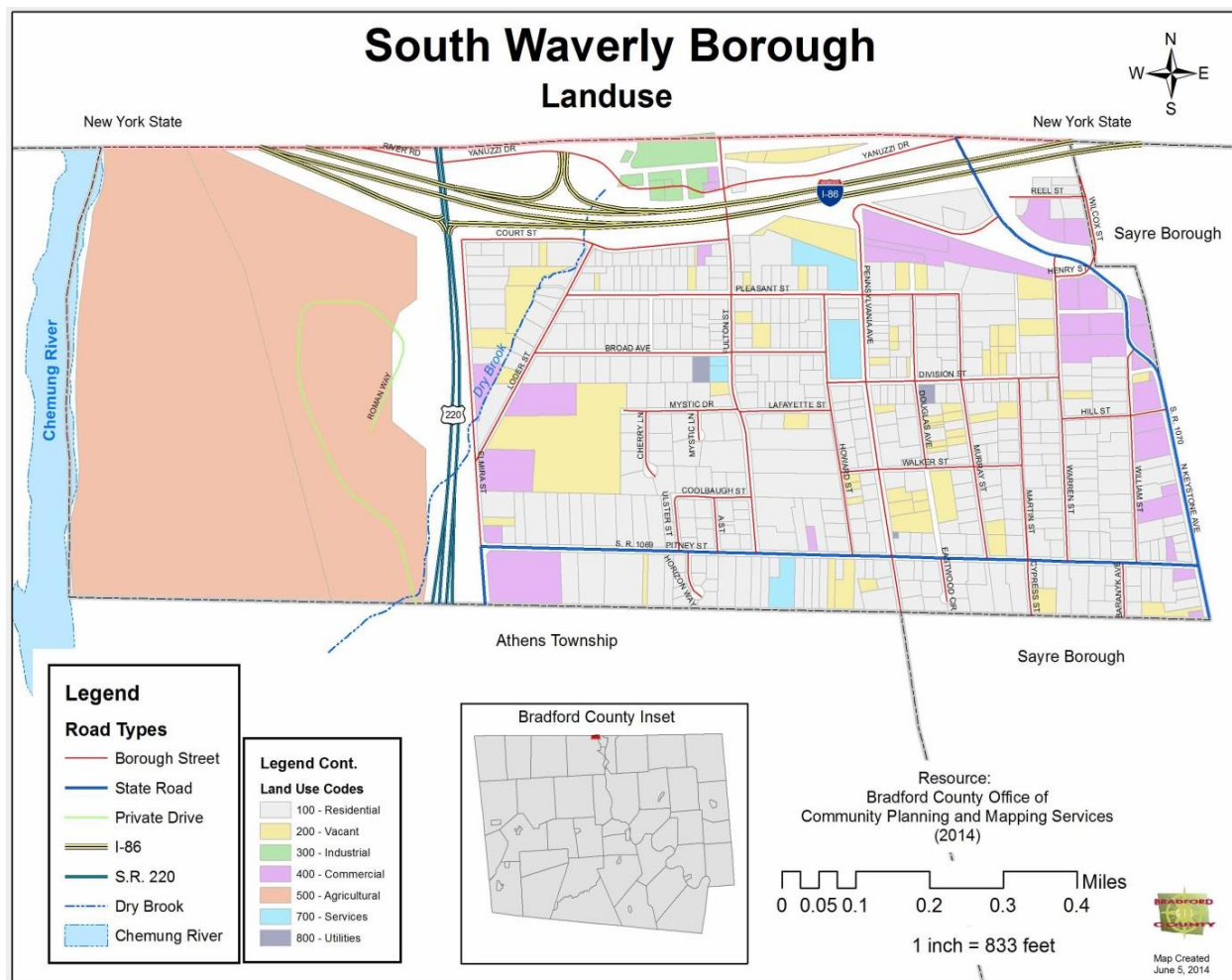


MAP 6 – VACANT LOTS LESS THAN OR GREATER THAN 7,500 ft.²

As previously stated, the land use categories displayed are derived using tax parcel information provided by the Bradford County Assessment Office. Currently, the County assessment office uses a three (3) digit number to classify parcels into general land use designations. These designated numbers, known as the Assessment Use Code, give an overall use for a parcel and have no



bearing on a property's assessed value. For convenience, the use codes have been grouped together here to show broad land use categories. For example, the residential land use category (gray) depicted on the map is comprised of all one hundred (100) designated use codes. This method gives an overall snapshot of the Borough and provides an adequate base map from which to work, as seen with Map 7.



MAP 7 – EXISTING LAND USE

Residential (Gray) land in the Borough is mostly comprised of single-family housing consistent with the assertions found in the Housing chapter. The borough is deficient in the presence of senior living facilities and other multi-family dwelling units such as condominiums or townhouses. One important item to also consider is the designation of certain commercial uses that have been assigned the Residential code (100) series. Such uses as hotels/motels and mixed residential/commercial are found within the series distort percentages. In this case, only seven (7) parcels that may be considered commercial in nature are included under the Residential code value. One example is the Hampton Inn property on the corner of Elmira and Pitney Streets.

Vacant (Tan) parcels account for almost 10% of the total land and are designated to areas that are void of development or are protected by law, such as State Game or Forest lands under the Use Code series. These protected lands are fairly common in rural municipalities and provide residents with abundant open space; However, South Waverly Borough being a primarily urban area, the highest concentrations

of Vacant land are scattered among the most developed parcels, between S.R. 220 and North Keystone Avenue, within a few zoning districts.

Service (Light Blue), or Public lands, include government properties, schools, cemeteries, churches, and civic clubs. In South Waverly Borough, this land makes up only 1.69% of the total acreage. Contributing to this relatively small percentage is the Borough building and church properties.

The **Commercial (Purple)** land use category includes all business establishments, including wholesale and retail trade activities, personal service operations, finance, insurance and real estate offices, auto and equipment repair shops, professional services and entertainment enterprises and restaurants and other food service establishments. The commercial land use in South Waverly Borough can be found predominantly along North Keystone Avenue abutting the Sayre Borough line and along Elmira and Loder Streets in the western portion of the borough. Overall, Commercial land occupies 4% of the total land area and ranges from local business owners to national franchises such as McDonald's.

The **Transportation/Communication/Utilities (Blue)** category includes railroads, airports, cellular communication towers, emergency towers, telephone communication out buildings, cable communication out buildings, and sanitary sewer pump stations. This land use designation constitutes only 0.18% of the total land area for the Borough due to a lack of major service facilities. Transportation right-of-way area is not included within this calculation.

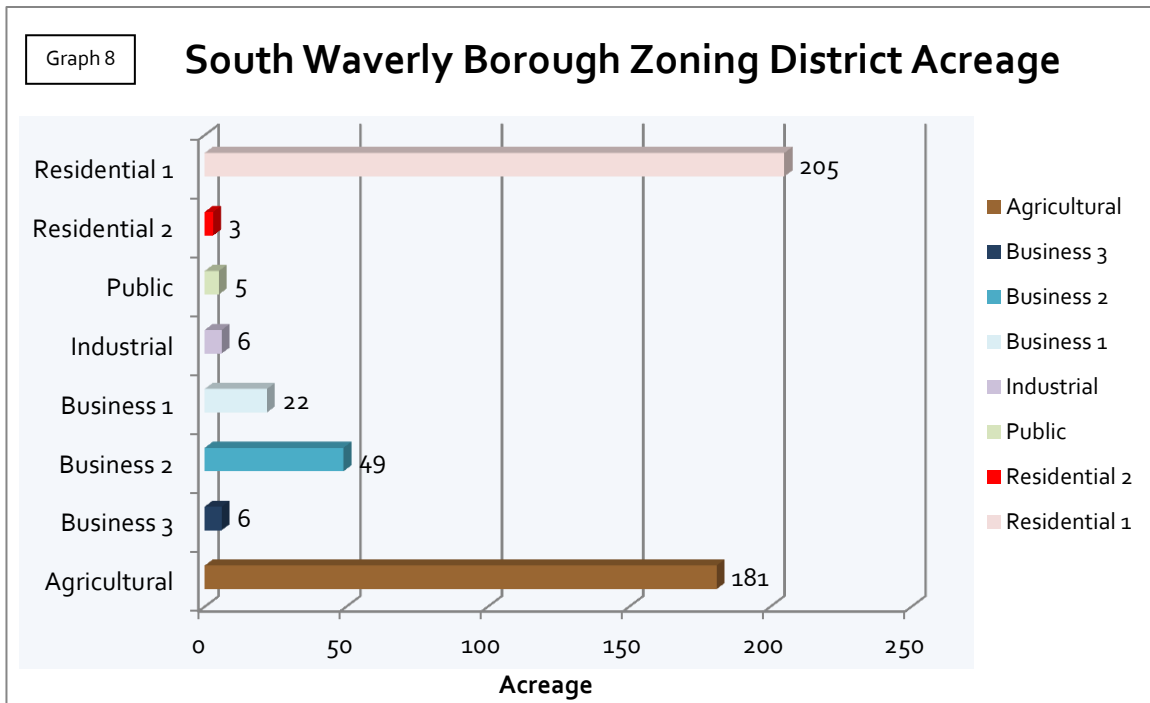
Industrial (Green) uses occupy the least amount of land area in South Waverly Borough, a total of 0.65%. This category includes those industries that are involved in the production, manufacturing, or processing of materials and goods. There are no large areas of developable land, which are usually required for industrial type uses. In the future, the Borough will likely develop more commercial and residential land uses due to this restriction.

Agriculture (Brown) uses primarily occupy two (2) large parcels, approximately 181 acres, in the western half of the borough, encompassing 38.53% of the land area between the Chemung River and S.R. 220. The designation includes activities involving crops, livestock, trees, orchards or any conservation reservations.

4.2 Land Use Controls through Zoning

In 1978, the South Waverly Borough Council originally adopted a Zoning ordinance in order to guide growth in the appropriate locations within the municipality. The ordinance had been amended a few times and the last one is dated December 7, 2009. The current Zoning Ordinance and Map depict eight (8) districts, each reflecting the development patterns and characteristics of the land within those districts. The purpose of the ordinance is to, *"promote, protect and facilitate one or more of the following: the public health, safety, morals general welfare, coordinated and practical community development, proper density of population and the provisions for adequate light and air, vehicle parking and loading space, water sanitary sewer, schools, public grounds and other requirements"*. Further, *"to prevent one or more of the following: overcrowding of land, blight, danger, and congestion in travel and transportation and loss of health, life or property from fire, flood, panic, or other dangers."*

The following figure, Graph 8, illustrates the districts and their apparent acreages.



The Borough zoning map, Map 8, located on the following page, shows the designations of the land use categories that the Borough currently enforces. The following purpose statements have been taken verbatim from the South Waverly Borough Zoning Ordinance:

(AG) Agricultural District



Intended Purpose: The purpose of the Agricultural District is to designate an area for Agricultural activity and undeveloped areas to serve the needs of the residents of the borough.

(B1) Business I District



Intended Purpose: The purpose of the Business District is to designate an area for retail commercial activity to serve the needs of the residents of the borough on Keystone Avenue that borders on the south between the Sayre municipality; thence running east bordering along Keystone Avenue up to Wilcox Street to the New York State border; thence running north to Yanuzzi Drive to the New York State border; thence running on the west from Keystone Avenue to Pitney Street; thence running west on Pitney Street to Williams Street; thence running north all the way to William Street to Horn's True Value store; thence running west to Warren Street; then running up Warren Street to the intersection of Keystone Avenue, the point and the place of the beginning.

(B2) Business II District



Intended Purpose: The purpose of the Business District is to designate an area of retail commercial activity to serve the needs of the residents of the borough on Loder Street, Court Street, Elmira Street, and Pitney Street.

(B₃) Business III District



Intended Purpose: The purpose of the Business District is designed as an area for Daycare Centers on property located on Pennsylvania Avenue bounded on the south by Division Street, bounded on the west by Howard Street, bounded on the north by Pleasant Street and on the east by Pennsylvania Avenue and the former Jehovah Witness property that is now vacant on Pitney Street. The District is also designed for alternate uses that would be accommodated in the existing facilities at these locations.

(I) Industrial District

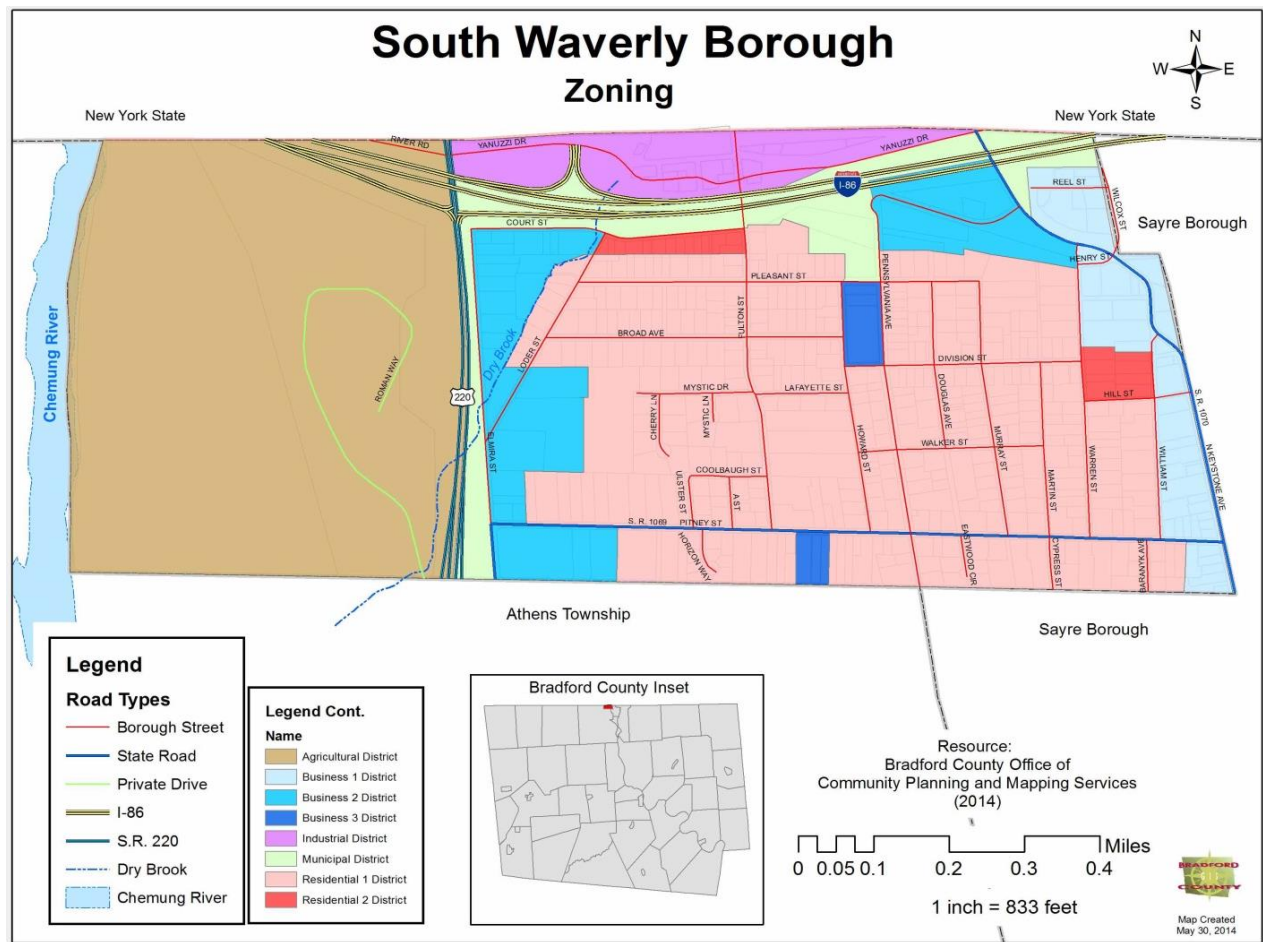


Intended Purpose: The intent of the Industrial District is to designate those areas in the borough best suited for manufacturing activity because of location and existing facilities.

(P) Public District



Intended Purpose: The purpose of the Public District is to design to protect areas of the borough for preservation and conservation of natural environment to permit and encourage the retention of open space and provide for areas for parks and recreation and public services.



MAP 8 – ZONING MAP

(R1) Residential I District



Intended Purpose: The purpose of the Residential I District is to designate those areas in the borough where low-density residential development has taken place and will be encouraged.

(R2) Residential II District



Intended Purpose: The purpose of the Residential II District is designate those areas, which have developed with one- and two-family structures, and to protect the areas from the intrusion of incompatible land uses and to designate areas of the community for high-density residential development.

4.3 Subdivision, Land Development & Storm Water Management

The PA Municipalities Planning Code offers a few regulatory options for municipalities to better plan their communities. As the second most commonly used land use ordinance in Pennsylvania, the subdivision and land development ordinance, also known as a “SALDO”, contains regulations for the creation of new lots or changes in property lines as well as the construction of public or private improvements to land. A SALDO offers municipalities a degree of protection against unwise, poorly planned growth. Subdivision regulations are designed to:

- Ensure a well-designed subdivision or land development;
- Set minimum standards for the layout or design of developments;
- Promote coordinated development;
- Insure the installation of necessary improvements such as driveways, curbs, gutters, sidewalks, parking areas, fire hydrants and storm water management facilities;
- Minimize existing or foreseen problems; and
- Manage storm water runoff and erosion.

South Waverly Borough does not have a locally adopted SALDO. They are subject to Bradford County’s ordinance, originally adopted in 1981 and revised in 2003. Bradford County plans on updating its current SALDO, but continues to utilize the 2003 SALDO. Bradford County regulates subdivision and land development activity in 46 out of 51 of its municipalities. Although the Bradford County Planning Commission regulates subdivision and land development in South Waverly Borough, it shall not conflict with the existing Zoning Ordinance standards. For example, through the subdivision process, lot size and building setback lines are applied from the Borough Zoning Ordinance onto proposed plans. Additionally, through the land development process, the more restrictive parking standard shall apply within either the municipal Zoning Ordinance or County SALDO. Even though Bradford County reviews and approves all subdivisions and land developments within South Waverly Borough, the County Planning Commission does afford South Waverly Borough the opportunity to review and comment on any application within thirty (30) days of application submission to the Bradford County Planning Commission.

Since 2009, land owners in South Waverly Borough have submitted a minimal amount of subdivision and land development applications to the Bradford County Planning Commission for review and approval. Between 2009 to present, a total of eight (8) applications were considered *Minor Subdivisions*, creating a total of nineteen (19) lots. The County Planning Commission received one (1) application considered a *Major Subdivision* in 2011 creating twelve (12) lots, the Tom Horn Subdivision

that split the Saint John's Evangelist Church and Rectory property. And, in 2010, one (1) *Major Land Development* had been reviewed and approved for Leprino Foods Treatment System Facility. No *Minor Land Developments* had been submitted during this period, which constitutes development with impervious coverage less than 5,000 ft.².

The Bradford County SALDO also contains design standards for the development of streets and cul-de-sacs and provides dimensional considerations for the right-of-way, shoulder and cartway of various street types. Minimum and maximum grades of proposed streets are also identified along with base course and surface course material alternatives. Prior to municipal dedication of a new street, the County Planning Commission consulting engineer and staff work with the developer on building the proposed street according to these design standards and the Preliminary Plan. This insures that the municipality will assume ownership of a new street that meets local standards.

South Waverly Borough does not have its own municipal storm water management plan. Bradford County also does not have a storm water management plan within the Susquehanna River Watershed and it is not in their plans to complete a storm water management plan for the Valley area. A portion of the Bradford County's SALDO, Section 505, regulates storm water and drainage in municipalities, under its jurisdiction, and requires that any Major Land Development Plan (e.g. commercial, industrial or residential) have a storm water plan on an individual basis. As it currently stands, a storm water management plan is reviewed by the Bradford County Planning Commission's consulting engineer as part of the land development process and there shall be no increase in the rate of storm water discharge from the proposed activity considering pre-development conditions.

SALDO and Zoning Comparison

The subdivision and land development ordinance (SALDO) provides standards for dividing land and for residential and commercial development projects ensuring the provision of adequate community facilities such as roads, water supply and sewage disposal, utilities, proper highway access, and storm water control. The zoning ordinance regulates the use of land by dividing a community into districts to separate land use activities (residential, commercial, industrial, etc.); sets standards for lot size, setbacks and building height; includes specific standards for a broad range of land uses including, for example: parking, signs, junkyards, mobile home parks, natural resource uses and multi-family dwellings, and other general community development and environmental performance standards.

4.4 Uniform Construction Code & Property Maintenance

In 2004, Pennsylvania adopted its first Uniform Construction Code under Act 45. Many municipalities in Bradford County never enforced an official building code through a building code inspector and typically used the PA Department of Labor and Industry for that general service. The Eastern and Western Bradford County Councils of Government is a voluntary consortium of elected local government officials that are committed to seeking solutions to issues and problems facing Pennsylvania municipalities. It is a voluntary association that serves as a vehicle for closer cooperation among its members to provide cost-effective services to constituents. Both Councils of Government are made-up of at least 45 municipal governments in Bradford County, South Waverly Borough being one of its members. Over forty (40) municipal governments consist of those members that have chosen to enforce the Pennsylvania Uniform Construction Code (Act 45) on a regional level through a Third Party Inspection Agency - Code Inspections, Inc. Code Inspections, Inc. assists in implementing Act 45 through regulating, permitting and controlling the design, construction, quality of materials,

erection, installation, alteration, repair, location, relocation, replacement, addition to, demolition, use or maintenance of commercial and residential buildings.

The Eastern and Western Bradford County Councils of Government (COG) have chosen this regional enforcement approach to give residents and business owners a single point of contact for acquiring building permits in their respective municipalities. In addition, this regional enforcement approach allows the COG to offer this inspection service at a lower permit price than if municipalities were to provide this service on an individual basis. Code Inspections, Inc., established in 1986, is a licensed and authorized third party inspection and plan review agency that is fully qualified to review, inspect and enforce in the categories of Building, Plumbing, Mechanical, Electrical, Fire Safety, Habitability, Accessibility and Property Maintenance. Code Inspections, Inc. regional office is located in Dushore, PA; however, the company provides three (3) satellite offices throughout Bradford County, including Wyalusing Township, Troy Township and Athens Township. Residents of South Waverly Borough will most likely use the Athens Township satellite office during the hours of 1:00 p.m. to 3:00 p.m., Tuesday and Thursday at the Athens Township Building on Herrick Ave.

South Waverly Borough Council adopted the Property Maintenance Code on October 14, 1996 and includes the following chapters: Brush, Grass and Weeds (Ch. 42.), Building Construction (Ch. 46.), Unsafe Buildings and Trees (Ch. 49.), Electrical Standards (Ch. 57.), Fire Prevention (Ch. 61.), Mechanical Standards (Ch. 83.), Nuisances (Ch. 93.), Plumbing (Ch. 103.) and Junked and Abandoned Vehicles (Ch. 139.). Since the Property Maintenance Code had been adopted prior to the Uniform Construction Code, some chapters may be superseded by Act 45.

4.5 Land Use Summary & Key Points

Although South Waverly Borough lacks a traditional town center, the commercial areas along the North Keystone Avenue corridor, shared to the east with Sayre Borough, evolved into the borough's business focal point. Under the *Business I*, *Business II* and *Business III* zone designations, a variety of uses are allowed that consist of daycares, service stations, motel/hotel, restaurants, shopping centers and varied multi-family residential uses. On the western end of the borough, North Elmira Street includes a few parcels designated as *Business II* and *Business III* that includes businesses such as the Hampton Inn, Foote's Tire & Auto Service and Crescent Services that have located in the old Whipple Lumber building. The prior Northern Tier Counseling Building now houses Dawood Engineering and Inergy Midstream Partners.

Key South Waverly Borough Land Use Points

- ◆ Vacant Parcels: **12.4%**
- ◆ Existing Land Use (Highest Acreage): **42.6% [Residential]**
- ◆ Existing Land Use (Lowest Acreage): **0.18% [Utilities]**
- ◆ Last Zoning Ordinance Update: **December 7, 2009**
- ◆ Number of Designated Zoning Districts: **8**
- ◆ Most Acreage in any Zone: **201 [Residential I]**
- ◆ Subdivision/Land Development Approval: **Bradford County**
- ◆ Uniform Construction Code: **Code Inspections, Inc.**
- ◆ Property Maintenance Code: **South Waverly Borough**

The core of South Waverly Borough is preserved as one of the premier residential communities within Bradford County. Residential parcels make up 46.2% of the total acreage that comprises the *Residential I* and *Residential II* districts. Although minimum lot size equals 7,500 ft.², most residential parcels vary in size between as small as 3,000 ft.² and as large as two and a half acres. As stated within

the Housing chapter, many residential lots include single family homes on well-maintained, quaint lots being part of the larger neighborhoods that help maintain robust housing and land value. The *Residential I* and *Residential II* districts promote minimal conflicting land uses and only allow for single and two-family dwellings along with other compatible uses such as daycares, home occupations, utilities and various accessory uses such as sheds, garages and greenhouses.

The Agricultural use and zoning designation is the second largest use acreage, encompassing 38.7% of land in the western portion of the borough between PA State Route 220 and the Chemung River. Only one (1) land owner controls the interest of two (2) parcels, equaling approximately 180 acres that contains fallow field and the locally historic geographic feature known as "Spanish Hill". A single-family home has been built at the top of the hill, but any further development would be unlikely due to the limited level ground at the top of the hill. The low-lying portion of these properties lies within Flood Zone AE and will most likely remain an agricultural parcel.

More recently, natural gas development has impacted Bradford County municipalities and created new uses such as water withdrawal facilities, well pads, compressor stations, metering stations and gathering lines, to name a few. These new uses should be considered, as Act 13, § 3304, indicates that, "All local ordinances regulating oil and gas operations shall allow for the reasonable development of oil and gas resources". In late 2013, the Pennsylvania Supreme Court decided that portions of Act 13 dealing with restrictions on local zoning violate Pennsylvania's constitution; therefore, townships and boroughs now have more flexibility in allowing these various uses in districts that are conducive to this type of development. South Waverly Borough is most likely not conducive to the impacts related to such intensive uses, yet, the PA MPC stipulates that, "*In any municipality, other than a county, which enacts a zoning ordinance, no part of such municipality shall be left unzoned. The provisions of all zoning ordinances may be classified so that different provisions may be applied to different classes of situations, uses and structures and to such various districts of the municipality as shall be described by a map made part of the zoning ordinance.*" South Waverly Borough may now consider allowing these uses in comparable districts such as the **Agriculture or Industrial**, due to factors such as the overall lack of land availability within the borough, evasion of residential neighborhoods and business corridors considering, noise, vibration, traffic, and, the presence of larger sized parcels inside these districts as opposed to residential and commercial parcels. It is highly unlikely that the natural gas industry would plan such uses within a South Waverly Borough in view of geologic constraints in the Valley region and the moratorium imposed in many New York State municipalities.

Finally, opportunities for appropriate infill development can occur in the future due to the fact that there are a total of sixty-eight (68) vacant parcels, of which, 9.09% (50) of the vacant parcels are found within residentially zoned districts and 3.09% (17) found within the business and industrial districts. ■

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CHAPTER 5



TRANSPORTATION

Chapter 5. TRANSPORTATION

5.1 Transportation & Traffic Profile

A transportation system provides a means of moving people and services from place to place through both regional and local system. The regional system allows people to move quickly through a larger geographic area and the local system allows them to move within a framework of access points necessary during everyday life, such as school, grocery store, dentist office and the like. For residents of South Waverly Borough, the regional system would include roads such as I-86 (*formerly Route 17*) and U.S. 220 that traverse the larger area. Local roads and streets such as Pitney St., North Keystone Ave. and Pennsylvania Ave. connect to other communities and neighborhoods containing residents and businesses. Overall adequacy of the transportation system will ultimately depend upon the types of growth and development within the community. For instance, recent developments in most rural townships within Bradford County underwent major changes in traffic congestion and increased use of state and local roads. Although South Waverly Borough may never experience this type of abrupt change, additions of homes and businesses can still alter movement.

Transportation systems operate most economical and proficient when it provides a connected network of various modes (e.g. transit, biking, trails) serving a mix of land uses in close proximity. This type of system provides the traveler with a host of options and makes it possible to make fewer, shorter trips and be less dependent on a personal automobile. In a geographically large rural county like Bradford, it is expected that the main mode of travel be the automobile, however, for an urban, condensed environment like the Valley communities, alternative modes of travel seem more of an option.

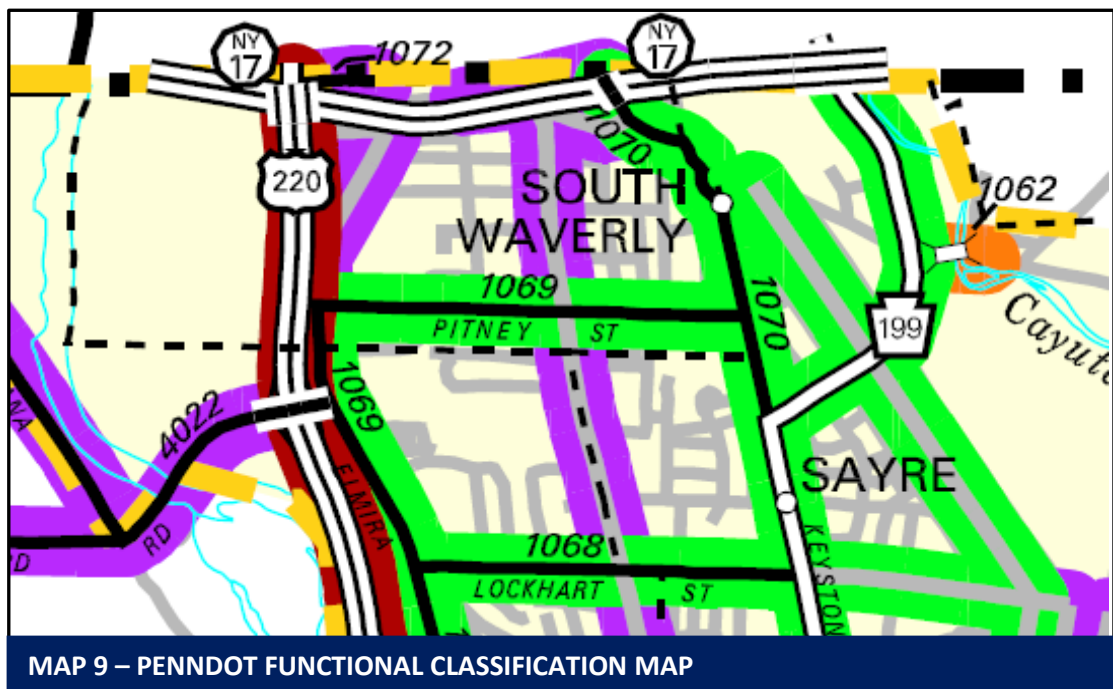
The Pennsylvania Municipalities Planning Code directs municipalities to consider the following for the transportation component, *"A plan for movement of people and goods, which may include expressways, highways, local street systems, parking facilities, pedestrian and bikeway systems, public transit routes, terminals, airfields, port facilities, railroad facilities and other similar facilities or uses"*. For the purposes of South Waverly Borough, this component will analyze the movement of people, goods and services via streets, parking, pedestrians, bikeways, transit as the foremost modes of transportation.

South Waverly Borough contains 7.12 miles of Borough streets and 2.47 miles considered state-owned and maintained roadway. Drivers freely move between the local and state-owned network without notice of the transition. Streets are classified into a hierarchy taking into account both the function and service level of the road as well as basic road design standards. A common classification system used is based on a hierarchy, taking into account the Federal Highway Administration (FHA) classification system and identified on Map 9 taken from PENNDOT dated January 14, 2009. The following is a brief description of each type:

- **Freeways & Expressways** are designed to provide the highest level of mobility for large, high-speed traffic volumes. Expressways are limited-access facilities that provide access to regional business and employment centers. They are designed for a high speed of mobility (+55 mph), contain a much larger right-of-way width and intersect selected arterial or collector routes with interchanges. **Freeways & Expressways** carry large volumes of both automobile and truck traffic. U.S. Route 220 is considered under this category (**Maroon**).

- An **Arterial** is often an inter-regional road in the street hierarchy conveying traffic between population centers and also carry higher volumes of traffic at relatively high speeds (45-55 mph). Access is typically governed by PENNDOT Highway Occupancy Permits for driveway access. Arterials carry low volumes of through truck traffic and provide moderate to high levels of mobility. **Arterial** roads are further divided into **Principle Arterial** roads and **Minor Arterial** roads.

- ❖ **Principle Arterial** roadways serve as major feeders to and from the **Freeway** system and carry traffic between the principal traffic generators in the region. **Principle Arterial** roads usually intersect at grade and use timed traffic signals and lane markings to facilitate traffic flow. **Principle Arterial** roads may also include the separation of opposing traffic lanes and full access control and grade separation at intersections which are generally widely spaced. No **Principle Arterial** roads exist within the Borough.



- ❖ **Minor Arterial** roadways gather traffic from more than one **Local Road**, **Minor** or **Major Collector** and lead it to a system of other **Minor Arterial** roads or **Major Arterial** roads. Minor Arterial roads are characterized by direct land access and often have only one lane of traffic in each direction. S.R.1069, Pitney Street and S.R. 1070, N. Keystone Avenue are both considered Minor Arterial within the Borough (**Green**).
- **Collector**, or what is identified on Map 9 as either “**Urban Collector** or **Rural Major Collector**” and “**Rural Minor Collector**”, is those roadways that conduct and distribute traffic between Local Roads, Arterials and Freeways. Serves moderate levels of traffic at reduced speeds (35-45 mph) and serves more locally oriented traffic and few through trips. **Collectors** carry primarily local delivery truck traffic and access smaller properties. Access may be limited by a municipal or PENNDOT Highway Occupancy Permits.

Streets such as Loder and Court, Yanuzzi Drive and Pennsylvania Ave. serve as “**Urban Collector**” or “**Rural Major Collector**” (Purple). No “**Rural Minor Collector**” roads exist

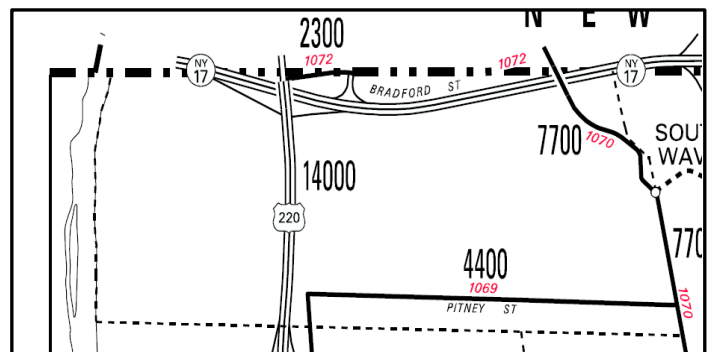
within the Borough. Yanuzzi Drive property acquisitions and improvements have been completed since the last Comprehensive Plan update in 2003. The alignment (Map 10 – Google earth highlighted in Orange) takes into account additions and improvements made at the Leprino facility that retain local jobs for the Valley region and Southern Tier and provides through access from the I-86 exit to Fulton Street to the North Keystone Avenue intersection.



MAP 10 – YANUZZI DRIVE ALIGNMENT AND IMPROVEMENTS

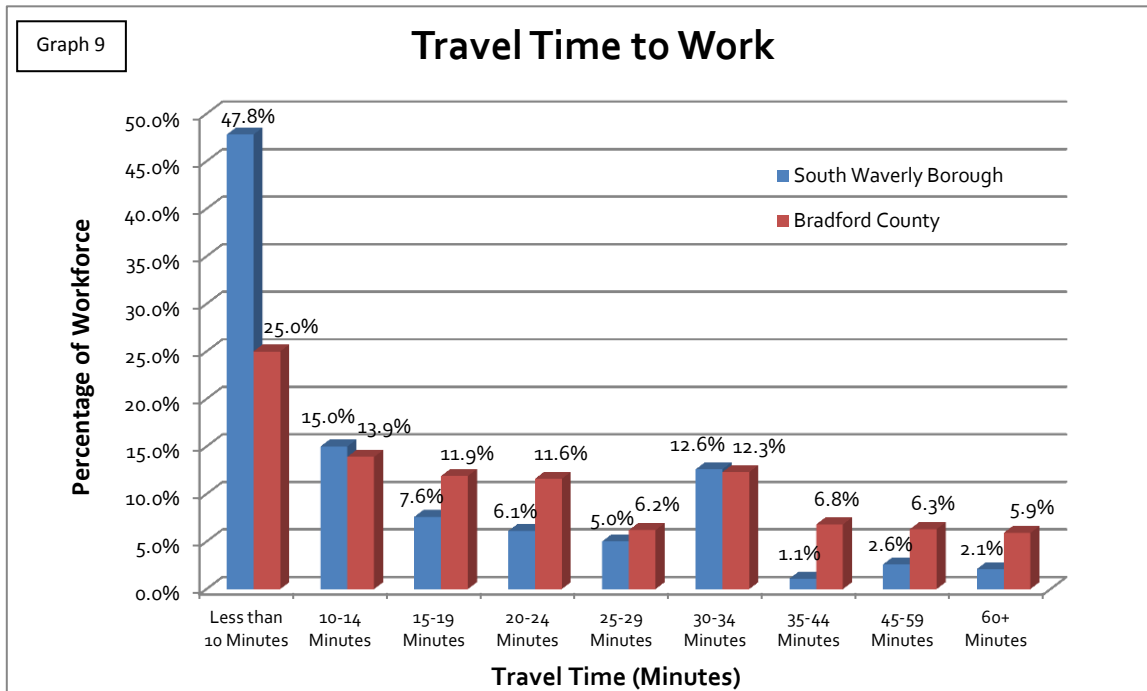
- **Local Roads** have the function of providing access to abutting properties, primarily residential uses. They also serve the lowest levels of traffic at the slowest speeds (less than 35 mph) and act as easements for various public utilities. **Local Roads** support just local trips with no through trips and allow for minimal truck traffic for local deliveries. Warren, William, Howard, Lafayette and Pleasant Streets are considered **Local** just to name a few.

Overall, functional classification plays a role in the efficiency of movement along the route and the limit of accessibility to adjacent properties. It also plays a role in how it is ultimately maintained and funded for improvements. South Waverly Borough is situated between both high and low order routes within the system that make the Borough an advantageous municipality to live, work and do business in. Map 11 outlines Annual Average Daily Traffic on Pitney St., N. Keystone Ave., Yanuzzi Dr. and S.R. 220.



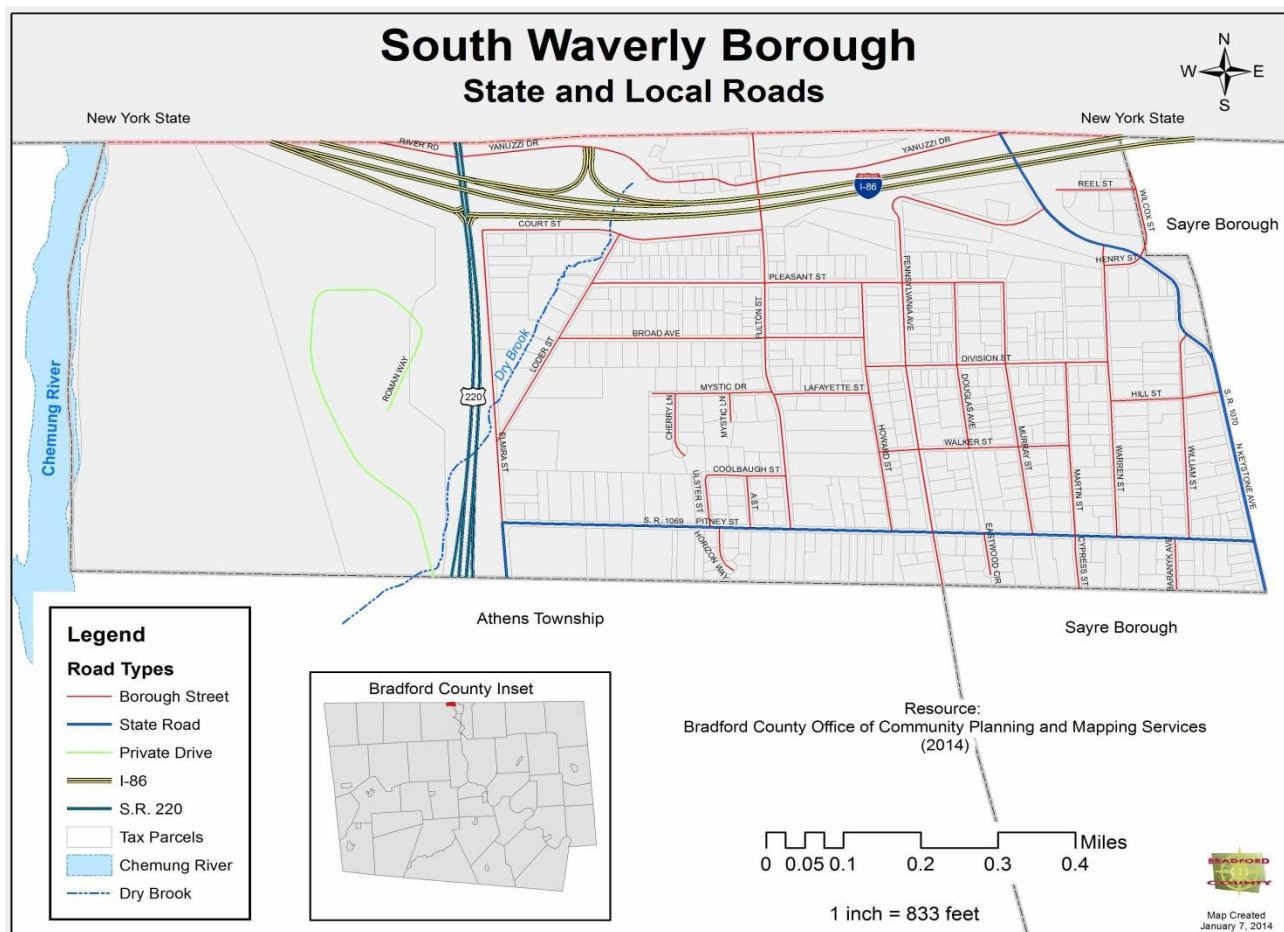
MAP 11 – PENNDOT TRAFFIC VOLUMES (2013)

According to the “2008-2012 American Community Survey 5-Year Estimates”, 93.2% of worker over 16 years of age drive to work with 84.2% driving alone and 7.8% driving in a two-person car pool. Nearly half, or 47.8% of the residents who work, travel less than 10 minutes to their place of occupation as compared to countywide workers, where only 25% travel less than 10 minutes. Half of the South Waverly Borough workforce most likely live and work within the Valley communities. Graph 9 illustrates the percentage of employees within each travel time to work category:



Streets owned and maintained by the Borough are in good condition as they have set a goal of milling and paving a street each year. The Borough retains one (1) part-time person and one “call-in” employee for daily street maintenance and snow removal. The Borough does contract road services to private firms for paving, patching and dry wells. The PA DCED “2012 Municipal Annual Audit and Financial Report” lists **Motor Vehicle Fuel Tax (Liquid Fuels Tax) and State Road Turnback** as revenue collected in the amount of \$29,834.00. This represents an average annual allocation for street maintenance and repair in addition to an annual budget allocation of \$70,000 for road repaving. Map 12 illustrates the transportation system within South Waverly Borough for both local and state roads. However, the Liquid Fuels Funds cover only a slight portion of the municipal street maintenance budget and does not early cover the cost of long-term maintenance and street replacement. In total, Liquid Fuels comprises only 15% of the General Fund and may be offset by other sources to maintain local streets. Act 13, the Impact Fee for Unconventional Gas Wells, established legislation that requires natural gas companies to pay impact fees to counties and municipalities for each producing well site based on factors such as average annual price of natural gas, population, road miles, distance, etc. The Act further sets forth thirteen distinct uses of funds that municipalities may utilize the impact fee for that includes construction, reconstruction, maintenance and repair of roadways, bridges and public infrastructure. According to the Pennsylvania Utility Commission, Act 13 Funds have been disbursed to South Waverly Borough for the following years:

Table 10. Act 13 Disbursement (2011-2014)	
Year	Income
2011	\$ 68,273.54
2012	\$ 57,285.76
2013	\$ 55,449.96
2014	\$ 50,879.32
TOTAL	\$ 231,888.58



MAP 12 – BOROUGH STREET & STATE ROAD MAP

South Waverly Borough is not likely to undertake any new street construction. Streets serving any new residential developments will be constructed by developers in accordance with the **2003 Bradford County Subdivision and Land Development Ordinance** standards under §401 for street right-of-way, grade and stopping sight distance and under §503 for street surfacing. Streets may be owned under a homeowners association, or if a street is constructed to suitable municipal standards, it may be dedicated by the municipality for general public use. Local municipalities may, but are not required to, publicly dedicate streets which have been privately constructed to specified municipal standards. More often than not, the road dedication occurs in residential subdivisions as part of the development process. Many developers opt to build the road to standard and request municipal dedication instead of choosing private status. The most recent example involved the extension of Mystic Drive and the newly constructed Cherry Lane that added ten (10) new residences that average in value of +\$250,000.

Bridges and culverts that carry municipal and state roads throughout Pennsylvania are owned by townships, boroughs, counties or the Commonwealth. Since Dry Brook is the only tributary in the Borough that traverses property from Court and Loder Streets down to the Elmira and Loder Street intersection, there is no need to provide any state or local stream crossings. Large sluice pipes cross under Court Street and Elmira Street carrying Dry Brook south towards the U.S. 220 right-of-way and drainage system in Athens Township. Ownership of these sluices is unknown at this time. PENNDOT

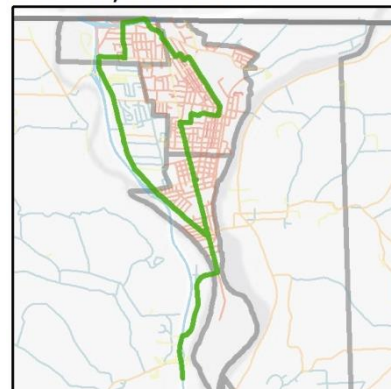
owns and maintains the overpass that carries North Keystone Avenue over New York Route 17 up to the PA/NY state line, as the street continues into Waverly, NY. Any type of bridge replacement can be costly along with the on-going maintenance and repair of the structure. South Waverly Borough is fortunate for not presently owning any bridges or structures.

5.2 Public Transportation

Endless Mountains Transportation Authority/BeST is a regional public transportation authority that provides services in Bradford, Sullivan and Tioga counties. **EMTA/BeST** provides ridership via fixed route or shared ride services to residents within the three counties. The main office is located on Route 220 just south of Green's Landing in Athens Township. The authority's mission is to *"meet the transportation needs of the communities within its service area by providing a variety of safe, reliable, and efficient mobility services to the communities of Bradford, Sullivan, and Tioga counties of Pennsylvania"*.

Residents 65 years and older can register with **EMTA/BeST** for the door to door ride service from their home to their destination. Out of service area medical appointments can also be scheduled on designated days with the service as well. Also, the Pennsylvania Department of Transportation financially supports **EMTA/BeST** to provide shared-ride transportation service to people with disabilities. Shared-ride Paratransit service is available to individuals with a disability, and do not have another source of transportation, at reduced fares.

ATHENS/SAYRE LOOP



MAP 13 – TRANSIT LOOP

EMTA/BeST provides fixed-route service identified on Map 13. The Athens-Sayre Loop is the only fixed route that passes through South Waverly Borough with stops at Chemung View, Elizabeth Square, Keystone Manor, RPH Guthrie, Page Manor and stores such as Wal-Mart and Kmart from 9:00 a.m. to 4:00 p.m. Bradford, Sullivan and Tioga counties are privileged such a public transportation operates here, as extensive public transportation systems in rural communities are generally limited by low population density, costs of providing the service, and uncertainty of public acceptance and use.

In addition to **EMTA/BeST**, two taxi services serve the Valley communities and even the Towanda area, namely **Valley Taxi, Inc.**, located in the Valley, and **R&L Taxi Service**, located in Waverly, NY. For the purpose of this Comprehensive Plan, **Valley Taxi, Inc.** will be highlighted as the Pennsylvania based taxi provider. **Valley Taxi, Inc.** (PUC A-00114425) served Athens, Sayre, S. Waverly and Waverly, NY for over 30 years and recently added Towanda, PA to the service area in 1999. It is their mission to provide safe and reasonable transportation for those wishing to ride and provide services to appointments, grocery, meal, airport and cargo service.

5.3 Rail Freight

There is no rail freight or passenger service within South Waverly Borough. There is, however, a rail freight line in close proximity and operates just north in the Village of Waverly, NY and crosses the state line into Sayre Borough. There are no crossings present within the Borough. However, the Lehigh Railway, LLC (LRWY) operates 56 miles of track, as the mainline of Lehigh Railway runs from Athens to Mehoopany. The LRWY leases the line on a long term lease from Norfolk Southern. LRWY interchanges

with Norfolk Southern at the rail yard in Sayre, PA where it runs north and crosses into Waverly, NY and runs east towards Binghamton, NY and westward towards Corning, NY. To the south, it also interchanges with regional carrier Reading & Northern at Mehoopany, PA. *The Northern Tier Long Range Transportation Plan (2009-2035)* states that “Norfolk Southern views this line as “tactical” in that it serves as a “surplus” main line or branch line with a limited amount of freight”. Activity on this line has increased due to the development related to the Marcellus Shale within the county and region. Considering its location in relation to South Waverly Borough, the presence of the rail line provides employment and may offset automobile traffic congestion.

5.4 Parking & Driveways

Generally parking in the Borough takes place on-lot, especially within the **Residential 1** and **2** districts. Within the **Business 1, 2, 3** and **Industrial** districts there does not appear to be problems with parking as individual developments supply ample parking areas. Minimal guidelines for parking exist under §101-68 of the Borough Zoning Ordinance and under § 508 of the **2003 Bradford County Subdivision and Land Development Ordinance**. The latter provides more options for non-residential uses under the Off-Street Parking schedule. Since there is no core or central business district within the Borough, there is no need for metered parking or designated public parking space. Additionally, Chapter 97 of the South Waverly Borough Code – Parking, identifies locations for Physically Challenged, Municipal Officials and Fire Department. Parking shall be permitted for the Physically Challenged and Municipal Officials on Pennsylvania Avenue at the off-street parking lot on north side of Borough Hall and for the Fire Department on Pleasant Street, on-street parking on the north side of the street.

Under *Chapter 55 of the South Waverly Borough Code*, **Driveway** regulations shall apply to all access driveways that enter Borough roadways, including any new construction, renovation or alteration. Any person desiring to construct or lay out such driveway shall make application to the Borough Code Enforcement Officer for approval of the location, design and mode of construction of such driveway, and for permission to proceed. The code requires that driveways should be located where the roadway alignment and profile are favorable (i.e. where there are no sharp curves, or steep grades, and where sight distance in conjunction with the driveway access would be adequate for safe traffic operation) and all driveways shall be designed in accordance with the standards and specifications outlined in §55-7.

5.5 Air Travel

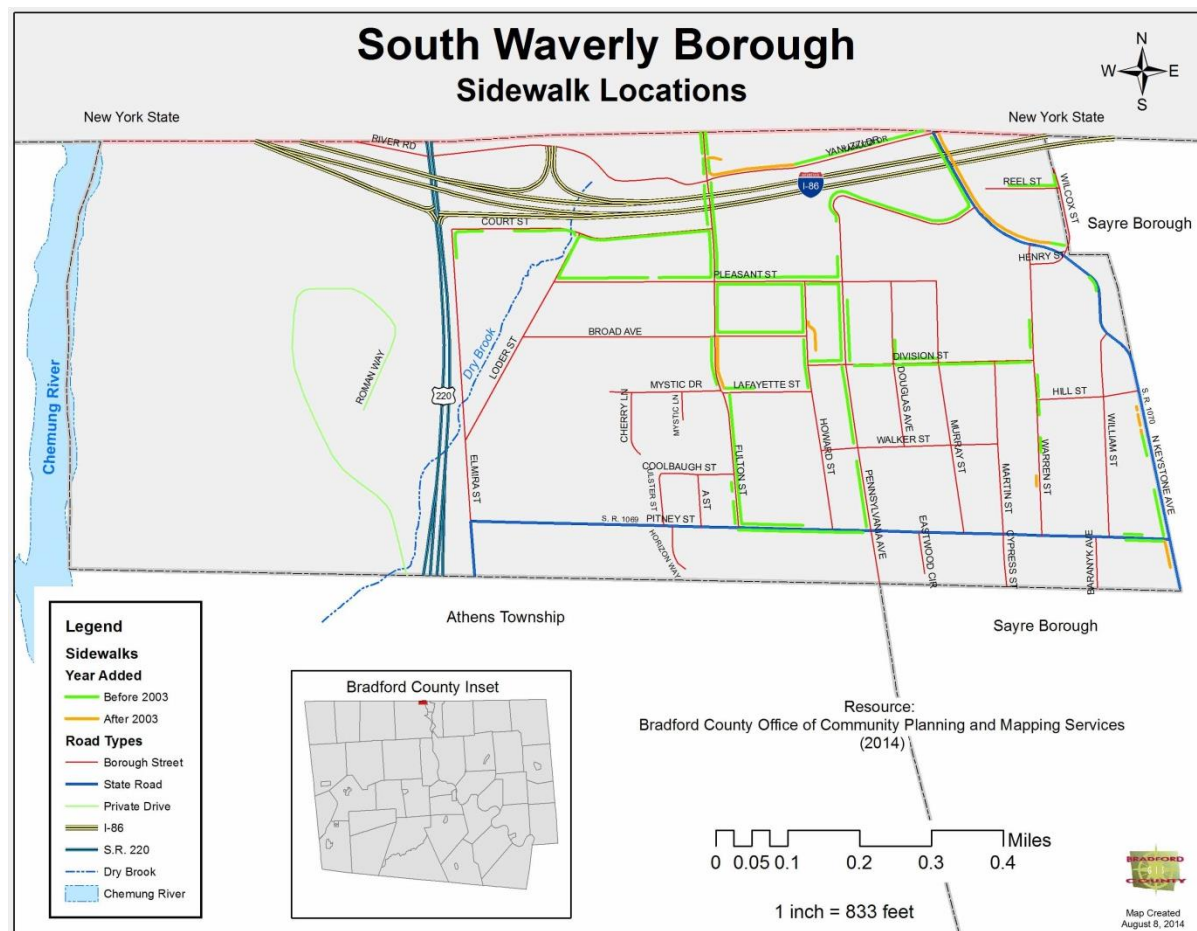
Locally, Bradford County Airport is open to the public and situated in the Susquehanna River Valley just two miles south of Towanda Borough. The Airport is owned and operated by the Bradford County Airport Authority and currently employs an Airport Manager. The services of the airport include Hanger Rent, Tie-downs, AV Gas 100LL, Jet-A Fuel Self-Serve, 24-hours a day, Flight Instruction and a Courtesy Car. The Airport contains three lit taxiways and a 4,300' X 75' runway that may be expanded in the future.

Regionally, South Waverly Borough residents can access commercial flights from non-hubs such as the Wilkes-Barre/Scranton International Airport (85 miles), Greater Binghamton Airport (44 miles), Elmira Corning Regional Airport (29 miles), Ithaca Tompkins Regional Airport (39 miles) or the Williamsport Regional Airport (80 miles) to large hubs such as Philadelphia, Detroit, JFK and LaGuardia and Pittsburgh.

5.6 Pedestrians & Bicycles

Both walking and biking prove to be the least costly form of transportation within a community system considering design, construction and maintenance, as both activities provide physical fitness benefits, opportunities for social interaction among users and, in due course, a better quality of life for residents of all ages. Walking and biking provide an alternative to automobile use, especially in an urban setting, where traffic and congestion further diminish accessibility and efficiency. Walking and bicycle paths provide safe connections between neighborhoods, public facilities, parks and open space and linkages to other corridors.

In South Waverly Borough, sidewalks are the most prevalent form of pedestrian infrastructure as there are no trails or trail connections within the Borough. Sidewalk material most likely consists of concrete or laid slate and is solely maintained by the property owner. Currently, the Borough does not require new sidewalks conforming to new development. The provisions of the **2003 Bradford County Subdivision and Land Development Ordinance**, under §507, requires that wherever a subdivision of four (4) or more lots per gross acre or where any subdivision is immediately adjacent to or within one thousand (1,000') feet of any existing or recorded subdivision within the same municipality having



MAP 14 – BOROUGH SIDEWALK MAP

sidewalks, sidewalks shall be installed on each side of the street. Sidewalks shall be four (4') feet wide and increase to six (6') feet in the vicinity of shopping centers, schools, recreation areas and other facilities and constructed with cement. If a developer shies away from providing sidewalks, he or she should be prepared to provide an undeniable reason for the modification or waiver of the sidewalk standards within the County SALDO.

Sidewalks are critical for safe and convenient pedestrian circulation, particularly in small communities such as South Waverly Borough, especially in proximity to both existing and new residential development that contains smaller lot sizes, as walking is a very practical mode of transportation for many residents of all ages. Pedestrian safety is even more of a factor where residential development abuts arterial and/or collector streets such as Pitney Street or North Keystone Avenue. The largest impediment to walkable communities is the lack of adequate infrastructure. Map 14 illustrates existing sidewalk facilities throughout the Borough at the time of the **2003 South Waverly Borough Comprehensive Plan** and this revision. In total, the Borough contains approximately 4.49 miles of lineal sidewalk, 3.93 at the time of the 2003 Comprehensive Plan and an additional .56 miles since that time. As one can observe, there are minimal pedestrian connections between residential neighborhoods and the commercial areas on North Keystone Avenue and Elmira Street. People take short and long trips using various forms of transportation, but, invariably, they all begin and end with walking. The Borough should investigate further expansion of pedestrian paths and connections to improve pedestrian accessibility and safety. Further consideration for amenities such as paths or sidewalks, shade trees, pedestrian lighting and street furniture can enhance and beautify neighborhoods as well.



MAP 15 – ROUTE “J”

In many communities throughout the northeast, specifically in the Northern Tier of PA and Southern Tier of NY, accessible bicycle paths and connections are important and much appreciated facilities in both rural and urban settings. Currently, the **2003 Bradford County Subdivision and Land Development Ordinance** does not include requirements for bicycle improvements that coincide with new development. A bicycle plan can prepare a municipality to determine the best routes to connect residents, as well as people who work, shop, or visit schools, shopping areas, parks, open space, and playgrounds, employment centers, and other community hubs.

Bicycle PA (www.bikepa.com/routes/) is the name for a network of cross-state bicycle routes that guide the bicycle tourist across the Commonwealth. The routes generally use existing highways that have been identified as desirable roads for bicycling. In some cases, the routes use improved rail trails to bypass difficult sections. Bicycle **PA Route J** is the closest route to connect to in South Waverly Borough. The route begins on the Maryland state line in New Freedom and ends at its northern terminus in Sayre at the S.R. 199/NY 34 intersection under Route 17 (I-86). This route stretches 232 miles through at least ten (10) counties. Map 15 illustrates the closest starting point in Sayre Borough.

One program that may assist the Borough to expand pedestrian alternatives is the PENNDOT **Safe Routes to School (SRTS)** program is typically recommended for schools where improvements are likely to increase walking and biking. However, the principles of safe routes can be applied on a broader basis, and should generally be considered where the community wishes to encourage walking and biking activity, or where it could occur, but usually doesn't because of physical factors. Such activity can

promote a healthier community and reduce congestion during the morning peak hour. Pennsylvania has funded more than one hundred (100) local **Safe Routes to School** projects totaling \$21 million in infrastructure and non-infrastructure projects. PENNDOT's **Safe Routes to School** program is school focused. Applicants for infrastructure funding and non-infrastructure grants must be a staff member of a school district or an individual school, additionally the application requires involvement of a local and regional government staff member. South Waverly Borough would need to partner with the Sayre Area School District to be eligible for such a project.

5.7 Transportation Improvement Program (TIP)

The Northern Tier Regional Planning and Development Commission (NTRPDC) coordinate the Transportation Improvement Program (TIP) for the five (5) counties through the Rural Area Transportation Advisory Committee (RATAC). The TIP is an inventory of transportation-related improvements requested by municipalities, concerned citizens, organizations that have conducted transportation studies, transit providers and others. The TIP is developed in an open and interactive manner as public involvement is critical to any planning and programming process.

The regional TIP is updated every two years, in coordination with PENNDOT's 12-year plan. The regional TIP lists all projects that intend to use federal and/or state funds for their engineering, right-of-way, and/or construction costs. Still, fiscal constraints at the state and federal level limit the number of candidate projects and highly depend upon national allocations of transportation dollars.

The NTRPDC, in conjunction with the RATAC membership, ranks and selects projects from the candidate project lists submitted by the member counties to compile the Northern Tier regional TIP. The regional TIP is then submitted to the NTRPDC board for approval. Once approved, the regional TIP is then submitted to PENNDOT to be included in the state TIP and the Federal Highway Administration (FHWA). At this time, the 2015–2018 TIP does include one candidate project programmed for funding in South Waverly Borough. Approximately \$195,000 has been programmed for Fiscal Year 2017 to resurface Pitney Street (S.R. 1069) from Elmira Street to North Keystone Ave. Candidate projects may include roads resurfacing, bridge rehabilitation or replacement, corridor safety improvements and transit oriented development programmed for Federal and/or State funding along with a local match.

South Waverly Borough should work with the Bradford County Planning Commission and NTRPDC to include any future transportation improvements needed within the Borough.

5.8 Transportation Summary & Key Points

South Waverly Borough remains as an automobile dependent community situated between **Expressways** such as S.R. 220 and New York State Route 17, **Minor Arterials** such as North Keystone Avenue and Pitney Streets and Loder Street classified as an **Urban Collector**. Traffic moves freely between New York and Pennsylvania via these routes and demonstrates a fairly large Annual Average Daily Traffic volume of approximately 14,000 vehicles on S.R. 220 alone. Pitney St. and North Keystone Ave. carry commercial and residential traffic into the Borough with more modest AADTs, N. Keystone Ave. carrying the next largest capacity at 7,700 vehicles.

In South Waverly Borough, residents generally live close to work as almost 50% of the workforce traveling to work in less than ten (10) minutes. Another 15% travel between ten (10) and fourteen (14) minutes. This would indicate that 65% of the workforce work within or in close proximity to the Valley communities with employers Robert Packer Hospital and Guthrie Clinic, Athens, Sayre and Waverly School Districts, the Post Office and commercial downtowns in Sayre, Athens and Waverly. The Elmira Street Business corridor is also within this travel time containing new hotels, namely the Hampton Inn, Comfort Inn, Microtel and Candlewood Suites and big-box retail stores such as Lowe's and Super Wal-Mart. Almost 12.6% travel thirty (30) to thirty-four (34) minutes that more than likely suggests travel to other employment centers within this travel time considering Elmira, Binghamton, Ithaca and Towanda.

Funding for transportation improvements has dwindled over the years and the amount of Liquid Fuels funds the Borough collects comprises a small percentage of the total Borough budget. Act 13 funds can inject approximately \$180,000.00 into infrastructure projects allowed under the law.

The South Waverly Borough, Bradford County and the Northern Tier Region will continue to respond to growing travel demands on roadways, bridges and pedestrian/bicycle linkages along with the special travel needs of an aging population, in addition to the progression of interstate commerce, especially along our major traffic corridors. The most notable demand that is placed on the transportation system is the natural gas industry, as this growth thrust Bradford County into the rankings of being the most drilled county in the Commonwealth. And, to a certain extent, travelers utilizing the overall transportation system in the region cross borders for tourism purposes, more evident in the Valley communities due to the New York Route 17/I-86 corridor.



PHOTO: N. KEYSTONE AVE. BRIDGE OVER I-86

Key South Waverly Borough Transportation Points

- ◆ Miles of State Road: **2.47**
- ◆ Miles of Borough Road: **7.12**
- ◆ Municipal Bridges: **0**
- ◆ Expressways: **U.S. 220 & NYS Route 17 (I-86)**
- ◆ Arterial Roads: **Pitney St. & N. Keystone Ave.**
- ◆ Local Roads: **Mystic Dr., Division St., Court St.**
- ◆ Workers Traveling less than 10 Minutes: **47.8%**
- ◆ Available Public Transportation: **EMTA/BeST**
- ◆ Taxi Service: **Valley Taxi, Inc. and R&L Taxi Service**
- ◆ Rail Freight Lines: **Lehigh Railway, LLC (Sayre)**
- ◆ Commercial Air: **Non-Hubs within 40-80 miles**
- ◆ Sidewalks: **4.49 miles**
- ◆ Transportation Improvement Planning: **Northern Tier Regional Planning & Development Commission & Bradford County Planning Commission**

South Waverly Borough is situated in the middle of several accessible market areas but may need improvement providing alternative linkages, internally, to decrease the demand on automobile and afford safe pedestrian connections among recreational, commercial or points of interest within the Valley communities. ■

CHAPTER 6



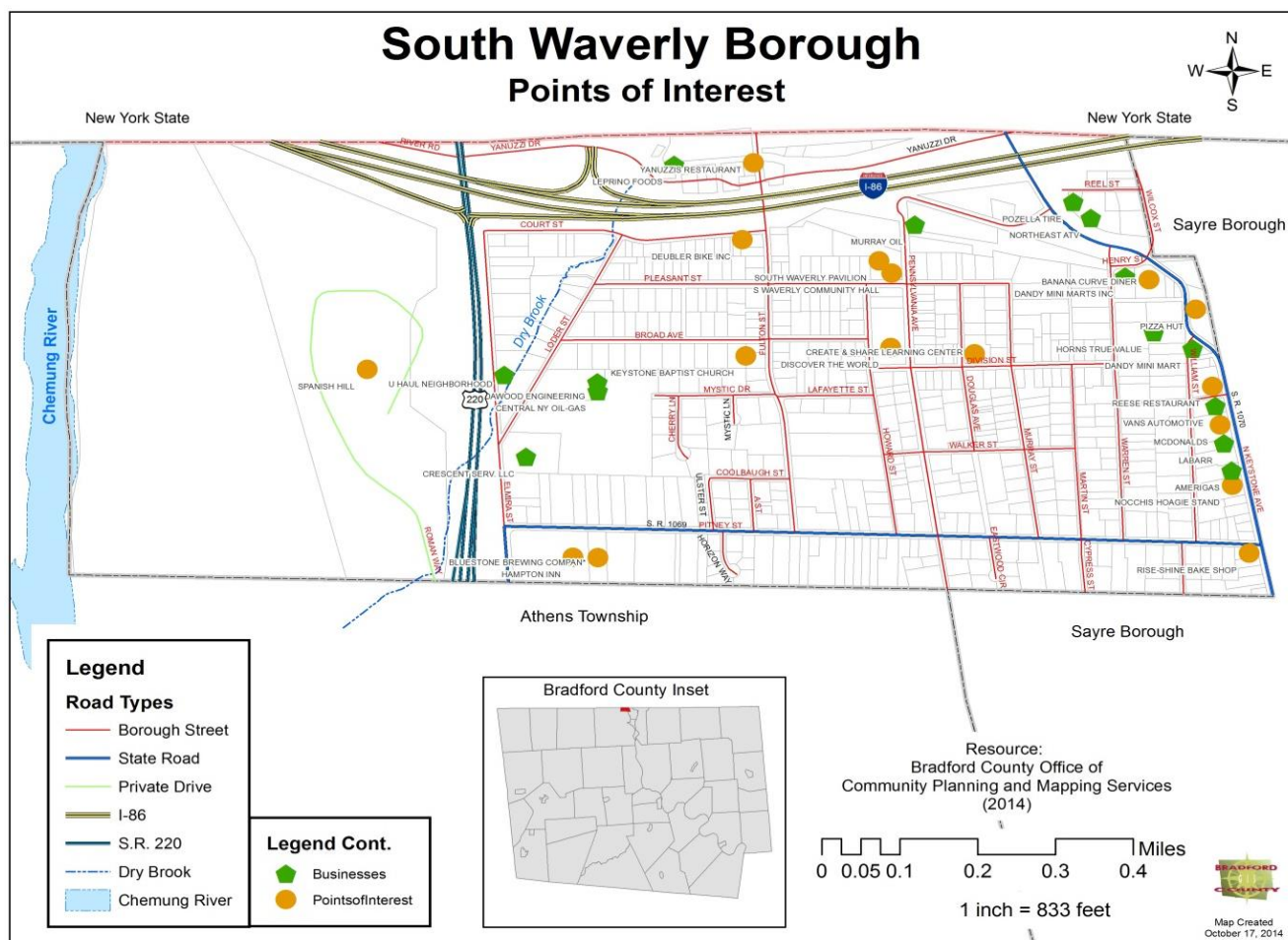
COMMUNITY FACILITIES AND SERVICES

Chapter 6. COMMUNITY FACILITIES AND SERVICES

6.1 Overview

The PA Municipalities Planning Code outlines yet another basic element of the Comprehensive Plan, Community Facilities, that should be made part of the overall plan: "A plan for community facilities and utilities, which may include public and private education, recreation, municipal buildings, fire and police stations, libraries, hospitals, water supply and distribution, sewerage and waste treatment, solid waste management, storm drainage, and flood plain management, utility corridors and associated facilities, and other similar facilities or uses."

Community facilities and services provide an overall benefit to citizens in order to maintain the public health, safety and general welfare within South Waverly Borough. The level of what may be available is often distinctive of the municipality or region depending on population density. For example, many rural municipalities within Bradford County may only provide limited services such as road maintenance, solid waste pick-up and fire service, whereas, a more urbanized locality may offer sewer, water, natural gas, police, libraries and a recycling program. South Waverly Borough corresponds with the latter case, as both private and public facilities offer various services not only to borough, but also the Valley region. Map 16 below business and services that are located within the borough.



MAP 16 – SOUTH WAVERLY POINTS OF INTEREST MAP

There is an assortment of organizations that provide facilities and services that range from private water systems, public sanitary sewer collection, private solid waste haulers to companies with utility status providing natural gas to homes and businesses. Planning for new or expanded facilities and services should be coordinated through the local comprehensive planning effort while considering other elements such as land use, transportation, population and housing. Further, the concentration and overall costs of offering certain facilities and services play a vital role in attracting future residents, business or industrial investment. They will tend to gravitate towards those places that offer the most desired community facilities and services at the best prices.

This chapter examines the level of community services offered to Borough of South Waverly and ascertains the suitability of what is offered compared to potential growth and development potential. The chapter also contains trends, a brief inventory of facilities and services and may provide guidance for any improvements necessary to meet demand.

6.2 Public & Private Schools

South Waverly Borough is part of the **Sayre School District** which consists of the municipalities of Litchfield Township, Sayre Borough and South Waverly Borough encompassing 33.07 mi.² and a population of 7,934. No School District facilities are located within the South Waverly Borough limits; however, current Sayre School District facilities include *H. Austin Snyder Elementary School* at 130 Cedar Street, Sayre, PA and the *Sayre High School* at 331 W. Lockhart Street, Sayre, PA. The *Litchfield Elementary School* at 2817 Cotton Hollow Road is considered idle, but not officially closed.

The **Sayre School District** includes a nine-member elected board that formulates and evaluates policies for the general school district operation consistent with the Pennsylvania School Code. The Board has ultimate responsibility under Pennsylvania school law in the following areas: exercising leadership and drafting district policy, employing a Superintendent of schools, authorizing the appointment of teachers and other staff members upon the recommendation of the administration, supporting curriculum development and revisions, adopting textbooks, securing monies for district operational needs, building projects, authorizing the expenditure of funds and representing the public and community in their views concerning educational matters. The district budget totals approximately \$11,000,000.00 and employs 160 people.

The following tables outline both school district sizes within Bradford County and **Sayre School District** student enrollment by grade and building, comparing current enrollment figures with those taken from the 2003 *Comprehensive Plan*:

SCHOOL DISTRICT	SQUARE MILES	MUNICIPALITIES	SCHOOLS	2012-2013 ENROLLMENT
<i>Athens</i>	179.65	6	4	2,209
<i>Canton</i>	191.23	6 [3 Bradford / 2 Lycoming / 1 Tioga]	2	996
<i>Northeast Bradford</i>	165.69	7	2	832
Sayre	33.07	3	2	1,112
<i>Towanda</i>	159.26	9	3	1,594
<i>Troy</i>	254.41	12	3	1,530
<i>Wyalusing</i>	251.98	10 [7 Bradford / 3 Wyoming]	2	1,367

Table 12. Sayre School District Enrollment (2014)

BUILDING	Ready 4	KDG	1 st	2 nd	3 rd	4 th	5 th	6 th	7 th	8 th	9 th	10 th	11 th	12 th	Total by Building
Litchfield															
Snyder	30	78	86	87	84	75	94	87							621
High School									84	87	81	70	69	75	466
TOTAL (2014)	30	78	86	87	84	75	94	87	84	87	81	70	69	75	1,087
TOTAL (2003)		109	102	108	95	96	100	106	81	94	114	73	67	65	1,210
Percent Change (Δ%)		-28.4	-15.7	-19.4	-11.6	-21.8	-6.0	-17.9	+3.7	-7.4	-28.9	-4.1	+2.9	+15.4	-10.2

While South Waverly Borough does not have any direct jurisdiction over school district facilities and activities, the Pennsylvania Municipalities Planning Code acknowledges that school buildings and property are important resources to the overall community. Generally speaking, the largest portion of a resident's tax bill is the school tax that is not only based on real estate, but also per capita, wage and occupation taxes. The typical school district not only provides education to our youth, it also provided cultural events and activities, adult and community education opportunities, facilities for sports and recreation and library resources.

Largely in Pennsylvania, school district boards and even solicitors do not realize that the PA Municipalities Planning Code requires a school district to submit certain information, pertaining to land and buildings, on proposed actions that may or may not be consistent with the adopted municipal and county comprehensive plans.

There are no private or charter schools located within the limits of South Waverly Borough, nonetheless, some families' may chose alternative learning environment not associated with the public school system. The closest private school that offers a catholic education for students between Pre-K through Eighth grade is the **Epiphany School** at 627 Stevenson St. in Sayre Borough. The school day runs from 8:15 a.m. to 2:45 p.m. for grades Kindergarten through 8th and includes a full academic, spiritual and extracurricular program. **Epiphany School** also offers Preschool for half- and full-day options. The school offers modern facilities with a library, computer room and gym. The campus provides a large area for outdoor play and sports activities.

The PA MPC & Public School District Actions

According to Section 305, The Legal Status of Comprehensive Plans within School Districts, following the adoption of a comprehensive plan or any part thereof by any municipality or county governing body, pursuant to the procedures in section 302, any proposed action of the governing body of any public school district located within the municipality or county relating to the **location, demolition, removal, sale or lease of any school district structure or land** shall be submitted to the municipal and county planning agencies for their recommendations at least 45 days prior to the execution of such proposed action by the governing body of the school district. – **PA MPC**

6.3 Library Services

In this day of internet access and the World Wide Web, library services are still essential to small communities such as South Waverly Borough, and usually offer a wide array of reading and internet resources. Although the borough does not have a local library established within its political

boundaries, residents and families are inclined to utilize three (3) local libraries in the surrounding Valley communities that include the following:

- **Waverly Free Library** located on 18 Elizabeth St. in the Village of Waverly, NY established in 1929 that offers programs such as an Adult Book Discussion Group, Pre-K Story Hour and Libraries for Tweens (LIFT). More information on hours of operation and programs can be accessed by visiting <http://waverlyfreelibrary.wordpress.com/>.
- **Sayre Public Library** located at 122 S. Elmer Ave in Sayre Borough offers DVDs, newspapers, classes and genealogy resources. More information on hours of operation and programs can be accessed by visiting <http://sayrepl.org/>.
- **Spaulding Memorial Library** located at 724 South Main Street in Athens Borough established in 1989 offers over 27,000 volumes, DVDs, Microfilm, Computers, Computer classes, copiers, meeting rooms, and resources of local history and genealogy. More information on hours of operation and programs can be accessed by visiting <http://www.spaldinglibrary.org/index.htm>.

6.4 Police Protection

At the time of the 2003 *Comprehensive Plan* adoption, South Waverly Borough retained a municipal police force that served 24-hours a day, 7-days a week, 365-days a year with a total of seven officers. However, on December 13, 2012, South Waverly Borough Council entered into an intergovernmental agreement with the **Borough of Sayre** to jointly perform law enforcement functions within both borough limits. The term of the agreement extends from January 1, 2013 to December 31, 2015. According to the Sayre Police Chief, Dan Reynolds, Calls for Service to South Waverly Borough equaled (432) in 2013 and (466 as of 12/29/14) in 2014 that Sayre Police Department gave response to.

*Note: This represents all service calls that the Sayre Police Department responded for S. Waverly Borough.

Through the agreement, the level of service shall be the same level of **Sayre Borough** shall provide police protection in the following manner:

- Enforcement of the Vehicle Code of the Commonwealth of PA.
- Enforcement of the Crimes Code of the Commonwealth of PA.
- Enforcement of the police ordinances that are related and enforceable by the police department at the request of South Waverly Borough which are same or similar in nature to those enforced within **Sayre Borough**.
- Maintain a vacation log and check homes as requested.
- Report Hazardous conditions (i.e. storm damage, holes in the road, street lights out) and report to South Waverly Borough.

Sayre Borough Police Department also provides investigative services to South Waverly Borough as well:

- Investigate to a satisfactory conclusion all reported criminal offenses which are of a nature to those now and hereafter investigated within the limits of South Waverly Borough and calling outside agencies as needed.

- Investigate accidents occurring in South Waverly Borough roads or within borough limits similar to those investigated in **Sayre Borough**.
- Respond to citizen complaints and requests which are similar in nature to those investigated in **Sayre Borough**.
- Arrest, transport, process and prosecute, in the courts having jurisdiction, those persons believed to be responsible for criminal law, traffic law and ordinance violations occurring in South Waverly Borough.

Sayre Borough also manages the record system for the department and provided monthly/annual reporting to the South Waverly Borough Mayor and Council. As required, **Sayre Borough** is also responsible for sending any and all necessary reporting to the state and federal governments. Additionally, the **Sayre Borough Police Department** maintains and issues hauling and soliciting permits, enforce weight restrictions and traffic speed limits and make recommendations to South Waverly Borough Council if and when necessary for the improvement of traffic and other regulations. On added benefit to South Waverly Borough, through this intergovernmental agreement, is that **Sayre Borough** furnishes and supplies necessary supervision, equipment, communication facilities and supplies to maintain the level of service for both municipalities. Ultimately, every **Sayre Borough Police Officer** engaged in any services and functions retains all the power and authority conferred by law on Sayre Borough Police while performing services for South Waverly Borough. Lastly, **Sayre Borough** provides all officers and employees of the Sayre Borough Police Department all applicable insurance coverage, including liability and worker's compensation in reasonable amounts.

South Waverly Borough agreed for **Sayre Borough** to provide these police services through an intergovernmental agreement between both borough councils. Both **Sayre** and South Waverly Boroughs may terminate the agreement giving sixty (60) days written notice.

6.5 Fire Protection

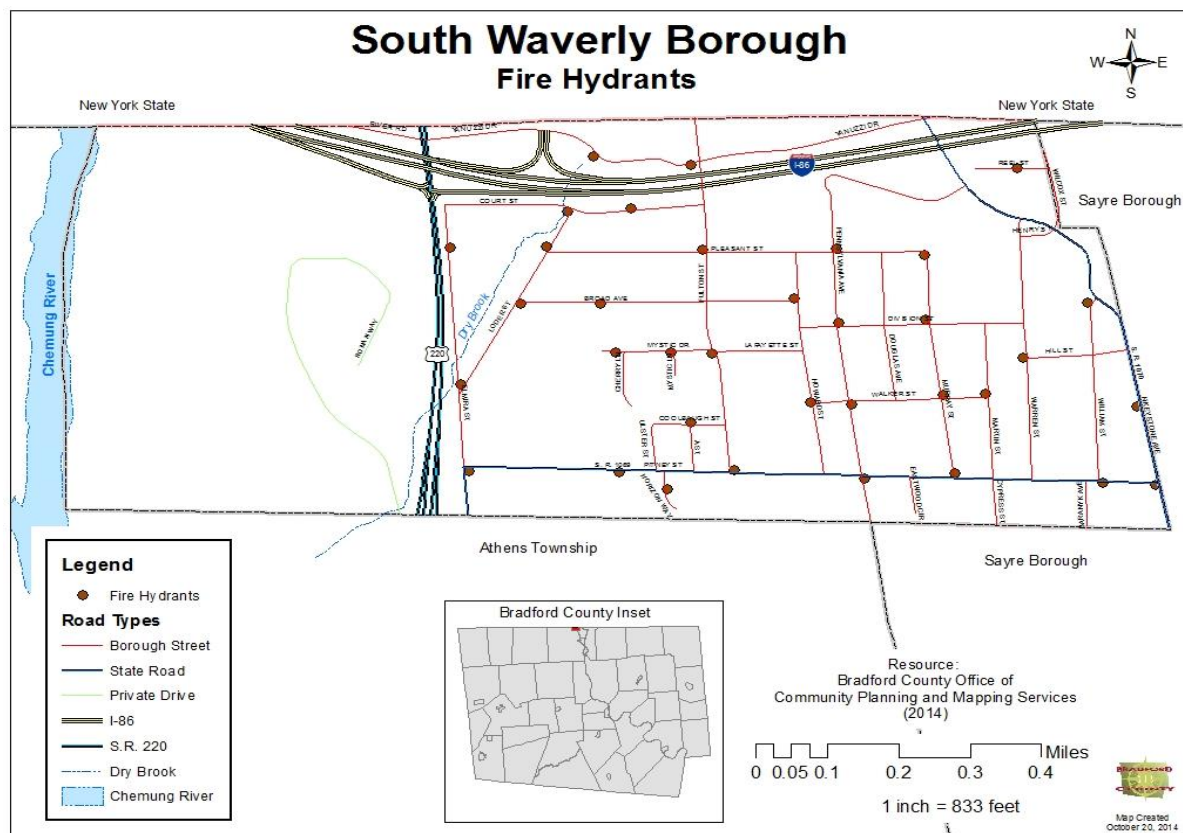
South Waverly Volunteer Fire Company resides at 57 Pleasant Street, adjacent to the Borough Hall, and is a small, non-profit volunteer organization serving the residents of South Waverly Borough. The company provides 24-hour service with a fleet of three (3) emergency vehicles. In 2013, the Bradford County 9.1.1. Center received a total of thirty-five (35) fire-related calls within South Waverly Borough.

Volunteer Fire Company officers include a Chief, first and second Assistant Chiefs, a Captain and first and second Lieutenants. The Fire Police include a Captain and first and second Lieutenants.



PHOTO: FIRE COMPANY AT 57 PLEASANT STREET

The **South Waverly Volunteer Fire Company** also maintains a three (3) member Fireman's Relief Board. And, in 2006, the borough established a five (5) member Fire Board that consists of two (2) council members, two (2) fire department members and one (1) citizen at-large. The fire board is responsible for paying the bills and budgeting of any monies received for the company.



MAP 17 – SOUTH WAVERLY FIRE HYDRANT MAP

The company provides mutual aid to Sayre Borough, Athens Borough, Athens Township and Waverly, NY. Map 16 above illustrates the location of thirty five (35) fire hydrants throughout the borough.

6.6 Emergency Medical Service, Hospitals & Emergency Management Coordination

Greater Valley Emergency Medical Services (GVEMS) is located at 904 Lehigh Avenue, Sayre, PA and serves as an integral



**GREATER VALLEY
EMERGENCY MEDICAL SERVICES**

501(C)3 Not-for-profit Organization

provider of emergency response and medical services to South Waverly Borough. The organization is considered 501 (C) not-for-profit organization providing ambulance, invalid coach, and emergency medical services to ill, injured or convalescent individuals, rescue, SCUBA search and recovery, and air system services in support of the preservation of life and property. In addition, **GVEMS** delivers community and educational services to the residents, schools, and businesses by supplying trained personnel, equipment, facilities and administrative services related to persons within their service area and other areas pursuant to agreements.

In 2013, the Bradford County 9.1.1. Center received a total of forty-two (42) EMS-related calls within South Waverly Borough. Residents of South Waverly Borough are fortunate as a small community to be part of the regional emergency service area that **GVEMS** serves. **Greater Valley EMS** offers the following services to South Waverly Borough:

- **Paratransit:** Service for those that are handicap, disabled or immobilized for doctor's visits, physical therapy and same-day surgery.
- **Medical Division:** A combination of paid and volunteer pre-hospital health care professionals providing advanced life support, basic life support services and also advanced life support mutual aid assistance to several outlying agencies.
- **Rescue Division:** **Greater Valley EMS** began providing rescue services for our community in 1955. The Rescue Division is trained and equipped to provide not only vehicle rescue services, but also high angle rope rescue, surface ice rescue, and to participate with the local fire services for swift water rescue emergencies.
- **SCUBA Team:** Started in 1964, **GVEMS** Underwater Search and Recovery team established itself as the first team of its kind anywhere in the Twin Tiers area and continues to be a leader in underwater diving operations.
- **CPR Training & Education:** The mission of the **Greater Valley EMS** CPR Education department is to provide quality CPR, First Aid, and related trainings to the community in a healthy, safe atmosphere that fosters learning, creativity, critical thinking, and content mastery in a variety of learning methods. The goal of the department is to train as many individuals as possible, of all ages, CPR and First Aid in an effort to increase quality of life, minimize severe injury, prevent cardiac related death, and improve immediate response to emergency incidents within the community. In conjunction, the CPR education team wishes to raise awareness about cardiac health including healthy eating, fitness, and smoking cessation.
- **EMS Education:** **GVEMS** offers a wide array of courses such as Emergency Medical Technician, Emergency Vehicle Operators Course and much more.

Resident and communities interested in services delivered by Greater Valley EMS can log onto their website at <http://www.gvems.com/index.html>.

South Waverly Borough is situated less than 1.5 miles from the **Guthrie - Robert Packer Hospital** which offers premiere emergency and health related treatment for the northern tier of Pennsylvania and southern tier of New York. The Facility is a 270-bed tertiary care referral center and considered a regional Level II Trauma Center. **Guthrie - Robert Packer Hospital** offers a full range of diagnostic, medical and surgical services, including a breast care center, cancer center, cardiac and vascular center, musculoskeletal services, imaging services, specialty eye care, surgical services, weight loss center and medical/surgical and intensive care services.

Guthrie Home Care, Home Health is licensed in both Pennsylvania and New York and **Hospice** is licensed in Pennsylvania. **Home Care** provides various levels of care in the home, based on patient need, including nursing care, personal care, physical, occupational and speech therapies, HomMed monitoring system for patients with chronic conditions, **Hospice** care for terminally ill patients and a Personal Emergency Response System.

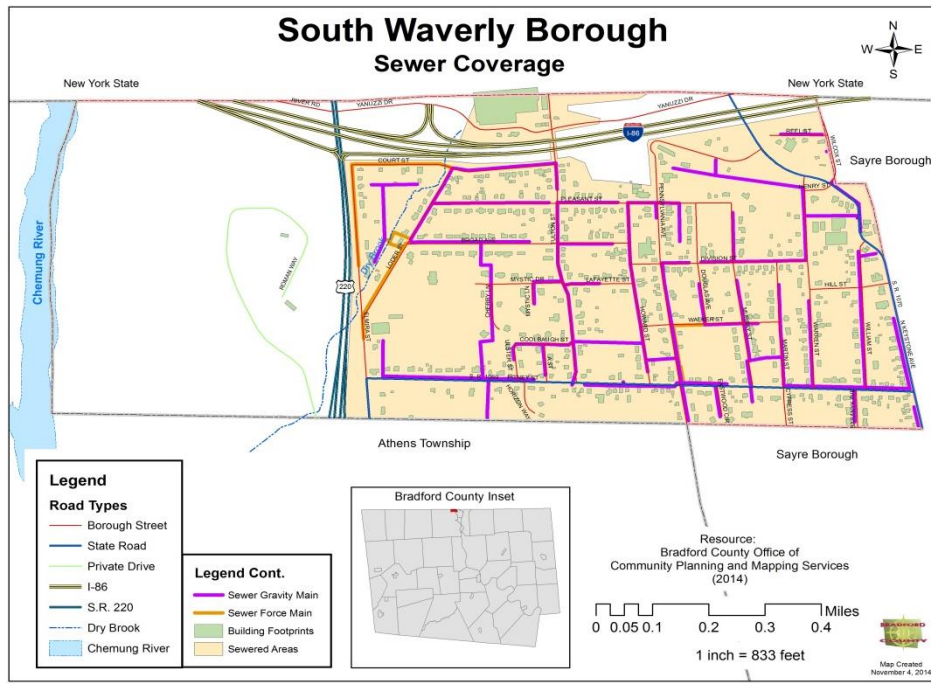
In accordance with Pennsylvania Title 35, the "Counterterrorism Planning, Preparedness and Response Act of 2002", which governs all emergency management activities in the Commonwealth, South Waverly Borough appoints a local **Emergency Management Coordinator** and an up-to-date municipal Emergency Operations Plan. The coordinator shall be professionally competent and capable of exerting leadership, planning, training, and effecting coordination among operating agencies of government and controlling coordinated operations.

Responsibilities of the Local EMC

- ✓ Manage and mobilize the equipment and staff of the municipal emergency operations center (EOC) when appropriate and as directed by the municipal elected officials.
- ✓ Attend and successfully complete all training scheduled by the county and/or PEMA as outlined in PEMA Directive "Emergency Management Training and Education".
- ✓ Survey, organize and coordinate all municipally available manpower, materials, supplies, equipment, facilities and services necessary for disaster emergency preparedness, response, recovery and mitigation.
- ✓ Recommend mitigation measures to reduce disaster effects.
- ✓ Coordinate with other municipal emergency service agencies and public and private entities in achieving your duties and responsibilities.
- ✓ Have current appropriate plans, procedures, guidance and laws issued by the county, PEMA and the Governor available within your EOC. Have knowledge of the federal and state required plans for your jurisdiction concerning emergencies at dams, chemical and nuclear plants, schools, day cares, hospitals, prisons and nursing home facilities.
- ✓ Provide prompt and accurate information regarding municipal disaster emergencies to the appropriate municipal, county and Commonwealth officials and agencies and the general public.
- ✓ Participate in all tests, drills and exercises, including remedial drills and exercises that pertain to your municipality, as scheduled by the county, state or the Federal government.
- ✓ Participate in the integrated flood warning systems program as applicable for your municipality.
- ✓ Develop mutual aid agreements as applicable with adjacent municipalities for reciprocal emergency assistance.

The municipal coordinator helps the community to achieve proper levels of preparedness, response, recovery, and mitigation for various emergencies or disasters that might affect the municipality. The coordinator also makes sure a level of consistency between the local Emergency Operations Plan and the Bradford County Emergency Operations Plan.

6.7 Public Sewer & Water Services

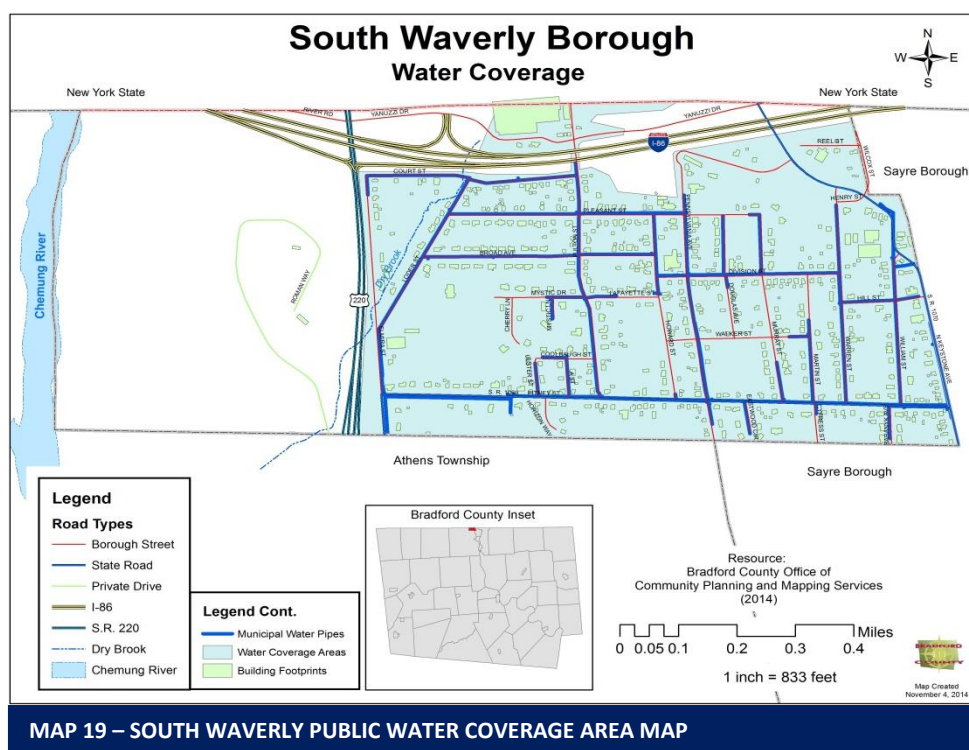


MAP 18 – SOUTH WAVERLY CENTRALIZED SEWER COVERAGE AREA MAP

In June of 1997, South Waverly Borough completed an Act 537 Sewage Facilities Plan consistent with Pennsylvania Department of Environmental Protection guidelines to allow for the establishment of a centralized collection system to convey wastewater to the **Valley Joint Sewer Authority** in Athens Borough. The **Valley Joint Sewer Authority** is the owner and operator of the joint sewage treatment

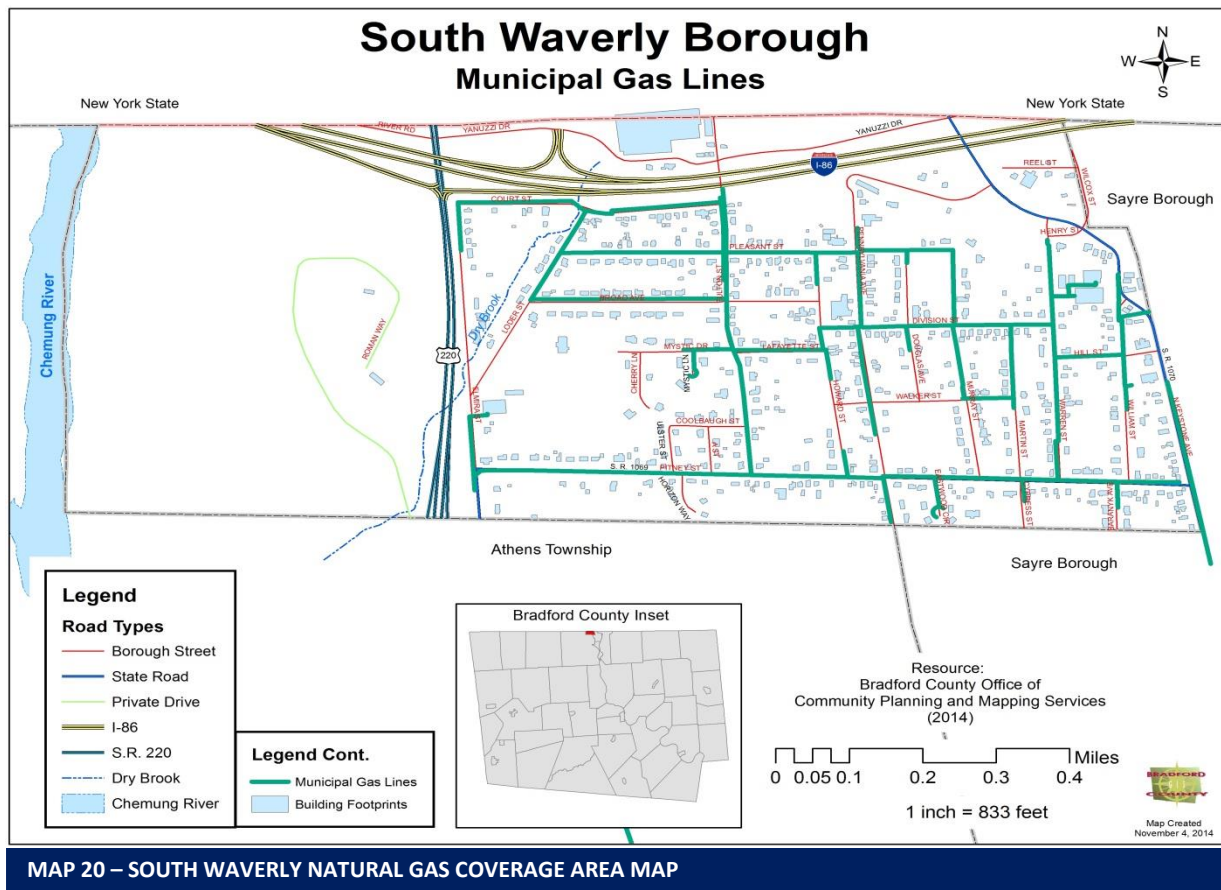
facility. South Waverly Borough established a municipal authority that meets once a month, to conduct official business and maintain lines and pump stations within the limits of the borough. Approximately 30,000 lineal feet of 8" sanitary sewer line were established along with 10,000 linear feet of service laterals to homes and businesses. The **Valley Joint Sewer Authority** services 472 out of 512 equivalent dwelling units or EDUs at a rate of \$55.00 per month. Map 18 below illustrates the sewer service area and approximate location of sanitary gravity main and force main within the borough.

Aqua America (Parent Company) provides public water service to South Waverly Borough within its Pennsylvania Service Territory, *Roaring Creek/Susquehanna Division* that includes Bradford County within this particular division. Local offices are located at 206 South Keystone Avenue in Sayre Borough. **Aqua Pennsylvania** serves more than 1.4 million residents within 30 counties of Pennsylvania. Much of the Valley water supply that **Aqua Pennsylvania** provides originates from wells located on the river flats in Athens Borough. In South Waverly Borough, approximately 455 residents and businesses utilize public water service through **Aqua Pennsylvania**. Map 19 illustrates the water service area and approximate location of water lines within the borough.



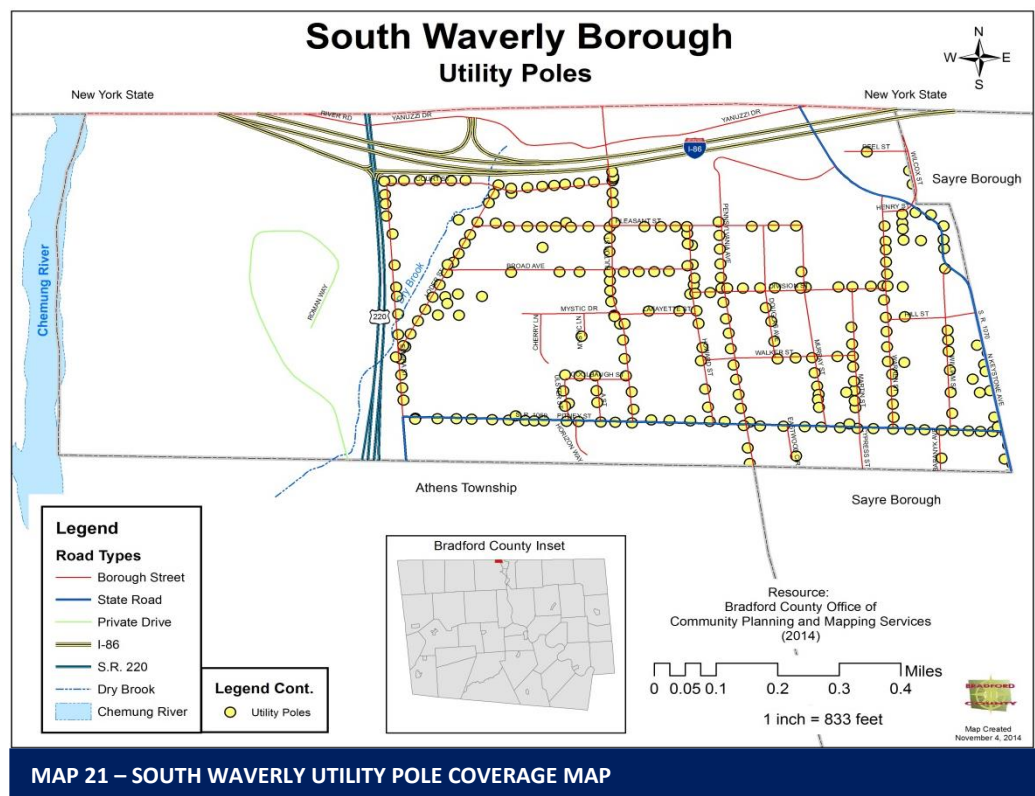
6.8 Other Utilities & Services

Natural Gas: **Valley Energy**, located at 523 South Keystone Ave. in Sayre Borough provides utility grade natural gas service to over 400 customers in South Waverly Borough. In the last Comprehensive Plan, the utility operated as NUI Valley Cities Gas until 2002 when the division was sold to C&T Enterprises and became **Valley Energy**. The company was formally known as Valley Cities Gas when it formed in 1944 and, prior to that, The Athens, Sayre and South Waverly Heat and Power Company established in 1899. **Valley Energy** is a recognized utility regulated by the Pennsylvania Utility Commission and provides natural gas service to 11 communities in Bradford County, Pennsylvania and Chemung and Tioga Counties in New York. Natural gas is supplied to more than 8,000 residential, commercial and industrial customers through a 165-mile pipeline distribution system. **Valley Energy** currently charges a dollar amount of \$ 5.6959 /Mcf. Map 20 below depicts the service are for **Valley Energy** in South Waverly Borough.



Electric: First Energy

is a diversified energy company that is located in Akron, Ohio, serves a population of six million customers over a 65,000 mi.² area. The company is further divided into 10 electric utility operating companies that provide electric service in Pennsylvania, Ohio, West Virginia, Maryland and New Jersey. South Waverly Borough is incorporated within the **Penelec Service Area** with local offices at 88 Plaza



Drive in North Towanda Township. **Penelec** currently services 438 residential and 32 commercial customers in South Waverly Borough. Map 21 above illustrates the location of all utility poles and lamps within the borough.

Television (Cable)/Internet/Telephone: In this day of high speed, wireless communications, most families bundle their telecommunication needs through one provider due to technologies that provide internet access by transmitting digital data using a local telephone network. South Waverly Borough residents and business customers now choose from a variety of companies offering various combinations of communication services that suite their needs. The following companies provide a combination of communication services in South Waverly Borough:

- **North Penn Telephone** (http://www.npacc.net/internet_home.php/)
- **Time Warner** (<https://www.gettimewarnercable.com/>)
- **Comcast Xfinity** (<http://xfinitytv.comcast.net/>)
- **Verizon FiOS** (<http://www.verizon.com/home/phone/>)
- **DirectTV** (<http://www.directv.com/>)
- **Dish Network** (<http://www.dish.com/>)
- **CQ Services [Website Service and Internet]** (<http://getcq.com/>)

Solid Waste Disposal, Recycling & Open Burning: The **Northern Tier Solid Waste Authority (NTSWA)** Landfill #2, located off of State Route 6 in West Burlington Township, was formed in 1973 as the first and only three county solid waste authorities in the Commonwealth. The Authority provides the following services to the community: waste disposal, recycling collection/processing, tire shredding, wood grinding, septage receiving, street sweeping, leaf vacuum, waste transportation, electric generation, spring and fall clean-ups for participating municipalities, educational services and programs and hydroponically grown greens. Several haulers provide service to residents and businesses within the borough, including Casella, B&E, **NTSWA** and Taylor.

On Thursday, January 3, 2013, Taylor Garbage Services Inc. began collecting recyclable materials from each household and business in South Waverly Borough. Collection is conducted once per week on Thursday. Each residence and business provides their own recycling container of a size equaling thirty-five (35) gallons or less. A "Single Sort Recycling" sticker must be attached to this container indicating the resident or business is part of the recycling program. Containers are placed on the curb either the night before collection or by 6:00 a.m. the day of collection. The new program allows for commingled materials (**no sorting required**) and plastic types 1 through 7 are now accepted. Businesses or residents with recycling needs greater than one 35-gallon container per week should contact Taylor Garbage directly to make special arrangements for collection. A "Printable" Recycling Guide may be found on the borough webpage at: <http://southwaverlyborough.org/regulations>.

In 2001, South Waverly Borough adopted the "**Air Pollution Control Ordinance of 2001**" finding that air pollution from open burning may be detrimental to the health, comfort, living conditions, welfare, and safety of the citizens of Borough of South Waverly. The ordinance sets exceptions to open burning prohibitions and burning device regulations. The burning device regulations set forth minimum distances from a source to a structure such as recreational, cooking and bonfires.

Borough Administration: The borough administration supervises the daily operation of the municipality and operates out of the borough hall offices on 2523 Pennsylvania Avenue during the

office hours Monday through Friday, 8:00 a.m. to 4:00 p.m. The borough employs a full-time **Secretary/Treasurer** and one (1) part-time, on-call, **Road Foreman**. The borough also employs code and building employees, one (1) part-time and one (1) on-call.

Parks and Recreation: Largely, recreational facilities benefit the health of a community and provide a social setting for multigenerational groups utilizing active or passive facets of a park or greenway. More likely than not, recreational offerings contribute to the overall character of the community and build sense of place for residents. Recreational facilities can consist of publically-owned (municipality or school district) trails or parks, playgrounds or competitive ball fields. At present, South Waverly Borough does not contain physical trails or formal recreational facilities such as playgrounds, ball courts or recreational fields to accommodate such activities. Nonetheless, the Community Hall, Pavilion and field on Pennsylvania Avenue contain approximately 4.9 acres that can potentially be designed as a multi-purpose recreational facility that can be developed and phased over time. The 2014 *Comprehensive Plan Survey* revealed that 87 % of the respondents that rated recreational opportunities within the borough as being “poor” to “adequate”. The survey also revealed that 17% of the respondents visited the property as it exists today. Both the Community Hall and pavilion/fields are utilized by groups such as youth soccer, football and church organizations. The borough hall is advertised for wedding receptions, special occasions, party or get-togethers, and can seat 250 to 300 people, containing kitchen facilities and a stage. In addition, the pavilion has a kitchen and picnic tables to seat about 100 and use the large field for that special family baseball or soccer game. Renters provide their own grill.

6.9 Community Facilities & Services Summary

South Waverly Borough is fortunately situated among a diverse arrangement of quality facilities and services offered through various entities that are not necessarily located within borough limits. The borough demonstrates a level of cooperation among these entities that provide an acceptable level of service that

Key South Waverly Borough Community Facilities and Services Points

- ◆ Public School: **Sayre School District**
- ◆ Private School: **Epiphany School (Sayre Borough)**
- ◆ Libraries: **Waverly Free Library, Sayre Public Library & Spaulding Memorial Library**
- ◆ Police Protection: **Sayre Borough Police Department**
- ◆ Fire Protection: **South Waverly Volunteer Fire Company**
- ◆ Emergency Medical Service: **Greater Valley EMS**
- ◆ Hospitals: **Guthrie – Robert Packer**
- ◆ Public Sewer: **Valley Joint Sewer Authority**
- ◆ Public Water: **Aqua Pennsylvania**
- ◆ Natural Gas Service: **Valley Energy**
- ◆ Electric: **First Energy (Penelec)**
- ◆ Solid Waste: **Northern Tier Solid Waste Authority**
- ◆ Recycling: **Taylor Garbage Services, Inc. (Every Thursday)**

increases quality of life for the general populace. As stated earlier, the amount of facilities and services vary from municipality to municipality and highly depend upon population density and need. Any future growth and development will evaluate these services before locating within South Waverly Borough, and will presumably make a conscious decision based on availability and performance of those particular services. ■

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CHAPTER 7

Community Comprehensive Plan

Borough of South Waverly
Bradford County, Pennsylvania



JULY 2003



*Detailing Existing
Conditions, Visions,
Goals, Objectives,
Strategies and Initiatives
for Bradford County
for the next 20 years.*

Bradford County Comprehensive Plan

Adopted March 11, 2004



BRADFORD COUNTY
OFFICE OF COMMUNITY PLANNING & GRANTS
ADMINISTRATIVE AGENCY FOR THE
BRADFORD COUNTY PLANNING COMMISSION

PLAN INTERRELATIONSHIPS

Chapter 7. PLAN INTERRELATIONSHIPS

7.1 Connections & Consistency

The five plan components, namely, *Population, Housing, Transportation, Land Use and Community Facilities and Services* have been developed as separate chapters within the Comprehensive Plan update, however, these chapters are not expected to stand apart or hold more influence over other parts of the plan. The main focus of each chapter guided direction of the other plan chapters until all the components of the plan were integrated together. Each plan chapter was developed to formulate policies and actions implementing the general community development goals and objectives.

This plan is meant for customary use and should be consistently engaged during any process affecting South Waverly Borough's future. The Comprehensive Plan should not simply be a document on the shelf, but, instead a tool for those public officials charged with guiding growth, development and overall community improvements. Both developers and land owners alike should contemplate the overall direction of the plan's component chapters in order that planning efforts related to transportation corridors, neighborhoods and community facilities are synchronous with the comprehensive plan. This plan should be used as a gauge, or yardstick, if you will, when reviewing development proposals and related reports and/or studies concerning South Waverly Borough.

The PA MPC & Plan Reviews

According to Section 301.(c), the municipal or multi-municipal comprehensive plan shall be reviewed every ten years. The local planning commission should take upon the role of updating the plan more periodically to reflect changes in conditions and goals of the overall community. Both the Borough Planning Commission and Borough Council should engage public support for on-going updates to the plan.

The Pennsylvania Municipalities Planning Code requires that each municipal Comprehensive Plan contain a statement of interrelationships between the various required components or chapters of a comprehensive plan. This is to ensure that the plan's approach is consistent. There is also a requirement to plan for consistency between a municipality comprehensive plan and that of the neighboring municipalities and the county as a whole. The Code defines "**consistency**" as "*an agreement or correspondence between matters being compared which denotes a reasonable rational, similar, connection or relationship*". Plan consistency shall consider the *Bradford County Comprehensive Plan* (2004) and municipal plans such as the *Sayre Borough Comprehensive Plan* (2008) and *Athens Township Comprehensive Plan* (2005).

County Planning staff assisted in the development of this *South Waverly Comprehensive Plan* update and worked closely with consultants that developed the *Bradford County Comprehensive Plan* in 2004. Characteristically, the County Comprehensive Plan establishes more of a broad scope for future growth and development, especially for such a large county as Bradford, and does not typically comprise the amount of component detail a local plan achieves through the planning process. Nonetheless, the Pennsylvania Municipalities Planning Code, under section 301.4. stipulates that "*municipal comprehensive plans which are adopted shall be generally consistent with the adopted county comprehensive plan*". This *South Waverly Borough Comprehensive Plan* update shall maintain consistency with the recommendations, goals and objectives found within the *Bradford County*

Comprehensive Plan. Utilization of the *Bradford County Comprehensive Plan* as a framework for the *Borough Plan* further ensures consistency between both plans.

County Planning staff also assisted with the *Sayre Borough Comprehensive Plan* in 2008 and *Athens Township Comprehensive Plan* in 2005 and is currently developing an update to that *Athens Township Plan*. Since these municipalities share borders with South Waverly Borough, it is essential that plan components be considered in these neighboring municipal plans.

7.2 Opportunities for Multi-Municipal Planning through Intergovernmental Cooperation

All four contiguous municipalities in the “Valley” have adopted Comprehensive Plans and Zoning Ordinances to guide growth and development individually. Nevertheless, there may be an opportunity some day for the “Valley” municipalities to band together and perform planning functions regionally. In July 2001, the Pennsylvania Municipalities Planning Code was amended to create a definition of a “Multimunicipal Comprehensive Plan” with standards and powers for such a plan. Acts 67 and 68 transformed community planning in Pennsylvania with this change. The Code now outlines means to cooperate on major community planning issues while still allowing each local government to retain autonomy. Communities that choose to prepare a Multimunicipal Comprehensive Plan are given further authority to plan for the entire community. If the plan is adopted, the municipalities are further empowered to prepare an intergovernmental implementation agreement.

A summary of the additional powers as a result of Multimunicipal Planning includes the following:

- The municipalities may designate growth areas for 20- year development at one-plus unit per acre in those areas where public services are provided or planned for. The municipalities may also designate future growth areas for longer term growth and orderly extension of services. The municipalities may designate rural resource areas for low-density, rural development where publicly-financed services are not intended.
- The municipalities may plan for the accommodation of all categories of land use within the entire area of the plan without all uses being provided for in each municipality, and enjoy a measure of protection from exclusionary zoning challenges within the entire area of the plan (without all uses being provided for in each municipality).
- The municipalities may plan for ***Development of Regional Significance and Impact*** (DRSI) by creating intergovernmental review standards and processes.
- Municipalities will be given more favorable state decisions regarding funding requests and certain facilities permitted by the state.
- Municipalities may share tax revenues and fees.
- Municipalities may adopt a voluntary transfer of development rights program enabling transfer of density or other development rights between municipalities in exchange for conservation agreements elsewhere.
- Municipalities may adopt specific plans to guide development, in greater detail, of specific non-residential properties. These specific plans may override zoning or subdivision regulations on a site-specific basis.

Prior to Act 67 and 68 of 2001, municipalities that wished to jointly implement comprehensive plans were somewhat constrained by the law. Joint Planning Commission and Joint Zoning were

possible, but it was a very cumbersome process that also resulted in the loss of individual municipal autonomy. At present, for communities that have adopted a Multimunicipal Comprehensive Plan, implementation can be through a simple Intergovernmental Agreement. The structure of agreements makes it as easy to cooperate in community planning as it is for municipalities to share road equipment or even a police department. Any multimunicipal approach to community planning often leads to disagreements over such issues as fair cost share among participants and a perceived competition for development whether it may be located in a borough versus a township. It is also essential that all participants believe they are meeting and planning together on a level playing field. Each community must recognize the continued autonomy in directing its own business. Cooperative planning works best where municipalities realize that their strongest basis for intergovernmental cooperation is a consensus of shared growth and development concerns. Therefore, cooperative planning is not a mechanism for conflict resolution, but a means of working together towards a common goal.

Multimunicipal Plans create conditions in which participating communities can take advantage of greater planning powers and more favorable consideration by Pennsylvania state agencies. Nevertheless, municipalities must plan together in order for this consideration to take effect. The first step is the adoption of the Multimunicipal Plan by various communities through resolution. The actual planning documents may remain separate and be incorporated as a Multimunicipal Plan through a resolution. An action of co-adoption of two separate documents can create a Multimunicipal Comprehensive Plan out of two separate plans prepared by abutting municipalities, provided said plans are technically consistent. After the process of making the Multimunicipal Plan official, an Intergovernmental Agreement must be adopted and executed. The Pennsylvania Municipalities Planning Code provides that municipalities may enter into an Intergovernmental Cooperative Agreement to implement the Multimunicipal Comprehensive Plan. While entering into such agreements is optional, municipalities must enter into such agreement in order to legally implement the plan. An Intergovernmental Cooperative Agreement is enacted by ordinance, as provided for in the Pennsylvania Intergovernmental Cooperation Law. As such, agreements may parallel any agreements already entered into by municipalities (such as sharing road equipment, police department or fire department services). The content of such an agreement must be consistent with both the Pennsylvania Intergovernmental Cooperation Act and the MPC. Key requirements for each are listed below:

Implementation agreement content required by the ***Pennsylvania Intergovernmental Cooperation Law***:

- Conditions of the agreement.
- Duration of the agreement.
- Purpose and objectives of the agreement, including powers and scope of authority delegated in the agreement.
- How the activities and actions specified in the agreement will be financed (*If applicable*).
- Organizational structure necessary to carry out the agreement.
- Manner in which any property involved in the agreement will be acquired licensed, or disposed (*If applicable*).
- Provisions for employee insurance and benefit contracts, if any, associated with the agreement (*If applicable*).

Implementation Agreement content required by the **Pennsylvania Municipalities Planning Code**:

- Consistency review process to be used by participating municipalities to judge consistency of implementing actions, like zoning ordinances or capital projects, with the Multimunicipal Comprehensive Plan.
- Process for the review and approval of **Development of Regional Significance and Impact** (DRSI).
- Roles and responsibilities of participating municipalities with respect to implementation of the Multimunicipal Comprehensive Plan, including particularly the provision of public infrastructure and services.
- Yearly report of implementation activities, particularly infrastructure projects undertaken and development applications and approvals.
- Process by which the Multimunicipal Comprehensive Plan can be amended and growth, future growth, and rural resource areas can be redefined.

It is important to note that the provision of each act must only be met as applicable. If the participating municipalities do not retain employees, own property, or share tax base, the agreement will be relatively simple. There is no requirement for zoning to participate in these agreements.

The communities comprised of the Valley already share a common bond through their regional recognition. Services have already been shared, whether formal or informal, related to policing, fire and sewer service. A regional approach to land use and community growth would ultimately be a next step towards improving land use coordination and more efficient delivery of services among Valley municipalities.

7.3 Development of Regional Significance and Impact (DRSI)

By comparison, South Waverly Borough is the smallest borough in land area within the Valley, and, since it is zoned, must accommodate every potential land use within its borders. If the Valley communities were to someday assume Multimunicipal planning efforts, land uses may be shared among participating municipalities, including "*Development of Regional Significance and Impact*".

The Pennsylvania Municipalities Planning Code simply defines "*Development of Regional Significance and Impact*" (DRSI) as "*Any land development that, because of its character, magnitude, or location will have substantial impact upon the health, safety, or welfare of citizens in more than one municipality.*" The most obvious current Development of Regional Significance and Impact in the immediate area is the Robert Packer Hospital in Sayre Borough or the Valley Business Park in Athens Township.

While a Development of Regional Significance and Impact may be subject to review of various municipalities under a Multimunicipal planning effort, Pennsylvania planning law clearly specifies that the host municipality retains the decision-making authority to grant or deny any approval or permit.

Examples of **Developments of Regional Significance and Impact** include large residential subdivisions, shopping centers, industrial and business parks, recreational areas, waste disposal facilities, and major highways. Development impacts may include traffic, noise, light, storm water runoff, pollutants, loss of open space, commercial market encroachment, and/or water/sewer demand.

The only exception is if such authority is pre-empted by State or Federal law, in which case neither municipality retains approval. The host municipality must approve the DRSI if it meets all local requirements. Further, though DRSI review may involve both municipalities, the review

process may take no longer than already provided for in state planning law. However, a broader review process may give multiple communities a better means to review such impact as traffic upon either jurisdiction.

7.4 South Waverly Borough and its Significance to the Region

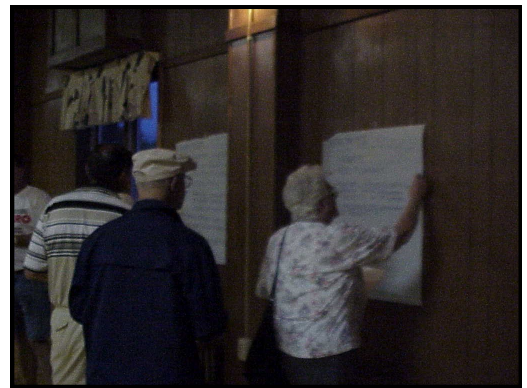
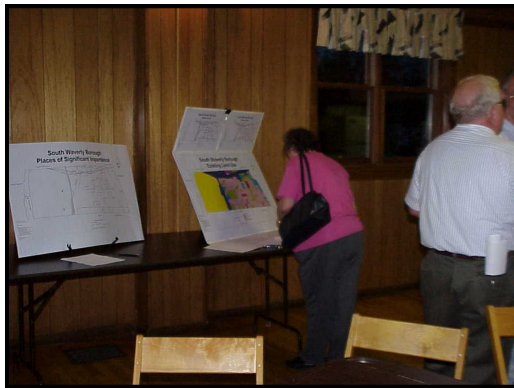
The major State Route 220 north/south corridor coupled with the I-86/Route 17 east/west corridor places South Waverly Borough in an advantageous location as a premier bedroom community whose residents travel throughout the greater “Valley” and region business centers for employment. With this in mind, South Waverly Borough should underscore its benefits which include providing safe and clean neighborhoods, proximity to a leading healthcare provider, accessible facilities and services while retaining a quaint, small town character and room for business expansion within properly zoned areas. There is potential for better recreational opportunities within its borders to provide people of all age’s access to facilities that strengthen physical well-being. Prospective walking and biking linkages may also exist that may accentuate options for multi-modal travel among close-knit communities in the Valley.

7.5 Continued Planning and Participants in South Waverly Borough

This Comprehensive Plan Update is a starting point and a policy guide for future growth and development. The plan should be revised and updated periodically to reflect changing circumstances, viewpoints and overall goals of the community. The success of this plan can be measured on its implementation strategies and its call to action. As priorities are accomplished, the borough Planning Commission may need to reorganize and shift priorities between ten-year plan review windows. The Pennsylvania Municipalities Planning Code, under Section 301.c., requires local municipal comprehensive plans to be reviewed at least every ten (10) years. Since this is such a long term for municipalities to consider, it is acknowledged that community changes and local decisions be considered more continuously.

The South Waverly Borough Planning Commission played a fundamental role in developing this Plan update with the assistance of professional planning staff from the Bradford County Department of Community Planning & Mapping Services. South Waverly Borough also initiated an online community survey to canvass opinion on the state of affairs in the borough and also derive goals and objectives for the plan components. Every adult resident was given an opportunity to respond to either the online or written community survey. A community meeting was also held on April 29, 2015 to present the draft plan and gather any additional suggestions from the community on the overall plan approach. ■

CHAPTER 8



COMMUNITY VISION

Chapter 8. COMMUNITY VISION

8.1 Goals & Objectives

A comprehensive plan emphasizes text, charts, maps and background information that allow the reader to gain a full understanding of trends and issues that the municipality encounters in real time. The comprehensive plan further delineates the municipality's vision of recommendations and strategies to make the vision a reality. The Plan Goals and Objectives are the vision of how Borough Council and borough residents want to see the municipality advance into the future. **Goals** are a result that a community can take aim at achieving and **Objectives** are specific actions which are designed to attain and satisfy community needs. The **Goals and Objectives** of this plan have been selected and refined through the public input process and continued deliberation through the Borough Planning Commission, Borough Council and public input.

A written and online survey had been distributed to all adults in mid-2014 to engage citizen's view of borough qualities, services and ideas for the future. Approximately 200 residents responded to the survey, as 98% owned their home and a majority of employed (47.4%) and retired (45.4%) individuals responded to the survey. When asked which characteristics best highlight South Waverly Borough, respondents chose the following top five answers: Proximity to Healthcare (72.1%), Safe Neighborhoods (66.6%), Walkable (63.3%), Proximity to Retail (54.6%) and Quality of Life (53.0%). Overall, 38.5% of the respondents rated South Waverly Borough an excellent place to live and almost 50% rated the community a good place to live. Reviewing public services, respondents rated Emergency Medical Service, Fire as good to excellent and Police Protection as fair to good. Recycling rated excellent as well. The service that demonstrated a poor to satisfactory rating included Recreational Opportunities. In fact, Roundtop Park in Athens Township was one of the top five visited sites among survey respondents. Lastly, the survey canvassed what community issues should be addressed in the future. Respondents favored new and affordable housing, shared municipal services with other Valley communities, establish a garbage collection program and storm water management.

The following expresses a Vision Statement for South Waverly Borough that is an overall mutual ideal for the community as a result of this process and previous approaches to the Comprehensive Plan.

Vision Statement

South Waverly Borough is part of the regional collective community, otherwise known as the "Valley", that is primarily a residential community containing quiet, well-maintained neighborhoods and distinguishable business corridors along its borders. South Waverly Borough has prospects to diversify for all age groups and working families. There is an ease of access into and out of South Waverly Borough for employment, education and retail opportunities via major highway corridors in both Pennsylvania and New York State.

POPULATION

GOAL

Strive to accommodate a diverse population by sustaining South Waverly Borough as the most desirable, family friendly community that retains a small town atmosphere amid the Valley region.

OBJECTIVES

- ❖ *Highlight South Waverly Borough as part of the Valley communities and a central location for accessibility to both local and regional employment markets.*
- ❖ *Promote both private and public school options for families to consider while locating to South Waverly Borough.*
- ❖ *Establish recreational opportunities within the borough that accommodates people of all ages, skills and abilities.*
- ❖ *Promote South Waverly as a safe place to reside with proximity to exceptional facilities and services along with a balance of quiet residential neighborhoods and adjoining commercial establishments.*

HOUSING

GOAL

Provide for balanced housing choices that promote affordability and draws households with diverse age, composition and family size.

OBJECTIVES

- ❖ *Continue to assure availability of exceptional emergency medical services, fire and police protection that promotes safe neighborhoods.*
- ❖ *Provide a wide range of municipal services that accommodate homeowner's upkeep and maintenance on property and ensure ease of access to those services.*
- ❖ *Promote continued rehabilitation and development of single-family owner occupied housing.*
- ❖ *Encourage a variety of housing within appropriate designated zoning districts and inhibit conflicting land uses within and on the edge of primarily residential neighborhoods.*

LAND USE

GOAL

Consider residential, business, agricultural and industrial uses as an integral whole to overall growth and development.

OBJECTIVES

- ❖ *Inventory vacant parcels within the borough and determine compatibility with existing zoning regulations and other adjacent uses.*
- ❖ *Ensure the borough zoning ordinance adequately provides for all types of land uses in accordance with the Pennsylvania Municipalities Planning Code (Act 247).*
- ❖ *Consider adjacent municipal land use plans for compatibility with designated zoning districts within South Waverly Borough.*
- ❖ *Continue coordination with the South Waverly Borough Comprehensive Plan and Zoning Ordinance with provisions set forth in the latest version of the*

Bradford County Subdivision and Land Development Ordinance and standards related to building development within the PA Uniform Construction Code.

TRANSPORTATION

GOAL

Maintain a system of transportation options for the safe and efficient movement of people and goods throughout the Borough.

OBJECTIVES

- ❖ *Coordinate future transportation improvement projects with the Northern Tier Regional Planning & Development Commission (NTRPDC), Bradford County Planning Commission and the Rural Area Transportation Advisory Committee (RATAC) for inclusion onto the regional Transportation Improvement Program (TIP).*
- ❖ *Consider the needs of bicyclists and pedestrians for safe and efficient passage within the Borough.*
- ❖ *Impart to residents 65 years and older that shared ridership and door-to-door ride service options are available through Endless Mountains Transportation Authority / BeST.*
- ❖ *Establish alternative pedestrian connections to adjacent Valley communities or recreational facilities via trails.*
- ❖ *Recognize the important role sidewalks play in walkable communities and develop an inventory for future improvement, construction and maintenance program.*
- ❖ *Investigate the possibility of establishing a Safe Routes to School program to increase walking and biking alternative routes to school and partner with the Sayre School District and PENNDOT in this initiative.*

COMMUNITY FACILITIES AND SERVICES

GOAL

Ensure Community Facilities and Services meet the demand of Borough residents and businesses. Anticipate future development needs as well.

OBJECTIVES

- ❖ *Continue coordination and intermunicipal agreements with fire and police protection and emergency providers for seamless response in situations that call for immediate protection of health and safety within the Borough.*
- ❖ *Coordinate with utilities and authorities on inadequacies of services such as water, sewer, electric, internet, recycling and solid waste and potential need for such services in areas of the Borough that can be potentially developed.*
- ❖ *Investigate, through a feasibility study, the potential for recreational improvements, such a playground, soccer field, basketball court on the lands of South Waverly Borough along Pennsylvania Ave. Additionally, investigate availability of recreational grant funding, through PA Department of Conservation and Natural Resources and the Bradford County Act 13 Program, for planning and development of these improvements.*
- ❖ *Evaluate the frequency and need for "clean-up" days along with more frequent services related to leaf/lawn and yard waste pick-up.*

Appendix. COMMUNITY VISIONING MEETING

Meeting Overview

A Community Visioning Meeting was held at the South Waverly Borough Hall on the evening of April 29, 2015 at 6:30 p.m. to further discuss Community Survey Results from the summer of 2014 and perform a SWOT analysis among those in attendance. Bradford County Department of Community Planning & Mapping Services staff included Planning Director, Ray Stolin, AICP and County GIS Planning Analyst, Rich Lasko that led the presentation after Ralph Meyer delivered an introduction of those Planning Commission members involved with the Comprehensive Plan revision. The agenda included the following format:

- I. Greetings and Borough Planning Commission Introductions
- II. South Waverly Borough Comprehensive Plan Presentation
- III. Group Participation for Borough Strengths and Weaknesses
- IV. Group Participation for Borough Opportunities and Threats
- V. Issue Prioritization
- VI. Map Examination & Comment
- VII. Adjournment

Those in attendance included the following:

South Waverly Borough Planning Commission: Ralph Meyer, Chairman, Maureen Yanuzzi, Secretary, Mike Nagar, Mike Bronson, Leo Bentley, Jr., and Borough Solicitor, Jonathan P. Foster, Esq.

Public: Warren Howler, Morning Times and Chris Wood, Resident.

The group proceeded to offer ideas under the categories of Borough **Strengths**, **Weaknesses**, **Opportunities** and **Threats** and then had the opportunity to vote for the most important issues.

Strengths

- (6) Safe Place to Live
- (4) Reasonable Municipal Tax Rate
- (3) Close Proximity to Healthcare
- (2) Snow Removal
- (1) Easy Proximity to Highway
- (1) Off the Beaten Path – Bedroom Community
- (0) Not Much through Traffic
- (0) Sewer Availability

Weaknesses

- (6) Property Maintenance (Enforcement)
- (5) Need for Community Park
- (5) Lack of Sidewalk Maintenance
- (1) Not a lot of room for Growth
- (0) Lack of Recreation
- (1) Lack of Senior Living Facilities

Opportunities

- (2) Open Space/Vacant Lots
- (2) Act 13 County Grants for Parks
- (1) Expanded Municipal Services where it makes Fiscal Sense
- (1) Stormwater Management

Threats

- (0) Aging Community
- (0) Rising School Taxes
- (0) Government Mandates
- (0) Lack of Commercial Opportunities

The meeting concluded with discussion on the remaining work that needs to be accomplished before the Comprehensive Plan adoption. Copies will be sent the Planning Commission membership for final draft consideration and the 45-day review and comment period may begin after the June meeting. Copies of the draft plan will be distributed to Athens Township and Sayre Borough, PA and the Village of Waverly, NY. IN addition, the Borough shall provide a copy of the draft Comprehensive Plan to the Sayre Area School District.

2015 South Waverly Borough Comprehensive Plan

Resolution of Adoption

Whereas, the Borough of South Waverly, Bradford County, PA, is adopting its amended South Waverly Borough Comprehensive Plan; and

Whereas, the Borough of South Waverly, PA, possess the legal authority under Article III of the PA Municipalities Planning Code, Act 247 of 1968, as reenacted and amended, to adopt and amend a municipal Comprehensive Plan; and

Whereas, the Council of South Waverly Borough, PA on November, 12, 2013 signed a Memorandum of Assistance to work with Bradford County Department of Community Planning & Mapping Services on the development of the said Plan; and

Whereas, in 2015, the South Waverly Borough Planning Commission and the staff of the Bradford County Department of Community Planning & Mapping Services completed the development of the updated South Waverly Borough Comprehensive Plan; and

Whereas, South Waverly Borough held a Community Visioning Meeting on April 29, 2015 to present the "draft" of the South Waverly Borough Comprehensive Plan and the forty-five (45) day public review process began on June 02, 2015 that included a "request for comment" sent to Sayre Area School District and to contiguous municipalities; and

Whereas, the draft open comment period expired on July 18, 2015 with no adverse comment.

Now, Therefore, be it resolved, that the Council of South Waverly Borough, PA do hereby adopt the 2015 South Waverly Borough Comprehensive Plan.

In witness thereof, we have hereunto set our hands and seals this 11 day of August, 2015.

Richard L. Bentley

Richard L. Bentley, Council President

ATTEST:

Valorie L. Huckabee

Valorie L. Huckabee, Secretary/Treasurer