

**Town and Village of Mount Morris Comprehensive Plan**

**LAND USE, ZONING, AND ENVIRONMENTAL PROTECTION**

**GOAL I: Provide for the best and most efficient use of land while at the same time preventing or mitigating adverse development impacts, preserving the rural, small-town character of the community, and protecting the environment.**

**SURFACE WATER DRAINAGE**

**OBJECTIVE:** Regulate development in areas of the Town and Village that would result in or create drainage problems due to the disruption of naturally-occurring drainageways or to soils which do not allow for good drainage.

**ACTION 45:** Identify and map all naturally-occurring drainageways and areas containing poor draining soils in the Town and Village. (Utilize drainage information the NYS Department of Transportation may have available.)

**Responsibility:** Town and Village Boards and Town and Village Planning Boards.

**Time Frame:** Short-Term.

**ACTION 46:** Amend the zoning regulations to control development so as to minimize drainage problems. Require developers to fully mitigate all potential drainage problems that could occur as a result of development. Amend the zoning regulations to allow for density and setback flexibility so that development can be accommodated without the disrupting of drainageways.

**Responsibility:** The Town and Village Planning Boards have responsibility for making recommendations to review zoning regulations. The Town and Village Boards have responsibility to amend the zoning ordinance. The Town and Village Zoning Officers have responsibility to enforce zoning regulations.

**Time Frame:** Short-Term.

**ACTION 47:** Amend the existing zoning ordinances to require site plan review for development and to require site plans to show both existing drainage features and proposed drainage provisions. (Note: Town already has site plan regulations in place.)

**Responsibility:** The Village Planning Boards is responsible for making recommendations for amending the zoning ordinance. The Village Board is responsible for amending the zoning ordinances and have the authority to give the Village Planning Board the responsibility to carry out site plan review.

**Time Frame:** Immediate.

### EFFICIENT AND HARMONIOUS LAND USE

**OBJECTIVE:** Discourage any further "strip" development along arterial highways.

**ACTION 48:** Review the zoning ordinances as they apply to land adjacent to Routes 36 and 408. Prepare amendments that would discourage "strip" development. Discourage "strip" development through the site plan review process by coordinating the review with NYSDOT's highway access permitting process. Encourage developers to provide cross-access easements to allow for internal roadways and shared access with adjoining parcels. Provide incentives for the use of cross-access easements. Use the subdivision approval process to insure that sufficient rights-of-way are reserved to accommodate the construction of roads to provide access to the interior portions of properties.

**Responsibility:** The Town and Village Planning Boards are responsible for making recommendations for amending the zoning ordinances. Town Board and Village Boards are responsible for amending the zoning ordinance, for adopting subdivision regulations and the authority to grant approval responsibility for site plans and subdivisions to the Planning Boards. The Town and Village Zoning Officers and the Town and Village Zoning Boards of Appeals are responsible for enforcement of the ordinance.

**Time Frame:** Immediate.

**OBJECTIVE:** Encourage the growth of planned suburban-type residential development in the Village and in areas of the Town adjacent to the Village and in locations in which public water and sewer service are most feasible.

**ACTION 49:** Review the zoning ordinance and amend it, where appropriate, to allow for suburban-type development in areas deemed most appropriate for such development. Allow sufficient density to make the installation of water and sewer utilities financially feasible.

**Responsibility:** The Town Planning Board and Village Planning Board are responsible for reviewing the zoning ordinances and making recommendations for revisions. The Town Board and Village Board are responsible for amending the zoning ordinance.

**Time Frame:** Short-Term

**OBJECTIVE:** Concentrate business development in areas of the Town adjacent to the Village in which public water and sewer are most feasible and in the Village.

**ACTION 50:** Review the zoning regulations and adopt amendments to accomplish the stated objective.

**Responsibility:** The Town Planning Board and Village Planning Board are responsible for reviewing the zoning ordinances and making recommendations for revisions. The Town Board and Village Board are responsible for amending the zoning ordinance.

**Time Frame:** Short-Term.

**OBJECTIVE:** Restrict industrial development to the Village's industrial park or to other locations currently zoned for industrial use in order to minimize adverse impacts on residentially-zoned property and to make best use of the existing transportation systems.

**ACTION 51:** Review zoning ordinance and amend it, where appropriate, to limit industrial development and industrial uses to the Village's industrial park and to areas in the Town zoned for industrial use.

**Responsibility:** The Town Planning Board and Village Planning Board are responsible for reviewing zoning ordinances and making recommendations for revisions. The Town Board and Village Board are responsible for amending the zoning

ordinance. The Town and the Village Zoning Officers are responsible for enforcement of the ordinance.

Time Frame: Short-Term

**OBJECTIVE:** Ensure that zoning regulations provide for adequate buffers, screening, and circulation patterns to mitigate potential adverse affects of conflicting land uses along zoning district boundaries or where the zoning allows for conflicting uses to locate adjacent to one another.

**ACTION 52:** Review zoning ordinance and zoning districts to identify zoning districts that allow adjacencies of conflicting uses and determine if the zoning ordinance contains adequate provisions to mitigate adverse impacts of conflicting land uses. If inadequate, amend zoning ordinance to either change the zoning district(s) or to modify mitigation provisions.

**Responsibility:** The Town and Village Planning Boards are responsible for reviewing the zoning ordinance and zoning districts and for recommending appropriate revisions, if any. (In circumstances in which conflicting uses are along a common Town/Village boundary, the Town and Village Planning Boards should meet jointly to develop mutually acceptable recommendations.) The Town and Village Boards are responsible for amending the zoning ordinances.

Time Frame: Following the completion of the Comprehensive Plan. Immediate.

**OBJECTIVE:** Ensure that the zoning regulations are thorough and comprehensive and address all anticipated land use conflicts and issues and contain the procedures required by NYS Law. Incorporate detailed site plan review procedures.

**ACTION 53:** Review zoning regulations to identify potential land uses which are currently not regulated and which may be problematic due to the absence of regulation, e.g., telecommunication antennas, adult book stores and adult entertainment, manure storage, and home occupations and businesses. Identify any other deficiencies in the zoning ordinance, e.g., procedural deficiencies and site plan review. Revise zoning ordinance.

**Responsibility:** The Town and Village Planning Boards are responsible for reviewing the zoning ordinances and making recommendations for revisions. The Town and Village Boards are responsible for amending the zoning ordinance.

Time Frame: Following the completion of the Comprehensive Plan. Immediate.

**ACTION 54:** Amend existing zoning regulations to regulate anticipated land uses which are not currently addressed in the Town and Village Zoning Ordinances and which could be problematic and to correct other deficiencies found in the Zoning Ordinances.

**Responsibility:** The Town and Village Boards are responsible for amending the zoning ordinances.

**Time Frame:** Following the completion of the Comprehensive Plan. Immediate.

**OBJECTIVE:** Ensure that the criteria used for evaluating special-use permits are not confused with the criteria used for evaluating appeals for zoning variances.

**ACTION 55:** Delegate responsibility for special-use permit approval to the Town and Village Planning Boards.

**Responsibility:** The Town and Village Board's have the authority to enact legislation to delegate special-use permit approval responsibility to the Town and Village Planning Boards.

**Time Frame:** Following the Completion of the Comprehensive Plan. Immediate.

### ENVIRONMENTAL PROTECTION

**OBJECTIVE:** Use sound land use management concepts to protect and prevent all waterways and ground water in the Town from becoming polluted due to farm and other types of waste.

**ACTION 56:** Encourage farmers to work with the appropriate agencies (e.g. the U.S. Soil and Water Conservation Service and the Cornell Cooperative Extension Service) to determine the most suitable waste management practices and to follow these practices.

**Responsibility:** Town Board

**Time Frame:** Immediate

**DESIGN STANDARDS**

**OBJECTIVE:** Establish architectural design standards consistent with the character of the Mount Morris community and amend the Town and Village Codes to require all reconstruction and new construction to meet the standards.

**ACTION 57:** Create Architectural Review Boards in both the Town and Village to work with the Town and Village Planning Boards to develop design standards that reflect the small town, rural, historic character of the Mount Morris community.

**Responsibility:** The Village Board and Town Boards are responsible for appointing Architectural Review Boards. The Town and Village Planning Boards and Town and Village Architectural Review Boards are responsible for developing the design standards. Town/Village Boards are responsible for amending the Codes to incorporate these standards. (See Action 2 above.)

**Time Frame:** Short-Term.

**ACTION 58:** Amend the Town and Village Codes to incorporate the design standards that the Architectural Review Boards develop in conjunction with the Planning Boards and enforce the standards.

**Responsibility:** The Village Board is responsible for amending the Village Code. The Architectural Review Board is responsible for developing and applying the design standards.

**Time Frame:** Short-Term.

## **INFRASTRUCTURE**

**GOAL J: Reduce the amount of storm water entering the sanitary sewer system**

**OBJECTIVE:** Eliminate all sump pump and storm water down spouts that are illegally connected to sanitary sewer lines.

**ACTION 59:** Inspect sanitary sewer lines during rainfall periods to identify households that have down spouts or sump pumps illegally connected to the sanitary sewer lines. Require households with illegal connections to remove them and to make connections to the storm sewers.

**Responsibility:** Village Streets and Sewer Departments

**Time Frame:** Identifying illegal connections - Immediate  
Elimination of illegal connections - Ongoing

**OBJECTIVE:** Reduce the amount of storm water inflow and infiltration into the sanitary sewer system.

**ACTION 60:** Inspect the sanitary sewer system to locate breaks and breaches that allow storm water and groundwater to enter the sanitary sewers and replace defective sanitary sewer lines.

**Responsibility:** Village Streets and Sewer Departments are responsible for locating inflow and infiltration areas and combined sanitary/storm sewer lines. Village Board is responsible for appropriating funds to make repairs and to replace lines.

**Time Frame:** Location of defective sewers - Immediate  
Replacement and installation of sewer lines - Ongoing (The time frame depends on the availability of funds.)

**OBJECTIVE:** Eliminate combined sanitary and storm sewer lines.

**ACTION 61:** Inspect sanitary sewer system to locate combined sanitary and storm sewer lines and install storm sewers as funding permits.

**Responsibility:** Village Streets and Sewer Department are responsible for inspecting the sanitary sewer system and locating combined sanitary and storm sewer lines. The Village Board is responsible for appropriating funds to install storm sewers.

**Time Frame:** Location of combined sanitary and storm sewer lines - Immediate.

Installation of storm sewer lines - Long-Term. (The schedule for the work will be determined by the availability of funds.)

**GOAL K: Anticipate and plan for the extension of water and sanitary sewer services.**

**OBJECTIVE:** Explore the possibility of providing sanitary sewer service to the Groveland Correctional Facility.

**ACTION 62:** Determine the sewage flows and the improvements to the Village's sanitary sewer system that need to be made to accept and treat the prison's sewage and the cost associated with these improvements. Coordinate improvements to serve the prison's needs with improvements to upgrade the system to meet the needs of the Town and Village. Determine, in advance, the terms and conditions under which the Village will allow the prison to connect to the Village's sanitary sewer system.

**Responsibility:** The Town Board is responsible for determining if Town residents along Route 36 will be permitted to connect to the sewer line and for establishing a sewer district. The Village Board is responsible for determining the terms and conditions under which the Groveland Correctional Facility would be permitted to connect to the Village's sanitary sewer system. Village Streets and Sewer Departments and/or private contractors are responsible for installation of storm sewer lines. The Village Board is responsible for determining flows and needed improvements to be made to the sanitary sewer system.

**Time Frame:** Immediate

**OBJECTIVE:** Make plans and preparations to providing sanitary sewer service for the proposed salt mine on Route 408 east of the Village.

**ACTION 63:** Determine the anticipated flows from the salt mine and future flows to be generated by projected development within the Route 408 corridor and determine those improvements that would have to be made and the costs of these improvements.

**Responsibility:** The Village Board is responsible for authorizing the necessary engineering studies and coordinating the funding of the improvements with the establishment of the salt mine.

**Time Frame:** Short-Term

**GOAL L: Enhance the Village's water distribution system.**

**OBJECTIVE:** Increase the efficiency and reduce the required maintenance of the Village's water distribution system and mitigate static pressure problems and deficient fire flows.

**ACTION 64:** Make improvements to the water-distribution system by constructing an above-ground storage tank, by replacing or installing new water mains, and by replacing booster pump motors in accordance with the priorities and recommendations contained in MRB's 1994 Water Distribution Network Analysis report.

**Responsibility:** The Village's Water and Sewer Departments and/or private contractors are responsible for the construction work. The Village Board is responsible for appropriating the funds necessary to make the improvements. Funding should be coordinated with the Town in accord with a schedule of potential benefits.

**Time Frame:** Long-Term - (The schedule of improvements will be determined by the availability of funds.)

**GOAL M: Coordinate the installation of new Village water, storm water, and sanitary sewer lines with NYS Department of Transportation's reconstruction of Routes 36 and 408.**

**OBJECTIVE:** Minimize the cost of installing or replacing the Village's water, storm sewer, and sanitary sewer lines along Main, State, and Chapel Streets.

**ACTION 65:** Identify infrastructure improvements the Village needs to make on Main Street (Route 36) and on State and Chapel Streets (Route 408), have engineering designs prepared, and coordinate the construction of infrastructure improvements with the NYSDOT project. Meet with NYSDOT as early as possible to plan for coordination.

**Responsibility:** Village Board in coordination with NYSDOT. (Note: Some of the necessary improvements to the water distribution system have already been identified in MRB's 1994 Water Distribution Network Analysis report.

**Time Frame:** Coincides with NYSDOT's Route 36 and Route 408 reconstruction project. (Construction is scheduled for 2000)

## **Town of Groveland Comprehensive Plan**

# TOWN OF GROVELAND Livingston County, New York

## Agricultural and Farmland Protection Plan



*Prepared by:*



*Prepared for:*

**Town of Groveland  
Livingston County, New York**

**September 2010**

# Town of Groveland – Agricultural and Farmland Protection Plan

Elevation contours, significant woodlands and parcels with non-agricultural uses are overlaid onto Figure 4-5 to provide additional context to farming locations and to demonstrate the important roles that topography, wooded areas and non-farm uses may play in determining the extent of farming in Groveland. Agricultural potential is highly influenced by topography, particularly where abrupt changes in elevation occur. Figure 4-5 also illustrates the extent that non-agricultural development, for example residential uses, occurs in farming areas. Properties with moderate to high agricultural potential and/or use as shown in Figure 4-5 are illustrated in the two darker shades of green. These lands are considered to be the most important farming locations in the Town, perhaps with some exceptions depending on localized characteristics that cannot be accounted for by this more regional analysis.

The analysis indicates that that the highest-potential, most productive and/or the most viable farmlands are concentrated in several areas of the Town including:

- In the higher elevations of the Town north of Wilson Road, west of Barber Hill Road, and east of Logan Road,
- North and south of East Groveland and Abele Roads in the northwestern portion of the Town, and
- In lower elevations east and west of I-390 and west of NYS Route 63 in the southwestern quadrant of the Town.

Generally speaking, the analysis confirms that the Town of Groveland consists of very large contiguous areas of moderate to high-quality land for agriculture. The analysis is intended to help identify some of the locational differences among properties within the Town and determine areas that may be in most need for farmland protection, such as through conservation easements and purchase of development rights. The analysis is also useful for general community planning purposes, including its ability to direct decision-making for future land use. The analysis has limitations because of the availability of information and therefore, individual properties should not be included or excluded from farmland planning or conservation decisions based solely on this analysis. However, the mapping provides some insight to facilitate and inform decision-makers and landowners in Groveland about farmland protection.

## Future Land Use

Information from the analysis described above as illustrated on Figures 4-1 through 4-5 will provide guidance to the Town as it considers how it wants to protect its farmlands and direct future growth and development. Consistent with the vision and goals expressed in Chapter 3 for preserving farmlands, agricultural lifestyles, and the rural character of the Town of Groveland, the analysis can encourage potential future development to locations that may be best suited for limited agricultural and non-agricultural uses. The information can also be used as a basis to modify existing zoning and other local regulations as necessary to protect farming and agriculture in the Town.

The review of current zoning and the analysis of agricultural potential, along with input from project stakeholders are also a basis for preparing a future land use map of the Town as presented in Figure 4-6. The future land use map reflects existing land use patterns and present zoning to some extent.

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Figure 4-6 is also intended to provide further guidance for directing non-agricultural uses to two primary areas in proximity to NYS Route 63 in the northwestern and southernmost quadrants of the Town. These two locations are where sewer and water infrastructure currently exist to some extent and agriculture is less dominant. Both locations also provide access to State highways and I-390.

The viability of existing agriculture in the community as illustrated on Figure 4-5 must play an important role in shaping future land use patterns and decision-making in Groveland if farmland is to be protected. In most cases, large contiguous parcels of farmland that currently exist need to be kept intact from fragmentation by scattered development to the greatest extent practicable. This is not an easy goal to achieve because the development rights of all landowners in the Town must and need to be respected. Zoning and local regulations can only accomplish so much in protecting farmland since farming is dependent on many variables and relies on national and local economics and market conditions and a supply of potential future farmers to carry on their trade.

The future land use map is not intended to limit the subdivision or rights of a landowner's property, but it is intended to encourage development away from prime farmlands. Areas of less agricultural viability with or in proximity to existing water and sewer infrastructure and highways typically provide favorable locations for future development. These areas also offer opportunities for more diverse and concentrated forms of residential development, possibly at higher development densities and smaller lot sizes in comparison to other areas of the Town.

Until now the Town has lacked a future land use map to help guide growth and development and protect its valuable agricultural resources. The lack of a future land use map, and zoning that is consistent with Figure 4-6, has left much of the Town potentially vulnerable to farmland conversion to other uses. While Groveland is unlikely to experience strong development pressure in the near future, it is nonetheless important to define the patterns and terms under which residential development in particular, should proceed. The future land use map is also a clear guide to potential developers and businesses about where to consider locating new development that is supported by the community and at the same time supportive of local agriculture.

Some level of growth and development in Groveland is inevitable. How and where that growth and development occurs is largely a function of market forces as well as the Town's zoning laws, subdivision regulations and site plan review processes. As the Town experiences development interest in the future, residential and commercial areas identified on Figure 4-6 could provide suitable locations and opportunities for traditional small-town housing and business services to develop in Groveland.

By promoting residential and other forms of non-agricultural development at perhaps slightly higher densities than may exist currently in portions of the Town, the framework is in place to allow for a more defined hamlet-style or town-center mixture of uses while at the same time preserving the Town's important farmlands and overall agricultural character. Although not centrally located, the area in the southern portion of the Town along NYS Route 63 offers certain characteristics and advantages derived from its location that could make this developing hamlet into a more traditional center of Town activity with diverse land uses comprised of different forms of business and residential opportunities and varying forms of building styles, densities and architecture.

## Farmland Protection Recommendations

Nine land use categories have been identified on Figure 4-6. These designations are defined as follows noting which categories are based on existing zoning districts and which are not, but could become new zoning districts.

Future Land Use Designation	Description	Total Acres	% of Town
Agriculture Protection Areas **	Agricultural areas in which agriculture is, and intended to remain, the dominant land use above all other uses. Some residential parcels are scattered within these areas mostly along local roadways.	15,952	64.8%
Agricultural/Residential *	Agricultural lands interspersed among low density single-family residential parcels and undeveloped areas that may support the transition from farmlands to low to moderate-density single-family residential uses.	6,304	25.6%
Conesus Lake Residential *	Single-family residential uses situated in a lakefront setting.	52	0.2%
Conesus Lake Shore Residential *	Single-family residential uses situated in a lakeshore setting	59	0.2%
Hamlet Mixed-Use **	Mixed residential and commercial/small business uses in traditional hamlet, town center or main street settings.	56	0.2%
Agriculture/Limited Business *	Small to mid-sized commercial/business uses providing goods and services to the Town’s residential and farm population.	39	0.2%
Agriculture/Light Industrial/Commercial*	Mid-sized to large scale commercial and light industrial uses with nearby hamlet and residential uses.	345	1.4%
Agriculture/Industrial *	Mid-sized to large scale general types of industrial uses.	300	1.2%
Institutional/Public **	Lands set aside by government, institutions or other organizations for specific public-benefit uses and purposes that may or may not be publicly accessible.	1,493	6.1%

\* Existing Zoning District Category

\*\* Possible New Zoning District Category

Areas identified on the future land use map as Agriculture Protection Areas are widespread locations of existing agriculture where farmland characteristics are most favorable for viable and productive farming. These locations are shown in dark shades of green on Figure 4-6. Some variation in the shade of dark green results from the information overlaid onto an aerial photo of the Town. These areas may include some small residential parcels interspersed among much larger agricultural parcels, but farming is and should remain the dominant land use in this category. These large farm parcels, often contiguous to other large farmlands are the most suitable candidates for farmland preservation, conservations easements, and Purchase of Development Rights (PDR) programs. These parcels are some of the most viable and productive farmlands in Groveland and need to be protected from fragmented parcel development. Residential development and subdivision of large parent parcels in these highly productive areas must recognize their value for farming and consider implementation of

land use practices that avoid areas containing prime farmland soils and other agriculturally desirable characteristics.

Under current zoning these highly viable farmlands fall under the Town’s Agriculture/Residential District. The A/R district in its present format provides little protection to farming because it does not discourage residential development from occurring at the risk of creating future conflicts between agriculture and non-agricultural uses. As a result some fragmentation of large farms is already showing up and this is likely to continue. This fragmentation may not yet be at a stage where it is affecting overall community farming viability or the critical mass of farming that presently exists because the community has not experienced significant development or subdivision interest on any large-scale in these areas. However, this situation may change at some point in the future as growth and development continues to move southward from the Greater Rochester area farther into Livingston County and Groveland.

It is recommended that the Town amend its current zoning regulations to better protect important farmlands by discouraging the conversion of farmlands to non-farm uses in these highly productive areas. It is also recommended that the Town separate these predominant agricultural areas that contain highly viable and valuable farmland into a new zoning district consistent with the future land use map. This new zoning district is referred to here as an Agricultural Protection (AP) district which would distinguish large contiguous areas of highly productive and viable farmlands from other areas of the Town that could support other forms of land use.

The existing Agricultural Residential (AR) district would remain as a zoning category, but its location on the zoning map would be significantly altered to reflect those areas with some agriculture present, but residential uses may also be present and allowed to a somewhat greater extent than in the AP district. Both the AP and AR districts could overlap with the existing Agricultural District #2 as shown on Figure 4-6.

Other existing zoning districts would remain, but may need some modification in language and location to support some of the future land uses as identified on the future land use map. The Town may also want to consider creation of two additional zoning districts to reflect the future land use map and creation of a more traditional town center. These new districts include a Hamlet Mixed-use (HM) district and an Institutional district. These districts would help to encourage non-farm uses to locate in the two previously discussed development areas along NYS Route 63.

Additional recommended actions follow.

## **Land Use and Zoning**

- Prepare a Town of Groveland Right-to-Farm law that protects farmers and provides a local process for resolving disputes that goes beyond the provisions of similar State laws. For example, establish by Town Board resolution a permanent Agricultural Advisory Committee (AAC) consisting of local farmers and agricultural experts to provide recommendation to the Town Board, Planning Board and Zoning Board on significant development proposals and/or capital improvements that may impact agriculture and farmland. The AAC can also handle disputes and contribute to the amendments of local zoning and land use regulations.

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- Continue to work with local farm operators and landowners, Livingston County and the Genesee Valley Conservancy in identifying protective measures for productive farmlands based on soil, location, topography and similar characteristics in order to support agriculture and to direct growth and development, as well as capital improvements in roads, bridges, culverts, water, sewer, etc., away from high quality soils and highly productive farmlands to avoid interference and disruption to farm operations from increased traffic, nuisance complaints, and significant subdivision of large parcels.
- Update subdivision and zoning regulations to be consistent with the information contained within this Plan. Avoid reliance on conventional large lot zoning which adversely impacts farmland and agriculture which accelerates development of parcels and spreads development farther into rural areas, creating a form of sprawl. The resulting lots are typically too small to be farmed or rented for farming and are often abandoned or allowed to transition back into shrub and eventually woodland. It is important that local zoning be flexible for agricultural purposes and so the establishment of any lot size requirements for agriculture, such as minimum lot sizes for dairy farming as has been established in some communities should be avoided. Lot size requirements should be established for non-agricultural land uses.
- Consider density averaging or similar zoning techniques such as sliding scale zoning that set a fixed density for permitted residences within an Agricultural Protection Area district. Under density averaging as a technique, for example, say five residences are permitted for every 100 acres of land; however, each residential property must be between one and two acres in size. Thus, this approach would yield five 1-2-acre lots and one 90-95 acre lot being preserved for farming. Under a sliding scale zoning technique owners of smaller parcels may be allowed to divide more land into lots with maximum lot sizes established, for example at 2 to 3 acres per lot, than large parcel owners who could still subdivide, but at a different ratio and maximum lot sizes. The administration and record keeping for this process could be modeled from lessons learned by other communities in New York as examples of how to augment information on final subdivision plats to ensure proper tracking of parcels that have been subdivided and parcels that have been preserved.
- Consider requiring increased side yard and rear yard setbacks on residential properties in areas of high farmland productivity to establish larger buffers between residential properties and farmland to increase distances between uses and reduce the potential adverse effects from dust, noise, etc.
- Consider modifying road frontage requirements in areas of high farmland productivity and establishing front setbacks maximums and minimums and lot size maximums and minimums according to different areas of the Town and different land use categories to prevent the abandonment of farmlands caused by large narrow residential parcels that tend to break up large farmlands and discourage farmers from renting parcels that are no longer contiguous. For example, some areas may have lot size maximums of 2 acres. Other areas may have 5 acre maximums depending on existing farmland characteristics and potential productivity.

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- Incorporate provisions in Town ordinances for encouraging clustered forms of development and conservation type subdivisions in appropriate areas identified on the future land use map to conserve prime farmland and open space. Due to septic requirements the use of raised beds or community septic systems may be necessary depending on densities and lot sizes and should be considered.
- Similarly, consider allowances for cooperative farm subdivisions at some point in the future where a farmer may subdivide several small lots and each owner of the newly subdivided lot becomes an owner of a percentage of a farm, thereby allowing the farmer to continue operations.
- Encourage inter-municipal approaches to land use and zoning with neighboring municipalities to avoid land use conflicts and ineffectiveness in trying to direct development to suitable areas where it may have minimal adverse effects on farming. Work with Livingston County and neighboring communities to achieve common farmland protection and agricultural preservation goals on a regional basis.
- Streamline the local building permit and site plan review process so that farmers, in particular, have ready access to code enforcement, planning and zoning boards, etc. to obtain guidance and permits as quickly as may be necessary to continue farm operations, especially during growing and harvesting seasons in order to avoid delay and hardship and permit local farmers to fulfill their contractual obligations with customers and market schedules.
- Continue to work cooperatively with Livingston County and local agencies and organizations, such as the Genesee Valley Conservancy to promote the purchase, lease, and acquisition (including possible donation) of development rights and conservation easements especially in high quality farmland areas, particularly those parcels and groups of parcels identified as Agriculture Protection Areas on the future land use map.
- Support ongoing training of Town officials with regard to “Smart Growth” land use principles and public infrastructure planning consistent with this Plan and the future land use map.
- Create sufficient required buffer zones on residential properties between farmlands and residential areas to reduce the potential for nuisance complaints related to dust, noise, use of chemicals, etc. and encourage the preservation of existing natural buffers, particularly woodlands and stream channels. In some locations these buffers may exceed 200 feet in width to be sufficient in mitigating the affects of adjacent farm operations.
- Encourage protection of existing natural vegetation as buffers between adjacent farm and non-farm land uses especially in areas of steep terrain and near existing and potential public and private water source areas including lakes, streams, and groundwater recharge areas.
- Utilize the maps and information contained within this Plan as part of local planning and decision-making process and review and update the information in the Plan at least at regular 3 to 5 year intervals to maintain the document as an up-to-date source of information and as a

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useful tool to seek funding for ongoing farmland protection efforts and capital improvement projects.

## **Economic Opportunities**

- Set aside a local source of funds, perhaps from the Town General Fund or through tax revenues, bonding, or some other means, to establish a pool of money for the Purchase of Development Rights and conservation easements on critical farmlands.
- Ensure that local zoning and land use regulations do not inhibit the ability to market produce and goods at local farm stands, road-side stores, or from conducting farm tours, u-pick operations etc. and revise existing regulations as necessary to provide support for the retail sale of goods by local farms.
- Provide for additional sources of supplementing farm incomes by allowing for the rental of apartments at farmstead dwellings, encouraging bed and breakfast development, and promoting local residential windmill development as an alternative energy source to reduce farm operating costs. Also allow certain forms of agricultural commerce and “cottage” type enterprises that are owned and operated by the primary resident of a farm parcel.
- Consider developing incentives that may provide further tax relief or other financial assistance for farmland investment, deed restrictions on non-farm development, and other commitments to long-term farm protective measures including conservation easements.
- Support training of individuals responsible for property tax assessments and encourage valuation based on present use of working farms rather than the potential value of lands for non-farming uses and development.
- Work with Livingston County Economic Development and Planning to promote and encourage local agricultural businesses to stay and locate in Groveland and conduct periodic surveys of existing farm operators and farm support businesses to identify potential issues and obstacles to farm businesses that may be able to be resolved at the local level before detrimental decisions on relocation or the shutdown of operations occur.
- Work with Livingston County and agricultural organizations to develop an identity based on how Groveland agriculture contributes to the regional economy.
- Aggressively seek and pursue funding opportunities and work with the U.S. Department of Agriculture, Division of Rural Development and the New York Department of Agriculture and Markets to seek grant funds to improve local infrastructure that supports agricultural practices.
- Involve non-farming members of the community in organizing farmer markets, farm festivals, etc. and work with area retail stores, schools, public institutions, such as the Groveland

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Correctional Facility, and local restaurants to purchase and promote locally grown goods and products.

## **Infrastructure**

- Prepare a Townwide capital improvement program with local farm operator input that includes a maintenance and replacement schedule for Town-owned and maintained infrastructure including local roads, bridges and drainage culverts and drainage systems that benefit local farm operations in order to provide safe and efficient equipment access to prime farmlands.
- Work jointly with the NY State DOT and County DPW to schedule and prioritize infrastructure work on roads, bridges, drainage facilities, etc. to avoid possible disruption to local farmers and access to farmlands, particularly during critical planting and harvesting periods.
- Concentrate and direct growth to areas that have existing infrastructure consistent with the future land use map, and limit extension of public water and sewer to discourage development in prime farm areas that presently do not have such infrastructure or that will need expansion or significant upgrades in capacity that may result in encouraging non-farm development.
- Support the provision of high speed internet and similar communications media, including cellular phone services that can be an invaluable tool to local farmers in seeking and distributing important farming related information.

## **Farmland Protection Education**

- Prepare a Town Right to Farm Law that provides information to realtors and possible new residents to the area with information on the community that is designed to educate others on the potential implications of living near active farmlands. This is particularly important in Agricultural Protection areas where farming is the predominant land use. Right-to Farm signs should be installed along key roadways into Groveland to alert prospective residents that it is a farm-friendly community with significant amounts of working lands.
- Create an up-to-date “neighbor relations” information packet for widespread distribution that outlines potential issues associated with living in a farming community and procedures for resolving disputes locally through establishment of the Agricultural Advisory Committee. These packets can be made available at the Town offices, real estate offices, etc. Under a local right-to-farm ordinance a local dispute resolution process should be developed utilizing the AAC.
- Seek funding assistance to create publications and materials for display and posting with website links from the Town’s website that promote the value of farmland protection, farmland protection techniques including the Purchase of Development Rights, identifies the availability of locally grown farm products, purchasing opportunities of land dedicated to farming, etc.

# Town of Groveland – Agricultural and Farmland Protection Plan

- Educate the community by distributing information on existing county, state, and federal programs such as on the Purchase of Development Rights (PDR) programs available in Groveland. PDR's are an important voluntary tool that compensates landowners for their development rights to protect their land for agricultural purposes. An easement is created as a deed restriction that runs with the land in perpetuity or in some instances for stated periods of time. The landowner retains ownership and all other property rights.
- Encourage public letter writing campaigns and local involvement in initiatives that support farmland protection efforts at the local, county, state, and national levels.
- Work with Livingston County and perhaps S.U.N.Y Geneseo students and professors to assist in periodic farmland land use inventories and updates of related information contained in this plan with periodic surveys of local farmers and identification of local agricultural economic trends.
- Encourage local schools and farmers to work jointly in encouraging school age children to understand the importance and benefits of farming in the community and sponsor farm tours and the distribution of farming materials to the schools.
- Work with local schools and civic organizations to promote respect for farming and education about the environmental benefits of farmland protection and the potential long-term problems associated with sprawl and the loss of highly viable farmlands. Sponsor contests and events for local residents and children to write essays, photograph agricultural practices as part of local competitions, and encourage seasonal festivals and markets in an effort to promote pride in local farming within the Groveland community.

## Implementation of the Farmland Protection Plan

### Plan Adoption, Monitoring and Review

The Town of Groveland Agricultural and Farmland Protection Plan serves as an important reference document for decisions made by Town and County officials, farm operators, landowners, and the community regarding protection of important agricultural resources, preservation of prime farmlands, updating land use policies, and prioritization of capital improvements to Town infrastructure and services. Implementation involves undertaking this Plan's recommendations and action items as well as the adoption, monitoring and review of the Plan on a regular basis. Reviews should be conducted as needed at no more than two to three-year intervals with updating contents at no more than five-year intervals or as required by Town Board resolution.

Once adopted it is important to monitor the Plan's contents to keep it current as conditions and opportunities change over time. This is especially important with regard to updating the existing and

future land use maps contained in the Plan. Monitoring is also important to determine the effectiveness of the Plan as its recommendations are implemented. The Town Board should assign responsibility for insuring that the Plan is monitored and reviewed by the Planning Board or an established agricultural advisory committee. Whether the Planning Board or a farmland committee is charged with its review, recommendations for amending and updating the Plan should be formally presented as a memo to the Town Board and made available for public review. Certain changes and/or additions to the Plan can be simply incorporated as supplements attached to the original document.

Procedures for monitoring and revising the Plan should be considered during the Town Board's approval and adoption process. Among these include:

- Establishing a permanent Agricultural Advisory Committee.
- Assigning responsibility for monitoring, reviewing and revising the Plan.
- Reviewing and updating the Plan as necessary with particular attention given to key components such as the inventory of existing conditions in the Town; the Community's vision, goals and objectives; and the Future Land Use components of the document.
- Presenting an annual evaluation memo to the Town Board documenting the effectiveness of the Plan and the status of implementation efforts in achieving desired outcomes. The memo should identify constraints to implementation, and summarize conditions and trends that have changed in the period since the Plan's adoption or last update; and
- Revising the strategies and recommendations to reflect changing circumstances, emerging trends, needs and opportunities, and expressed community concerns and priorities. This is particularly important when seeking project funding assistance from State and Federal agencies or farmland protection organizations that consider up-to-date information and community support as part of the application process for community projects for which funding is sought.

### Key Action Items

The following key actions have been identified as important building blocks that the Town should consider and undertake as soon as possible as important first steps in implementing this Plan. Among these actions is the need to develop an on-going list of projects and funding sources to protect farmlands, maintain public infrastructure in support of farming, and pursue special projects of importance to local farming and farmland protection. Developing this list will require ongoing consultation and coordination between the Town and both public agencies and private sector organizations and institutions. The following information identifies important sources of technical assistance and potential project funds. Funding mechanisms may include the set aside of local funds, grants, low-interest loans, and donations.

## Town of Groveland – Agricultural and Farmland Protection Plan

Federal, State, regional, and county programs for funding projects are constantly changing especially during the present economic conditions and so agencies should be consulted often. This is by no means an all inclusive list, but it does provide a basis for further research and use by the Town and others. This list should be supplemented with new information as it becomes known and referenced as a possible way to implement this Plan.

Action Item	Primary Responsible Parties	Priority	Approximate Timeframe	Primary Tasks Required	Possible Funding and/or Technical Assistance Sources
Approve Groveland Agricultural and Farmland Protection Plan	Town Board	High	Mid to Late 2010	Town Board Resolution of Approval (following Plan Approval by Livingston County Ag. & Farmland Protection Board)	N/A
Establish Agricultural Advisory Committee and Plan Monitoring Process	Supervisor, Town Board and Planning Board	High	Mid to Late 2010	Establish Procedures by Resolution at Time of Approval and Adoption	N/A
Submit Plan to NYS Ag. & Markets for Approval	Town Board, Commissioner NYS Ag. & Markets	High	Mid to Late 2010	Submit Plan for Approval by NYS	N/A
Begin Review and Update of Local Ordinances	Town Board, Planning Board, & Town Attorney	High	Mid to Late 2010 and ongoing thereafter	Prioritize Reviews & Update Zoning & Subdivision Ordinances	Livingston County Planning
Prepare and Adopt a Local Right-to-Farm Law	Town Board & Planning Board	High	Mid to Late 2010	Consult with Livingston County Ag. & Farmland Protection Board	NYS Ag. & Markets, American Farmland Trust
Continue Identification of Potential Farmlands for Purchase of Development Rights	Planning Board, Farmland Committee, Farm Operators & Landowners	High	Mid to Late 2010 and ongoing thereafter	Consult with Local and Absentee Landowners/Farm Operators, Seek Funding Assistance	Livingston County, Genesee Valley Conservancy
Prepare a Town Capital Improvement Plan Considering Agricultural Needs	Supervisor, Town Board & Planning Board	Moderate to High	Early to Mid 2011	Seek Funding Assistance	USDA Rural Development, NYS Environmental Facilities Corp.
Prepare an Up-to-date GIS-based Inventory of Town Infrastructure	Supervisor, Town Board, Highway Superintendent	Moderate	Mid to Late 2011	Inventory and GIS Mapping of Roads, Bridges and Drainage Culverts	Livingston County, NYSDOT, NYS Real Property Services

## Sources of Technical Assistance and Potential Funding Programs

NYS Department of Agriculture & Markets

[www.agmkt.state.ny.us/](http://www.agmkt.state.ny.us/)

Agriculture & Farmland Protection Implementation Project Program  
Agricultural Non-point Source Abatement Control Program (ANSCAP)

Livingston County

[www.co.livingston.state.ny.us](http://www.co.livingston.state.ny.us)

American Farmland Trust

[www.farmland.org](http://www.farmland.org)

Cornell Cooperative Extension

[www.cce.cornell.edu/livingston](http://www.cce.cornell.edu/livingston)

Genesee Valley Conservancy

[www.geneseevalleyconservancy.org](http://www.geneseevalleyconservancy.org)

NYS Environmental Facilities Corporation (EFC)

[www.efc.org/home/index.asp](http://www.efc.org/home/index.asp)

Clean Water State Revolving Fund (CWSRF)  
Drinking Water State Revolving Fund (DWSRF)

FEMA Grants and Assistance Programs

[www.fema.gov/government/grant/bzpp/index.shtm](http://www.fema.gov/government/grant/bzpp/index.shtm)

Buffer Zone Protection Program (BZPP)

USDA Rural Development

[www.rurdev.usda.gov/ny/Mainprograms.htm](http://www.rurdev.usda.gov/ny/Mainprograms.htm)

Water and Wastewater Loans and Grants  
Technical Assistance & Training Grants  
Solid Waste Management Grants

USDA Natural Resources Conservation Service

[www.ny.nrcs.usda.gov](http://www.ny.nrcs.usda.gov)

NYS Department of Environmental Conservation (NYSDEC)

[www.dec.ny.gov/index.html](http://www.dec.ny.gov/index.html)

Environmental Restoration Projects  
Environmental Protection Fund

NYS Department of Housing & Community Renewal (DHCR)

[www.dhcr.state.ny.us/](http://www.dhcr.state.ny.us/)

Housing Development Funds  
New York Main Street Program

NYS Department of Transportation (NYSDOT)

[www.nysdot.gov/portal/page/portal/programs/smart-planning/funding](http://www.nysdot.gov/portal/page/portal/programs/smart-planning/funding)

# Town of Groveland – Agricultural and Farmland Protection Plan

DOT Capital Program  
Transportation Enhancements Program

NYS Office of Parks, Recreation & Historic Preservation

[www.nysparks.state.ny.us/grants/](http://www.nysparks.state.ny.us/grants/)

Environmental Protection Fund  
Clean Water/Clean Air Bond Act  
Municipal Parks Grants

Heritage Area Grants

Historic Preservation

Recreational Trails Program

Land & Water Conservation Fund

NYS Barn Restoration & Preservation Program

Snowmobile Trail Development

NYS Office of Real Property Services

[www.orps.state.ny.us/](http://www.orps.state.ny.us/)

Real Property System

Assessment Administrator Training

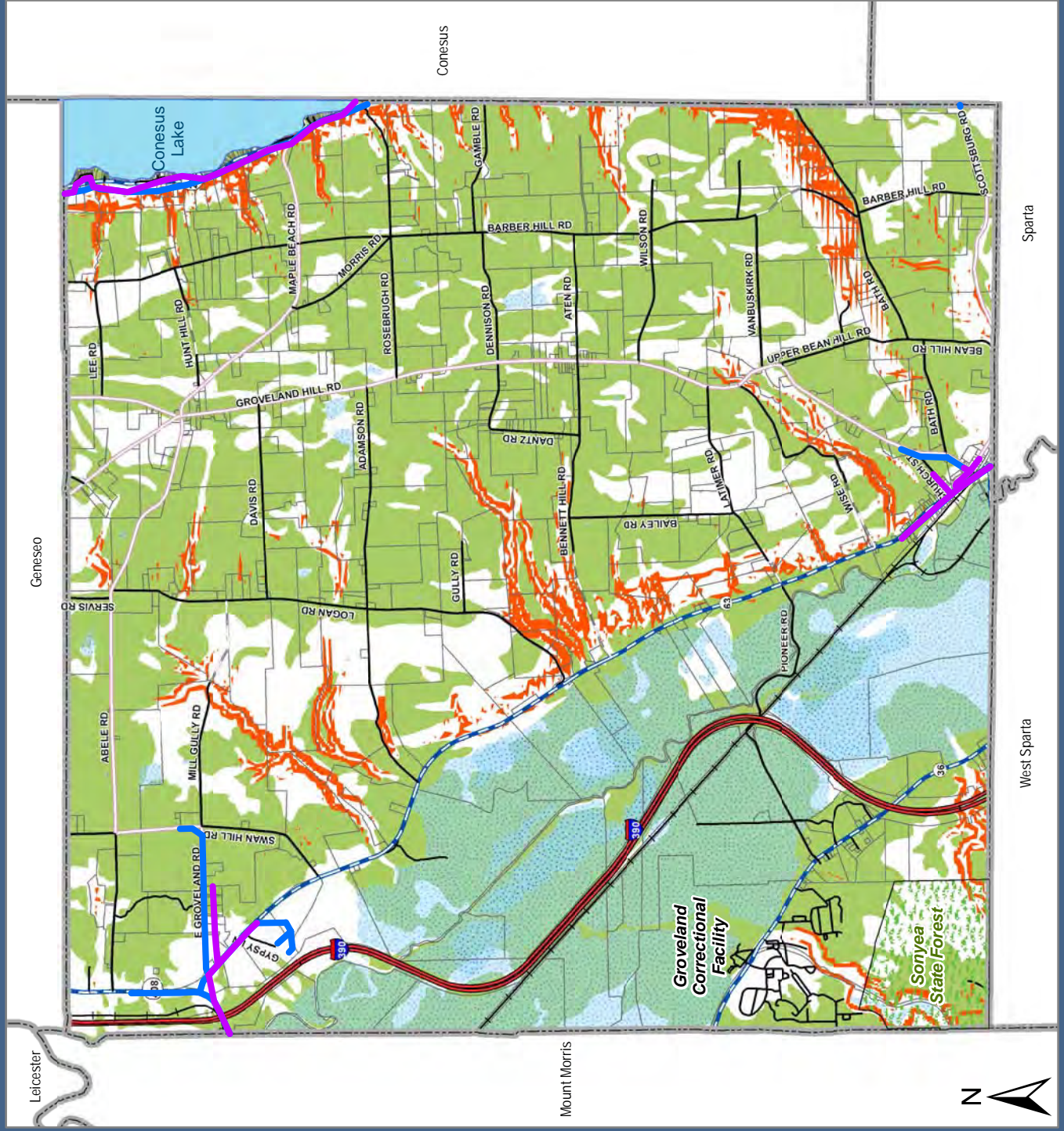
Consolidation Incentive Aid

Maintenance and Reassessment Aid

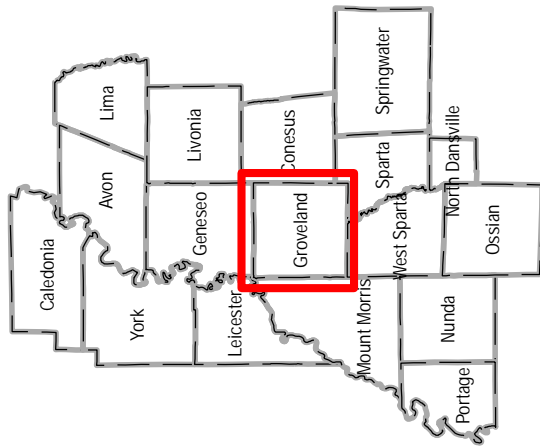
# Town of Groveland

## Compiled Environmental and Infrastructure Locations






Figure 4-1

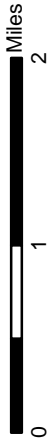


### Livingston County



#### Legend

-  Water Lines
-  Sewer Lines
-  Floodplain/Wetlands
-  Slopes > 8%
-  Soils - Prime and Statewide Importance

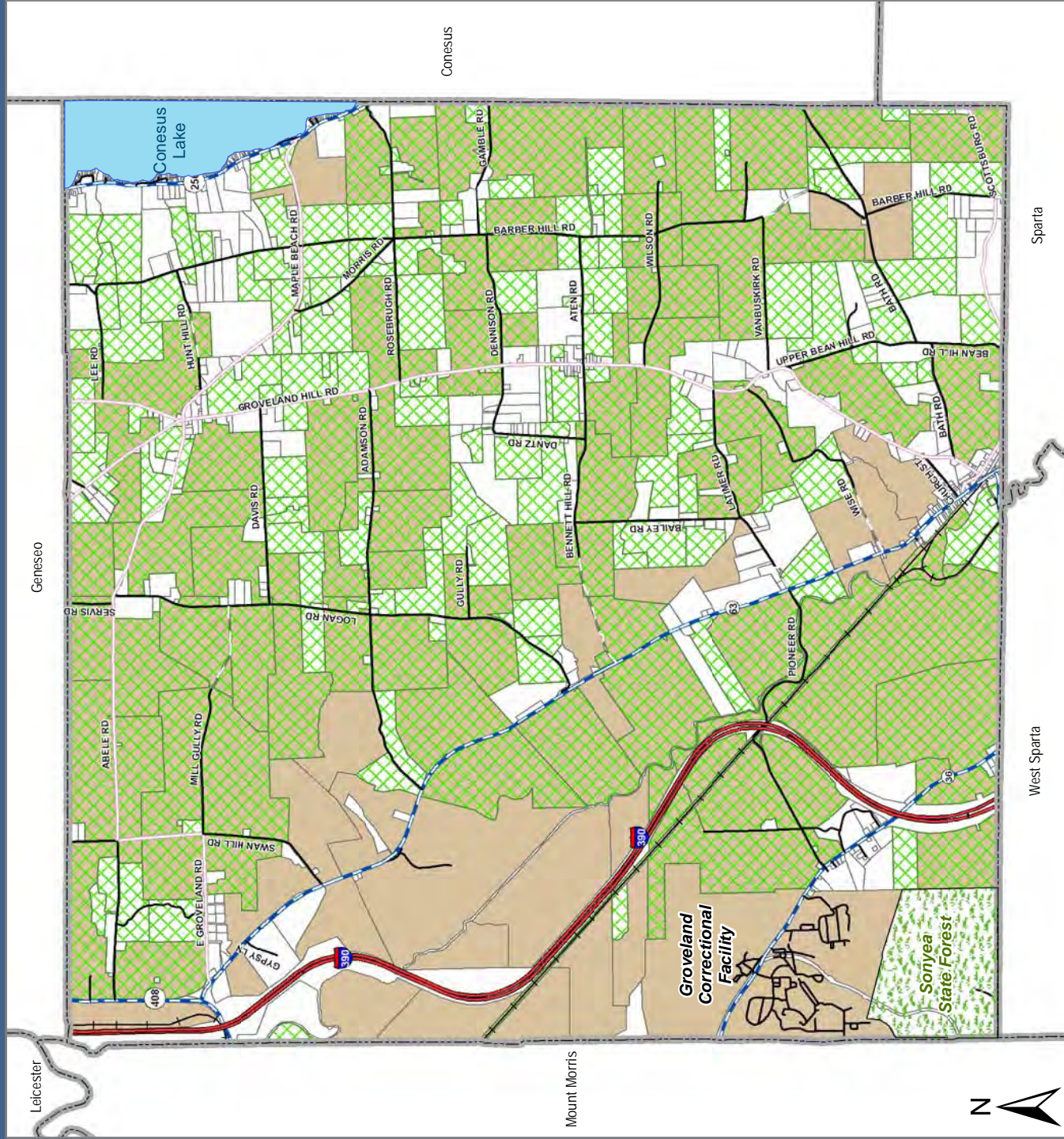


Source:  
 Livingston County Real Property Tax Parcels, 2009  
 Livingston County Agricultural District, 2007  
 National Elevation Dataset  
 USDA Soil Survey of Livingston County, 1956  
 Map prepared by CHA, Inc.

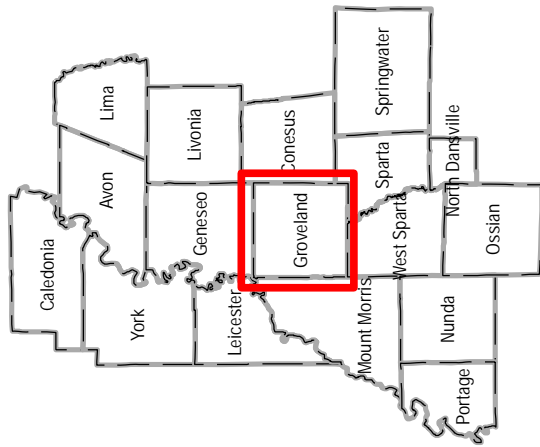
# Town of Groveland

## Acreage, Agricultural District and Zoning Considerations




Figure 4-2



### Livingston County



### Legend

-  Ag District Parcels with Ag Zoning
-  Parcels > 100 Acres
-  Ag District, Ag Zoning Parcels > 100 Acres

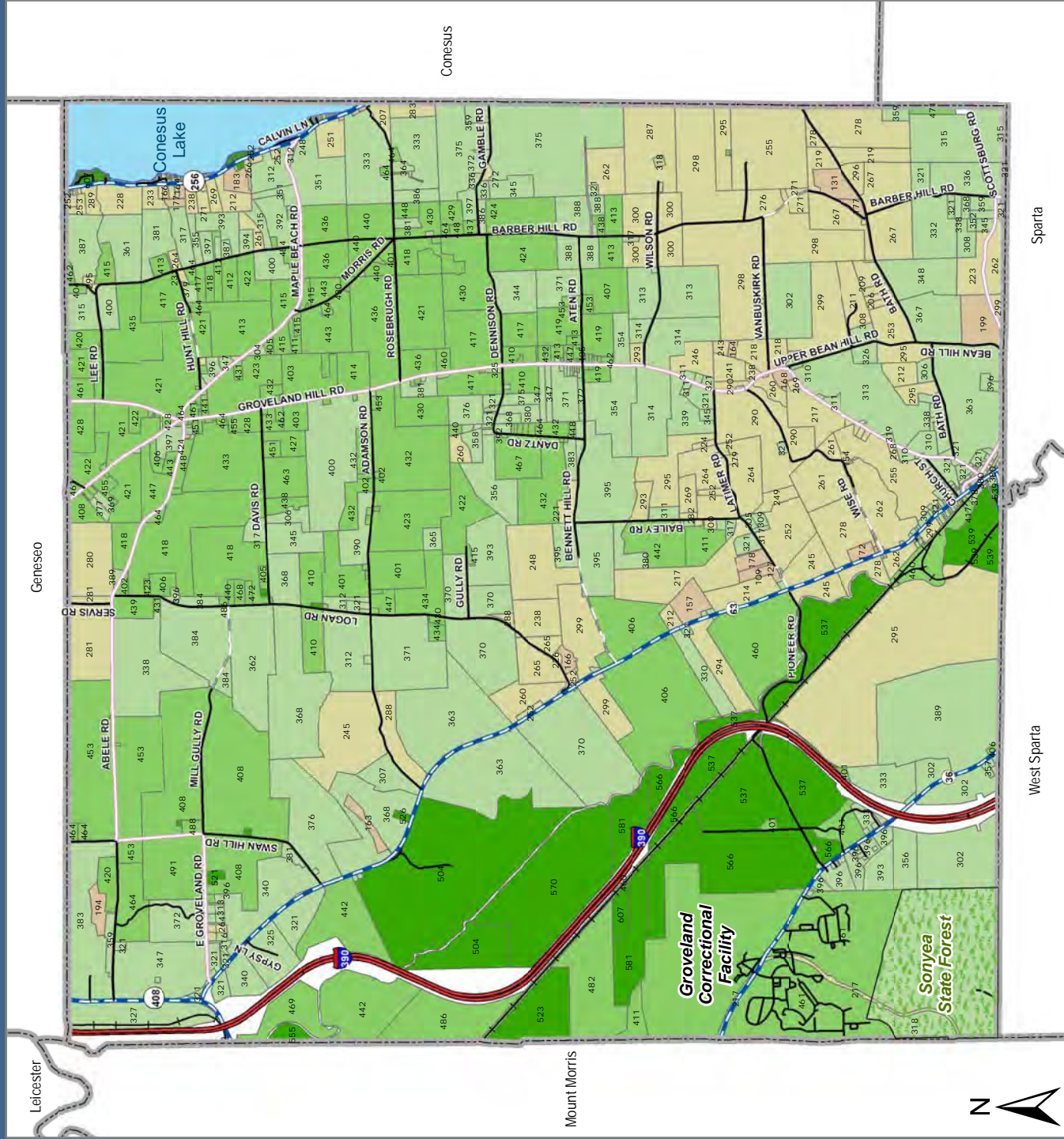


Source:  
Livingston County Real Property Tax Parcels, 2009  
Livingston County Agricultural District, 2007  
Map prepared by CHA, Inc.

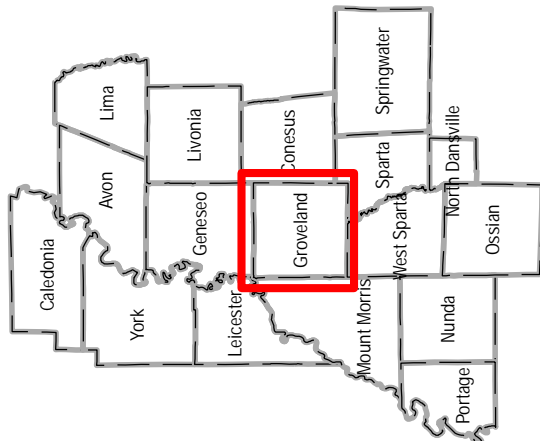
# Town of Groveland

## Agricultural Assessment Value of Soils, Summarized by Parcel

Figure 4-3

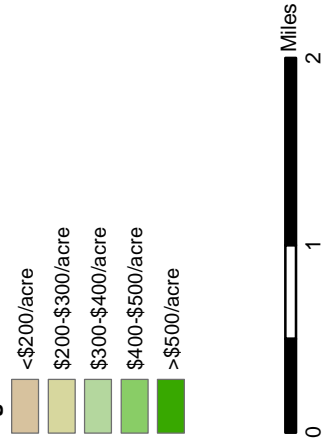


### Livingston County



### Legend

#### Agricultural Assessment Value of Soils

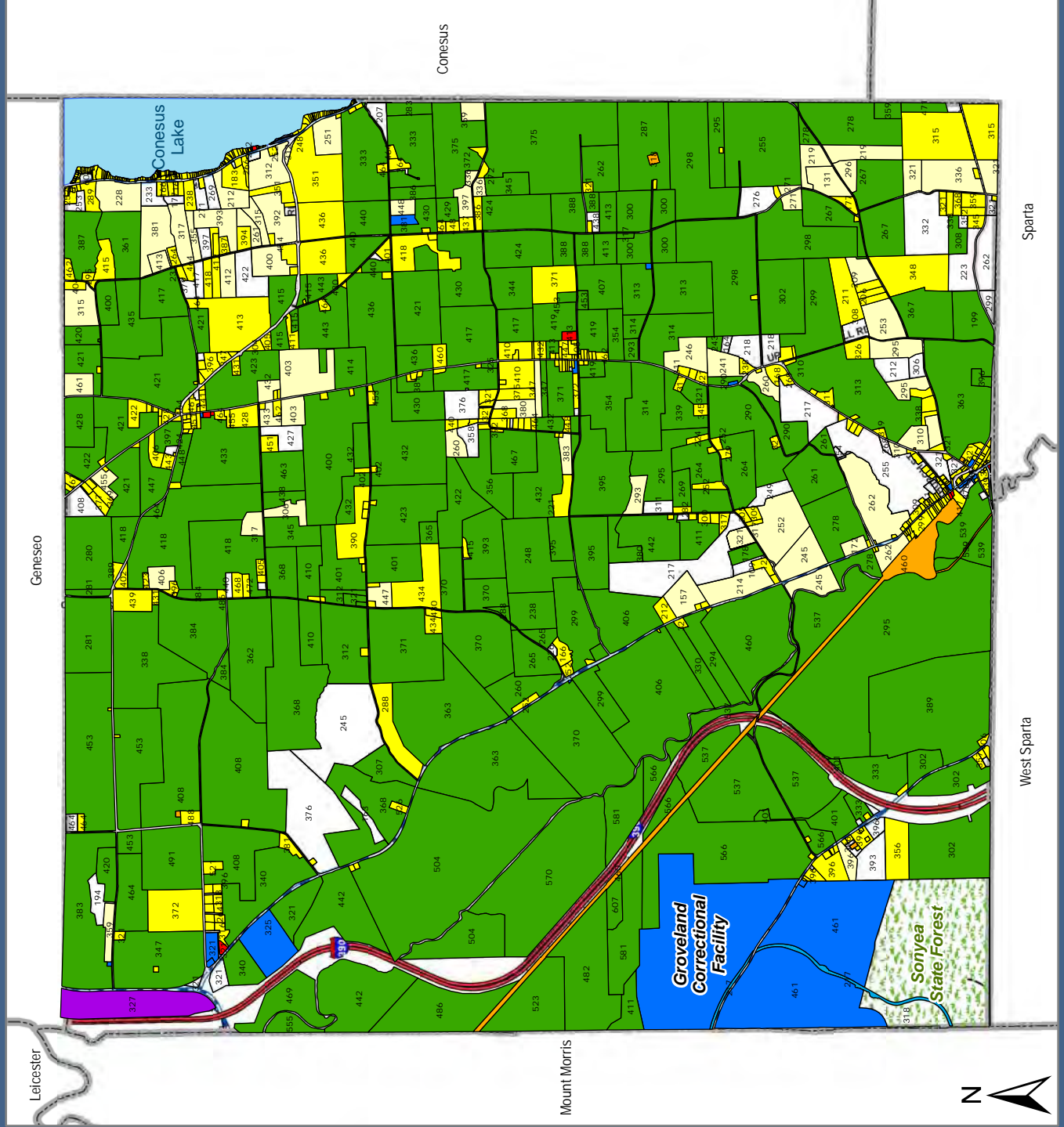


Source: Soil Valuation Per Acre, NYS Dept. of Agriculture & Markets, 2009  
Livingston County Real Property Tax Parcels, 2009  
Map prepared by CHA, Inc.

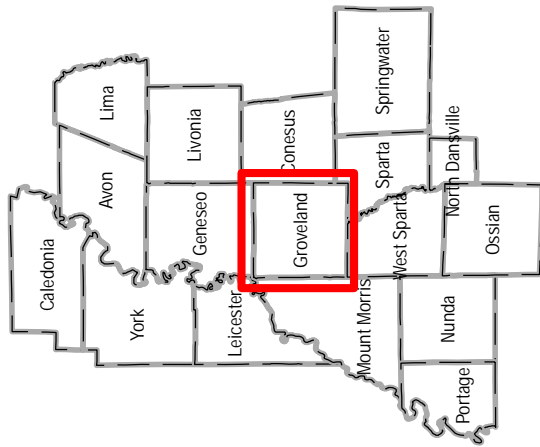
# Town of Groveland

## Agricultural Assessment Value of Soils by Parcel and Existing Land Use

Figure 4-4



### Livingston County



### Legend

- Agricultural
- Residential
- Rural Residential
- Commercial
- Recreation
- Community / Public
- Utilities / Transportation
- Industrial
- Vacant



Source: Livingston County Real Property Tax Parcels, Property Class, 2009  
Soil Valuation Per Acre, NYS Dept. of Agriculture & Markets, 2009  
Map prepared by CHA, Inc.

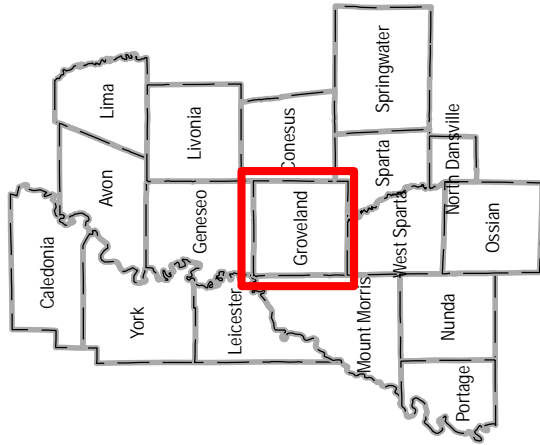
# Town of Groveland

## Agricultural Potential and Viability

Figure 4-5



### Livingston County



- Agricultural Potential and/or Use**
- High Agricultural Potential and/or Use
- Moderate Agricultural Potential and/or Use
- Some Agricultural Potential and/or Use
- Existing Non-Agricultural Use
- Wooded Areas
- 10-Foot Elevation Contours

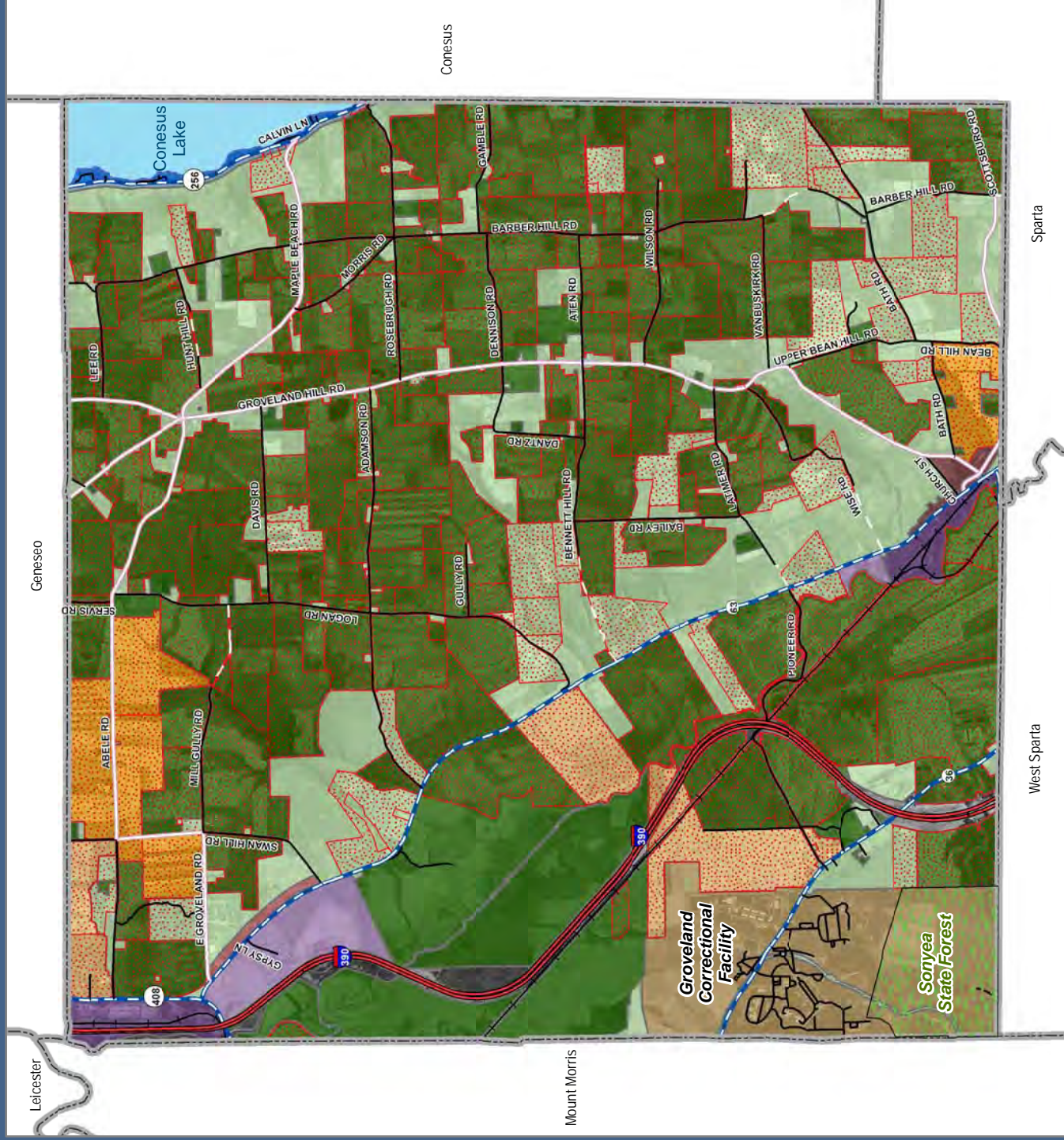
\* See Chapter 4, Page 3 for a full description of the agricultural potential categories and assignment process.



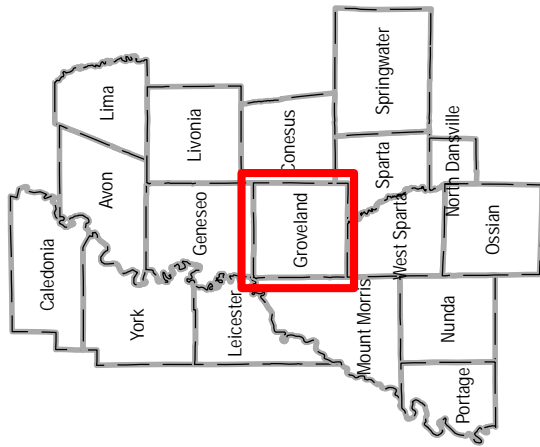
# Town of Groveland

## Future Land Use

Figure 4-6



### Livingston County



#### Future Land Use

- Agricultural Protection Areas
- Agriculture/Residential
- Pending Purchased Development Rights
- Existing GVC Conservation Easement
- Conesus Lake Residential
- Conesus Lake Shore Residential
- Hamlet Mixed-Use
- Limited Business
- Light Industrial/Commercial
- Industrial
- Institutional/Public
- Agricultural District



Source:  
Livingston County Real Property Tax Parcels, 2009  
Livingston County Agricultural District #2, 2007  
Map prepared by CHA, Inc.

**Town of Nunda Comprehensive Plan**

# TOWN AND VILLAGE OF NUNDA COMPREHENSIVE PLAN



## *TOWN AND COUNTRY PLAN*

## FUTURE LAND USE

The Land Use Plan (LUP) will be used as the legal basis for decisions concerning future growth and development in Nunda. While the LUP does not define clear regulatory boundaries, it does provide specific areas where particular land uses are acceptable based on the information gathered throughout the planning process. This section of the plan identifies the appropriate use of land based on existing development patterns, environmental limitations, desired build out appearance, and areas of protection. The Future Land Use Map is found at the end of this section.



### OPEN SPACE (*LIGHT GREEN*)

One of the primary attributes that draw people, both residents and visitors, to Nunda is the extensive tracts of open space. The Town's landscape is a mosaic of rolling hills, meandering streams, agricultural fields and forestland. Each attribute, while attractive individually, plays an integral role in producing some of the most unique vistas in the Genesee Valley Region.

Nunda desires a conservative approach to development in areas designated as open space. The protection of scenic vistas, natural features, sensitive environmental areas and rural highway corridors must be considered in order to maintain a unique landscape. Acceptable uses in Open Space areas may include parks and trails, privately managed recreation areas, selective forestry practices, agriculture, campgrounds, nature preserves and limited low density residential homesteads. Low density homesteads should be limited to five acre minimum lot sizes. Residential structures should be placed so as to have minimal impact on rural highway corridors, generally with a minimum 100 ft. setback. It is recommended that mobile homes be allowed in the open space areas under two conditions. First, future mobile homes without a permanent foundation will be required to locate in an existing mobile home park. Second, mobile homes will be allowed as a homestead property if they have a permanent foundation, meet the minimum lot size requirements and meet applicable New York State Health and Safety requirements.

### AGRICULTURE (*FOREST GREEN*)

Agriculture, and the open space it provides, is essential to the rural character and local economy of Nunda.

An increasingly common component of economically viable farm businesses is diversification. This may include on-farm processing or sales of farm materials, agri-tourism, or other related activities. Such activities are expected to be accommodated on farm properties throughout the town, subject only to reasonable restrictions designed to minimize adverse impacts such as traffic safety. Low density homesteads should be limited to three-acre minimum lot sizes.

### NEIGHBORHOOD RESIDENTIAL (*BROWN*)

Future residential development in Nunda is expected to contribute to the extension of existing, and the creation of new, neighborhoods that foster a sense of place while focusing development away from open space and agricultural uses that define the Town's rural character. Neighborhood residential areas are the primary locations for future residential development within and surrounding the Village and the Hamlet of Dalton. Hallmarks of traditional neighborhoods include walkability, pedestrian scale, and a progression of



uses from more dense at the core to less dense at the edge. For individual development projects to contribute to the creation of a neighborhood node, it is necessary that the street network provide a continuous pedestrian oriented public realm and link incremental development. Sidewalks and street trees are essential throughout. Street lights may be warranted only in areas where lights already exist within the neighborhood or where a new neighborhood will create a natural extension to the Village.

A mix of single family, townhouse, and apartment style uses are encouraged with one-quarter to one-acre minimum lot sizes. Developers are encouraged to design future development to include a range of densities mixed together, integrating townhomes and small single family homes with larger lot single family units.

### NEIGHBORHOOD TRANSITIONAL (*PURPLE*)

The Neighborhood Transitional land use category addresses the areas within Nunda that border the Central Business District. This area is viewed as having residential housing as the primary use while accommodating civic, religious, recreation and very limited commercial uses that include small professional offices, bed and breakfasts, antique stores and



work within the Village. Pedestrian scaled street lights, trees and sidewalks are mandatory.

### MIXED USE (*PINK*)

The Mixed Use category is primarily confined to the Central Business Districts of the Village of Nunda and the hamlet of Dalton. Recommended uses for this category include retail, restaurant, services, professional offices, light manufacturing and residential uses



existing services. A special use permit may be required for any commercial use in the Neighborhood Transitional Area and will include a Site Plan Review process by the Planning Board. Future higher density residential uses including single family homes with densities of 4 to 6 units per acre and townhouses with densities of 6 to 8 dwelling units per acre are encouraged in this land use area. All future development should naturally extend the existing connective street grid network within the Village. Pedestrian scaled street lights, trees and sidewalks are mandatory.

as is representative of a traditional village core. Mixed Use areas are to be pedestrian in scale to ensure a walkable and highly defined business district. Future development and renovations should integrate and respect existing neighboring structures in terms of height, mass and vertical organization. Nunda encourages all future development in the Mixed Use area to be at least two stories but no greater than four stories in height. Natural building materials are required

and may include brick, stone and wood. Other materials may be acceptable but will require Site Plan Review by the Planning Board. It is recommended that signage be reviewed by the Planning Board to ensure consistency with the Village and Towns revitalization efforts. Future construction and renovation should front directly on the sidewalk with minimal setback. Off street parking should be to the rear of the buildings or to the side. Side parking lots will be required to include a landscaped buffer separating the lot from sidewalks or streets. Nunda recommends retail, restaurant and services be located on the ground floor to encourage vibrant and active business districts. Upper stories

should be used for residential, professional offices and other uses commercial uses that require limited sidewalk visibility.



### RECREATION (*LIGHT BROWN*)

The private recreation land use areas are confined to the existing golf courses in the Town of Nunda. This land use category is defined specifically because Nunda recognizes the importance of providing areas where privately managed public and private recreation outlets are accessible to the local and regional population. Recommended uses in the Recreation Land Use Areas include golf courses, multi-seasonal recreation facilities, environmental and cultural education stations and multi-use trail systems. This land use category is highly flexible and Nunda will review the growth of recreational areas regularly to update the Land Use Plan and Map as needed. The purpose of this land use category is to better identify recreation areas in Nunda and determine if future land use revisions surrounding the recreational use are warranted as in the case of the golf courses.

# Nunda Future Land Use Map

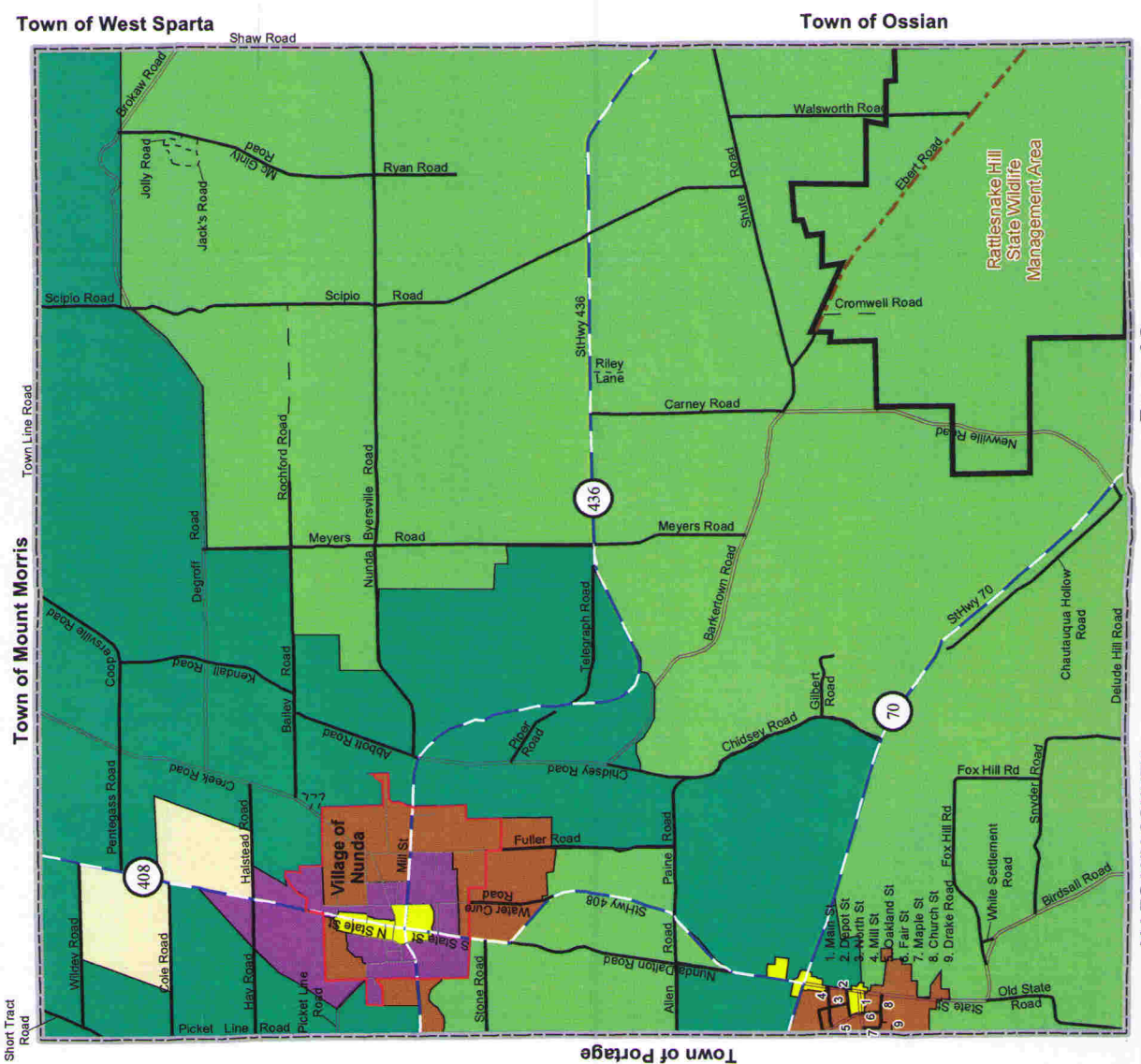
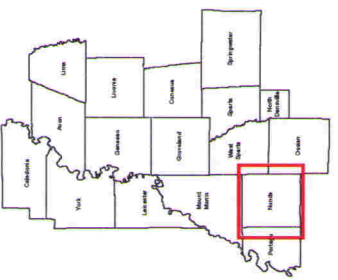
## Legend

- Town Boundary
- Village Boundary
- State Land
- State Highway
- County Highway
- Town Road
- Seasonal Road
- Private Drive
- Village Road
- Park Road

## Land Use Areas

- Open Space
- Agricultural
- Neighborhood Residential
- Neighborhood Transitional
- Mixed Use
- Recreational

## Livingston County



Map created by the Livingston County Planning Department, November 2005

**Town of West Sparta Comprehensive Plan**



**WEST SPARTA, NEW YORK  
COMPREHENSIVE PLAN**

FINAL REVIEW  
August, 2007

## VII. THE COMPREHENSIVE PLAN



### AGRICULTURE AND OPEN SPACE

#### A. Assessment

The vision of the residents of West Sparta is to support farming and agricultural pursuits with the hope of preserving a style of “country living” and supporting the preservation of our community’s open spaces. There are 21,379 total acres in West Sparta. Of these, 9,295 (or 43.5% of the acreage) are currently enrolled in the Livingston County Agricultural District # 4. Portions of this acreage are owned by those who farm it, and some is owned by non-farmers who rent acreage to farmers.

Nearly 20% of the survey respondents indicated that the current use of their property was for farming (Question 30). The current opinion on agriculture, farming and open space issues (as indicated in the survey by all respondents) is as follows:

Question 8: 73% of the respondents stated that the town should give priority to regulations that would protect agricultural land from non-farm development.

Question 10: 67.2% of respondents stated that the town should create regulations or incentives to enable people to protect open space.

However, the written comments in the survey are even more emphatic in supporting the country life prevalent in West Sparta:

”Personally I enjoy the serenity this town has. To build and to develop the town would ruin the country atmosphere.”

“West Sparta is a small, nice town – let’s not turn it into a city.”

“I like the fact that this town is not overdeveloped, over populated and over taxed”.

“If people want village programs let them move to the village.”

“We should work hard to maintain it (West Sparta) as country and not make it into another suburb that becomes crowded, and force those that want to continue to live in the country to move some place else.”

West Sparta is historically an agricultural town, but the way farming across the country is going today, many farms are failing financially, or being passed to a next generation who do not want to farm. This frequently leads to the sale of the land, and often that sale results in rapid residential development. Many formerly farmed large parcels of land are no longer farmed. Many farmers have to work full time off the farm site to make ends meet and farm around the edges. In spite of West Sparta’s intentions, it is difficult to preserve an agricultural way of life, even in the short term. Some areas on the flood plain in West Sparta may always be farmed because the floodplain is not suitable for development, but a major portion of West Sparta farmland is vulnerable to economic pressures on its owners.

## B. Policy

Protect, support and encourage existing farms and future farm development. Preserve working crop, dairy and livestock farms. Pursue limited residential growth and small business growth without causing a negative impact on current farming and agricultural operations.

Preserve farming life in West Sparta by encouraging other agricultural enterprises, including non-traditional agricultural practices and farms that employ local residents and contribute to the local economy. There are many types of farm-related businesses in this alternative-farming segment. One growing segment is horse keeping and commercial horse operations. Support horse owners operating on larger residential parcels, whether commercial or recreational operations. These and other non-traditional livestock operations are an important part of our future rural/farm life. They help maintain the country atmosphere of the town and make good neighbors to larger farm operations by being more understanding of the noise and odors that are part of normal farming practice. In addition, small livestock farmers are often customers of traditional farms, frequently buying feed, and the NYS Agriculture and Markets Law prohibits towns from

zoning against their use on farms. However, only 24% of the respondents stated that they would like to see 'single wide' mobile (modular) homes built as Conditional Use/Special Permit Use in the Agriculture-Residential zone (question 1C3). Because of this strong sentiment, the use of singlewide homes is to be discouraged when possible, and regulated, as permissible, by law.

### C. Plan of Action

Write a broad definition of agriculture and agricultural accessory activities into the text of West Sparta's zoning and land use codes and any other pertinent regulations.

Adopt a 'Right To Farm' law to protect the use of sound agricultural practices. (Sample in appendix)

Enact zoning regulations that protect, encourage and support farm activities including: the raising of both crops and livestock; non-traditional agricultural enterprises such as greenhouses; U-pick gardens and orchards; farm stands; on-farm processing and sales of farm produce (wine, cheese, maple products, cider, jams and jellies, etc); bee-keeping; equine businesses (riding stables, horse boarding, showing and training facilities). The above names a few examples of farm activities that deserve support from zoning regulations.

Encourage, within the township, the location or start-up of agricultural service businesses such as: feed stores, tack shops, veterinary supply, farrier services, farm equipment parts and repair shops, farm supply operations, farm services, etc. as a means of supporting local farms, broadening the tax base and providing employment for local residents.

Encourage tourism and recreational uses such as bed and breakfast inns, parks, and campgrounds in the agricultural zones to help preserve the open space.

Zone larger minimum lot sizes in agricultural areas to encourage residential lots large enough for residents to keep 'pet' livestock or board, breed or raise non-traditional livestock such as horses, alpacas, ostriches, miniature donkeys and so forth in a business-like way.

Allow agricultural 'support businesses' such as equipment dealers, feed mills and stores, veterinarians, farm markets and such to locate within the agricultural districts.

Permit large and/or unusual structures needed for agriculture in any agriculturally zoned district. For example: grain elevators, manure storage facilities, riding arenas and non-commercial windmills.

Develop reasonable regulations designating how and where singlewide trailers are to be permitted in agricultural areas, along with how they are to be maintained on a farm property. Their installation on non-farm property should be discouraged through zoning and regulation.

Regulate against non-farm residential development in agricultural districts (except as indicated above) to avoid conflict with farm or agricultural operations. If non-farm development is permitted as an exception, the use of landscaping, buffer areas, and larger lots with increased

side and rear setbacks will be enacted. The use of cluster or conservation subdivisions with agricultural use on the open space may also be considered as an option that allows residential development while preserving farmland and open space.

Zone limited areas of West Sparta outside the prime agricultural areas for residential development, residential subdivisions and the infrastructure that enhances a residential neighborhood. The Town should avoid the expansion of infrastructure such as public sewer, public water, natural gas, etc., in prime agricultural areas as that might encourage the sale of productive farmland for non-farming development.

Sponsor an aggressive educational program to educate Town officials, residents, and especially farming families, about State and Federal conservancy funds, private conservancy programs and tax incentives available for permanent farmland preservation.

## HOUSING AND LAND USE



### A. Assessment

As of the census of 2000, there are 1,244 people, 451 households, and 332 families residing in the town. The population density is 37.2 persons per square mile. There are 480 housing units at an average density of 14.4 housing units per square mile. The median house value in year 2000 was \$63,400.

Construction of new single-family homes has declined in recent years from an average of 8 per year between 1996 and 2000 to only 3 per year in 2002 and 2003. The median cost of new single-family houses constructed between 1996 and 2000 is \$42,900. Only about 4% of residents of West Sparta are renters, which is significantly below the statewide average. The Livingston County Office of Real Property reports these figures for West Sparta residential sites in 2006:

<u>Total Residential parcels</u>	460
Single family residential	260 (includes double-wide manufactured housing)
Two family residential	5
Rural residential	85 (usually means a home on a large parcel/small 'mixed use' farm / hobby farm)
Seasonal residence	14
Manufactured housing	93 (singlewide mobile home; doublewides are usually classified with single family homes)
Multiple manufactured	1 (more than one mobile home on the lot but not a mobile home park)
Multiple residential	2 (more than one home on the parcel)

The above data indicates that over 20% (93) of West Sparta houses are singlewide, manufactured homes. Singlewide homes are an economical and practical method of housing farm workers, and the NYS Agriculture and Markets Law prohibits towns from zoning against their use on farms. However, West Spartans very strongly object to singlewides and have indicated their desire that no more be placed in our Town.

The people who were born in West Sparta or who have lived here a long time tend to remain residents into their senior years. Most of the older residents want to stay close to their ancestral community, church and families. When senior citizens living in their own homes need another living arrangement, due to health or financial constraints, they often must leave West Sparta. Except for Werth Adult Home on Stoner Hill Road, accessible, affordable housing and senior care facilities are all located outside West Sparta. Limited access to the above forces our senior citizens to leave West Sparta, thus isolating them, removing them far from their friends, family and neighbors at a very vulnerable time of their lives.

The following table depicts the specific results of the questionnaire as it relates to housing types:

Question	Percent Yes	Percent No
The Town should encourage new residential growth.	78.9	21.1
Would you like to see development of single-family housing in the Town?	91.4	8.6
Would like to see development of doublewide modular built homes in the town?	75.9	24.1
Would like to see development of singlewide modular built homes in the town?	42.1	57.9

Would like to see development of singlewide modular built homes only on individual lots?	40.9	59.1
Would like to see development of singlewide modular built homes only in mobile home parks?	27.3	72.7
Would like to see development of singlewide modular built homes as a Conditional Use allowed in the Agricultural-Residential Zone?	24	76
Would like to see development of singlewide modular built homes anywhere in the town?	27.8	72.2
Would like to see development of multi-family housing in the Town?	29.5	70.5
Would like to see development of subdivision development in the Town?	36.9	63.1
Would like to see development of senior citizen housing in the town?	67.9	32.1

## B. Policy

Future residential growth will be managed by the Town to help maintain the Town’s rural and agricultural character. Going forward, West Sparta will have balanced and planned residential growth in residentially zoned areas in the form of single-family homes or doublewide homes and will have new senior citizen housing.

West Sparta will permit new residential lots of three acres or more in residentially zoned areas. Two of these acres must meet the criteria of “buildable land”. Town regulations will define ‘buildable land’ as land which is NOT:

- a. On a slope steeper than 15% (approximately 2 inches per foot)
- b. On a floodplain as defined by the Town Flood Hazard Boundary Map
- c. Part of a State or Federal wetland
- d. Covered by a water body
- e. Located within 100 feet of a stream bank
- f. Made up of hydric (wet) soil.

To try to control development and maintain the rural aspect of our community, West Sparta will:

- discourage singlewide housing in the future through zoning and regulation.
- limit how many times parcels can be divided before a subdivision variance must be applied for.
- create buffer zoning between agricultural land and residential development.
- zone less environmentally sensitive areas, removed from agricultural areas, for higher density, single family residential development (subdivision development).
- discourage housing development construction along existing roads with scenic views through higher assessment of road frontage lots.

In areas zoned for higher density residential settlement, West Sparta will encourage these types of housing subdivision developments:

- subdivisions that encourage interior development of land (keyhole subdivisions) where there is only one road cut on an existing road for a new street on which to locate a number of individual houses.
- subdivisions that reserve more than 50% of the total land as open space or recreational facilities, while using a smaller portion of the land for homes (patio homes or clustered homes). Such developments located away from agriculture and natural asset areas should be approved as an exception to the three-acre minimum size lot rule.

West Sparta will encourage the development of affordable, accessible, senior-friendly housing within its borders.

West Sparta will make the clean up of major eyesores, including those on private property, a Town priority. Adequate regulations will be enacted to ensure that homes in disrepair and properties that are so poorly maintained or cluttered with debris as to be an eyesore and a nuisance to the other residents, will be repaired or cleaned up. No property that is in such a state as to negatively affect the value of nearby properties or the health of the residents or community will be tolerated in that state beyond a reasonable warning period.

### C. Plan of Action

Home site regulations exist at a State, County, and Town level. Those at the Town level should be updated to comply with the Comprehensive Plan and frequently reviewed to meet the community's changing needs.

At a minimum, permit requirements should be addressed within the home site regulations at the Town level to include the following: home site building permits, manufactured home park and campground permits, renewal of manufactured home park and campground permits, and permit fees.

Review and update the Land Use and Land Development Code to include the following: change of use code, sub-division of land, abandoned structures, affordable housing (as an alternative to more singlewide homes), acreage required per home, incomplete homes (basement only), homes in disrepair, refuse in residential areas, businesses and businesses in homes.

Minimum lot size for new residential construction will be three acres with a minimum of two acres "buildable land" as defined in the policy.

Encourage the development of affordable, accessible senior-friendly housing.

In order to try to reduce future installation of singlewide manufactured homes not used as farm laborer housing in West Sparta, while avoiding the total displacement of low income individuals, seek some affordable housing alternatives such as regulated single-wide clusters, low-rise rental properties, and senior housing.

In an effort to reduce the number of singlewide housing units, discourage the addition of new singlewide home placement on individual lots and, as existing singlewides are removed or abandoned in residential areas, discourage having another singlewide placed on that lot.

Create and enforce regulations on non-farm residential development in agricultural districts to avoid conflict with farm/agricultural operations.

A code enforcement officer will be hired and will be required to enforce the code on repair of buildings or clean up of home sites and surroundings. The code enforcement officer will post and attend office hours at the West Sparta Town Hall designating when residents can access said officer for information about the code or to file complaints about properties in violation of the code.

Should the code enforcement officer be unable to enforce the cleanup of homes in disrepair and homes surrounded by collapsed buildings, castoffs, appliances, parked autos, debris and unhealthy conditions, the Town Board will work jointly with the code officer, law enforcement, the justices, and others to ensure that those areas are cleaned up. If necessary, develop and provide both physical and financial support to assist those that are genuinely not able to achieve the standards set forth within the Town's code about property conditions. If all else fails, gain legal access to the property to affect the cleanup.

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**Town of Castile Comprehensive Plan**

## FUTURE LAND USE

### Overview

A future land use plan provides a general framework that outlines where various types of uses and development should be located within the community over time through mapping and narrative. Using the information obtained from existing resource mapping (infrastructure, roads, agricultural lands, zoning, existing land use, topography, etc.) as well as community input, areas for conservation and protection are balanced with preferred areas for growth. In addition to guiding development, a future land use plan also helps to define a sense of place and a common vision for the community. The manner in which people perceive their environment and interact with one another is determined, in large part, by how land uses are organized within the community.

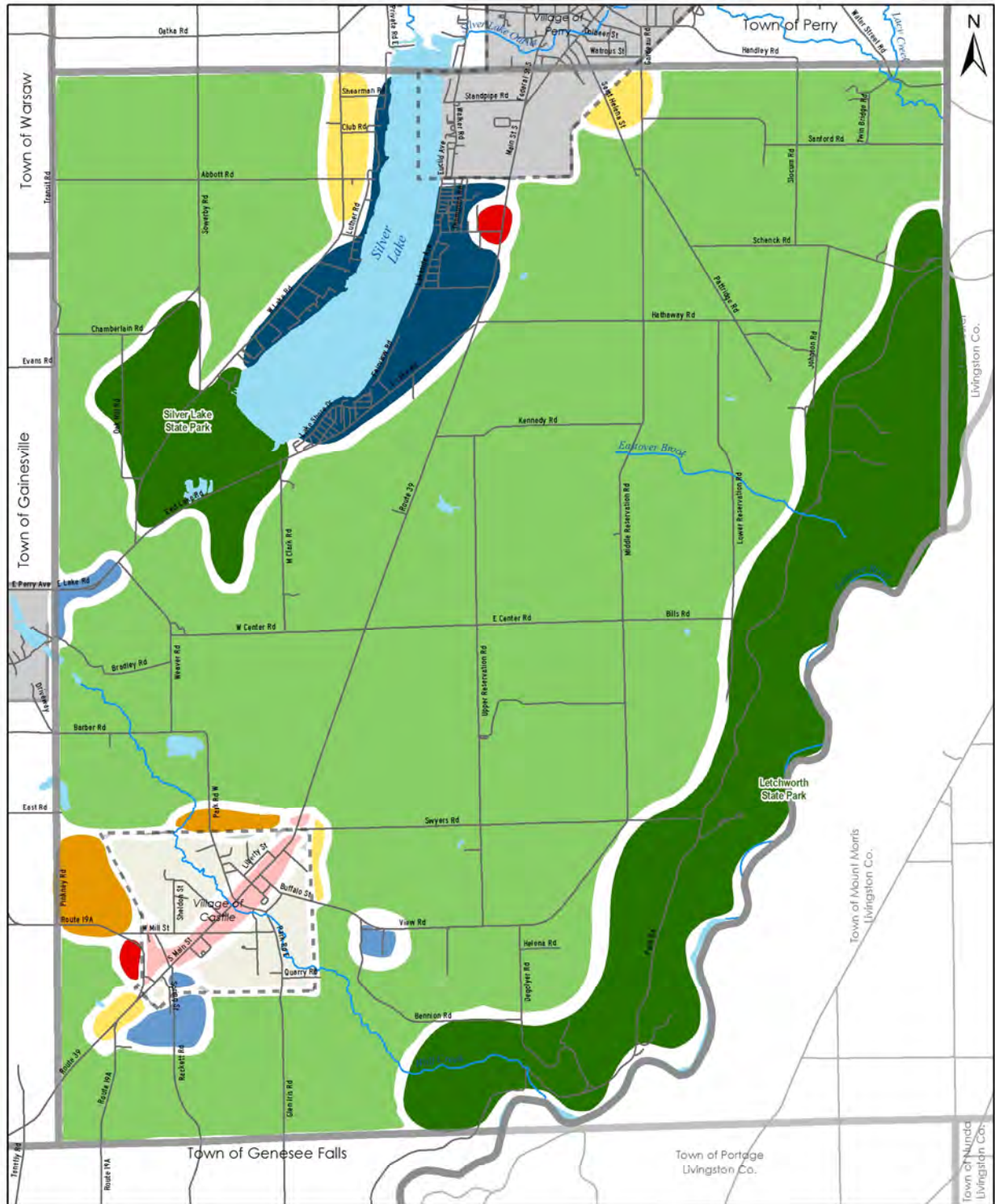
While the future land use plan is not directly enforceable, the recommendations provided in the plan often serve as the legal foundation for future zoning revisions. Additionally, the discussion around future land use can clarify future decisions related to development approaches, site plan review, and subdivision regulations.

### Future Land Use in Castile

In general, the existing land use patterns in the Town and Village will remain relatively the same as they are now - most of the commercial development and density concentrated in the Village and in select areas outside where utilities are readily available. The quaint, rural characteristics found in the countryside, lake area, and Village are the qualities that residents and visitors value the most. Indeed, these same qualities also are the backbone to the two primary economies of the area as well - agriculture and tourism.

Although development pressure is not as high in Castile as many other areas, especially those in closer proximity to urban areas, our future land use plan attempts to anticipate the best locations for future residential, commercial, and industrial growth. Our public utilities are now mainly located in small areas of the town and in the village, but the ability of water, electric, sewer, natural gas, and communications services to expand incrementally as needed is a great asset throughout the town. In addition, the development plan highlights key area for open space preservation and recreation enhancement.

# Town of Castile Future Land Use



- Legend**
- Villages
  - Towns
  - Streams/Creeks
  - Waterbodies
  - Village Residential
  - Commercial Core
  - Recreation-Open Space
  - Agricultural-Residential
  - Residential
  - Medium Residential
  - Lake Mixed Use
  - Rural Commercial
  - Light Industry



FUTURE LAND USE

The following pages covering “future land use” are included to provide in only a most general way, some base guidance principles that will inform future decision makers, and support the “kind of development” that is predominantly preferred by Castile residents and businesses. These principles will apply in varying degrees as laws and regulations are proposed, developments envisioned, and infrastructure or public services are contemplated. As a result, the boundaries between these uses are intentionally generalized and blurred. It is important to recognize these pages as guiding, but evolving concepts that are to be regularly reviewed and updated as deemed appropriate by the people of Castile.

### ***Commercial Core***

The Commercial Core is the primary location for a variety of commercial uses providing both neighborhood and regional services. A vertical mix of uses (residential over commercial for example) is preferred over a single-use structure to fit into the existing Village character. Building and site design should reflect the local design and aesthetics whether new to rehabilitated. Where adjacent to residential areas, commercial uses should be adequately buffered and appropriate uses should be located to minimize nuisances. Chain and other larger retail stores are not encouraged within the central core, but may be welcome on the outer fringes provided higher quality and locally-appropriate building and site design are utilized.

### ***Village Residential***

The Village Residential category retains the same mixed density style that the Village currently contains north and south of Main Street. Single-family dwellings are the primary use of the Village Residential land use with two- and multi-family dwellings encouraged in applicable locations. In any case, rehabilitation and reuse of existing building stock is preferred in order to retain the Village character. Infill development and conversions of existing buildings to two – and multi-family dwellings should be designed in such a manner that it is visually compatible with surrounding properties - i.e. roof designs, siding materials, porches/decks, etc. Sidewalks and connections to the Village core and other community facilities are encouraged throughout. Community uses such as churches, schools, playgrounds/parks, trails, and governmental uses are also compatible uses in this category. Shorter setbacks and increased lot coverage are also common features associated with Village Residential areas.

### ***Recreation-Open Space***

Designated recreation and open space areas shown on the Future Land Use map are primarily those in and around Silver Lake and Letchworth State Parks, which will continue as such

indefinitely. These resources provide an important contribution to the Town and Village's character, scenic vistas, and overall natural beauty as well as their economic health due to tourism and spin off businesses in adjacent areas. Development here is restricted to recreational facilities and amenities such as trails, playgrounds, viewing areas, and other similar uses in addition to supporting accessory uses including parking areas and access roads. Utilizing existing available assets such as underutilized open areas for expanded trails and other low-impact recreational amenities are encouraged, especially where supported by County and regional planning initiatives (e.g. GTC Regional Trails Initiative). Continued agricultural use of open fields would also be encouraged where applicable. Any improvements or enhancements would require coordination with the State Office of Parks (OPRHP).

### ***Agricultural-Residential***

Encompassing a majority of the Town, this area would encourage continued farming operations along with agriculturally-related and supportive uses as defined by the State Department of Agriculture and Markets (NYSDAM). Non-agricultural uses, especially residential, would generally consist of larger lots to accommodate private water and sewer. Newer development should be subdivided and sited in such a manner to preserve important agricultural features such as, but not limited to, prime soils, existing drainage lines/ditches, farm access roads, and hedgerows. Commercial uses should be designed to reflect the rural character and reflect the local vernacular of the Town of Castile. Existing buffer areas should be retained and new buffers between different should be added on the non-agricultural portion to minimize nuisances and encourage good neighbors. With agriculture as the primary use, any development should be made aware of the presence of active operations.

### ***Residential***

In a rural community such as Castile, transition between the Village and the country is typically found in the residential areas. The gradual shift from the density of the Village to the more open areas found throughout the Town is the intent of the Residential land use category. Public water and sewer may be found in these areas, so larger lots may be necessary to accommodate private utilities. Single-family dwellings are the primary land use here with community/governmental uses and agriculture also encouraged. Setbacks are also generally deeper to provide for the visual transition with landscaping and additional vegetation encouraged.

### **Medium-Residential**

A diverse selection of housing options are critical to ensuring a stable or growing population. This is especially important for those seeking affordable housing which regularly encompasses seniors, college graduates, and young/starter families. Much the same as the Residential category, public water and sewer may be available providing an opportunity for higher densities but limited to maintain the rural character of the Town and adjacent Village. Where private utilities are needed, larger lots will be required. Housing styles and design and site layout should be compatible with the immediate area and reflect local characteristics.

### **Lake Mixed Use**

In addition to agriculture and the State Parks, the lake plays a significant role in the community's economic development and regional tourism industry. This land use category, which runs along both sides of Silver Lake would be primarily used for lakefront residential development, but also include limited commercial businesses. These businesses would be neighborhood-level and provide a mix of local services, typically within enclosed buildings, and include, but not be limited to uses such as bed and breakfasts, small cafes, water-dependent businesses, etc. Exterior design and styles would be complementary and not detract from adjacent uses.

Historically, lot sizes are smaller with cottage style homes found throughout. As is common among many lakefront communities today, the trend towards fully occupied vs. seasonal homes presents a critical issue for maintaining the lakefront character. Rehabilitation of existing structures and infill development is preferred over new development, especially where existing homes are demolished and multiple lots are combined. Where the latter is proposed, the scale and design should be in keeping with the lakefront setting and compatible with adjacent uses.

Site design for all uses should maximize permeable surfaces and limit overall lot coverage so as to not impair water quality from stormwater runoff and erosion. Selective clearing of vegetation, including trees, and pruning is preferred over full site clearing to maintain the lakefront charm and protect lake water quality, especially along the shoreline/riparian area and steeper slopes. New landscaping and other vegetation is encouraged where existing is removed or significantly modified. Keyhole or backlot development along the lake is discouraged.



### ***Rural Commercial***

The Rural Commercial category maintains the rural character and charm of the Town with retail businesses that have operations both within buildings and limited outdoor facilities. These uses are in proximity to the Villages, providing larger retail uses that are distinctly different from those allowed in the Villages. Where outdoor storage, sales, and displays are necessary, they should primarily be located on side and rear yards with appropriate landscaping/screening and buffering to the roadway and adjacent uses, especially residential. Similar to other categories, building and site design should reflect the local character and be compatible with adjacent uses.



### ***Light Industry***

Light industrial and manufacturing businesses are a positive contribution to the Town and Village, providing jobs and tax revenue while requiring significantly less in public services compared to residential uses. The Light Industrial category provides opportunities for development and expansion within the Town and Village, although geared more towards the Town due to available land. With all industrial and manufacturing uses, site design should include appropriate landscaping/screening, buffering, and access management among other criteria to ensure safe operation, minimize conflicts with neighboring uses, and ensure environmental quality. Outside storage and loading facilities should be located to the sides or rear of the structure.

## COMMUNITY INFRASTRUCTURE

During the course of the planning process, several issues related to community infrastructure and development were raised, which are common among many rural communities such as Castile. The Town should address these issues and their impacts on the quality of life of residents and potential for economic development now and in the future. Fiscal impacts (expansion, upgrades, improvements) need to be balanced with rural character and tax impacts.

- \* Public Sewer & Water Expansion
- \* Natural Gas Service
- \* Solar Power
- \* Broadband/Digital Service

### Public Sewer & Water Expansion

Castile has a responsibility to ensure the health and safety of its people and to protect the water sources and watersheds in which it is located. Public water and sanitary sewer systems can be effective tools for both, but are provided at significant taxpayer cost.

The installation of sanitary sewers around Silver Lake has eliminated negative environmental impacts of individual disposal systems and has significantly mitigated contamination within the watershed areas. However, the availability of sewers can potentially increase development pressures, especially when existing seasonal cottages are demolished and new structures built that are grossly out of character. Maintenance of a public sewer system is a costly undertaking that is totally supported financially by local property owners. In the Town of Castile public sewer systems in sparsely populated areas are not recommended as they would add a significant financial burden to the few who share it. Expansions beyond the existing service areas need to be weighed against the proposed development or the density that is available to support it.

Public water availability overlaps some the areas served with sewers, including the Villages and the Silver Lake Institute area, but does not extend to lake residents who are located south



of the Institute or on the west side. A small water district (Gardeau) provides public water to a small area of Castile southeast of the Village of Perry. Additional areas of Castile may see small expansions of water service as land use patterns adjust and if it becomes cost effective. The cost of expansion would typically include additional transmission and/or distribution mains along with hydrants and valves and could include upgrades to treatment facilities if insufficient capacity exists. While expansions to public water are beneficial to residents, it can potentially increase development pressure for additional housing causing a conflict with the goals of maintaining rural character and agriculture. The saying “water grows houses” exists because it has been proven true over time in rural communities. In cases where public water must be provided to address water quality and health issues, the Town should institute land use controls to limit public water hookups, especially in sensitive environmental or primary agricultural areas.

### **Natural Gas Service**

The current natural gas service areas in Castile are limited to the villages, a small number of parcels adjacent to them, a small portion in the southwest corner of the Town, and the Silver Lake area. While not as critical to development as water and sewer service, gas service provides another level of public infrastructure that makes for more attractive economic development potential. Expansions to the current gas network would likely require upgrades for transmission mains to service additional areas, with costs passed on to users. In addition, the utility company would be required to submit a formal expansion request through the State Public Service Commission (PSC). With a compressor station located in the northwest corner of the Town (Dominion Transmission, Inc.) transporting natural gas from Pennsylvania to points north, the potential does exist for expanded service in select areas.



### **Solar Power**

The use of solar power for generating “clean” electricity has been a topic of discussion as of late with the State looking to increase its solar power generation in the near future. With incentives and various pricing/installation options available, the attractiveness of this resource increases. While there are fiscal (financing vs. leasing, return on investment,



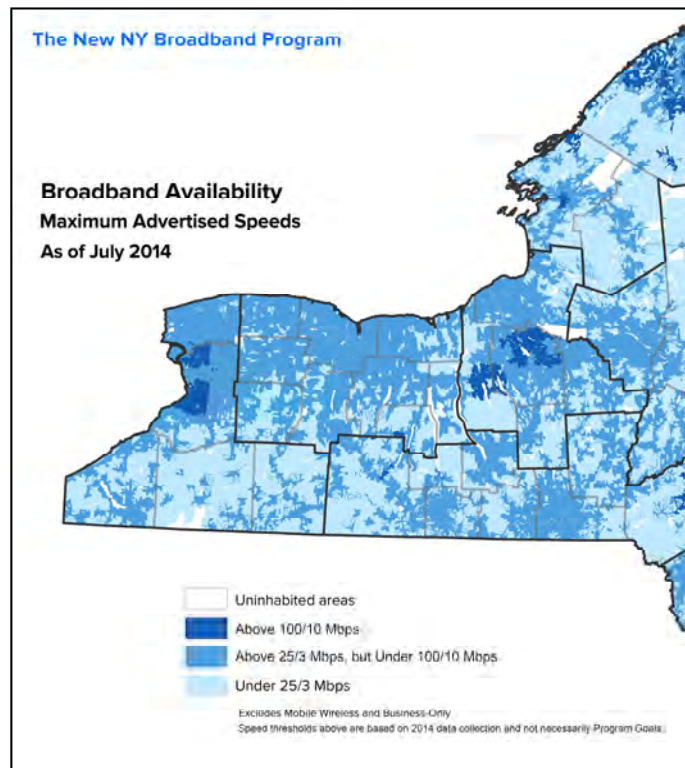
energy usage impact, etc.) as well as logistical implications (repairs, maintenance, discontinuation, etc.) there are also land use issues related to density/scale and location that can create potentially undesirable impacts. Will land be diverted from open space or agricultural use? Will homes place solar panels that are interfering or aesthetically imposing to neighboring residential uses?

Individual, private solar systems that provide power only to the property on which it is located (including industrial, commercial and residential properties) are supported and encouraged where the homeowner finds benefit. Roof-mounted systems are generally less of a concern over free-standing or ground-mounted systems with the latter to be located within existing setbacks and limited to accessory structure heights.

Larger, commercial systems, often called “solar farms”, that are multi-panel arrays constructed as stand-alone or accessory uses to provide service to community, utility, or government buildings are important to review in the context of the prevailing laws and regulations of Castile. Environmental impacts should be minimized and sufficient public benefit be demonstrated through the review process to achieve a consensus support. Any such systems will need to be supported with consultative financial, legal, engineering, and environmental expertise as the Castile approval process determines.

### Broadband/Digital Service

By today’s standards, availability of broadband/digital services is equally as critical as public power, especially in rural areas where communication is shifting more and more to cellular networks and business is readily conducted online. Urban and rural communities are generally divided in their access to these networks as a result of location, terrain, and supporting density. According to an FCC Broadband Report in 2016, 10 percent of Americans lack sufficient connections, defined as 25 megabits per second (Mbps) download and 4 Mbps upload. When differentiated out



between rural and urban areas, the number jumps to 39 percent lacking access in rural communities. Verizon, Time Warner (Spectrum as of 2016), and other telecommunications providers service Western New York, although speeds vary on location. Recently, the State has enacted a “Broadband for All” initiative with its goal to have high-speed access to every New Yorker by 2018. Funding and technical support is available to rural communities, such as Castile, to improve their local systems in consultation with local providers. The Town and Village is encouraged to review this initiative and determine the level of improvement that would be needed.

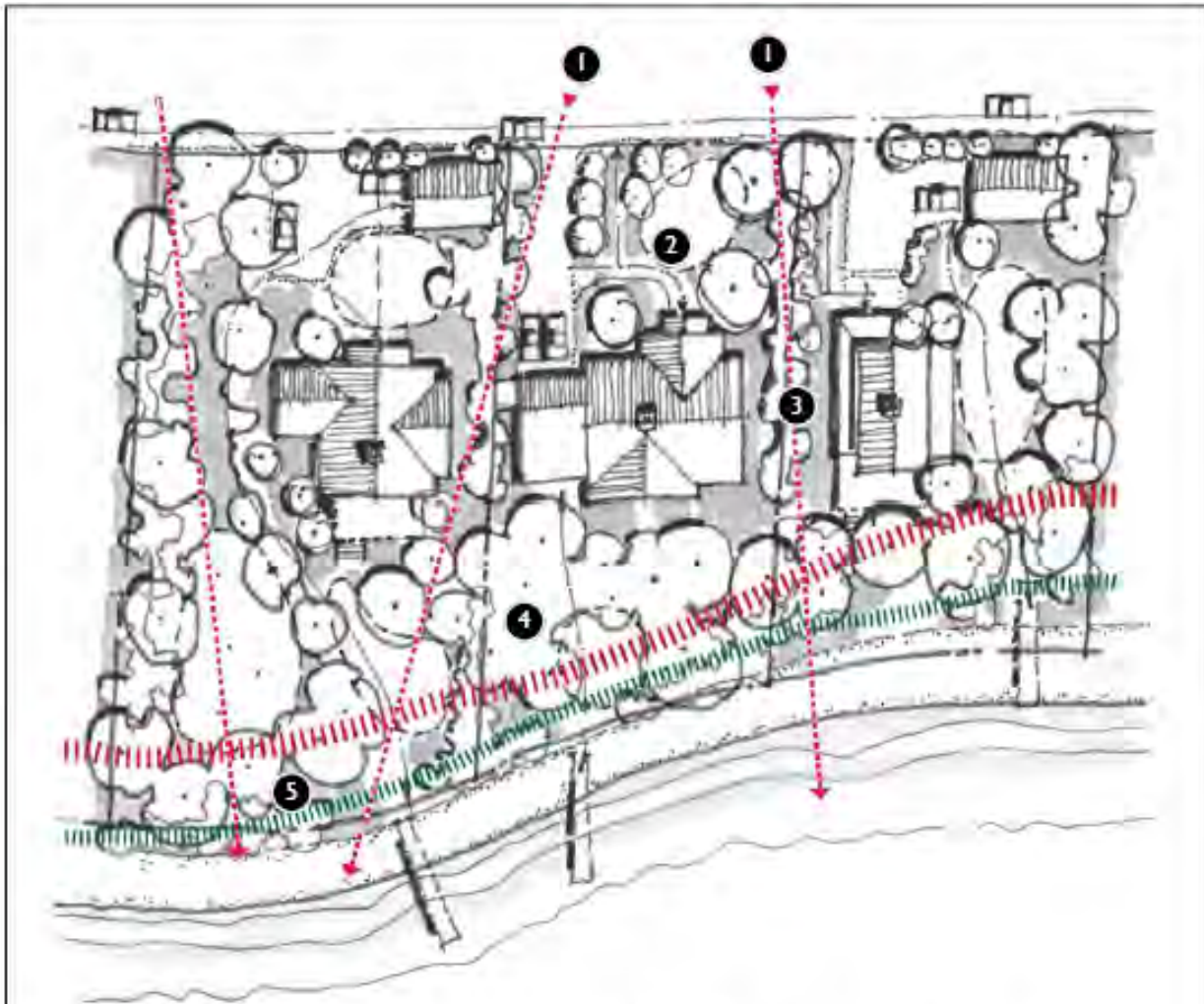
## CONSIDERING COMMUNITY DESIGN

Function before form – on the surface an adage that seemingly supports the development of anything as long as it gets the job done. However, good function may often require appropriate form. When considering the built environment – the physical structures and features of a place – good design often yields improved function.

Whether one is considering the creation of a new building, the improvement of a façade, the development of new policies, or the landscaping in a resident’s front yard, the design has a potential impact on the level of performance, and ultimately the form it takes. Design is often considered in relation to the built environment - good design directly correlates to physical structures such as buildings, houses, streets and parks, but it should also be connected to the creation of a community’s policies and programs. Just as a poorly designed building can lead to disaster, so too can poorly designed public policies and programs.

The following design pages represent hypothetical, general themes that may be applicable in Castile, Town and Village, and thereby useful guidance in framing future development and specifically provide theoretical guidance in all board deliberations at the municipal and planning board levels:

## Lakefront Site Design

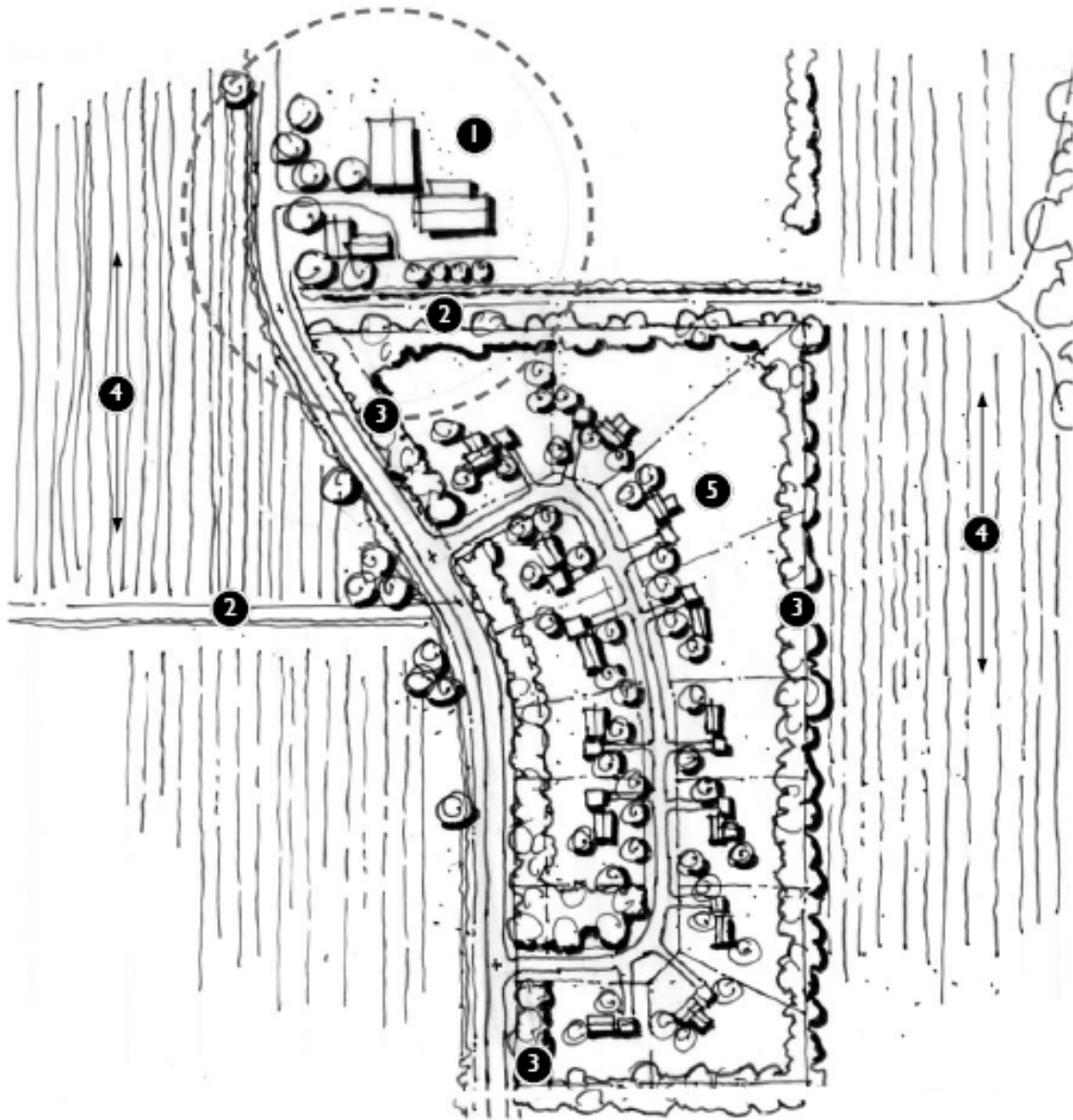


- 1** New development should preserve views of the lake. Views need not be fully open but can be screened through side yard plantings to preserve privacy for residents.
- 2** Entryways should be clearly defined with a front yard landscape that supports the human, intimate scale of the neighborhood.
- 3** Side yards provide fire control, privacy, corridors for drainage, and openings for lake views.
- 4** Mature tree stands should be maintained whenever possible to preserve the traditional Finger Lakes landscape and view from the water.
- 5** Existing vegetation can be augmented with small shrubs, small trees, and ground covers to stabilize the shoreline soils and screen views from the lake.



- 1** Key elements in the desired building façade design include first-floor transparency, pedestrian-scale detailing, and proportional fenestrations consistent with other historic buildings.
- 2** The roof configuration of new or renovated structures should follow the pattern of existing historic structures. This typically includes a shed or flat style finished at the front façade with a detailed cornice or parapet wall on a 2 or 3-story building.
- 3** Façade openings define the human scale of the buildings design, including vertically-oriented windows that make first-floor businesses inviting and intriguing.
- 4** The building envelope defines the relative size of the building in terms of height-to-width ratio, mass, bulk, and projections. New structures or renovations should consider such characteristics of existing historic structures in the hamlet.
- 5** The building footprint should orient the building so that the front façade meets the sidewalk and establishes the main entrance to the building.

## Accommodating development in agricultural areas



- 1 Farmstead
- 2 Field access lane
- 3 Buffer planting
- 4 Maintain field geometry
- 5 New residential development

Existing Site Features



- 1 Field access point
- 2 Natural hedgerow
- 3 Drainage way
- 4 Woodlot
- 5 Consider existing field layout and production patterns

Demonstration of Guideline Principles



- 6 Internal road reduces highway access to 2 points
- 7 Field access point preserved
- 8 Field cultivation geometry preserved
- 9 Natural drainage way provides landscape interest as well as a visual screen and a neighborhood recreation trail
- 10 Future development parcels
- 11 Vegetative buffer along active fields

The above concept shows a subdivision of 2-acre lots arranged around a natural stream corridor. The natural area can be a unique setting and identity for the development, providing recreation and screening. Rather than fronting all lots on the existing road, a

loop road is provided that reduces access points on the road. Existing and new vegetation are utilized to screen the development from the road and adjacent farm operations. Existing field geometries and access points are integral to the design.

## CONCLUSION & ACKNOWLEDGEMENTS

This document is a culmination of many years' worth of input, ideas, and feedback. It is a measure of the community's commitment to and pride in the Town & Village. The community will continue to identify needed improvements and policy changes over time. The community's ability to work together toward progress will be a critical element in preserving Castile's natural beauty, character, and quality of life for future generations to come.

The updated Comprehensive Plan provides a framework to guide future development, investment, and preservation activities in the Town & Village of Castile. It is one tool the community can use to shape the physical, civic and social direction it will take over the next 10 to 20 years. In order to be an effective resource, town and village residents, leaders, and stakeholders must work together to complete the tasks outlined in this revised Plan. While the revised Plan is an accomplishment in and of itself, it is also a call to action.

The strategies and actions identified in the Town & Village of Castile Plan will require cooperation and coordination. In addition to encouraging residents and leaders to work together, the plan includes many opportunities for collaboration with other agencies and municipalities in the county and region. Building on the previous planning efforts of the community and the relationships that have been developed or enhanced along the way, Castile is in a prime position to take proactive steps to ensure its successful future.

The Town & Village of Castile would like to thank all of the residents, business owners and interested stakeholders who participated in the planning process. This document reflects the input, time and effort of many dedicated individuals.

The Comprehensive Plan update was made possible through the volunteer efforts of the following:

**Town Board**

- Supervisor Keith Granger
- Past Supervisor Stephen Tarbell
- Deputy Supervisor/Councilman Stan Klein
- Councilman John R. Hurst
- Councilman Frank Vitagliano
- Councilman Mark Barber
- Councilman Sam Monteleone (past member)
- Town Clerk Vickie Draper
- Zoning Enforcement Officer David Swede

**Town Planning Board**

- Chairman Rich Eliaz
- Co-Chairman Eric Parker, AICP
- Alan Gregg
- Linda Holz
- Joseph Backer
- Tim McMullen
- Bill Bliss
- Donna Westacott (past member)
- Walter Faryna (past member)

**Village Board**

- Mayor Keith Washburn
- Trustee Jenifer Bannister
- Trustee David Reed
- Trustee Jane Eliaz
- Trustee Dennis Miller

**Village Planning Board**

- Chairman Rich Eliaz
- Margaret Rambler
- Susan Ferris
- Kevin Belkota

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