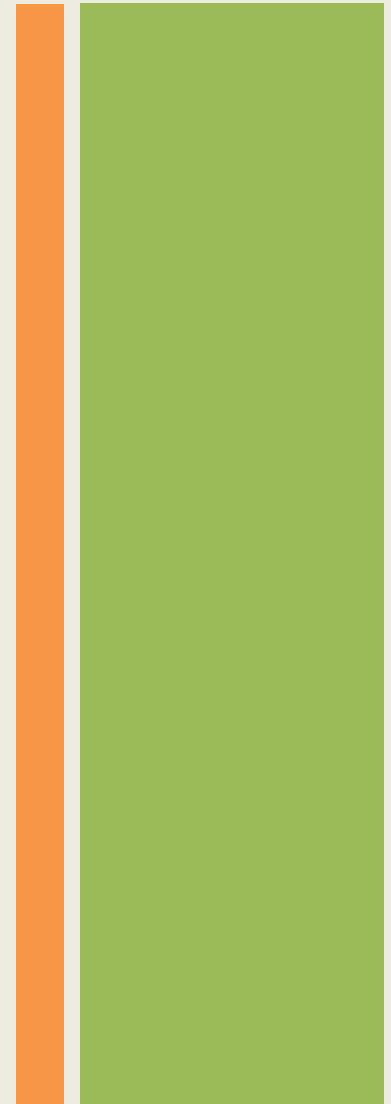




Comprehensive Planning in White Creek



**Summary of
Draft Plan &
Public Hearing**

What is a Comprehensive Plan?

- **A community-based document - defines municipal goals and objectives for a variety of topics**
- **Identifies local needs and desired future states.**
- **A collective community vision.**
- **A “roadmap” for future decision making.**
- **It is NOT a law, and is NOT zoning. However, all land use laws must be in accordance with a comprehensive plan!**

Data Profile

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Vision & Goals

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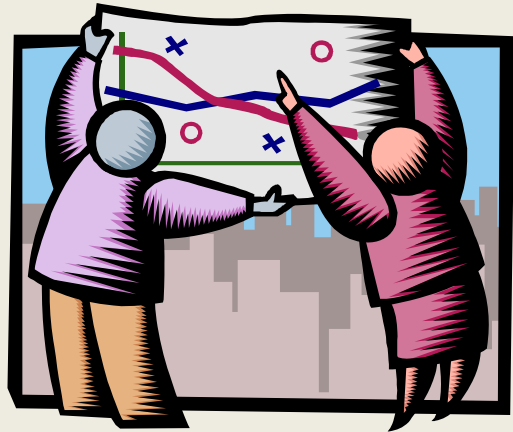
Strategies & Actions

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Public Input

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Audits



Plan



Implementation



Plan Establishes Town Vision to Promote

- Our rural and farm-oriented character
- Local traditions, old-fashioned values
- Natural beauty, environment and our abundant open spaces.
- Local job opportunities and agriculture.
- Cultural and outdoor recreational opportunities.
- Growth in villages and hamlets, with lower density residential uses elsewhere.
- Management of change.
- Balancing of community goals and private landowner desires.
- Diverse, affordable housing.
- High quality public services.
- Safety and security.

Plan Establishes Goals and Recommendations

- **Specific goals and recommendations have been set for the following topics:**
 - **The Economy**
 - **Agriculture**
 - **Community Character**
 - **The Environment**
 - **Arts, Culture and Recreation**
 - **Services and Infrastructure**
 - **Housing**
- **See Executive Summary for Details**

Plan Includes Actions to Promote Economy

- **With Town and Village of Cambridge - create economic cluster.**
- **Study, market and attract small and agri-businesses.**
- **With County and State, establish high speed internet plus training, planning, coaching and grants for businesses.**
- **Develop incentives to attract and retain locally-oriented businesses.**
- **Start buy-local campaign for local products.**
- **Promote use of rail road for economic benefit.**
- **Provide site guidance and commercial standards to ensure new retail buildings are compatible with community character.**
- **Explore using methane digesters at local farms to generate clean energy for the area.**

Plan Establishes Vision for Agriculture to...

- **Maintain and promote diversity of farms.**
- **Promote opportunities for next generation of farms.**
- **Keep ag as primary land use and foundation of our local economy/ farmland.**
- **Promote successful farms that are prosperous and family-owned.**
- **Have farming done in environmentally safe way.**
- **Increased availability of local farm products.**
- **Help farmers and non-farmers live in harmony.**
- **Inform and educate non-farmers about agriculture.**
- **Support ag through land use policies and regulations and minimize impacts of new development on farms.**

Plan Includes Audit of Existing Local Laws

- Existing laws that were reviewed and improvements suggested for:
 - Site plan (siting and layout)
 - Subdivision (creation of new lots)
 - Mobile home (placement of new mobile homes)
 - Right-to-Farm
- See Executive Summary for Details

Highlights of Some Recommendations

- Consider amending existing Site Plan Law (for commercial uses) to improve it by:
 - Better definitions/purpose statements.
 - Giving more attention on impacts on agriculture and environment.
 - Applying review of more commercial structures, not just those >7,900 square feet.
 - Giving more attention on siting and design to ensure compatibility with rural and small town character.
 - Updating procedures and administration consistent with State Town Law.

Highlights of Some Recommendations

- Consider amending existing Subdivision Law to improve it by:
 - Better definitions and purpose statements.
 - Asking for information on ag on/near proposal so Planning Board can evaluate impact on agriculture.
 - Asking for information related to environment (such as if parcel is in ag district, if farming is taking place, floodplains exist, well/septic locations, etc.) for informed decision making.
 - Administrative and procedural updates for efficiency and consistency with State Law.

Highlights of Recommendations

- Clarify section on exempt and agricultural subdivisions to address loop holes, concerns about enforcement, and use of deferred subdivisions.
- Incorporate general rural oriented guidelines so development protects farmland, environmental features, rural character.
- Consider updating road standards to reflect rural roads.

Highlights of Recommendations

- Consider updating and clarifying existing Mobile Home Law to improve it by:
 - Having standards consistent with NYS Building Code.
 - Clarifying inspection and enforcement role of Town Board. Consider Planning Board review of site plan, and County Code Enforcement Officer issues certificate of occupancy.

Highlights of Recommendations

- Consider strengthening existing Right-to-Farm Law to improve it by:
 - Better definitions.
 - Adding a right-to-farm declaration.
 - Adding a disclosure requirement.
 - Removing the Town Board as decision maker and strengthen dispute resolution section.

Plan Recommends Use of Conservation Subdivisions

- This is a **SITE DESIGN** technique. It....
 - Is “Density Neutral”
 - Always results in some preserved open space (usually 50%).
 - Allows open space to be used for farming*.
 - Offers flexibility in design of new lots.
 - Allows flexibility in ownership of preserved lands.
 - Allows preserved lands to remain eligible for ag assessment, if farmed.
 - Can be a “win-win” situation for Town and landowner.

* Remember that sometimes farming and houses don't mix well

More about Conservation Subdivisions...

Conventional Subdivision



**Typical Conventional Subdivision
Resulting in Rural Sprawl**

Conservation Subdivision



**Conservation Subdivision that
Preserves Open Space, Habitat
Connections, Fewer Roads, Rural
Character, Opportunities For
Agriculture**

Plan includes Maps

- In addition to the maps developed for the Data Profile, the following maps have been produced and analyzed:
 - Protected Lands
 - Farmland Locations (Inventory of Farms)
 - Priority Farmlands
 - Property Class/Land Use (Updated from Data Profile)
 - Farmland Soils