



# 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

+

Vision & Goals

+

Strategies & Actions

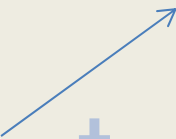
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Plan

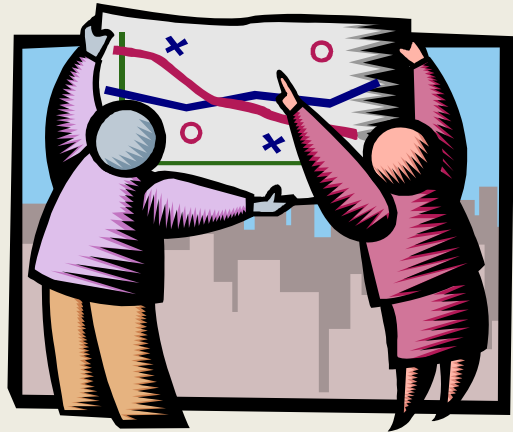


Implementation

Public Input



Audits



## 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