

# Implementation Strategy

## Summary of Recommendations

### Land Use

#### **RECOMMENDED ACTIONS:**

- I. Rezone land as needed in accordance with the Future Land Use map.

### Natural Resources and Environmental Protection

#### **GOALS:**

- A. Protect water quality and the natural flow of streams.
- B. Protect significant natural features such as woodlands, wetlands, stream corridors and wildlife habitats.
- C. Reduce the potential for groundwater contamination associated with failing septic systems.

#### **RECOMMENDED ACTIONS:**

1. Work with public and private entities to reduce flood hazards, consistent with Genesee County's Hazard Mitigation Plans.
2. Apply appropriate standards to new development to minimize erosion and sedimentation associated with new construction.
3. Utilize the subdivision and site plan review process to preserve significant natural and scenic resources as part of the design of new development.
4. Establish recreational facilities in conjunction with natural features.

## **Agriculture and Farmland**

### **GOALS:**

- A. Promote the continued economic viability of agriculture.
- B. Attract and retain agricultural support businesses such as suppliers and processors.
- C. Preserve a large, contiguous area of high quality farmland to ensure a viable land base for continued agricultural production in the Town.
- D. Reduce the potential for conflict between farmers and non-farming neighbors.

### **RECOMMENDED ACTIONS:**

- 1. Work with landowners and private land trusts to purchase land, place conservation easements or acquire the development rights to large areas of farmland. Target land that would result in the preservation of large areas of contiguous, high-quality farmland, such as the Agricultural Protection areas identified in the Future Land Use Map.
- 2. Revise zoning regulations to permit farm-related businesses, such as farm markets and craft manufacturing, to be established on farm property in conjunction with agricultural operations.
- 3. Encourage agriculture-related businesses, such as suppliers and processors, to utilize Genesee County's revolving loan fund for economic development.
- 4. Work with County and State economic development agencies to attract and retain agricultural support businesses.
- 5. When residential subdivisions are proposed that abut active farmland, require effective buffers to be incorporated into the subdivision design.
- 6. Encourage the preservation of farmland under conservation easement in conjunction with the subdivision review of residential development in designated rural/ agricultural areas of the Town.
- 7. In conjunction with the revision of zoning regulations, establish a committee that includes farmland owners to identify effective agricultural protection mechanisms that would result in the long-term retention of farmland within the Agricultural Protection areas identified in the Future Land Use Map. Revise the Town's zoning regulations to include effective provisions to encourage the retention of high quality farmland for continued agricultural use.

## Housing and Residential Development

### GOALS:

- A. Accommodate a diversity of housing types in the town in appropriate areas as shown on the Future Land Use Map.
- B. Promote high quality design of new housing developments.
- C. Maintain a high quality of life in residential neighborhoods

### RECOMMENDED ACTIONS:

- 1. Rezone land in accordance with the Future Land Use Map in order to accommodate a range of residential development.
- 2. Maintain current minimum lot sizes for single- and two-family detached housing units.
- 3. Encourage townhouse, apartment and other housing types where such development is compatible with infrastructure availability, transportation capacity and surrounding development.
- 4. Encourage “clustered” subdivision designs where appropriate to preserve woodlands, open space and sensitive environmental areas.
- 5. Design new residential areas to eliminate vehicular thru-traffic within neighborhoods, and to avoid direct access from single lots onto major streets.
- 6. Preserve the quality and character of existing housing through code enforcement.
- 7. Encourage residential development to occur within designated Development Areas in accordance with Genesee County’s Smart Growth Plan by restricting water hook-ups in areas outside of such areas.
- 8. Revise zoning to incorporate appropriate setback requirements for accessory buildings.

## **Business and Economic Development**

### **GOALS:**

- A. Concentrate future industrial, commercial and other business development in areas that have adequate infrastructure and are accessible to residents of the Town and beyond.
- B. Promote a high quality of design in commercial, industrial and other business areas.
- C. Promote the continued economic viability of agriculture (See Farmland and Agriculture chapter).

### **RECOMMENDED ACTIONS:**

- 1. Rezone land for commercial and industrial and other business uses as depicted in the Future Land Use Map.
- 2. Work with the Genesee County Economic Development Center (GCEDC) to support existing businesses located within the Town and to establish sites for new businesses to locate in the Town.
- 3. Improve and extend infrastructure as needed to support existing and future commercial and industrial development.
- 4. Support the provision of additional accommodations to encourage visitors from outside Batavia to stay and spend within the Town.
- 5. Assist small businesses to obtain grant funding for façade and other business improvement projects.
- 6. Work with business operators to institute programs to promote business development.

## Transportation and Utilities

### GOALS:

- A. Maintain Town roads in good condition.
- B. Improve traffic circulation between the eastern and western areas of the Town and access to the Thruway interchange at NYS Route 98.
- C. Relieve congestion along NYS Routes 5, 63, and 98.
- D. Provide public water and sewer service to areas that have inadequate on-site supply or disposal capacity
- E. Provide public water and sewer service to accommodate economic development and residential growth as recommended in the Comprehensive Plan.
- F. Cooperate with other governmental entities to carry out transportation, water and sewer system improvements.
- G. Improve management and oversight of private utilities and the use of road rights-of-way.
- H. Accommodate the use and generation of alternative and sustainable energy.

### RECOMMENDED ACTIONS:

#### Roadways

1. Obtain funding and construct the following new roads (See Map 17):
  - Extend Pratt Road east to Route 63
  - Extend Donahue Road north from Pearl Street Road to West Main Street Road, with a connection east to Edgewood Drive
  - New east-west road to connect Creek Road and Batavia-Stafford Town Line Road, with a connection north to East Main Street Road
  - Extend College Road west to State Street Road, with a new connection west to the BOCES campus
  - Extend Commercial Drive west to Lewiston Road
  - Connect R. Stephen Hawley Drive south to Garden Drive in the City of Batavia
  - Connect Park Road to Veterans Memorial Drive
2. Repair Park Road and address safety issues on Town roads.

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3. Identify and implement land use/ access management improvements along major transportation corridors in the Town. Address traffic circulation issues along Saile Drive, College Drive, Batavia-Stafford Town Line Road and other roads impacted by the increase in traffic that will result from new development in the northern part of the Town. Consider turning lanes or new traffic signals.
4. Prepare a comprehensive traffic modeling study that incorporates growth projections.
5. Continue to require new roads to be built to a high enough standard to reduce future maintenance costs. For example, require a minimum 8" thick surface. Change number of road classifications in the Town's Highway Code to eliminate the "minor" road category.
6. Establish a permit process to manage the use of Town road rights-of-way for private utilities.
7. Require a permit and a fee for oversize loads to travel along Town roads.
8. Work with public safety entities to incorporate emergency management considerations into plans for road maintenance and improvement.

### **Bicycle and Pedestrian**

9. Work with governmental and private entities to establish bicycle paths along former railroad rights-of-way.

### **Public Sewer and Water Services and Stormwater Management**

10. Establish accurate GIS based mapping and record keeping of the Town's water distribution and sanitary sewer collection system features.
11. Extend public water and sanitary sewers in areas of the Town that will carry sufficient density to make such improvements affordable, and to areas that will promote the protection of surface and groundwater resources.
12. Develop a long-term capital improvement program based on asset management.
13. Implement a townwide stormwater drainage program.

### **Private Utilities and Rights-of-Way**

14. Establish a work-permit requirement for private utilities to work within Town road rights-of-way.
15. Work with the Public Service Commission to improve telephone service in areas with poor quality service.
16. Work with governmental and private entities to improve and extend broadband internet service, wireless internet and other communications services to underserved areas of the Town.

### **Alternative and Sustainable Energy**

18. Revise zoning to accommodate the establishment of alternative and sustainable energy facilities, including, but not limited to, wind, solar, biomass, biodiesel and ethanol, while protecting the quality of life of residential neighborhoods and the viability of existing businesses, including agriculture.

## **Government and Community Facilities**

### **GOALS:**

- A. Maintain and improve government facilities to meet the needs of Town residents in a cost-effective manner.
- B. Work with governmental and private entities to increase the number and enhance the quality of recreational opportunities available to Town residents.

### **RECOMMENDED ACTIONS:**

1. Investigate opportunities to acquire additional land for recreational purposes.
2. Obtain funding and construct larger facilities for the Town Court.
3. Establish additional space for records storage.
4. Expand and improve Town facilities as needed.
5. Cooperate with other governments to address municipal needs on a cost-effective manner.