

Section 6
Implementation

SECTION 6.0 IMPLEMENTATION

6.1 Introduction

The preparation and adoption of the Oakfield-Alabama Comprehensive Plan is only the beginning of an overall planning process. The Comprehensive Plan is an active document and should continually be utilized and updated to guide local decision making. Therefore, the Towns and Village should take the necessary steps to ensure that the recommendations of this Plan are implemented. This section of the Plan outlines an implementation strategy for accomplishing many of the recommendations set forth in Section 5.0 and achieving the goals and objectives, as outlined in Section 3.0 of this document. The following implementation strategy includes a step by step approach with established priorities.

It should be understood that because the Oakfield – Alabama Comprehensive Plan is an active document and, over time, as local circumstances change, so too may the priorities of each community. Therefore, upon adoption of the Comprehensive Plan, one of the first priority actions is for each community to designate an Implementation Advisory Committee that would be responsible for the implementation of this document. The local Legislative Board in each community shall maintain the authority to appoint representatives from their respective community to assist with this action. Furthermore, information contained in the Comprehensive Plan must be kept current. That way, the recommendations, as well as the implementation process, are based on and reflect current conditions. As outlined in Section 8.0 of this Plan, an annual or bi-annual review process should be established to allow for the continuing review and updating of this Plan.

In addition, members of the Implementation Advisory Committee or their designated representatives should meet with other local, County and State agencies to discuss the recommendations and implementation strategy outlined in the Oakfield – Alabama Comprehensive Plan. The goal would be to determine how these agencies could help each community with the implementation of this Plan.

6.2 Utilization of this Section

This section is broken into subsections for each participating community. In this manner, each community can look at its respective implementation strategy and discern the steps they need to take to accomplish their vision and achieve their goals and objectives. The general intent of implementation actions is to tailor land use controls to guide potential long term residential development, but not restrict what existing residents can do on their property.

Each implementation strategy outlines a prioritized, step-by-step approach for the community. Priority 1 actions are those tasks that should be completed in the immediate term (one to two years). Priority 2 actions are those actions that should be undertaken over the short term (three to five years out). Priority 3 Actions are also included, and are either longer-term activities or alternative actions that may or may not be necessary depending on the outcome of Priority 1 and 2 actions. Priority 3 actions are considered “tool box” actions—a list of alternative ideas to consider if Priority 1 or 2 Actions do not yield the desired results.

For the priority 1 and 2 action items, the actions have been broken down into four categories: Agriculture, Water/Smart Growth Plan, Zoning and Land Use Regulations, and Other Actions. The first category focuses on a variety of issues related to supporting agriculture in the region as the primary factor in defining the community character. The second category deals with recommendation items that can support the individual community’s request to modify certain provisions of the Genesee County Smart Growth Plan. The third category, Zoning and other Land Use Regulations, are actions to be utilized by legislative boards to control land use in their community. The last category may include cooperative actions that should be done in cooperation with the other participating communities or the County and/or some other agency. Under each of the categories, there is also a methodology section that explains who should complete the actions and how they should be accomplished.

6.3 Town of Alabama

Priority 1 Action Items - Years 1 and 2:

General

1. Adopt the Comprehensive Plan and establish an Implementation Advisory Committee to oversee the implementation, review and updating of the Plan. The committee should be appointed by the Town Board and have representatives from the Town Board, Planning Board, Zoning Board of Appeals, and key town officials. If desired, this duty could be assigned to the Planning Board.
2. Establish an annual budget for the implementation of the Oakfield - Alabama Comprehensive Plan.
3. The Implementation Advisory Committee should convene annually with the Implementation Advisory Committees from the Village and Town of Oakfield in order to map the progress of each municipality's implementation plan, initiate their annual review, discuss common implementation issues, and identify other inter-municipal planning opportunities.

Agriculture

1. Revise the Agricultural-Residential (A-R) zoning district in order to build upon the intent that agricultural uses are primary uses in this district, and residential uses are secondary. The A-R district should limit non-residential and non-agricultural uses by not allowing them as "permitted uses". Existing uses, including home occupations would remain as pre-existing uses. Under this new scenario, the A-R district would be reduced in geographic area to only those areas that would likely remain in farming, areas with prime farmland soils, areas outside the hamlets or other areas identified as development areas. Corresponding increases in the size of the Residential District (R) or other multi-use districts (around the hamlets) should be adopted in order to provide appropriate planning areas for potential long term residential growth (See Vision Map).
2. Incorporate prime farmland soils as into review criteria for non-agricultural development.
3. Consider adoption of a local Right to Farm Law.
4. Refer to the County Agricultural Protection Plan to identify properties for a Purchase of Agricultural Conservation Easement (PACE) program.

Water/Smart Growth Plan

1. Work with Genesee County to expand the designated development areas in the Genesee County Smart Growth Plan in a manner that does not impact

agriculture and fully utilizes the existing infrastructure in the Town. The Vision Map depicts larger long-term planning areas. The development areas delineated in the existing Smart Growth Plan closely follow the existing pattern of hamlet development and represent appropriate limits for sustaining short term growth. As future demand for growth may dictate, the development area boundaries should be expanded to correspond with the Vision Map.

2. Commence preliminary plan development for bringing public water service to Basom, Alabama and South Alabama.
3. Support the continued extension of water service from the Town of Newstead into the western portion of Alabama.
4. When water is provided, institute protective lateral restriction regulations to control residential building outside the long-term planning areas along Route 63 and Route 77. Lateral restrictions on water service should also be established along Knowsville Road and Lewiston Road. Water service hook-ups should only be provided where water quality problems have been identified.
5. Investigate appropriate remediation for failing septic systems in the Alabama and Basom hamlets to address water quality problems.

Zoning and other Land Use Regulations

1. Outside of the identified long-term planning areas, review and update the list of non-agricultural land uses allowed by Special Use Permit.
2. To offset the more stringent use regulations proposed for the A-R district, expand the residential districts within the boundaries of the long-term planning areas surrounding the hamlet areas.
3. Establish Overlay Districts for hamlet areas (within long-term planning area boundaries on Vision Map).
4. Adopt regulations, separate from the Zoning Ordinance, for the minor and major subdivision of land in accordance with Section 276 of the NYS Town Law.
5. Revise the Town's cluster development regulations to incorporate rural development design guidelines.
6. Permit the establishment of bed and breakfast establishments in the A-R and R zoning districts

Other Implementation Actions

1. Establish a plan for creating attractive and informative gateway features at:
 - south end of Basom along Route 77 to guide travelers coming into Alabama from the south,
 - north end of Basom in the vicinity of Bloomingdale Road

- Establish informative directional signage at the intersection of Route 63 and Route 77 in order to link Basom, the Tonawanda Indian Reservation, Alabama and the Tonawanda Wildlife Management Area.
- Northwest of Alabama, on Route 77, coming out of Wildlife Management Area.

Priority 2 Action Items - Years 3-5:

General

1. The Implementation Advisory Committee should provide its annual report to the Alabama Town Board.
2. The Alabama Town Board should reappoint Implementation Advisory Committee members and appoint subcommittees, as necessary, to address the coming year's action items.
3. With input from Implementation Advisory Committee, the Town Board should prioritize the coming year's action items and budget accordingly.

Agriculture

1. Establish a Purchase of Agricultural Conservation Easement (PACE) program.
2. In future review of the Agricultural District, recommend to Genesee County that non-agricultural lands be removed from the district. This is primarily the case in Basom and South Alabama.

Water/Smart Growth Plan

1. Investigate the need and feasibility of bringing water to the crossroads in Wheatville.

Zoning and other Land Use Regulations

1. Investigate the necessity and intent on accommodating junkyards in the Zoning Ordinance – Section 609. If retained as an acceptable use in the Town, junkyards should only be allowed in the Industrial District and not in the A-R district. If it is determined not to allow junkyards anywhere, then they should be prohibited and Section 609 (and corresponding definition) be removed from the ordinance.
2. Sections 503 and 613 should be amended to only allow Adult Uses in the Industrial District with a Special Use Permit. Adult Uses do not have to be allowed as permitted uses; they can be limited to Special Use Permits. Although adult uses must be allowed in some district within the Town, the Town does not have to ensure that there is land available in that district. If the Town is attempting to encourage additional commercial activity in the hamlet areas (Basom and Alabama) the commercial districts may expand and open more opportunity for adult uses to attempt to locate in the hamlets.

Priority 3 Action Items - Long Term and Optional:

1. Relocate Town Hall, along with other Town Facilities, into the Alabama hamlet as it continues to grow as a Town Center.
2. Work with Genesee County and the Town of Oakfield to investigate the feasibility and potential funds for a rails-to-trails project on the abandoned Penn Central rail corridor.
3. Establish a mechanism to ensure that reclamation and reuse plans are in place for the quarry areas on Ledge Road.
4. Institute non-traditional rural development tools to control potential long term growth and preserve farmland, while at the same time not eliminate the landowner's right to sell property. Adopt provisions, including minimum lot size, for "open development areas" along Route 63 and Route 77 to allow minor subdivisions having more creative lot configurations – shared driveways, minimal frontage for access only.
5. Work with Genesee County and State agencies on ground water protection education programs.
6. Establish an inter-municipal shared services community with Oakfield, Village of Oakfield and the school district to investigate opportunities to continue to work together on shared services (water, sewer) or facilities.

6.4 Town of Oakfield

Priority 1 Action Items - Years 1 and 2:

General

1. Adopt the Comprehensive Plan and establish an Implementation Advisory Committee to oversee the implementation, review and updating of the Plan. The committee should be appointed by the Town Board and have representatives from the Town Board, Planning Board, Zoning Board of Appeals, and key town officials. If desired, this duty could be assigned to the Planning Board.
2. Establish an annual budget for the implementation of the Oakfield - Alabama Comprehensive Plan.
3. The Implementation Advisory Committee should convene annually with the Implementation Advisory Committees from the Village Oakfield and Town of Alabama in order to map the progress of each municipality's implementation plan, initiate their annual review, discuss common implementation issues identify other inter-municipal planning opportunities.

Agriculture

1. Revise the schedule of allowed uses for the Residential Agricultural District (R&A) in order to build upon the intent that agricultural uses are primary uses in this district, and residential uses are secondary. The R&A district should limit non-agricultural uses by not allowing them in as permitted uses. Under this new scenario, the R&A district would be reduced in geographic area to those areas most likely to remain in active farming, areas of prime farmland, areas outside the hamlets, and areas otherwise identified as agricultural development areas. Corresponding expansion of the General Residential Districts (R) should be adopted in order to provide appropriate areas for future residential growth within the boundaries of the long-term planning areas (See Vision Map).
2. Consider adoption of a local Right to Farm law.

Water/Smart Growth Plan

1. Work with Genesee County to expand the designated development areas in the Genesee County Smart Growth Plan in a manner that does not impact agriculture and fully utilizes the existing infrastructure in the Town. The Vision Map depicts a larger long-term planning area around the Village of Oakfield that represents the Town's long term vision for growth. The designated development area boundary established by the Smart Growth Plan, as depicted on the map, represents the most appropriate limit for sustaining short term

growth, as the future demand for growth may dictate, the development area boundary around the Village should be expanded.

2. Lateral restrictions on public water service should be implemented along Fisher Road (see Vision Map).

Zoning and Other Land Use Regulations

1. Write an intent or introductory section for each zoning district in order to give the reader, Enforcement Officer, applicant or land owner an understanding of how the Town wants to see that particular district be utilized.
2. Adopt regulations, separate from the Zoning Ordinance, for the minor and major subdivision of land in accordance with Section 276 of the NYS Town Law.
3. Revise zoning to include provisions for cluster residential subdivisions as per Section 278 of the NYS Town Law.
4. Establish Overlay Districts for hamlet areas (within Long Term Planning Area boundaries on Vision Map).
5. Incorporate rural development guidelines into subdivision regulations.

Other Implementation Actions

1. Draft a set of rural development guidelines to provide written standards and graphic examples to facilitate guiding potential long term growth to meet the vision.
2. Establish a plan for creating attractive informative features at:
 - Route 63 Lewiston Road near Fisher Road
 - Route 262 Drake Road between Fisher Road and the Town line
 - Route 63 Judge Road at Macomber Road - A site should be located that may be coordinated, visually, with a similar gateway feature for Alabama.

Priority 2 Action Items - Years 3-5:

General

1. The Implementation Advisory Committee should provide its annual report to the Oakfield Town Board.
2. The Oakfield Town Board should reappoint Implementation Advisory Committee members and appoint subcommittees, as necessary, to address the coming year's action items.
3. With input from Implementation Advisory Committee, the Town Board should prioritize the coming year's action items and budget accordingly.
4. Adopt hamlet development guidelines for the East Oakfield and Five Corners areas.

Agriculture

1. In future review of the Agricultural District recommend to the Genesee County that non-agricultural lands in East Oakfield be removed from the district.
2. Establish purchase of agricultural conservation easement (PACE) program.

Water/Smart Growth Plan

1. Investigate residents' requests/needs for public water due to health and safety concerns.
2. Consider the need to continue plans for any water expansion outside the Village that did not occur in years 1 and 2. Focus on Route 262/Fisher Road/Route 63.
3. If the Town's desired changes to the Genesee County Smart Growth Plan were not made by the County, the Town should review and update its recommendations and request revisions as a part of the next update of the Plan.

Zoning and Other Land Use Regulations

1. Investigate the necessity and intent on accommodating automobile junkyards and sanitary landfills in the Zoning Ordinance – Section 570. If retained as acceptable uses in the Town, automobile junkyards and sanitary landfills should be assigned to a specific district. If not, than they should be prohibited and Section 570 (and corresponding definitions) removed from the ordinance.
2. Adopt Site Plan Review requirements, standards and review procedures for a defined list of land uses allowed as Permitted Uses as well as Special Use Permit.
3. Adopt a new zoning district (separate from R&A) that would focus on protecting agriculture uses from intrusive or incompatible uses, and prime soils from subdivision designs that would call for the development of this resource.

Other Implementation Actions

1. Work with U.S. Gypsum, Genesee County and NYS agencies to develop a reuse strategy for U.S. Gypsum facilities that may become available for redevelopment.
2. Work with State and Federal agencies on methods to coordinate conservation areas (signage, awareness, events) with local recreation-oriented businesses.
3. Extend Village streetscape project to the Oakfield • Alabama School property.

Priority 3 Action Items – Long Term and Optional:

1. Consider incorporating Site Plan Review requirements/procedures into Zoning as authorized by NYS Town Law Section 274-a.

2. Consider incorporating powers and authorities of Planning Board into the Zoning as allowed by NYS Town Law Section 272.
3. Work with the Village of Oakfield to create a long-range plan for expanding sewer service into the Town within the identified long term planning areas.
4. Evaluate the feasibility of expanding public water service to the East Oakfield crossroads area of Lockport Road and Fisher Road.
5. Work with Genesee County and the Town of Alabama to investigate the feasibility and potential funds for a rails-to-trails project on the abandoned Penn Central rail corridor.
6. Work with Genesee County and State agencies on ground water protection education programs.
7. Establish an inter-municipal shared services community with Alabama, Village of Oakfield and the school district to investigate opportunities to continue to work together on shared services (water, sewer) or facilities.

6.5 Village of Oakfield

Priority 1 Action Items - Years 1 and 2:

General

1. Adopt the Comprehensive Plan and establish an Implementation Advisory Committee to oversee the implementation, review and updating of the Plan. The committee should be appointed by the Village Board of Trustees and have representatives from the Village Board of Trustees, Planning Board, Zoning Board of Appeals, and key village officials. If desired, this duty could be assigned to the Planning Board.
2. Establish an annual budget for the implementation of the Oakfield - Alabama Comprehensive Plan.
3. The Implementation Advisory Committee should convene annually with the Implementation Advisory Committees from the Town of Oakfield and Town of Alabama in order to map the progress of each municipality's implementation plan, initiate their annual review, discuss common implementation issues identify other inter-municipal planning opportunities.

Water/Smart Growth Plan

1. The entire Village of Oakfield is contained within one of the designated development areas established by the Genesee County Smart Growth Plan. The Town of Oakfield is proposing that the designated area around the Village be enlarged. The Village should support the Town's efforts to expand the boundary of the development area around the Village. As the demand for growth dictates, the Village should work with Town and Genesee County to expand the designated development area in future updates of the Smart Growth Plan.
2. A long-range water plan should be developed depicting where future water service may be expanded outside the Village.
3. Support the Towns of Oakfield and Alabama in their efforts to modify the "development areas" identified in the Genesee County Smart Growth Plan to reflect the long-term planning area boundaries, as shown on the Vision Map.
4. Investigate cost/feasibility for extending water out Route 63 into Towns of Oakfield and Alabama.

Zoning and other Land Use Regulations

1. Establish an overlay district for the Central Business District (CBD). The CBD Overlay District would require that new and re-development projects meet architectural design guidelines, landscaping standards, special signage and parking standards.

2. Amend zoning to allow multi-family housing in the commercial districts with special use permit.
3. Add tourist homes and Bed & Breakfast Inns as uses allowed with a special use permit in the R-1 and R-2 districts.

Other Implementation Actions

1. Expand Village open space/parkland by acquiring and developing the land for a future passive park on underutilized commercial land on the south side of Maple Street.
2. As an incentive for reinvestment, adopt a local law allowing the Village to participate in the Real Property Tax Law Section 485-b to partially exempt from taxation the value of improvements made to commercial and industrial facilities.
3. Apply to Governor's Office for Small Cities for funding from the Community Development Block Grant program to conduct a strategic revitalization plan for the Village.
4. Establish a Business Improvement District. Seek assistance from New York State Urban Council, Inc.

Priority 2 Action Items Years 3-5:

General

1. Develop an overall streetscape plan to be implemented as improvements are made to Route 63.
2. Seek funding (CDBG) to establish a façade improvement program in CBD.

Water/Smart Growth Plan

1. Support expansion of water into the Town of Oakfield within the designated long-term planning areas.

Zoning and other Land Use Regulations

1. Amend the zoning to allow, by Special Use Permit, bed and breakfast inns. Establish enhanced regulations specific to bed and breakfast inns (related to parking, lighting, signage, and number of guests) for their review and approval.
2. Establish landscape standards in zoning as part of site plan review (site plan waiver).
3. Amend zoning to protect locally significant historic structures by facilitating reuse, but requiring additional approvals for "tear-down" development.

Other Implementation Actions

1. Continue to work with the New York State Department of Transportation in implementing the streetscape and Main Street improvements previously designed and initiated.
2. Assist a key group of Village business owners to establish a local businessmen's association.
3. Develop an overall plan to create attractive and information gateways:
 - near Village line on South Pearl Street
 - on Route 63 Main Street at beginning of streetscape project
 - near Farnsworth

Priority 3 Action Items - Long Term and Optional:

1. Continue to work with the Town of Oakfield to create a long-range plan for expanding sewer service into the Town within the identified long term planning areas.
2. Establish an inter-municipal shared services community with Alabama, Oakfield and the school district to investigate opportunities to continue to work together on shared services (water, sewer) or facilities.
3. Consider eliminating Mobil Home parks as allowed uses in Planned Unit Developments.
4. Acquiring easements to assemble an open space/creek corridor linking Old Indian Woods with the school property.
5. Identify potential locations for a Village Park.