

Section 8
Annual Review

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ANNUAL REVIEW

Each of the three partnering communities should conduct an annual review of the Oakfield Alabama Comprehensive Plan to ensure that the Plan remains a dynamic and useful document, and to gauge the accomplishments of each community, individually and in partnership, in implementing and achieving the goals and objectives of the Plan. This review should be conducted by the Planning Board or a review committee, as designated and authorized by the respective Town and Village Boards. This annual review should include some or all of the following.

- A review of all major site plan and subdivision approvals issued during the previous year in conjunction with the recommendations of the Comprehensive Plan to determine where this activity has occurred, and if it has occurred consistent with the recommendations of the Plan. These planning approvals should be assessed with regard to their overall impact on the general land use trends in the community and their potential impacts on adjoining communities.
- A review of all major rezoning decisions issued during the previous year in conjunction with the recommendations of the Oakfield Alabama Comprehensive Plan to determine if these actions were consistent with the recommendations of the Plan. These actions should also be assessed with regard to their overall impact on the general land use trends in the community and their potential impacts on adjoining communities.
- A review of the priority listing of zoning amendments specified for each community to determine which items were accomplished and which ones should be undertaken in the coming year. The overall impact of these rezoning decisions should be evaluated with respect to general land use trends as well. It should also be determined if there are any new zoning actions that should be added to this list in each community.
- A review of the list of other priority items, as contained in Section 6.0 of the Plan (Implementation), to determine which items were accomplished during the previous year. It should also be determined if there is a need to update or amend the individual community lists.
- A review of any comments received from respective Town and Village Boards, departments and committees, and any public input gathered during the previous year, in conjunction with the information ascertained from the reviews outlined above. This information should be utilized to assist in the development of an implementation action plan for each community for the coming year.

The Planning Board or designated review committee in each community should prepare a statement outlining the accomplishments of the past year, including a listing of all major site plan, subdivision and rezoning approvals, and other accomplishments, as specified in the Comprehensive Plan (including joint efforts by the partnering communities). This information, along with the action plan for the continuing implementation of the Oakfield Alabama Comprehensive Plan, should be presented to the respective Town and Village Boards for their review and approval.

By undertaking this review on a yearly basis, the communities can evaluate their achievements for implementing the Oakfield Alabama Comprehensive Plan, so as to keep the implementation process moving forward and make adjustments to the implementation strategy, as required. The information generated from this review process should be incorporated into each community's Comprehensive Planning files through the formal acceptance of the respective Legislative Board.

Approximately every five years (or sooner if deemed necessary), the Oakfield Alabama Comprehensive Plan should be more extensively reviewed (using these annual reports) and updated, as necessary, through a formal adoption process (including draft changes, public hearings and SEQR review).

Glossary

GLOSSARY

The following are definitions of words and planning terms used in this document. It is an attempt to explain these items in common language for the benefit of the reader.

Aquifer

An underground source of water that lies within or between water bearing layers of permeable rock, sand or gravel.

Agricultural Preservation

A variety of techniques employed to help support farming as an economic activity and farmland as a land use.

Central Business District

The area of the Village or a hamlet, consisting of retail, commercial, institutional, and public service establishments, that functions as the primary location for commerce.

Clustered Development

Clustered Development is a design technique for development projects that concentrates residential buildings in specific areas on a site to allow the remaining land to be set aside for recreation, common open space or environmental preservation. This is done by allowing housing to be constructed on smaller lots as long as the original density (the number of houses that can be built as-of-right on the property under the existing zoning) does not change.

Conservation Easements

Conservation easements are a legal means of controlling development on a particular parcel in order to preserve open space. Lands subject to Conservation Easements have controls or regulations limiting development.

Corridor (stream, scenic, open space, habitat)

A connection linking open space, wildlife habitats or other environmental features.

Effluent

Outflowing material (such as stormwater or wastewater) that is discharged into the environment.

Genesee Transportation Council (GTC)

The Genesee Transportation Council (GTC) is the interagency planning group that establishes transportation policies and programs for Genesee Finger Lakes. The organization provides a regional decision-making forum for the development of a multi-modal integrated transportation system that best serves the region.

Headwater(s)

The source or beginning of a stream, including the general area contributing runoff or drainage to the stream channel.

Housing Stock

The overall supply of housing in an area, including all sizes and styles of residential development.

Hydric Soils

Soils are considered to be hydric if they are saturated, flooded or impounded long enough during the growing season to develop low oxygen levels and changeable chemical conditions in the upper layer. These soils are very poorly drained and have a high probability of containing wetlands.

Infrastructure

The underlying framework of public works systems that includes sewers, water lines, roadways, drainage piping, and other utility and service systems.

Level of Service

This term refers to a measurement of the amount of automobile traffic on roadways. Level of Service or LOS, is a qualitative measure describing the operational conditions within a stream of traffic. It is a means of quantifying or “grading” the operational quality of service provided by a roadway facility. LOS employs a rating system of “A” through “F”, with “A” representing the best conditions with minimal delays and “F” representing failing conditions with extensive congestion.

Neo-Urbanist Concepts

Neo-urbanist, or neo-traditional, planning concepts emphasize mixed-use development reminiscent of traditional “small town” type development. Traditional grid street patterns are preferred. Additional design standards typically found in neo-urbanist plans include smaller building setbacks so that buildings create a street-line, use of public buildings or parks as focal points in design, and pedestrian-friendly features, such as sidewalks, crosswalks, benches and street trees.

Overlay District

An Overlay District is created by identifying an area on a municipality’s Zoning Map and specifying additional regulations to supplement the underlying zoning regulations. The underlying zoning of the area does not change. Rather, additional restrictions are overlain onto the district. When development is proposed within the boundaries of an overlay district, the developer must comply with the requirements of the existing zoning district and the overlay district.

Passive Recreation

Passive recreation involves non-strenuous activities such as picnicking, bird watching, casual walking and scenic viewing.

Potentially Hydric Soils

Soils that drain somewhat poorly and contain some wetland characteristics. Most potentially hydric soils have a seasonally high water table.

Planned Unit Development (PUD)

Planned Unit Developments (PUD) allow the mixing of commercial, industrial and residential uses on a single property. Typically zoning does not allow mixing uses, but this technique allows for a more creative site plan, subject to municipal approval. The usual use of PUD's is the creation of a planned community, with a proper mix of uses and layout. If they are allowed within a municipality, the Code specifies the minimum size of a PUD (acreage), and the requirements that must be followed. It must be understood that this zoning category is not an "open approval" to all uses. A plan must be submitted and approved by municipal authorities. A subcategory of PUD's is the Planned Residential District, or PRD. In this zoning category, only residential uses are allowed, but there is greater leeway in the mixing of housing types (single-family, duplexes, apartments, condominiums, etc.)

Subdivision

The division of any parcel of land into two or more lots for immediate sale or development with or without streets or highways.

Transfer of Development Rights (TDR)

This is a legal mechanism for preserving land and open space, by allowing denser development elsewhere within the municipality. In the areas identified for protection, the "development rights" can be sold or transferred to a receiving area, where denser development is appropriate. The area that purchased the development rights is allowed increased density (more units per acre, for example). In exchange, development is prohibited in the area selling the development rights.

Wetlands

Those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, or that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands include bogs, swamps, marshes, cattail ponds, wet forests and meadows. These areas may not be wet or covered by water throughout the year.

Zoning Districts

In a municipality there exists zoning which tells you what can be built on the property (the use), and how it shall be built on the land (bulk requirements including size, height, etc.). Each zoning

district has specific regulations regarding uses and bulk which must be followed. The zoning districts are identified through a zoning map that depicts where the boundaries of the zoning district exist.