

TOWN OF ALABAMA COMPREHENSIVE PLAN UPDATE



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Most Importantly - The Citizens of the Town of Alabama!

SECTION 2.0

INTRODUCTION

The Town of Alabama prepared a joint Comprehensive Plan with the Town and Village of Oakfield that was adopted by the communities in 2005. Since that existing Comprehensive Plan was developed, a number of circumstances in the Town have changed. These changes include the extension and planned extension of water lines, new proposed economic development activities (including STAMP), a proposed wind farm, the completion of the "Green Genesee-Smart Genesee" planning initiative, changes to the County's *Smart Growth Plan* and other regional planning work such as the Regional Economic Development Council and the *Regional Sustainability Plan*. This Comprehensive Plan Update is being prepared to examine what has changed in the Town, reassert the Town's preferred vision and goals for its future, and outline strategies to help achieve the Town's goals. The regional studies are an integral part of this Update.

The project with the greatest potential impact on the Town is the Science and Technology Advanced Manufacturing Project (STAMP). STAMP is a +1,250 acre site that was partially agricultural at the time of the 2005 Plan and was then identified by the Genesee County Economic Development Center (GCEDC) as the preferred location for a mega-industrial site. After an extensive process, including completion of a Generic Environmental Impact Statement, the site was re-zoned for manufacturing, office, retail and other business uses (TD1, TD2, and TD3), and is being marketed by Genesee County Economic Development Center. Genesee County has successfully attracted a potential first tenant to STAMP. Redevelopment of the site is bringing new infrastructure support, such as water, sewer, broadband and power, to the Town of Alabama. Potential growth pressures arising from the development of up to 6,000,000 square feet of manufacturing, office, retail, and other business development have prompted the Town to reexamine its vision for its future. This update to the Town's Comprehensive Plan was offered as a mitigation in the Generic Environmental Impact Statement prepared for the STAMP project.

In October of 2000, Genesee County drafted a *Smart Growth Plan* as a strategy for managing and controlling the extension of water services throughout the County. The Smart Growth Plan has been updated on a regular basis, with the most current



available version adopted in 2017. The County is currently in the process of reviewing the Plan. As a way of minimizing potential impacts arising from extension of new waterlines in the County, the *Smart Growth Plan* generally outlines what areas in the County would qualify to receive public water and the reasoning behind these decisions. Those areas that were designated to receive water are known as “Development Areas”, and were determined to meet a certain set of criteria. Examples of criteria that may make an area suitable as a Development Area include:

- Existing patterns of dense development,
- Zoning that permits higher density development,
- Access to transportation networks,
- Feasibility of extending water service, and
- Minimal conflict with agricultural districts and State designated wetlands.

As set forth in the *Smart Growth Plan*, three key reasons for limiting potential connections to public water supply include:

- Promoting the efficient use of land resources and infrastructure,
- Encouraging revitalization of existing developed areas, and
- Protecting prime agricultural soils and natural resources.

The *Smart Growth Plan* gives reasons for properly planning future hookups and establishes guidelines for implementing an approval process. This process calls for the creation of an administrative review committee by the County Legislature, to include representatives from various County agencies. This committee will then review requests for service connections on a case by case basis, using the criteria outlined in the *Smart Growth Plan*. The County Legislature may choose to delegate the authority of administering requests for service connections to the individual municipalities by entering into inter-municipal agreements. To be eligible to review requests for service connections a municipality must have a legally adopted comprehensive plan that is consistent with the principles of the *Smart Growth Plan*. Without such a plan, the community would not be able to review requests within their own municipal jurisdiction. In addition, by having an adopted comprehensive plan a municipality would also have a stronger position and founded reasoning for requesting revisions to Development Areas when the *Smart Growth Plan* is amended every two years.



For the above reasons, the Towns of Alabama, Oakfield, and the Village of Oakfield collaborated to draft a Comprehensive Plan in 2004. None of these communities had undertaken any previous comprehensive planning efforts. Although the *Smart Growth Plan* and the ability to receive public water was the driving force behind the effort to create this document, there were other issues that warranted the preparation of the plan. That comprehensive plan set forth a strategy for addressing the important issues in each partnering community and for guiding future growth and development, protecting rural character and improving the quality of life. The three communities designed that plan to acknowledge existing conditions in each community, to establish their vision for the future, and to outline how they intend to achieve their goals and objectives for managing growth.

In approximately the year 2007, Genesee County Economic Development Corporation introduced the concept of developing the STAMP project in the Town of Alabama. This “mega-project” envisioned the development of up to several million square feet of light industrial and commercial businesses in the Town. The GEIS process (completed in 2012) acknowledged the impact this project would have on the Town and the region and identified the fact that the Town’s Comprehensive Plan (the three community plan completed in 2005) would need updating.

In the time period since the original Comprehensive Plan was adopted, there have been many other changes in the area, a large Wind Turbine project was proposed, and numerous regional planning initiatives have taken place (Updates to the *Genesee County Plan*, a *Sustainability Plan*, a *Regional Economic Development Plan*, a new Plan entitled “Green Genesee Smart Genesee”, and current planning such as the Alabama and Oakfield agricultural protection plans and the update to the County’s *Agricultural Protection Plan*).

- This Town of Alabama update to the three community plan, will consider all of the above noted issues and plans, and community input, to provide needed updates to the Town’s vision and provide the tools necessary to reach that vision. This planning initiative will acknowledge the original three community plan, but will be a standalone update to that Plan. This Plan will also reference and utilize the other regional planning initiatives and studies. See attached document



The Town and Village of Oakfield are encouraged to update their own sections of the Plan; considering the Town of Alabama's update.

2.1 Regional and Local Setting

The Town of Alabama is situated directly north of the New York State Thruway (Interstate 90, Exit 48A) in northwestern Genesee County. Located west of New York's Finger Lakes, the Town is uniquely situated at the crossroads of four counties, Erie, Niagara, Orleans, and Genesee. The Town is approximately 25 miles east of Buffalo, 35 miles west of Rochester, 20 miles south of Lake Ontario, and 10 miles north of the City of Batavia. The surrounding communities include the Towns of Shelby and Barre to the north, the Towns of Elba and Oakfield and the Village of Oakfield to the east, the Towns of Batavia and Pembroke to the south and the Tonawanda Indian Reservation and the Towns of Newstead and Royalton to the west.

The population of the Town was reported at 1,881 persons in the 2000 Census and 1,869 in the 2010 Census, which represents a very slight decrease (0.6 percent) over a ten-year period. The number of households also decreased slightly, from 723 households in 2000, to 712 in 2010, a 1.5 percent decrease.

The Town is predominantly a rural/agricultural area, with small pockets of slightly denser residential and commercial development located in the hamlets. The landscape is very typical of rural Western New York communities with the area being dominated by gently rolling hills, farm fields, pockets of woodlands, and rural homes. The rural landscape is interrupted only by the hamlets where small stores, churches, and slightly denser residential development can be found.

2.2 Reasons for Preparing a Comprehensive Plan

It is important for each community to have an effective comprehensive plan to guide future growth and development. New York State Law indicates that Town and Village planning, zoning, capital budgeting and other decisions should be based on a current comprehensive plan that represents the community's vision for its future. New York State Smart Growth legislation also acknowledges that Smart Growth, by its very essence, is growth that is in accordance with a Comprehensive Plan that reflects Smart growth principles. The goal of the comprehensive plan is to develop recommendations for future development in the Town, while recognizing



the community's unique assets and considering impacts upon surrounding Towns. This Plan is intended to serve as a framework within which the Town will be able to evaluate future land use and development issues. It examines the environmental, demographic, physical and development aspects of the community, and the regulatory setting that guides these factors. It addresses the issues and concerns specific to the community, based on citizen input from local residents through a variety of forums. The goals and objectives, recommendations and implementation actions included in this plan are designed to address the Town of Alabama's concerns, and reflect its unique and distinctive vision for its future. The original three community plan was adopted by each of the three communities and became a blueprint for the region's growth into the 21st Century. The adoption of this update will help to ensure that the Town's blueprint, which now includes the STAMP project, still meets the community's needs and reflects the vision of the Town of Alabama, its neighbors, and the region.

2.3 How the Plan Will be Utilized

In accordance with Section 272-a of Town Law, Towns have the authority to undertake comprehensive planning and to adopt a plan to help promote the health, safety and general welfare, with due consideration given to the needs of the people of the region. The comprehensive plan is defined by these laws as such: A comprehensive plan consists of the materials, written and/or graphic, including but not limited to maps, charts, studies, resolutions, reports and other descriptive material that identify the goals, objectives, principles, guidelines, policies, standards, devices and instruments for the immediate and long range protection, enhancement, growth and development of a municipality.

By law, (pursuant to Sections 272-a) the adoption of a comprehensive plan has the following effect:

- All Town land use regulations must be in accordance with a comprehensive plan adopted pursuant to §272-a.11.(a).
- All plans for capital projects of another government agency on land included in the Town comprehensive plan, adopted pursuant to Section 272-a, shall take such plan into consideration.



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Once adopted, the Town should begin to implement the plan by amending its land use regulations to conform to the comprehensive plan, and consider the plan in all of its land use decisions (site plans, subdivisions, and zoning actions). Yearly, the municipality should utilize the plan in formulating its capital project plan and in helping to determine what projects and other implementation actions should be undertaken in the following year.

Copies of the adopted comprehensive plan must be filed with County and State agencies, and should be utilized by those agencies in planning projects and actions that could affect the planning community.



SECTION 3.0

GOALS AND OBJECTIVES

This section presents the goals and objectives that were updated for the Town of Alabama with the assistance of the Comprehensive Plan Advisory Committee. The goals and objectives have been formulated for the Town by utilizing the 2005 *Oakfield Alabama Plan*, the Town's rationale for preparing this comprehensive plan update, the *Green Genesee/Smart Genesee Plan* (GGSG) and other regional planning documents, data from the inventory and analysis, and input gathered from residents at public meetings, and from written comments.

The goals and objectives focus on the major issues and concerns of the Town's residents and are aimed at helping to guide future growth and development in the Town of Alabama. The recommendations that follow in Section 5 include more specific actions that the Town can implement to achieve the intent of these goals and objectives.

3.1 Public Input

The *Town of Alabama Comprehensive Plan Update* was committed to the idea that a critical element of the planning process is effective public participation. From its inception, the Comprehensive Plan was prepared with public input and reviewing the input received during other local and regional initiatives. A variety of avenues were utilized to solicit input, including a public information meeting held on 10/25/16 and another held on 04/13/17, comment forms for the submittal of written comments, the public input received during the GGSG plan work, input received during the creation of the Town and County's agricultural protection plans, public meetings related to STAMP, individual meetings with government officials, an internet website, and press releases. In addition, the entire process was closely overseen by the Advisory Committee, which was comprised of representatives from the community. This committee met multiple times to provide guidance and insight into the planning process and to ensure that the concerns of the community were being effectively addressed.



Public Information Meetings

Once updated information was gathered and a first meeting was held with the committee, a public information meeting was held in the Town of Alabama on October 25, 2016 to introduce the public to the project consultants, the Advisory Committee and the project. A brief overview of the project (update to the previous Plan), the reasoning behind it (growth pressures and as a requirement of the SEQR Findings for the STAMP project) and an understanding of how the plan would be developed and utilized was provided. This was followed by an open discussion of important issues and opportunities designed to generate public comments. Issues included the impacts of the STAMP project, wind turbines, and other things impacting the future of the community, and the results of the GGSG project. An important goal of this meeting was to gather as much public input as possible regarding the goals and objectives of the Town, where they had concerns, and what they saw as key opportunities for improving their quality of life. Brainstorming encouraged attendees to articulate their “vision” for their communities. Based on this input, a preliminary list of issues was prepared for use in updating the goals and objectives.

A second public meeting was held on 4/13/17, which provided the public an update on the Plan and allowed for further input. Concurrence (“did we hear you correctly”) with the results of the first meeting was received. These results were:

- Residents value the rural character of the Town of Alabama
- There is strong support for agriculture
- There is strong support for the extension of water lines to existing residents
- Residents support smart growth in the hamlet areas, and limiting growth outside the hamlets
- Residents prefer the hamlets remain primarily residential in character, particularly for South Alabama and Basom. Some limited commercial development could occur in the Alabama hamlet.
- Property maintenance is a concern
- Failing septic systems are a concern (although there is not support for public sewers)
- There is concern about traffic, particularly along Route 77/63.

At this meeting, the following additional comments were received:



- Town should be proactively planning for alternative energy, particularly wind turbines. There have been proposals for very large turbines to the north of Alabama in Somerset.
- There were questions about zoning, and how incentive zoning works in the Town.
- There was concern about the future end use for the quarry site.
- Traffic along the State highways is a concern.
- The intersection of Lewiston and Alleghany Roads was identified as a problem intersection, with a recent major accident. It was questions as to whether a street light should be installed. Drew Reilly noted that both roads were under the jurisdiction of the State, limiting the Town's influence.
- The Alleghany and Ledge Road intersection was also cited as an issue. It was noted that the State is planning for that intersection. Attendees would like signage on Ledge Road to warn motorists of the upcoming stop sign.
- There was a question on the designation of Route 77, and what impact that may have.

Advisory Committee

The Advisory Committee was a very important source of input and guidance for the plan. These community volunteers set the tone early on in the project and then reviewed the first draft report, providing their input. They also helped to advertise and facilitate the public meetings. They served as important liaisons between their Town and the project consultants, and provided useful comments, feedback and revisions to the plan.

More information on these meetings and the results of surveys from the GGSG planning initiative can be found in the Appendix to this Plan update.

3.2 Goals and Objectives

The goals and objectives listed in this section are large-scale visionary ideas that can be utilized to evaluate actions in the Town. The following goals and objectives were developed utilizing those established in the 2005 Plan and updated through the process described previously. Updates, revisions and new items are in *italics*, to gain an understanding of the changes that have occurred since the last plan.



3.2.1 Town of Alabama Updated Goals and Objectives

1. Protect, promote and preserve Agriculture

Agriculture is an important aspect of the Town of Alabama; it helps define the character of the area, provides jobs, preserves open space and is an integral part of the community.

- Promote the protection and preservation of farms and farming-related activities that are economically viable.
- Protect and promote farming activity as a priority to preserve open space and scenic vistas that help shape and maintain the rural character of the Town.
- Maintain farming and agriculture activities to provide jobs and economic activity for a large portion of residents in the Town.
- Encourage and allow farm-related business as a secondary interest and support service to farming.
- *Utilize the Town's and County's Agricultural Protection Plans in achieving the Town's Agricultural goals.*
- *Look for synergies with the STAMP project and other development projects in the Town.*

2. Maintain and enhance community character in the Town of Alabama

- Maintain and enhance a strong sense of community in the Town.
- Maintain the unique rural character and small-town atmosphere in the Town of Alabama through proper planning and development.
- Manage growth in the Town to ensure that development occurs at an appropriate scale and pace, and in locations suitable for the type of development that is proposed.
- Promote the positive image of the Town as a desirable community in which to live and work.
- Preserve viewsheds, mature vegetation, open space and other natural resources that contribute to the rural character of the Town.
- Promote the distinct heritage and historic identity of the Town.



- Encourage architectural development styles that are consistent with the historic and rural character of existing development in and around the Town.
- *Blend the STAMP development area (what is referred to as the TD-3 District) into the Town's rural character and ensure that surrounding growth fits into this rural vernacular (especially in the Alabama Hamlet). The other areas of STAMP (TD-1 and TD-2) should primarily be screened from the surrounding areas and highways.*
- *Restrict residential subdivision growth in most areas of the Town (see Vision Map) and target appropriate areas for small scale residential growth.*

3. Provide potable water to all areas of need in the Town

Public water is a quality of life issue and water services *should be extended to all areas of the Town to address needs.*

- *Continue to* work with Genesee County to extend public water in the Town.
- Provide public water in areas of dense development (hamlets) where groundwater sources are inadequate, of poor quality or polluted, to address such problems and encourage growth.
- Provide public water to areas where the quality or quantity of potable water resources threatens public health.
- Provide public water to areas targeted for industrial and commercial growth.
- *Provide public water to farmers in need of public water.*
- *Develop creative techniques to provide water to agricultural operations that need public water.*
- *Build upon the water system established in providing water to the STAMP project.*
- Protect groundwater and surface water resources from contamination from failing septic systems and other sources of pollution.
- Promote the provision of assistance for improving farming practices to protect the quality of groundwater and the environment.



4. Protect the environmental features and resources of the Town of Alabama

The Town contains a variety of environmental features and is home to over 1,000 acres of wildlife conservation areas.

- Protect and preserve the abundant natural resources of the Town.
- Protect groundwater sources as a high priority to maintain the viability of private wells that are susceptible to pollution.
- Promote public education with regard to septic system maintenance to protect groundwater quality.
- Promote sound farming techniques that limit non-point source pollution.
- Promote the protection of natural stream corridors and watersheds.
- *Utilize some of the proceeds from the STAMP project development to continue to protect the Town's important areas.*
- *Implement the STAMP Long Term Management Plan (LTMP).*
- *Implement targeted ideas developed in the GGSG Plan.*

5. Provide for economic development in the Town of Alabama

The expansion of industrial and commercial growth, and other economic development activities, helps provide jobs and a stronger tax base for the community.

- Target areas for new *smaller scale* commercial and industrial growth *outside of the STAMP project site* and support the extension of necessary infrastructure to these areas.
- Protect and support the existing economic base of the Town and the expansion of existing businesses in an appropriate manner.
- Promote the establishment and growth of new business enterprises in the Town, particularly in and around the hamlet areas and in other areas designated for economic growth.
- Identify areas in need of redevelopment and encourage the re-use of existing structures and utilization of vacant properties in these areas.
- Promote new growth and the expansion of existing businesses to provide job opportunities for youth to help them remain in the area.



- *Continue to work with GCEDC on the proper development of the STAMP site and the identification of support businesses. Cooperatively work with GCEDC on the type of development to be considered in TD-3.*
- *Implement the actions developed in the Town's and County's Agricultural Protection Plans to help support Agricultural and Agricultural support businesses of the Town.*
- Encourage the development of tourism-related businesses and services that support activities associated with the wildlife conservation areas.
- Ensure the development of compatible land uses to avoid use conflicts.

6. Maintain and promote efficiency of government

The Town of Alabama should strive to offer the highest quality and most cost-effective services possible.

- Promote the sharing of services, equipment, and personnel, to the highest level possible, with the Town and Village of Oakfield (or other neighboring municipalities) to cut costs and maintain a high degree of service.
- Maintain and enhance the strong collaboration between the community and the Oakfield-Alabama School District.
- Advocate effective zoning, land use, and development regulations and enforcement.
- Manage long-term growth and development in the Town through a comprehensive planning process and implementation.
- Plan for and foster a balance and diversity of uses in the Town to control the cost of, and the need for, public services and future service upgrades.
- *Utilize the proceeds (IZA monies) to implement the objectives of this Plan.*

7. Encourage a diversity of housing types

As the population of the Town changes over time, and the economic conditions vary, the housing stock should be made diverse to accommodate the changing needs of the community.

- Maintain the quality of the existing housing stock.



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- Encourage the provision of a greater variety of housing styles and types to accommodate a wider range of housing preferences, income levels and household types (*in appropriate areas*)
- Maintain and protect residential property values.
- Encourage the development of housing in a manner that discourages sprawl and enables residents to use existing services and infrastructure efficiently.



SECTION 4.0 EXISTING CONDITIONS OF THE COMMUNITIES

4.1 Existing Land Use

Land uses in the Town of Alabama did not change significantly since the 2005 Comprehensive Plan. The Town remains predominately agricultural and rural in nature. Agricultural uses make up the largest proportion of land in the Town of Alabama, followed by wildlife conservation areas. The Tonawanda Indian Reservation, although independent from the Town, is also largely rural in nature and contributes to the rural character of the Town. Map 3 of the previous Comprehensive Plan depicts land use patterns in the Town in 2003 and the map from the GGSG Plan shows land use in 2015. In general, these two maps demonstrate that land use patterns in the Town of Alabama have not significantly changed over the course of the last 11-years.



A typical rural landscape in the Town of Alabama



Agriculture is by far the most prominent land use in the Town making up over half of the land area of the Town. Farming in the Town of Alabama includes a mix of large farming operations, as well as small family farms throughout the countryside. The next most prominent land use in Alabama is wildlife conservation areas. These areas include the Iroquois National Wildlife Refuge and Oak Orchard State Wildlife Management Area (in the northern portion of the Town), the Tonawanda State Wildlife Management Area in the western portion, and the New York State White Memorial Game Farm in the center of the Town. These areas are protected lands that contribute to the rural character of the Town.

Residential development is the next most common land use in the Town of Alabama. Residential development is scattered throughout the Town, largely along road frontage lots or in one of the historic hamlets in the Town. There is very little other development within the Town. Existing commercial, industrial, public and utility uses each comprise less than 1 percent of the Town's acreage. These other land uses are found scattered throughout the Town, with concentrations within the hamlets. The Town's hamlets, Basom, Alabama, Wheatville, and South Alabama, are historic 'cross-roads' developments. They consist of pockets of denser development, with a mix of homes, small stores, churches, gas stations and similar uses. In general, these hamlets are found along major roads or at major intersections. This type of development pattern is very typical of rural/agricultural communities.



Example of denser, mixed use in the hamlets of Alabama.



The most important impact to land use within the Town will be the introduction of the Science, Technology and Advanced Manufacturing Project (STAMP), which consists of approximately 1000 acres west of Allegany Road (Route 77/63) and north of Judge Road. Although these lands are currently a mix of agricultural, rural residential and vacant lands, they are in the process of being converted to an advanced manufacturing business park. The first tenant may begin development in 2018 for occupancy in 2019. The STAMP development has the potential to generate significant changes in the pattern of land uses within Alabama.

Tax parcel data from Genesee County were used to develop estimates of the distribution of land uses in the Town, using property class codes assigned by the Assessor's office as a proxy for land use, supplemented with aerial photographs and local input. To provide a general sense of land use trends in the Town of Alabama, data from the 2005 Comprehensive Plan were compared with more recent data from the Green Genesee Smart Genesee planning effort. The two data sets are not strictly comparable, due to differences in how parcels were categorized. However, they show a relatively consistent pattern, with agriculture and protected open space dominating land uses within the Town. These figures are shown below:

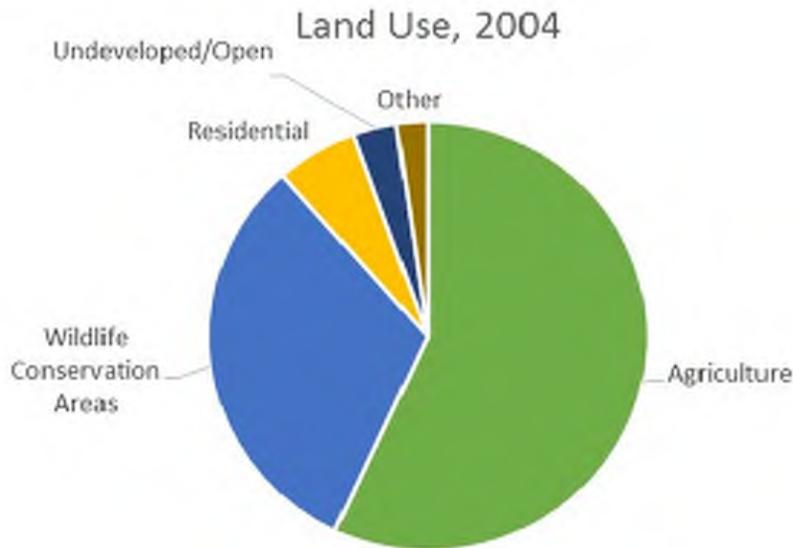


Figure 1



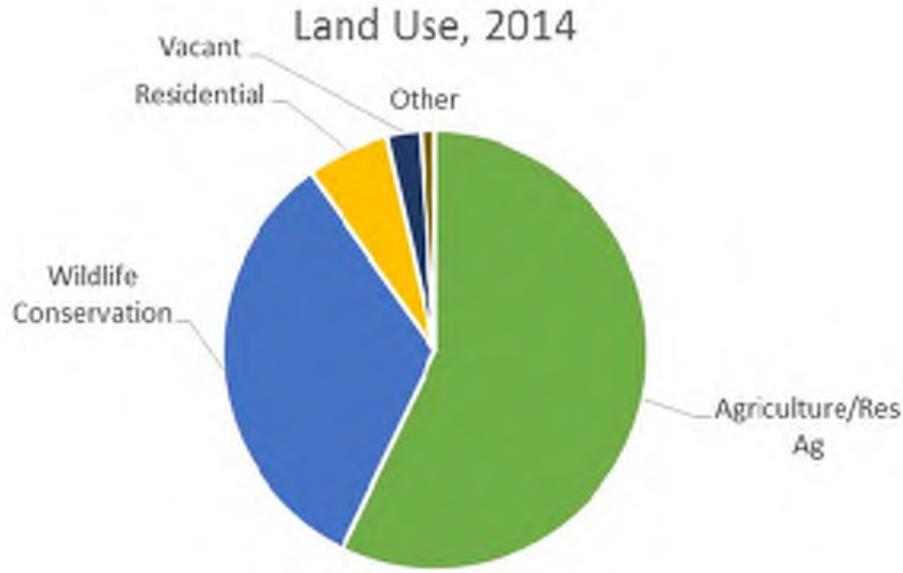


Figure 2

Sources: 2004: *Town of Alabama Comprehensive Plan* (joint with Town and Village of Oakfield); 2014: *Green Genesee Smart Genesee Alabama Oakfield Community Inventory and Analysis Report*

4.1.1 Farmland and Agriculture

The Town of Alabama is preparing an *Agricultural and Farmland Protection Plan* parallel with this Comprehensive Plan update. *Map 5: Agricultural District and Protected Lands* depicts lands within County Agricultural Districts, and also shows parcels that are farmed (as shown on the *Agricultural District and Protected Lands* map). The Agricultural District program was established by State Law. Landowners voluntarily agree to have their lands placed into Agricultural Districts in exchange for a variety of protections and incentives designed to promote the continued agricultural use of the land. The County administers the program on behalf of the State, officially reviewing the districts, and adopting them following state certification. Agricultural districts allow landowners the opportunity to receive real property assessments based on the value of their land for agricultural production rather than on its development value. In addition, these landowners gain protection from local regulations that would unreasonably restrict farming operations, protection from nuisance suits, and they receive greater protection from development under the State Environmental Quality Review (SEQR) process. Properties located in Agricultural Districts in Genesee County are enrolled for 8-year



periods. At the end of each 8-year time frame, the County conducts a review, and landowners can opt to either remain in the district or be removed. The purpose of the Agriculture District is to encourage the land to remain in agricultural production and contribute to the agricultural economy of the area. As Map 5 illustrates, because it is a voluntary program, not all land being farmed falls within the protection of an Agricultural District. At the same time, not every parcel within an Agricultural District is currently in active agricultural use.

Most of the Town of Alabama is covered by Genesee County Agricultural District #2, which encompasses much of the northwest portion of Genesee County (see Map 5). In the Town of Alabama, District #2 includes nearly all of the land south of Casey and Roberts Road and east of the Tonawanda Indian Reservation. The district also encompasses a small portion of land in the southwest corner of the Town. The key omissions from the district include the Alabama hamlet, the New York State White Memorial Game Farm, the Buffalo Crushed Stone industrial property on Ledge Road, and the lands owned by Genesee County for the STAMP project. Although the Tonawanda Reservation does not participate in the New York State Agricultural District program, many of the lands on the reservation are in agricultural use.

The Towns of Alabama and Oakfield are currently in the process of preparing agricultural and farmland protection plans, which outline specific strategies for supporting agriculture in each community. For the Town of Alabama, see the Agricultural Protection Plan that is to be adopted by the Town.

For the near term, a combination of factors including protection of farming by the agricultural districts, proper soils for good agricultural production, and a critical mass of farms within the Town helps to maintain the stability of agriculture in the area.

Another indicator of important agricultural lands is soils. Map 6 illustrates soils best suited to agricultural operations in the Town, based on ratings categorized by the US Department of Agriculture (USDA) and mapped by the Genesee County Planning Department. Agricultural soils are categorized as Prime, Prime when drained, soils of statewide importance and muck.

Prime soils are those most suitable for agricultural operations. The USDA defines prime farmland soils as:



Land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is also available for these uses. It has the soil quality, growing season, and moisture supply needed to produce economically sustained high yields of crops when treated and managed according to acceptable farming methods, including water management. In general, prime farmlands have an adequate and dependable water supply from precipitation or irrigation, a favorable temperature and growing season, acceptable acidity or alkalinity, acceptable salt and sodium content, and few or no rocks. They are permeable to water and air. Prime farmlands are not excessively erodible or saturated with water for a long period of time, and they either do not flood frequently or are protected from flooding.

Soils that are prime when drained are areas that may be subject to flooding or standing water, but with drainage improvements are well suited to farming. In addition to the soil types categorized by USDA as prime for farming, New York State has identified additional agricultural soils. These soils are classified as Soils of Statewide Importance. The Town of Alabama also has unique soils, categorized as Muck. Muck consists of dark, nutrient rich soils with a high organic matter content that are well suited for growing onions and other vegetables. Derived from drained swampland, muck soils are relatively rare. The remainder of lands in Alabama are not categorized as specifically suited to farming, and tend to be less fertile; however, they are often in agricultural use. Map 6 indicates that the vast majority of land within the Town is comprised of good soils.

It is also important to note that agriculture not only has an effect on the local economy, but on its character, as well. Rural landscapes such as farm fields, woodlands, and picturesque farmhouses create an identity for the communities in addition to supporting the local economy. By preserving farming not only are jobs being preserved, but so is the rural quality of life.

4.2 Land Use Regulation

The Town of Alabama regulates land use through the application of zoning regulations. Land use is also impacted by the State Environmental Quality Review Act (SEQRA) and the requirements of the New York State Agriculture and Markets Law for those properties located within an agricultural district. Zoning classifications



for the Town is shown on Map 7. The following paragraphs provide a brief synopsis of the Town's zoning laws, including updates adopted since 2005. Please refer to the Town's zoning law for specific regulations and requirements.

4.2.1 Zoning

The zoning law of the Town of Alabama establishes zoning districts to regulate development within the Town. These districts include Agricultural-Residential; Residential; Commercial; Industrial; Land Conservation; and three Technology Districts. In addition, the code provides for planned unit developments. The code also regulates off-street parking, loading, fences, signs, commercial excavations, home occupations, wind energy systems and includes additional standards for a variety of specific uses. The Town also has an incentive zoning law, which is what has allowed the STAMP project and could allow future development of wind turbines in the Town.

The majority of the Town falls within either the Agricultural-Residential or the Land Conservation district. Residential and commercial zoning districts are concentrated largely in or near the three hamlet areas of the Town. Industrially zoned land is found on Ledge Road (at the Buffalo Crushed Stone property) and on Wright Road in the southwest corner of the Town. The Town's Planned Unit Development (PUD) zoning category is a floating zone. No areas of the Town are currently zoned PUD. The PUD zoning district is available for use if a development proposal for a particular piece of property arises. It is intended to allow flexibility for a proposed development while still affording the Town control over what occurs. Use of the PUD always requires a rezoning, because the specific development proposal governs uses and layout for the development on the site. The zoning map of the Town also illustrates a "flood plain overlay zone" that depicts potential areas of flood hazard, as established by the Federal Emergency Management Agency's Flood Insurance Rate Maps. This overlay is informational only; no additional local standards are established.

In anticipation of the STAMP development, the Town adopted three new zoning districts in 2012. These districts are geared specifically to accommodate the types of uses anticipated to be developed on the STAMP site. These districts are Technology District 1 (TD1), Technology District 2 (TD2) and Technology District 3 (TD3), and they are applied on the portion of the Town designated for the STAMP facility. The lower



(western) areas of the property, which are less visible from major highways, are zoned TD1. TD1 is intended to encourage advanced manufacturing enterprises. Uses allowed in TD1 include technology manufacturing, light industry, warehousing, and a series of support uses, such as offices, banks, hotel, and parks. TD2 is a transitional zone, which allows light industrial, warehousing and distribution, along with small retail, office, community facilities and “technology demonstration facilities”. The TD3 district is located in the northeastern portion of the STAMP site, closest to the Alabama hamlet. Allowed uses, such as retail and services, are intended to complement and support uses within the hamlet. Drive-through businesses are allowed with a special use permit.

The table below highlights the types of permitted uses allowed within each zoning class; for specific uses please refer to the Town of Alabama Zoning Law.

Figure 3: Town of Alabama Zoning Districts and Permitted Uses

District	Permitted Uses
A-R: Agricultural-Residential	<p><i>Allowed:</i> Farms and usual agricultural operations; one & two family dwellings; churches; schools; public uses and buildings; private stables; Contractors’ Yards. In addition: mobile homes; some home occupations; roadside stands; non-commercial wind energy systems are allowed with additional restrictions.</p> <p><i>With Special Use Permit:</i> 31 uses are allowed with a special use permit, including multi-family dwellings; recreational facility; kennel; community center; professional offices; public stables; public utility; commercial greenhouses; mobile home parks; junk yards; cluster residential; bio-remediation; and commercial wind energy systems, among others.</p>
R: Residential	<p><i>Allowed:</i> Single family dwellings; churches; schools, parks, municipal buildings; farms and usual agricultural operations excluding stabling of farm animals. In addition: roadside stands; non-commercial wind energy systems with restrictions.</p> <p><i>With Special Use Permit:</i> 15 uses, including multi-family dwellings; outdoor recreation; professional offices; nursing home; neighborhood business.</p>
C: Commercial	<p><i>Allowed:</i> General commercial uses (i.e. restaurants, motels, professional offices, banks, etc.); wholesale trade; adult uses; non-commercial wind energy systems.</p> <p><i>Allowed with Special Use Permit:</i> drive-in business; a variety of automobile-related uses (e.g. gasoline stations, vehicle sales); light industry (assembly/warehousing); recyclables facility; contractor’s yard; day care.</p>
I: Industrial	<p><i>Allowed:</i> General industrial uses (i.e. manufacturing, warehousing,</p>



	trucking terminals, etc.) <i>With Special Use Permit:</i> commercial excavation; contractor's yard; recycling facility; self-storage; communication tower; junkyard; bio-remediation; mass vehicle storage; commercial wind energy system.
LC: Land Conservation	<i>Allowed:</i> Wildlife refuge areas, farms and related farming activities, outdoor recreation.
PUD: Planned Unit Development	Permitted uses will vary. Each PUD is looked at on an individual basis.
TD1	<i>Allowed:</i> Technology Manufacturing, as defined; office buildings; light industry; warehousing; demonstration facilities; on-site services for employees; hotel; day care; banks; parks and trails; public utilities. <i>With Special Use Permit:</i> communications towers; non-commercial grade wind energy systems.
TD2	<i>Allowed:</i> Offices; light industry; warehousing; community and cultural facilities; demonstration facilities; on-site services for employees; hotel; personal or medical services; parks and trails; public utilities. <i>With Special Use Permit:</i> communications towers; non-commercial grade wind energy systems.
TD3	<i>Allowed:</i> Offices; museum; community and cultural facility; hotel; retail; restaurant; services; shopping center; parks and recreational trails. <i>With Special Use Permit:</i> day care; drive-through businesses; automotive uses; public utility.

Source: Town of Alabama Zoning Law

As shown in the previous table, the zoning law establishes which uses are permitted by right, as well as those uses that are allowed by Special Use Permit. Special Use Permits are required for certain uses that may require additional regulations and/or restrictions. In addition, several uses, such as junkyards, are subject to additional criteria set forth in supplementary regulations in the zoning law. Other examples of uses governed by supplementary regulations within the Town of Alabama are home occupations, adult uses, cellular communication towers and commercial wind energy systems. These supplementary regulations provide the Town additional protections to address issues specific to these uses, and some contain standards for setbacks, minimum lot size or other bulk standards. The Town has also adopted design standards that control the appearance and layout of proposed development within the TD districts. Generally, the TD design standards focus on screening uses, and/or ensuring that the development visible to the general public is in character with the surrounding community.



The Town's zoning law establishes bulk regulations that govern required lot size, street frontage, yard setbacks, height, and lot coverage. For residential structures, the code lists minimum lot sizes, lot widths, and yard setbacks for front, side and rear yards. These standards vary depending on the zoning district and the creation date of the lot.¹ Setbacks and lot size for non-residential uses are governed by the supplementary regulations by use, rather than by standards associated with the zoning district. For example, supplementary regulations for bio-remediation, allowed with a special use permit in the A-R, B and I districts, require a minimum setback of 1,000 feet from any neighboring residential use or any place of assembly. Roadside stands, allowed by right in A-R and R districts, must provide a front yard setback of 20 feet, and side yard setbacks of 25 feet on each side.

The code also establishes regulations for accessory buildings, off-street parking, signage, fencing, access to highways and similar site planning issues. Minimum habitable floor area (square footage) is established for residential structures. Cluster residential development is permitted on lots of 10 acres or more.

Article XI of the Town of Alabama Zoning Code establishes Incentive Zoning in the Town. The intent of the Incentive Zoning provision is to provide incentives to applicants in return for certain amenities, in order to help the Town implement "physical, cultural and social policies" expressed as priorities by the Town. Eligible amenities include affordable housing, parks, road improvements, or certain facilities, such as health, cultural or historical facilities, beneficial to the Town. In return for the provision of amenities, the applicants may be granted decreases in required minimum lot sizes; changes of use or zoning classifications; changes in setbacks or height requirements; reductions to open space; or other changes to the provisions of the Town's zoning law. The STAMP project used the Incentive Zoning provisions, and if it proceeds, any Wind Turbine project would require Incentive zoning.

The Town of Alabama does not have locally adopted subdivision regulations, but Section 401C of the Zoning Law requires that if a lot is formed from a portion of a lot already occupied by a building, both lots must comply with the requirements of the zoning law, including yards and other required spaces.

¹ Section 306



4.3 Natural Environment

4.3.1 Topography and Steep Slopes

The majority of the Town is extremely flat with very gently sloping land. There are a few areas of steep slopes although they are small and limited. Areas of slopes can be found in the Town of Alabama along Ledge Road.

4.3.2 Hydric Soils

Map 8 shows the location of hydric soils within the Town. Hydric Soils are defined by the USDA as, "...a soil that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part." Essentially, hydric soils are those soils that may be wet during parts of the year. They are likely to contain wetlands. The majority of these soils are concentrated in the northern portion of the Town, in the vicinity of the wildlife conservation areas. There is another concentration of these soils along the south side of Ledge Road.

4.3.3 Stream Corridors and Watersheds

The U.S. Environmental Protection Agency (EPA) defines watersheds as the area of land that catches rain and snow melt, which drains or seeps into a marsh, stream, river, lake or groundwater.

There are three watersheds located within the Town of Alabama: Murder Creek, Middle Tonawanda Creek, and Oak Orchard Creek (see Map 9). These main watersheds are subdivided into a number of sub-watersheds.

The watersheds occupying the smallest area within the Town is Murder Creek, which drains a small area in the southwest corner of the Town of Alabama. This watershed extends from Genesee County west into Erie County and south into Wyoming County. It eventually flows west into the Niagara River.

The Middle Tonawanda Creek watershed occupies the western and southern portions of the Town. It is divided into the Whitney Creek-Mud Creek, the Black Creek-Tonawanda Creek and the Galloway Swamp-Tonawanda Creek



subwatersheds. They drain the Iroquois National Wildlife Refuge and the Tonawanda State Wildlife Management Area, the Tonawanda Indian Reservation and the hamlet of Basom. Tonawanda Creek runs through the watershed parallel to Meadville/Sand Hill Road, flowing eventually into the Niagara River.

The remainder of the Town is drained by the Oak Orchard Creek Watershed. This watershed covers almost the entire central and eastern portions of the Town of Alabama along with the entire land area of the Town and Village of Oakfield. Oak Orchard Creek runs along the northern portions of the Towns of Alabama and Oakfield through the Oak Orchard State Wildlife Management Area and the Iroquois National Wildlife Refuge. Because of the size of this watershed, it encompasses a myriad of land uses from agricultural, residential, forested lands, commercial and industrial, among others. This watershed drains north into the Western Lake Ontario Basin.



Oak Orchard Creek



4.3.4 Floodplains and Wetlands

The region contains flood zones that have been designated by the Federal Emergency Management Agency (FEMA) as areas subject to flooding. These areas are depicted on FEMA Flood Insurance Rate Maps. The flood zones are established based upon the degree to which an area is susceptible to flood damage. There is one flood zone that exists within the Town:

- 100 – Year flood zone, base elevations unknown – (also called the “A” Zone and the area of special flood hazard) is that area of land that would primarily experience still water flooding, without significant wave activity, during the 100-year storm event.

These natural flood zones or plains are flat areas surrounding streams that are periodically inundated with water due to overbank flow. As shown on *Map 10: Environmental Features*, floodplains are located in the northern portions of the Town, within the wildlife conservation areas and along Tonawanda Creek within the Tonawanda Indian Reservation.

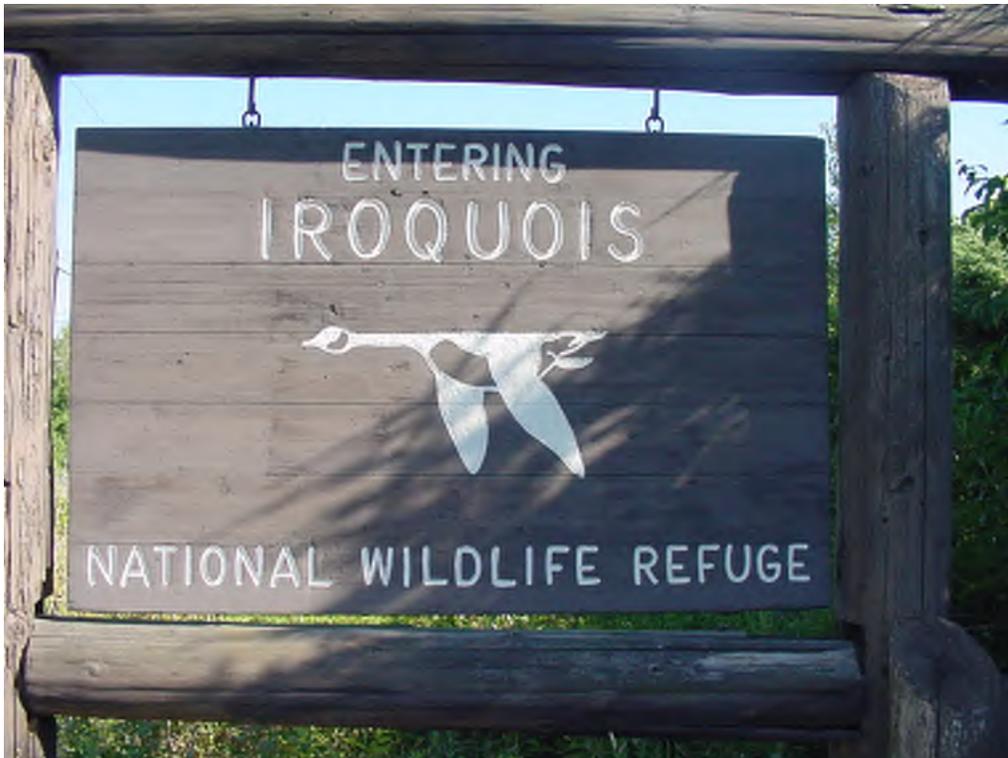
Wetlands are defined by the New York State Department of Environmental Conservation (NYSDEC) as transition areas between uplands and aquatic habitats. They are identified by a variety of factors including the presence of standing water, vegetation type, and soil type. The NYSDEC regulates any wetland area that meets their definition and is 12.4 acres or larger. Federal wetlands are under the jurisdiction of the Army Corps of Engineers, who regulates development within federal wetlands if they are over 0.1 acre and are associated with a navigable waterway.

Wetlands are an extremely important environmental resource that perform numerous functions. The NYSDEC has listed some of these functions as flood and storm water control, surface and groundwater protection, erosion control, pollution treatment and nutrient cycling, and fish and wildlife habitat, as well as public enjoyment. Map 10 shows that both state and federal wetlands are located throughout the Town, with significant concentrations in the northern portion of the Town.



4.3.5 Wildlife Conservation Areas and Significant Wildlife Habitats

Map 11 shows the location of the wildlife conservation areas within the Town of Alabama. These include the Tonawanda State Wildlife Management Area, the Iroquois National Wildlife Refuge, and Oak Orchard State Wildlife Management Area, which together are known as the Alabama Swamp Complex. The Oak Orchard State Wildlife Management Area extends east from the Town of Alabama into the Town of Oakfield. The fourth habitat area is the New York State John White Memorial Game Farm, located north of Judge Road on either side of Route 77/63. In total, the wildlife conservation areas cover approximately 19,000 acres of land area within the two Towns. These areas serve as important wildlife habitat and provide permanent protection for important environmental features. They are also important recreation areas for the residents of, and visitors to, the communities, as well as a regional resource.



Rustic sign for Iroquois National Wildlife Refuge



4.3.6 Scenic Resources

In general, there are many scenic resources in the Town of Alabama. The wildlife conservation areas, farms, and rural residences throughout the area are all important resources. Particular views of interest include Fisher Road overlooking the Oak Orchard State Wildlife Management Area and Kenyon Road looking north. The scenic landscape contributes significantly to the rural character of the community.



View of the Oak Orchard SWMA, Kenyon Road looking north, and a sweet corn field

4.3.7 Historic and Archaeological Features

The Oak Orchard Creek Marsh was designated as a National Natural Landmark in May of 1973. The marsh is located within the Iroquois National Wildlife Refuge and the Oak Orchard State Wildlife Management Area. The marsh is one of only 28 areas in New York State designated by the National Park Service (NPS) as a National Natural Landmark. The National Wildlife Refuge extends into the Town of Shelby in Niagara County to the north. The marsh is described by the NPS as an area that is relatively undisturbed, which is rare for this part of New York State. The marsh and the surrounding wildlife areas are a major stopover for migratory birds, and it is a popular location for fishing, hiking, hunting, birdwatching and other outdoor activities.



Oak Orchard Creek Marsh: photo from the National Park Service

4.4 Demographics and Socioeconomic Conditions

4.4.1 Existing Population Characteristics and Projections

The population in the Town of Alabama was 1,869 persons in 2010. More recent estimates provided by the Census' American Community Survey (ACS) set the



population at 1,713.² In 1990, the population of the Town was 1,998 persons. Based on these figures, the Town has been losing population over the past 25 years. Genesee County, in comparison, has remained essentially stable over that same time period.

Figure 4: Population: Town of Alabama and Genesee County 1990-2014*

Community	1990	2000	2010	2014*	Change 1990-2010	Change 2010-2014
Town of Alabama	1,998	1,881	1,869	1,713	-129 (-6.4%)	-156 (-8.3%)
Genesee County	60,060	60,370	60,079	59,702	-19 (-0.03%)	-377 (-0.6%)

Source: U.S. Census Data and American Community Survey.

* 2014 data: 2010-2014 American Community Survey 5-year estimate, which has a margin of error of +/- 236 persons for the Town. Genesee County total population figure is controlled (no margin of error available).

While population in the Town has been declining since 1990, over the long term the population has been relatively stable, ranging between 1,600 and 2,000 persons for the past 100 years. Past population trends are illustrated in the following graph:

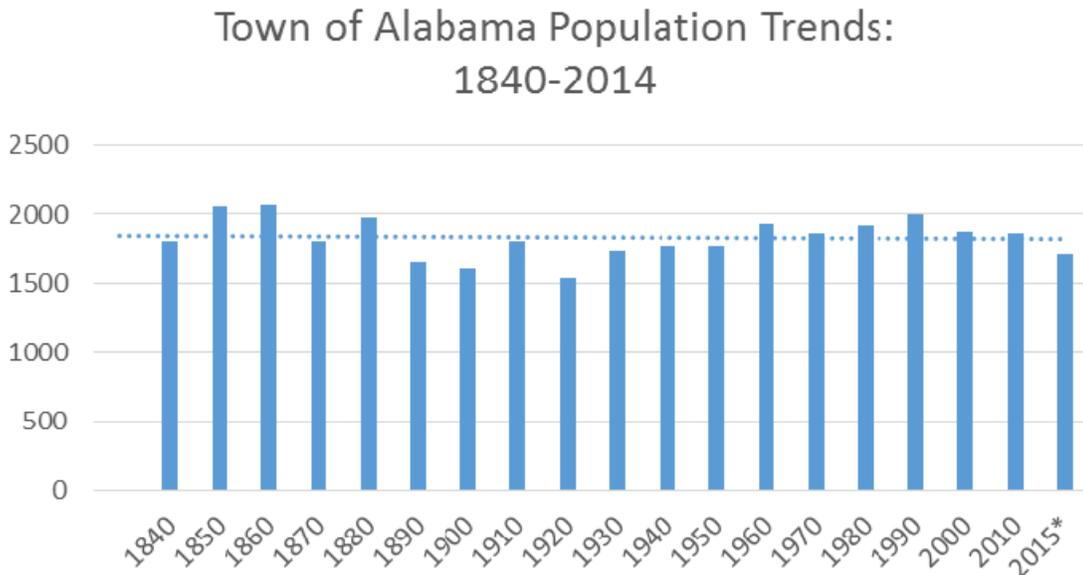


Figure 5

² Figure for 2014 taken from the 2010-2014 American Community Survey 5-year estimate, which has a margin of error of +/- 236 persons for the Town of Alabama.



The population in the Town of Alabama has been aging. In 2010, the median age was 42.2 years. In 2014, it is estimated to be 47.0 years. Approximately 19 percent of the population is under the age of 18, compared to 22.8 percent in 2010. The proportion of seniors in the Town has risen. In 2010, 14.9 percent of the population was age 65 or older; that figure is now estimated at 16.9 percent.

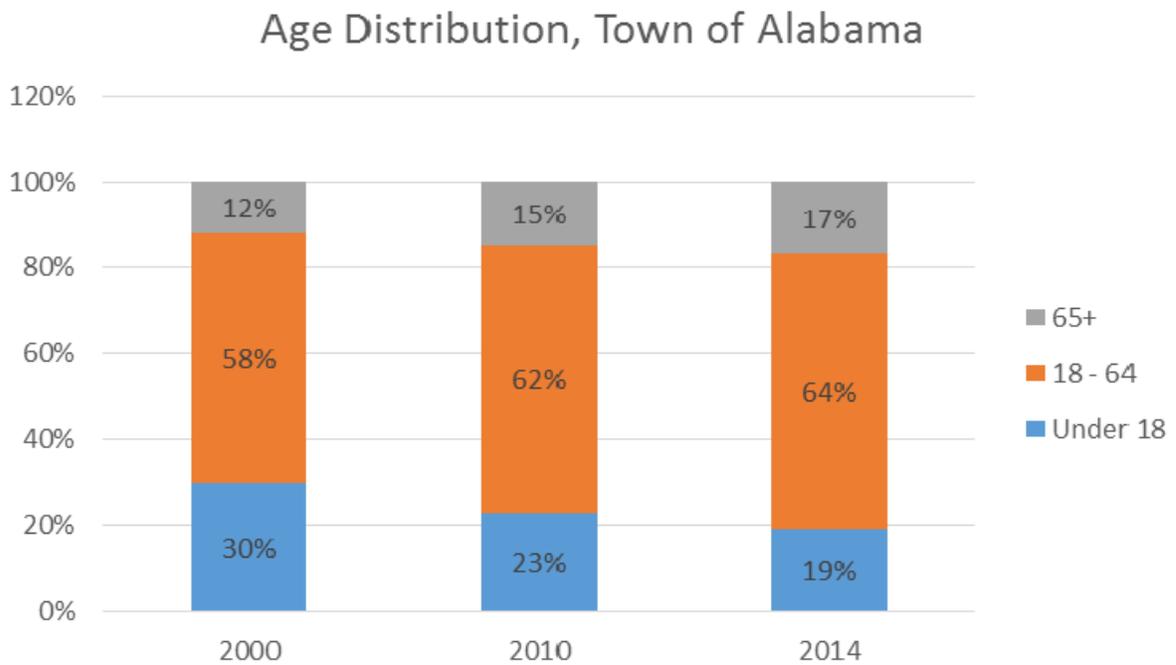


Figure 6

4.4.2 Household Characteristics

Between 2000 and 2014, the number of households in the Town of Alabama grew slightly, from 663 to 682 (+2.9 percent). Over the same time period, the number of households in Genesee County grew by 5.3 percent (1,975 households). Following national trends, the average household size in Genesee County declined between 1990 and 2000, from 2.59 to 2.45 persons per household, but remained unchanged between 2000 and 2010. There were an average of 2.50 persons per household in Alabama, as reported in 2013, which is down from 2.84 in 2000.



Household Growth: Town of Alabama and Genesee County 1990-2014*

Community	2000	2010	2014*	% change 2000-2014
Town of Alabama	663	712	682	19 (2.9%)
Genesee County	22,770	23,728	23,967	+1,197 (5.3%)

Source: U.S. Census Data and American Community Survey.

* 2014 data: 2010-2014 American Community Survey 5-year estimate, which has a margin of error of +/- 86 households for the Town, and +/- 311 households for Genesee County.

Figure 7

Statistics on types of households were prepared as part of the *Green Genesee/Smart Genesee Plan*. According to that data, the majority of households in the Town are families (74 percent), largely consisting of married couples (62 percent). These rates are higher than the nation, where 66 percent of all households are categorized as families, and 48 percent are married couples. The majority of families in the Town of Alabama do not have young children living at home: 40 percent of all households in Alabama are married couples with no children living at home, while 22 percent are married couples with children at home. Most non-family households in the Town are one-person households (19.5 percent). Roughly 5.6 percent of all households are “non-traditional” households, consisting of non-related persons living together.

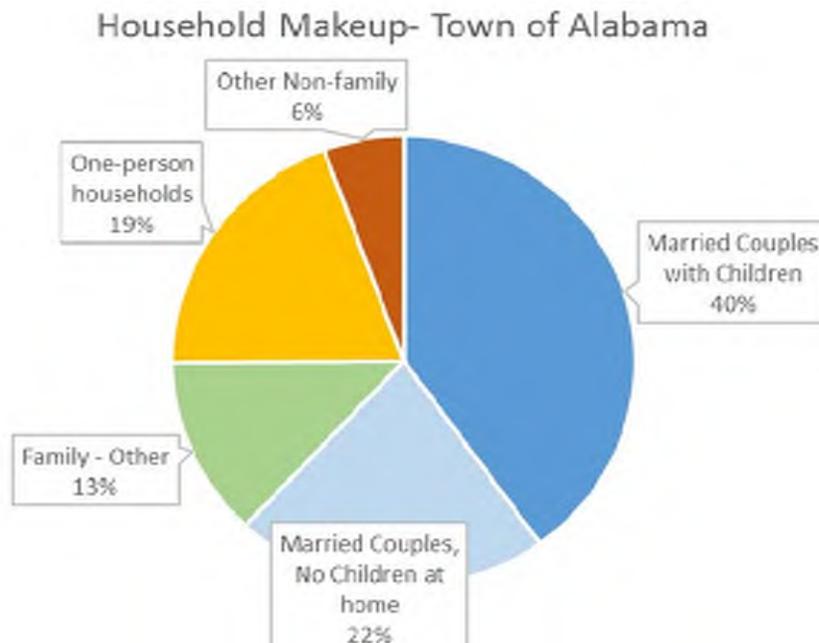


Figure 8



4.4.3 Housing Characteristics

There were 765 housing units in the Town of Alabama in 2010. Current estimates suggest the number of units has remained essentially the same (estimated 755 units).³ Approximately 10 percent of housing units in the Town are vacant, while 90 percent are occupied. This vacancy rate exceeds that of Genesee County, where approximately 6.5 percent of units are vacant.

The housing stock in the Town of Alabama consists mostly of single-family dwellings (83 percent) and manufactured homes (8.3 percent). The remaining units are in two-family and multi-family dwellings. The Town has a strong homeownership rate: 80 percent of all occupied units are owner-occupied and only 20% of the housing stock is rental units.

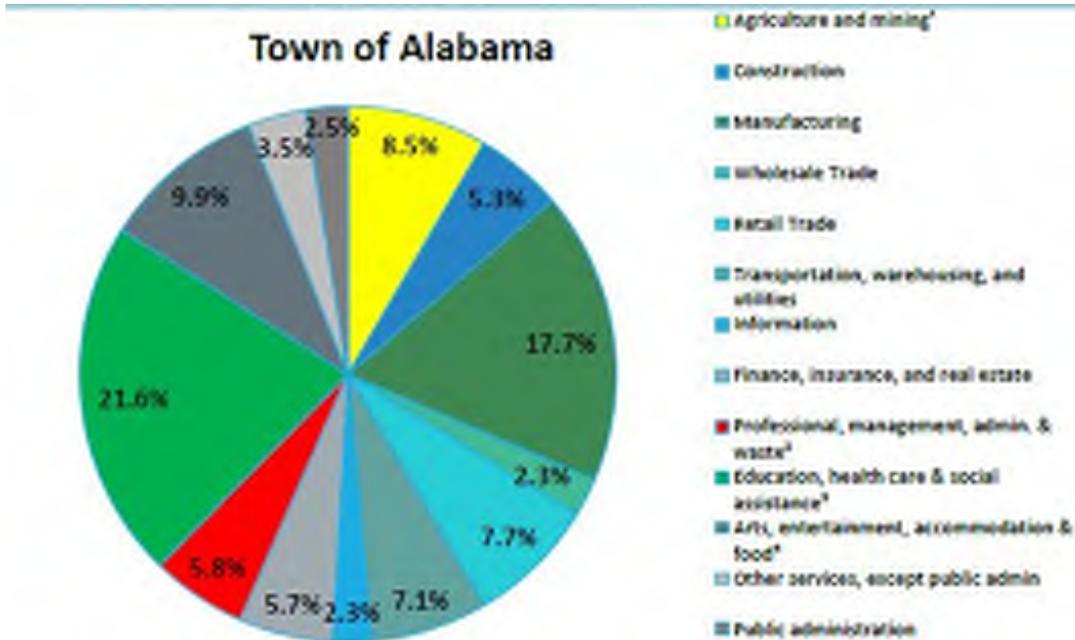
4.4.4 Employment Statistics

Approximately 63 percent of the working age population in the Town of Alabama is in the civilian work force, which means they are either working or looking for employment. Persons not in the civilian work force include retirees, many students, and persons, such as parents of young children, who choose not to work outside the home. Approximately 59 percent of the population in the Town of Alabama is employed. The unemployment rate is 6.5 percent in the Town. In comparison, unemployment in Genesee County is 7.6 percent, although a larger proportion of the population is in the labor force. Based on Census estimates, the unemployment rate in Alabama has been dropping. In 2012, it was estimated at over 12 percent, and in 2013, it was estimated at approximately 10 percent.

In Alabama, the largest share of employment is in the manufacturing industry, which employs 17.7 percent of the Town's workers. More than 20 percent of the workers in the Town of Alabama work in education, health care or social services. Nearly 10 percent are employed in arts, entertainment, accommodations or food services, while agriculture and mining employ 8.5 percent of the Town's workforce.

³ Margin of error is +/- 86 units





Source: Green Genesee/Smart Genesee

Figure 9

4.4.5 Income

Median household income in the Town of Alabama is \$50,848, which is slightly higher than the Genesee County median of \$47,167. The proportion of households with incomes below poverty level, based on national thresholds established by the Census Bureau, was 8.3 percent in the Town of Alabama, and 12.6 percent in Genesee County. Statewide, 15.6 percent of the population is under the poverty level.

4.5 Transportation

4.5.1 Roadways and Highway Access

Two major New York State roads make up the backbone of the roadway system within the Town (see Map 12). State Route 77 runs generally north to south, from the northwest corner of Alabama to its southern boundary with the Town of Pembroke. Exit 48A of the New York State Thruway is located off Route 77 south of Alabama in the Town of Pembroke.



State Route 63 runs from the north central portion of Alabama. Route 63 is coterminous with Route 77 between the Alabama hamlet and Judge Road, when it turns east, running through the Town and Village of Oakfield toward Batavia. In the Town of Batavia, it provides a second point of access to the Thruway (Exit 48). The following table provides traffic counts for certain points along these major thoroughfares within the Town.

Figure 10: NYS Route Traffic Counts

Route #	Where to Where	AADT*: 2000	AADT*: 2012	Change	
77	Niagara County Line to Route 63	2,750	3,898	1,148	41.7 %
77	Judge Road to Bloomingdale Road	8,300	6,170	- 2,130	- 25.7 %
77	Bloomingdale Road to southerly Town line	5,900	7,729	1,829	31.0 %
63	Northerly Town line to Route 77	3,900	4,120	220	5.6%
63/77	Lewiston Road to Judge Road	4,950	5,386	436	8.8%
63	Routes 63/77 intersection to Macomber Road	4,750	5,120	370	7.8%
63	Route 262 to southerly Town line	7,300	7,657	357	4.9%

Source: Genesee Transportation Council (2000) and NYS Traffic Data Viewer via Green Genesee/Smart Genesee (2012)

**AADT – Average Annual Daily Traffic.*

The largest change between 2000 and 2012 was the decrease in the number of vehicles counted on Route 77 between Judge Road and Bloomingdale Road, which decreased by over 2,000 cars per day, on average. Despite the decrease, this segment of road remains one of the most heavily traveled roads in the Town, with an average annual daily traffic count of over 6,000 vehicles. Generally, traffic has been increasing on State Routes in the Town, although in most road segments, the growth has been modest (less than 500 vehicles per day, on average).

The roadway segment experiencing the strongest increase in traffic was Route 77 from the southern Town line to Bloomingdale Road, which saw an increase of 1,829 vehicles per day, on average, a 31 percent increase between 2000 and 2012. This segment of road is the most heavily trafficked roadway in Alabama, with an



estimated 7,728 vehicles per day, on average. It provides access to both the New York State Thruway south of the Town, and to the Tonawanda Indian Reservation. The segment of Route 77 from the Niagara County line to the intersection with Route 63 in the hamlet of Alabama also saw a significant increase in traffic counts, with an average of 1,148 additional vehicles per day.

The Transportation Improvement Program (TIP) prepared by the Genesee Transportation Council (GTC) identifies proposed roadway improvement projects. In the Town of Alabama, there is one project on the current TIP (2014-2017), and one project in the newly adopted TIP (2017-2020). The current project is improvements to the intersection of Route 77 and Ledge Road, which as noted above, falls within one of the more heavily traveled segments of road in the Town. The new TIP identifies the bridge on Judge Road over Whitney Creek for improvements in 2019-2020. There are no projects in the Town of Alabama identified in the list of transportation projects prepared by the NYS DOT (STIP).

4.5.2 Railroad Service

As shown on Map 12, there are no active railroad lines in the Town of Alabama. There is an abandoned rail corridor that runs east-west through the Town.

4.5.3 Public Transportation Services

There is limited public transportation service in the area. Rural transportation services are available in the Town of Alabama on Tuesdays, providing service to destinations in Alabama, Basom, Oakfield, Corfu, Pembroke and Batavia.

Other transportation services are available to targeted populations. RTS Genesee provides transportation to medical appointments for seniors (age 60 or older). This service operates on Tuesday, Wednesday or Thursday by appointment no sooner than 30 days in advance on a first call-first serve basis. Special transportation for seniors, veterans, persons with disabilities, and persons with mental health needs is available on a limited basis through various governmental and non-profit groups, largely using volunteer drivers. The County's Office for the Aging has a Transportation Coordination Program to try to help individuals find transportation to medical appointments, grocery and pharmacy trips, banking, errands and social events.



4.5.4 Pedestrian and Bicycle Routes

Formal facilities for bicyclists and pedestrians are limited. There are no sidewalks or multi-use trails in the Town. Pedestrians walk along the roadway shoulders and bicyclists share the roads with vehicles. For recreational use, there are several marked nature trails in the Iroquois National Wildlife Refuge, and abandoned Penn-Central railroad corridor is used informally by walkers, hikers and bicyclists. For snowmobiles, the Genesee County Sno-Packers snowmobile club maintains a network of snowmobile trails in Alabama and linking to adjoining communities.

4.6 Utilities

4.6.1 Water Supply

Water is presently available in the western portion of the Town of Alabama, adjacent to the Town of Newstead. All other areas of the Town are served by private wells. The Town is finalizing plans to extend water lines along many of the major roadways in the Town (primarily financed through the Incentive Zoning Agreement for the STAMP project). Upon the new system's completion, public water service will be provided to most of the existing homes in the Town. Design is being completed, and construction is anticipated to start in 2017/2018. Lateral restrictions will be enforced to control future development, which means that new homes built after the completion of the water line project will not be able to tie into public water service. The Town of Alabama is committed to providing public water to existing residents because areas in the Town are experiencing well contamination problems. The lateral restrictions have been instituted to allow improved service to existing residents without encouraging excessive growth.

4.6.2 Wastewater Disposal

All existing residences and businesses in the Town of Alabama utilize on-site septic systems. There are plans to extend sewer service to the STAMP project, due to the scale of the project. Wastewater will be pumped to the Village of Medina for treatment. No residential sanitary sewer service is proposed (although there have been some very preliminary discussions about the Town potentially utilizing this system in the future).



4.6.3 Solid Waste Management

The Town of Alabama does not pick up solid waste. Residents contract with private haulers, mainly Modern Disposal. The Town operates a recycling center and garbage composting and yard waste facility.

4.7 Community Facilities

4.7.1 Parks and Recreation

The Towns of Alabama is home to large tracts of publicly owned wildlife and conservation areas, which are available for both active and passive recreation such as hiking, bird watching, hunting, fishing, boating (non-motor), nature programs, limited camping, and cross-country skiing. Due to their size (over 19,000 acres, including areas in neighboring towns), these open space features dominate the landscape in the northern sector of the town. They include the two NYSDEC Wildlife Management Areas (Oak Orchard and Tonawanda) and the Iroquois National Wildlife Refuge. As previously noted, these features are characterized by state and federal wetlands and are located in a floodplain. A fourth conservation area is the John White Memorial Game Farm on Route 77, north of Route 63, which is closed to the general public. However, the game farm is leased to environmental and hunting organizations for training and educational programs. The wildlife and conservation areas together provide important open space, wildlife habitat and recreation areas, as well as limiting future development in the northern portion of the Town.

In adjoining communities, the Village of Oakfield has three recreation areas, each offering different amenities. The Oakfield Fire Department, located on Church Street, has a ball diamond. In the center of the Village is the Village Park, which is the site of the annual Labor Daze Festival. This park is passive in nature with benches and walkways, and provides a pleasant venue for taking a stroll or just sitting and enjoying the Village scenery. The Town of Oakfield also owns and maintains a park on Drake Street in the Village.



4.7.2 Schools

The majority of residences in the Town of Alabama fall within the Oakfield-Alabama School District. Residents of the western portion of the Town and the Tonawanda Indian Reservation fall within the Akron School District. A small portion of the northwest corner of the Town within the Royalton-Hartland School District, while the northeast corner of the Town is in the Medina Central School District. There are no schools located within the Town of Alabama.

4.7.3 Emergency Services

Police services are provided by the Genesee County Sheriff's Office. The Town does not have a municipal police department. Fire services are provided by volunteer fire departments. The Town of Alabama is served by the Alabama Volunteer Fire Department Inc., which is located on Judge Road, adjacent to the Town Hall. In adjoining areas, the Town and Village of Oakfield are served by the Oakfield Volunteer Fire Department, located on Church Street in the Village.

4.7.4 Government Facilities

The Town of Alabama's local government offices are located on Judge Road, east of Knowlesville Road, in South Alabama hamlet. The town hall is home to the Town Clerk's office, Town Court, and services a variety of other municipal needs. The Town of Alabama also has a facility located on the corner of State Route 63 and Ham Road, which houses the Town's Highway Department.

4.7.5 Smart Growth Areas

Genesee County adopted a Smart Growth Plan in 2001, with the goal of protecting valuable farmland, and encouraging economic development and revitalization of the County's villages and hamlets. The Plan, which is reviewed and updated on a regular basis, identifies designated "Smart Growth Development Areas." Development is encouraged within the priority development areas, and new and existing structures within these areas are allowed access to public water 'by right'. Development outside the priority area boundaries is discouraged, and access to the County-funded water system is generally not allowed. In the Town of Alabama, the Smart Growth Development areas correspond to the hamlets of South Alabama



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and Basom, and an area that encompasses the hamlet of Alabama and the STAMP development site, as shown on Map 14.



SECTION 5.0 FINDINGS

5.1 Introduction

This section provides the Findings/Observations for the Town of Alabama Comprehensive Plan, as they relate to the Existing conditions of the Town, with an eye towards the Town's goals and objectives. Opportunities and constraints associated with each existing condition section were developed, based on issues identified through the GGSG plan and other regional plans and public input. Based on these opportunities and constraints, general findings for the community were established, which then allow the Town to formulate recommendations for achieving the opportunities or addressing constraints. These ideas and recommendations were refined and evaluated, with input from the Comprehensive Plan Advisory Committee, and finalized as outlined in Section 6.

5.2 Findings/Opportunities/Constraints

Following the format of the Existing Conditions section of this Plan, the generalized findings (observations, opportunities and constraints) for the Town are outlined as follows.

Existing Land Use

- Agriculture is the most significant land use by area in the Town.
- Agricultural uses are spread fairly uniformly throughout the Town, with the exception of the northern tier, which is dominated by wildlife conservation areas.
- Three land use categories (Agricultural, Indian Reservation and Wildlife Conservation Areas) account for 90 percent of total land area of the Town. The Town has no jurisdiction over lands designated as Indian Reservation or wildlife conservation areas.
- While there is sentiment to not develop agricultural lands, future development pressures could change that situation.



- The Tonawanda Indian Reservation dominates the western sector of Town. A small area of the Town is separated from the remainder of the Town by the reservation.
- There are four hamlets in Town (Alabama, Wheatville, Basom, and South Alabama) comprised of slightly higher density mixed-use development.
- Outside of the hamlets, residential development consists of low-density single-family housing, situated along Town highways. There are no “subdivisions” in the Town.
- Land use is regulated in the Town solely through the zoning ordinance.
- A small amount of commercial development exists in and around the hamlets.
- A rock quarry is located in the south-central portion of the Town. This area of the Town is underlain by former gypsum mines.
- The *Genesee County Smart Growth Plan* restricts development outside of the Priority Development Areas by not allowing new development to connect to public water. This will become more problematic as the Town builds waterlines throughout the Town. Any new development (outside Smart Growth areas and areas limited by lateral restrictions) would need to be serviced with wells. All development in the Town is serviced by septic systems.
- There has been little change in land use since the last Comprehensive Plan.
- The STAMP project could have a significant effect on the future land use patterns in the Town. The STAMP footprint represents approximately 4.5 percent of the total acreage of the Town.
- There has been a large scale wind turbine project proposed in the Town that currently is on hold.

Agriculture and Farmland

- Agriculture is the predominant active land use, accounting for 83 percent of the land area outside of the wildlife and conservation areas and Indian Reservation.
- Genesee County Agricultural District No. 2 encompasses most of the Town. Most of the farmed land within the Town falls within the Agriculture District.



- A large portion of the Town contains soils classified as prime farmland soil. Over 76% of the Town's soils are prime, prime when drained, or soils of statewide importance.
- The *Genesee County Smart Growth Plan* restricts new water connections to new, non-agricultural land uses in agricultural districts, unless they are located in a designated development area.
- In 2005, agricultural preservation was viewed as important by approximately 80 percent of the Alabama residents that responded to a public opinion survey. More current public outreach indicates continued support for farming. There is clear support for protecting farms as viable businesses, preserving open space and open space, and continuing the rural character of the Town.
- Other planning documents affecting the region are also strongly supportive of agriculture. The Finger Lakes Regional Economic Development Council's Strategic Plan recognizes agriculture as an integral sector in the region's economy, representing employment of nearly 19,000 and a payroll of \$700 million across the region. The Finger Lakes region leads the State in many agricultural crops, including milk, fruit and organics.
- The Finger Lakes Regional Sustainability Plan also strongly supports agriculture and the protection of agricultural lands.
- The Town of Alabama is in the process of completing an *Agricultural and Farmland Protection Plan* and is cooperating with an update to *Genesee County's Agriculture and Farmland Protection Plan*. These plans support continued protection of agricultural operations and the preservation of agricultural lands. Some observations from the Town's *Agriculture and Farmland Protection Plan* are as follows:
 - Alabama has a large number of strengths in regard to agriculture, including good soils, strong farm traditions, public and governmental support for farming, and availability of support services.
 - Threats include market trends, increasing land costs, and potential impacts from the STAMP development.
 - There is increased interest in organic farming.
 - There is not a great deal of land available for the expansion of farming in Alabama, which could affect the ability of young farmers and start-ups.



- Access to public water is beneficial to farmers, and can boost their productivity and profitability.
- A major concern is the condition and character of area roadways, which farmers depend upon to get to their fields, and get products to markets.
- Drainage is a major issue, and increase regulations complicate farming on wet soils.
- The STAMP project could have impacts on viability of farming in the Town, by potentially increasing development pressures and traffic conflicts.

Natural Environment and Constraints

- The topography of the Town is generally flat, with the exception of the escarpment that extends through the southern portion of Town. In general, steep slopes do not present a development constraint.
- There are large extents of hydric soils in the northern portion of the Town within the wildlife and conservation areas, and scattered areas of hydric soils elsewhere in the Town.
- There are floodplains along Oak Orchard and Tonawanda Creeks.
- The wildlife and conservation areas are important for open space and wildlife habitat. They are also valuable recreational resources, with opportunities for hiking, boating, fishing, nature walks, and similar pursuits.
- Agricultural lands and the wildlife and conservation areas provide valuable scenic vistas, adding to the unique character of the area.
- The northeastern portion of the Town of Alabama lies within the Oak Orchard watershed. The remainder of the Town falls within the Middle Tonawanda Creek watershed, except for a small portion of the southwest corner of the Town that is in the Murder Creek watershed.
- Small creeks and streams generally flow northward combining with the major streams, which flow out of the study area.
- The abandoned U.S. gypsum mines could potentially cause ground subsidence, which could result in damage to aboveground structures or personal injury. The location of the former mines should be noted in future land use decisions in affected areas.
- The STAMP project proposes the preservation and conservation of a network of greenspace throughout the site. According to the Final



Generic Environmental Impact Statement prepared for the project, less than 49 percent of the project site will be developed, and substantial landscape buffers will surround the site. It is the “plan” of the STAMP project and the Town that development in the TD-1 area of STAMP not be seen from other areas of the Town (screened/buffered). A natural area corridor is proposed to run east-west across the site that will be protected and maintained to improve ecological functions provided by existing streams and wetlands.

- Included in the undeveloped lands are approximately 112 acres of wetlands.
- A long term management plan for the STAMP site has been drafted (needs to be finalized with Town input) for those areas of the property that will be permanently protected.
- Oak Orchard Creek Marsh is a National Natural Landmark, signifying its importance as an ecological resource.
- The *Green Genesee/Smart Genesee Plan* (GGSG) promotes the establishment of a ‘green belt’ through the County, where high quality environmental lands and connecting corridors are protected to enhance environmental sustainability. Elements of the GGSG plan relevant to the Town of Alabama include:
 - A *Green Action Plan* that identifies significant natural asset cores, or areas with high ecological value resources, such as wetlands, flood plains and significant habitats. Five such areas were identified in the Town of Alabama. The *Green Action Plan* proposes green corridors to protect and connect these natural asset cores.
 - An *Energy Conservation Strategy* for the Town, consisting of an energy audit for Town-owned facilities (buildings and fleet) and an estimate of energy usage by fuel type for the residential, commercial, industrial, and agricultural sectors in the Town.
 - Zoning audit and recommendations were made, with a focus on protecting the recommended green corridors and improving energy efficiency. These proposed changes included:
 - A stream corridor overlay district;
 - Revisions to the Town’s site plan review language;



- A new solar energy law;
- Provision to facilitate electric vehicle charging stations;
and
- Sample Form-based code for the hamlet areas.

Demographics and Social-Economic Characteristics

- The Town has experienced modest but steady decreases in population since 1990, although over the long term, population has been stable.
- Population projections in 2005 indicated that the Town's population will likely decline over the next 25 years. More current town-level estimates are not available. However, the development of the STAMP project could affect these figures.
- The population of the Town has aged, with the share of the population aged 65 and older increasing from 12 percent in 2000 to an estimated 17 percent in 2014.
- Household size decreased from 2.84 persons per household in 2000 to 2.5 persons per household in 2014. Households in the Town of Alabama are slightly larger than the average in Genesee County, where household size has remained at 2.45 since 2000.
- The number of households has been slightly increasing, from 663 in 2000 to 682 in 2014.
- Household makeup in Alabama is traditional. Two-fifths of households are married couples with children, and another fifth is married couples with no children at home. One person households comprise another 19 percent.
- The number of housing units in the Town has grown from 700 to 755 since 2000, an increase of about 3 units per year.
- Unemployment is higher in the study area (6.0 percent) than in the County as a whole (4.3 percent).
- A majority of respondents believed in 2005, that commercial and industrial growth is needed in Alabama.
- The STAMP project, if successful, will add a large Industrial base to the Town, and most probably create the demand for support businesses in the surrounding areas. It could also potentially result in increased residential development.
- A critical goal of this Plan and the Town will be to target the growth that could occur due to STAMP in the appropriate areas of the Town. This



growth should be sustainable, smart and occur in a manner that protects the assets and character of the Town.

Transportation

- State Routes 63 and 77 are the major transportation routes through the Town.
- Bloomingdale Road and Ledge Road provide access from the Tonawanda Indian reservation to State Route 77, in the western portion of the Town.
- No major capacity or operational deficiencies were identified on state or local highways.
- Highest traffic levels in the Town are on Route 77 between the southern town line and Bloomingdale Road. This traffic is likely due to people traveling to the Tonawanda Reservation for gas and cigarettes.
- An abandoned railroad corridor runs west to east through the Town. It is currently being utilized by snowmobilers and ATV riders.
- Some problematic intersections were noted along State Route 77, at Ledge and Bloomingdale Roads.
- As part of the agreement for the STAMP project, the County took responsibility for Crosby Road and a portion of Judge Road. In exchange, the Town assumed responsibility for portions of Salt Road.
- Traffic is expected to increase as STAMP is developed.
- Additional roadway improvements were proposed as part of the STAMP development. These include potential intersection improvements along Route 77, if warranted, including possible traffic signals at Judge Road and Ledge Road. A by-pass to divert traffic on Route 77/63 away from the Alabama hamlet is also proposed, to be built when the project has reached 70 percent buildout.
- The New York State Department of Transportation has been studying the Route 77 and Ledge Road intersection, initially proposing a roundabout.
- Access to public transportation is very limited.
- Bike routes are limited to existing roadways and/or their shoulders. There are no sidewalks in the Town.



Utilities

- In 2005, there was very limited public water service in the Town. The Town currently is pursuing plans to provide public water to most existing homes in the Town.
- The *Genesee County Smart Growth Plan* identifies Alabama, South Alabama and Basom hamlet areas as "future development areas," where public water could be extended to new development.
- Currently, the proposals for waterline extensions in the Town have water being supplied by the Monroe County Water Authority through the Town of Oakfield. Public water supply is also be made available through Darien, Pembroke, or Newstead from the west. Water could also be brought from Niagara County to the north. The STAMP project is evaluating bringing water in from Niagara County in later phases.
- Most residents in 2005 responding to the public opinion survey indicated that public water should be provided Town-wide. This appears to still be the sentiment in 2016 and is now being implemented in 2017.
- There currently is no public sewer service in the Town. The closest sewer system is located in the Village of Oakfield. The STAMP project proposes to construct a pump station that will pump wastewater to Medina. This pump station could accommodate some wastewaters from the Town.
- During the development of the agricultural protection plans, the issue of the need of public water for farmers was also raised.

Community and Government Facilities

- Alabama has large tracts of wildlife and conservation areas
- There are no other public parks in the Town.
- Town facilities include the Town Hall, Fire Halls, and Town Highway Garage.
- The majority of students in the Town of Alabama are part of the Alabama-Oakfield Central School District. Smaller areas of the Town are served by Akron Central, Royalton-Hartland, or Medina Central School Districts.
- In 2005, residents believed additional recreational facilities were needed, such as playgrounds, sports facilities, and picnic areas.
- Residents indicate that shared services and inter-governmental cooperation should be expanded for highway, recreation, garbage/solid waste disposal, youth services, and senior's services.



- The Town has discussed the possibility of building a new town hall on the lands around the Highway Garage. This could be a complement to the growth of the Alabama Hamlet adjacent to the STAMP project site.
- The STAMP project also includes the potential of improvements to snow mobile trails and potentially other open space features.

Zoning

- The most significant zoning change since the prior plan is the creation of three Technology Districts (TD) for the STAMP site. The three TDs are designed to scale from higher intensity industrial uses on the western end of the site, to lower intensity, smaller scale development adjacent to the Alabama hamlet.
- The Town is developing design standards to further regulate development within the STAMP site. These design standards would apply only to the Technology Districts.
- The Town has also adopted incentive zoning, which was applied to the STAMP project and is being considered for a proposed large-scale wind turbine project.
- The Town is considering zoning revisions recommended in the *Green Genesee/Smart Genesee* project for site plan review, electric vehicles, and solar regulations.
- The R Residential zoning classification, in particular the dimensional standards, is very similar in nature to the A-R classification and does not promote or limit particular uses in the hamlets.
- The LC district provides protection for rural character in the northern tier of the Town.
- Too many uses are allowed by special use permit in the AR district, which essentially allows a wide number of uses in areas that should be prioritized for agricultural uses. A number of the uses allowed by special use permit in the AR district are not inherently compatible with adjacent agricultural operations. These include uses such as professional offices, nursing home and child care center.
- A large number of uses are also allowed by special use permit in the R district.
- The Planning Board issues special use permits in the A-R, R, and C districts. The Town Board has jurisdiction over special use permits in the "I" district. No uses are allowed by special use permit in the LC district.



- The R district applies mainly to the hamlet areas.
- There are currently no hamlet design standards or other mechanisms to help define the hamlets. A sample mixed-use, form-based hamlet district has been developed through the *Green Genesee/Smart Genesee Plan*.
- Within Alabama there is not a lot of commercially zoned land, but commercial and industrial uses can be achieved throughout much of the Town with a special use permit.
- The Town's zoning in regard to home occupations and home businesses is overly complex.
- The Town has standard off-street parking regulations that may require excess parking.
- The Town has provisions for cluster residential development, but it lacks a clear process for instituting this type of development.
- There are performance standards for many, but not all, of the uses that require a special use permit.
- Agricultural protection (provision of conservation easements) is not an amenity eligible for consideration under the Town's incentive zoning.
- Minimum area requirements for residential lots are tiered, depending upon when the lot was created. It is not clear if this distinction still serves a purpose.
- For lots created after the effective date of the current zoning Law (1987), there is little distinction between lots in the A-R and R districts. The only difference is the required side and rear yard setbacks, which are slightly lower in the R district.
- The Town's subdivision regulations could use better guidance.



SECTION 6.0

RECOMMENDATIONS

6.1 Recommendations

Many of the recommendations of the previous joint Comprehensive Plan are still relevant. This Plan Update provides additional recommendations and revises others mainly due to the STAMP project and the Town's plans to provide public water to almost the entire Town (largely funded by the STAMP project). Like the previous joint Comprehensive Plan, the recommendations are arranged under each Goal of the Town.

Goal: Protect, promote, and preserve agriculture

The Town of Alabama is characterized by rural open space, wildlife conservation and wetland areas, open farmlands, and older residential structures mixed with some newer homes. Residential development is denser in the vicinity of the hamlets, but is very low density throughout the remainder of the Town. There has been little to no major subdivision activity in Alabama since the previous Comprehensive Plan adoption. There are a large number of active farms (and the amount of farmland may have actually increased since the last Comprehensive Plan) in the Town and a great amount of open land, much of which is situated within the wildlife and conservation areas. There is strong public sentiment in Alabama to protect farmland and preserve open space. The Town is actively developing an agricultural protection plan.

Devising and implementing measures for preserving farmland and prime farm soils is the most effective way to acknowledge the public's concern for protecting agricultural resources in the Town. Issues such as reassessing residential lot sizes to better manage future growth and using non-traditional development techniques implemented to preserve open space should be explored. Rural development guidelines could be instituted to avoid the appearances of sprawl and mitigate potential impacts to farming practices (e.g., better guidelines or standards for road frontage development and encouraging more creative development techniques). In formulating these recommendations, it must be understood that the extent of,



and limited pressure for, growth is presently not impacting agriculture and agricultural operations in the community, but could change dramatically with the development of STAMP.

Recommendations:

- Implement the recommendations of the *Agricultural Protection Plan* (Many of which are re-enforced below)
- Consider the adoption of an agricultural zoning classification that would limit non-agricultural development (especially limiting and controlling subdivisions in these important areas). This type of district would also typically allow some other non-residential uses that could benefit the landowner/farmer. This district would incorporate large farms and areas of good farm soils and focus on development density as a means of protecting agricultural uses. This zoning category could be used in combination with conservation easements or a purchase of agricultural conservation easement (PACE) program to ensure that potential rezoning actions would not result in the development of prime farmland.
- Review and expand the Town zoning to include innovative non-traditional development standards, such as open development areas, overlay districts and rural cluster development regulations.
- Adopt and enforce rural development guidelines, to control growth, manage sprawl and preserve farmland (which do not take away the right to develop, but enable development to occur in a more managed fashion to achieve particular goals). Unlike some other communities, the limited level of development pressure and low growth rate in Alabama reduces the need for utilizing these guidelines. Therefore, the tools should be used as follows:
 - Establish subdivision regulations, with a particular emphasis on minor subdivision.
 - Utilizing (permitting) open development areas could be helpful along State Routes 77 and 63, and in areas that have important views or environmental resources that should be preserved. The use of open development areas provides a more creative approach for allow minor subdivisions, helping to avoid the standard creation of roadway frontage lots which result in long "bacon strip" parcels.
 - Overlay zoning could be used in areas that require more creativity in residential design and along major roadway corridors to establish more appropriate setback standards (see Vision map for locations). They can also



be used for the incorporation of aesthetic standards, such as landscaping, architectural design or signage, in certain areas (such as the hamlets).

- Rural development guidelines may be the most important tool to guide potential developers with site designs that are in concert with the surrounding community. These guidelines could be inserted into the zoning code or subdivision regulations for easy reference and utilization. The Town could begin the preparation of rural development guidelines by researching what they like and dislike in terms of subdivision design.

(It should be noted that none of these tools and land use measures eliminate the right to develop land. Rather, they provide flexibility and guidance to enables land to be developed in a manner that achieves the goals and objectives of this Plan).

- Institute programs to preserve important areas of farmland and prime farm soils, such as a purchase of development rights (PDR) or transfer of development rights (TDR) program, conservation easements and other similar mechanisms. The Town should work with the County to ensure that such efforts are consistent with the Agricultural and Farmland Protection Plan and the Smart Growth Plan. Agricultural conservation easements may be the first step, to be followed at a later date with a PDR or TDR program (TDR's require development pressures to be effective) as required. The Town should also evaluate the economic impacts of a purchase of agricultural conservation easement (PACE) program. It is suggested that this type of planning be done in conjunction with the Town of Oakfield (a joint agricultural protection plan). Because of the low level of development pressure, programs such as PACE or PDR are considered long-term actions and should be considered as feasible actions when the time is right.
- Consider the adoption of a right to farm law that would be complementary to the State and County programs, and would offer additional protection against unwarranted complaints aimed at farming operations, such as noise, odor, etc.
- Special use permits could be written to support home occupations and secondary businesses that help residents and farmers generate additional sources of income, such as tourism activities or day camps for children.
- Public water extensions are being planned throughout the Town, and to eliminate/reduce the potential for extensive growth and to protect these agricultural uses, the Town will need to act on several of these recommendations. The County's *Smart Growth Plan* should be considered in implementing these recommendations/restrictions. Such restrictions may be



necessary to minimize development pressure on farmlands and discourage non-agricultural uses in those areas.

- It should be understood though that due to regulation changes, public water could be necessary for certain farming operations. The Town should investigate special pricing (water costs) to help support these farmers.
- Consider the establishment of an agricultural advisory committee to assist in clarifying and mediating, and alleviating, conflicts that may arise, and to promote the concerns and desires of farmers. This committee could be utilized to provide a better understanding of the needs of farmers and farming operations in the local community. Through this committee, this information could be for easily transferred to County and State governments to help keep farming viable in the region.
- Adopt and enforce new guidelines for siting, construction, site restoration and monitoring of individual wind turbines and wind farms based on the Town's experiences to date and new technology. It should be understood that WECS units used for Agricultural purposes are protected by State Agriculture law.
- The County and Town should investigate road standards that support agricultural equipment and operations.
- See the Appendix for the recommendations contained in the *Agricultural Protection Plan*.

Goal: Maintain and enhance community character

The Town of Alabama is a rural farming community, with vast tracts of open space and farmland. Over 25 percent of the community encompasses wildlife and conservation areas. The Town has experienced no significant subdivision activity and the densest residential development exists in and around the four hamlets of Basom, Alabama, Wheatville and South Alabama. Every planning effort undertaken in the Town should take the preservation of rural character into consideration. The recommendations for Protecting, Promoting and Preserving Agriculture, listed previously, will greatly help in achieving this goal, but the following additional recommendations will be needed. The STAMP project will create development pressures in the Town and any development should be directed to the appropriate places in the appropriate forms.



Recommendations:

- Necessary road improvements to address drainage or safety concerns, which are undertaken outside the hamlets, should limit the installation of sidewalks, curbing, street lighting or other suburban features.
- Require the use of non-traditional development techniques, such as open development areas (create local law which allows open development areas and how they can be utilized), cluster development and planned unit development to control future growth, manage sprawl and preserve farmland.
- Focus attention on addressing traffic problems along State Route 77 at Ledge and Bloomingdale Roads, which are impacting the character of the community.
- Create, adopt and enforce rural development guidelines.
- Develop hamlet overlay zoning that incorporates traditional neighborhood design standards and allows for denser development in and around the hamlets, which is consistent with the policies of the County's Smart Growth Plan. This denser development will require assessing the zoning in these areas to support increased development densities in these areas (Note that ½ to ¾-acre lots are the smallest that can be approved in non-sewered areas).
- Consider zoning overlay districts for the hamlets, with architectural and historic preservation standards, to protect and enhance the character of development in these areas.
- Zoning overlays could also be used to control develop along the two major road corridors, limiting commercial development to the hamlets (particularly Basom), and preventing commercial strip development.
- Adopt zoning classifications, or strengthen existing zoning, to protect existing agricultural uses and prevent residential sprawl.
- Review and update permitted uses, and uses allowed by Special Use Permit in the AR Zone. Any revisions to the schedule of land uses should specify those existing land uses conforming to today's zoning would be able to continue as pre-existing uses.
- Identify and protect important scenic vistas that add to the character of the Town and include their consideration in new subdivision regulations.
- Protection of agricultural lands and keeping farms in business will do a great deal in maintaining the Town's character. The Town should implement those recommendations found in this Plan and the Agricultural Protection Plan to protect those uses.



- Consider using the incentive zoning law (revised) to accomplish agricultural protection.

Goal: Provide potable water to all areas of need in the Town

Potable water in the Town of Alabama is procured from private wells. The Genesee County Smart Growth Plan outlines policies for extending public water primarily to developed hamlets to prevent urban sprawl. It should be noted though, that the provision of water services is essential to address certain health and safety factors associated with contaminated wells and failing septic systems, as acknowledged by the Genesee County Department of Health. *The last (2013) update to the County's Smart Growth Plan included the expansion of Priority Development Areas and Reserved Development Areas in the Town and supports the expansion of water to service these areas. Many other areas of the Town have health and safety problems with their water and are in need of public water. With the changes in the Agricultural industry (better quality of water needed) and draught conditions, farmers are also in need of quality and more reliable water. The STAMP project and the Town's Incentive Zoning Law have allowed the Town the opportunity to provide public water to most of the Town.*

Recommendations:

- Support and continue to look for ways of financing the extension of water throughout the Town. As of April, 2017, the Town has established a Plan and the water districts necessary to accomplish this. Continue to develop this long term plan for the water system and its operations and maintenance costs.
- The required utilization of lateral restrictions outside of the Smart Growth areas (and in Agricultural Districts) will continue to supply a good technique for not increasing development pressures throughout the Town. Sponsor educational opportunities in groundwater protection for households and farms.
- Continue to work with GCEDC on the water supply needed for the STAMP project. This cooperation should help to ensure that resident's public water systems are not adversely affected by the expansion of STAMP water demands and required system improvements. As part of this analysis, the Town and County need to consider the needs of the agricultural community.
- New homes that may be built within the Town, outside the Smart Growth areas, will not be allowed to tie into the public water system. It is therefore



recommended that strong review standards be put in place to ensure that these new homes have adequate wells (quantity and quality) and well-designed septic systems. Work with Health Department officials to help update these regulations.

Goal: Protect the environmental features and resources of the Town

The wildlife and conservation areas of the Town comprise approximately 26 percent of the land area in the Town of Alabama. The Town contains a variety of other important environmental features including wetlands, large expanses of mature woodlands, tributary stream corridors and floodplains. Groundwater is also an important environmental resource since a large portion of the population of the Town currently relies on this resource for potable water (this is in the process of changing). The former U.S. gypsum mines shafts extend through the southeastern and south central portions of Alabama (Map 10). Any proposals for future development activity in this area of the Town must take this into consideration.

Recommendations:

- Groundwater quality must be protected. Efforts should be undertaken to ensure that on-site sanitary waste disposal systems are properly maintained, and that failing systems are detected and properly mitigated. The communities should work with the appropriate County and State agencies to address this problem through public education programs and the provision of technical assistance to help residents understand and address this important issue. Monies may be made available through rural development programs supported by the federal government.
- In identified groundwater problem areas, the Town should require larger lot sizes.
- In order to mitigate the impacts from aging and deteriorating on-site septic systems, communal septic systems or "package" wastewater treatment systems should be investigated for the hamlet areas. In this evaluation, the Town should also consider the use of the STAMP sewer system for those areas surrounding STAMP.
- Until public water is acquired (and for areas outside the Smart Growth areas), consideration should be given to subdivision regulations that require soil testing as part of the application procedure. If poor or problematic soils are identified,



stricter standards could be imposed, such as larger minimum lot size requirements, or limitations on the number of divisions of lots.

- To protect important environmental features, proposed development actions should avoid identified wetlands, floodplains and prime farm soils. (Depending upon the structure of the wetland, avoiding wetlands has the additional benefit of protecting the groundwater resource.) Mandate usage of cluster development or open development areas to help avoid these environmentally sensitive features.
- Wetlands protection should include both State and Federal wetland areas including the required 100-foot setback areas required by the State. A local law could be utilized to help protect these important areas.
- Look to the *Green Genesee Smart Genesee Plan* for tools that can help in the identification and protection of the Town's important environmental features. One such tool is a stream corridor overlay district, which would include more restrictive requirements for developing or disturbing lands within 150 feet of these important waterways.
- Support farming practices that recognize environmental resources and the importance of avoiding or minimizing point and non-point source contaminant threats to groundwater, surface water and the environment as a whole. This can be accomplished by working with organizations such as Cooperative Extension and County Soil and Water District.
- Assess the zoning in the vicinity of the wildlife and conservation areas to reduce potential impacts from development.
- Develop a more formalized trail system along the abandoned railroad corridor and encourage the State to establish official bike routes along State Routes 63 and 77.
- With respect to the former underground gypsum mines, the Town should investigate the need to institute zoning revisions or additional regulations to address the risk to future property owners in underground mining areas. Assistance from the State should be sought for this effort. In addition, consideration should be given to adopting minor subdivision regulations to allow the Town to further evaluate the risks of subdividing and developing properties in these areas.

Goal: Provide for economic development in the Town

The expansion of commercial and industrial growth, and other economic development activities, helps provide jobs and a build a stronger tax base for the



community. Agriculture will continue to dominate as one of the primary industries in the Town of Alabama. *The STAMP project and associated support development will also grow to become an important economic factor in the Town and region. Smaller scale business will be focused on the Alabama hamlet and to a lesser extent the Basom hamlet.* An economically sound Town helps support the school district and surrounding communities.

Recommendations:

- New commercial uses should be limited to the hamlets, in particular primarily Alabama and to a lesser extent Basom and minimally South Alabama. Focus should be placed on how State Route 77 should be developed, particularly in the vicinity of the Basom and Alabama hamlets. As the STAMP project develops, there will be more and more pressure for support and ancillary businesses to develop in these areas. The Alabama hamlet development should support and compliment the development in the TD-3 district of STAMP. Avoid zoning or zoning changes that would allow areas of commercial strip development to build up in the Town (outside the hamlet long-term growth areas identified on the Vision Maps) which would adversely impact the character of the community. This is especially important with retail uses that should only be allowed in certain hamlets or the Village of Oakfield. Farm related businesses or some "nuisance business" should continue to be allowed in the rural areas by special use permit.
- The Basom Hamlet could allow auto dependant uses in response to the traffic to the Tonawanda Seneca Reservation and the STAMP project. It must be done in such a way not to destroy the rural atmosphere of this area.
- The South Alabama Hamlet is the community center but should not have a focus on business or retail development, but as a residential hamlet. The Town Hall may or may not continue at this location.
- Efforts should be centered on revitalizing the hamlets through redevelopment and in-fill activities.
- Long-term potential for sewer service or on-site (package) wastewater treatment systems should continue to be investigated as an option for the hamlet areas.
- Support farming as the primary industry in the Town and consider a separate zoning classification, or strengthening existing zoning, to protect and enhance this industry. Non-agricultural uses should be highly restricted on prime farm soils. However, secondary commercial or home occupations related to agriculture should be encouraged.



- Target locations for future commercial development along State Route 77 and Ledge Road. The Ledge Road area (near the existing quarry) should be restricted from residential development and only allow agriculture or other uses not impacted by any potential quarry operations. The Town should be an active partner in the closure plans for the quarry.
- Recreation-oriented economic activity should be supported, such as campgrounds, riding stables, etc. Support services for the recreational sector should also be encouraged. Again, these uses could be allowed in the more rural areas outside the hamlets. The Alabama Hamlet could have a focus on tourism support uses.
- Promote visitation to the wildlife and conservation areas and find ways to capitalize on this environmental tourism. Include specific regulations in the zoning codes for bed and breakfast establishments in the hamlets and surrounding areas.
- Coordinate activities with the State, and cross market these recreational – tourism related activities. Help in marketing the attributes of the region.

Goal: Maintain and promote efficiency of government

The Town of Alabama previously completed a joint Comprehensive Plan with the Town and Village of Oakfield, and recently worked together with the Town of Oakfield on their agricultural protection plans. This Comprehensive Plan Update took this into consideration and supports the continued cooperation with the adjoining Town and Village of Oakfield, to strive to offer the highest quality and most cost-effective services to the three communities.

Recommendations:

- Continued cooperation between the communities will be essential for infrastructure expansion.
- Utilize this Comprehensive Plan to promote continued cooperative approaches and plans with the Town of Oakfield, and where feasible, the Village of Oakfield. A three-community committee should be re-established and should meet yearly.
- Continue to work with the Town of Oakfield to develop ways to share essential services, equipment and personnel.



- Implement the recommendations of the Comprehensive Plan to establish appropriate and alternative development standards and regulations to manage growth.
- Utilize and enforce land use regulations to properly manage growth and encourage the development of a mix of uses to balance the tax base and control the costs of public services.
- Keep working with the surrounding communities to develop ways to share recreational opportunities.
- Continue and strengthen the relationship with the Oakfield-Alabama School District to sharing services and improving relations between the Towns and Village.
- When completed, work together with the Town of Oakfield to implement the agricultural protection plans.
- As part of the STAMP IZA, the Town will be acquiring monies that can be used to help fund a new town hall. The new town hall would be located on lands owned by the Town adjacent to the Highway garage. This will offer an efficiency that does not exist today.

Goal: Encourage diversity of housing types in the Town

As the population of the Town changes over time, and the economic conditions vary, a variety of housing options should be available to accommodate the changing lifestyles, incomes and needs of the community. Presently, the Town's zoning regulations allows for diversity in housing stock. However, single-family detached homes are the primary form of residential development in Alabama. The lack of sewers severely limits the types of construction that can take place in the Town, and the Town's goal of maintaining its rural character also limits the types of construction.

Recommendations:

- Denser development could occur in and around the hamlets in the Town. The zoning of these areas should be assessed to ensure that a variety of housing types are permitted. A possibility is to allow mixed use type zoning in the Alabama hamlet area.



- Promote alternative housing types to satisfy the needs of single individuals, seniors and other non-traditional households that are affordable in nature, such as in-law (accessory) apartments, and attached single-family dwellings. These are not envisioned as large multi-family units but creative alternative single, two unit and potentially mixed use structures.

6.2 Vision Plan

6.2.1 Introduction

The Vision Plan for the Town is represented as *Map XX*. The Vision Plan is based on the findings and recommendations outlined in the previous sub-section and was developed to more specifically illustrate the vision concepts for the Town. This Vision plan does not directly correlate to zoning or land use (not future land use or zoning maps). This map is an overall guidance tool that represents the overall vision for the community and can only be utilized in association with the recommendations outlined in the Plan.

The remoteness of the Town helps to create the setting for the vision. Being located approximately 30 miles from both the City of Buffalo and Rochester, and approximately 10 miles from the population center of the City of Batavia, makes this region quite remote. The Tonawanda Seneca Reservation and the wildlife refuge and management areas also provide isolation from the surrounding communities.

These factors have led to very little development pressure and have allowed agriculture to remain as a viable land use.

The Town of Alabama has four hamlet areas. South Alabama currently acts as the community center with the Town Hall and Fire Department located in its boundaries. The other hamlets serve different purposes within the community and region and are discussed under the vision map section.

The potential development of the STAMP project, the waterline expansions taking place at this time, and other needs of the community have forced the Town to look closely at its future.



In the Town of Alabama, the key issue for the Town is having controlled/minimal growth. This growth would primarily occur in the areas surrounding the hamlets of Alabama and Basom, and very little occurring in South Alabama and Wheatville. As shown on the Vision Map, the majority of the Town outside these hamlet areas is devoted to agricultural and conservation uses. The Town would like to see future commercial and residential development located in and around the two hamlet areas rather than having such uses sprawl throughout the Town in the form of residential frontage lots or commercial development that requires a special use permit. The two hamlets of Basom and Alabama and the STAMP site are where future, long-term growth should occur. The Vision map illustrates a large area called the STAMP- Hamlet Planning Area. This plan does not call for growth throughout this area, but it is noted that this area will be directly impacted by the STAMP site. Careful consideration should be given to any development outside the hamlets but in this area.

The Town of Alabama's largest land use features include the Tonawanda Seneca Reservation and major wildlife areas. The Tonawanda Seneca Reservation isolates a small area in the southwestern corner of the Town, which is a mixed-use area.

The major transportation corridors in the Town of Alabama are State Route 77 and State Route 63, which bisect the Town. Three of the Town's hamlets lie along these corridors, each serving a different purpose. The Plan (and the Vision map) notes that these corridors are very important transportation corridors that are also very important to Town's vision and character. These major corridors are noted as areas needing a rural protection overlay that will help ensure the protection of the Town's rural character.

The hamlet of Basom is located on State Route 77 as you enter the Town from points south, including the NYS Thruway. It is located near the major entry points to the Tonawanda Seneca Reservation (Bloomingdale and Ledge Roads). The area presently has a few small businesses and a limited amount of residential development. The plan supports that the area encompassing the lands along State Route 77 between Bloomingdale and Marble Roads be considered as the area where growth could occur over the long term (it is within a Smart Growth area) . Automobile-related uses, agrarian support businesses and limited residential development should be the focus of long-term growth in this area. This would allow the Town to take advantage of the traffic coming from the NYS Thruway and the



traffic heading towards the Tonawanda Seneca Reservation and in the future, the STAMP site. Due to the existing pattern of vehicles moving in and out of the Tonawanda Seneca Reservation, and problems associated with this traffic, the intersections of State Route 77 with Bloomingdale and Ledge Roads should be considered for future traffic mitigation to address these concerns. The traffic study for the STAMP project should be referred to when implementing transportation improvements.

The hamlet of Alabama, located at the intersection of Lewiston/Lockport Roads (State Route 77 to the west and State Route 63), carries traffic coming from the NYS Thruway heading to the north and traffic coming south into the Town. It presently includes some auto-related businesses and a grocery type store. The area includes the Town's highway garage, a fire hall, an American Legion Post and a cemetery. The long-term growth envisioned for this hamlet has been changed by the STAMP project. The 2005 Plan stated that this area "could include recreational and tourism-support businesses and residential development". This Plan update envisions that not only recreation and tourism related development could occur, but also small scale retail and support businesses could be developed (but in a way that does not adversely impact the character of the hamlet and its residential components). This development should occur at a scale and style that fits the rural, small Town character of the Town and this area. The long term plan for the STAMP project site is the construction of a bypass road that would take major traffic out of this hamlet area. It should also be understood that the TD-3 zoning district of the STAMP site abuts this hamlet. The Town will need to closely monitor the growth in the TD-3 area of STAMP and when the bypass is added. The TD-3 area and the hamlet of Alabama must be planned together and should be connected and complement each other.

The Hamlet of South Alabama is located along State Route 63, towards the Village of Oakfield, and acts as the Town center. This area includes the Town Hall/historical building, a church and fire hall. There is little commercial development, but it has the some of the largest concentration of residential development in the Town. This hamlet is the closest dense residential hamlet area to the Village of Oakfield. If the Town decides to relocate Town Hall to the Alabama hamlet, this hamlet will primarily be a residential hamlet.

The final hamlet in the Town is Wheatville, which is located north of South Alabama. This is a small residential hamlet with a church that could experience a small amount



of residential growth well into the future. Hence, this area is not considered an area that will see substantial long-term growth. The Vision Plan notes that Lewiston and Knowlesville roads connect this hamlet to two other hamlets and the rural agrarian character needs to be protected and regulations to such must be implemented.

Throughout the goals and recommendations sections of the plan, there is strong support for increased development controls in the agricultural areas outside the hamlet areas. With the exception of the hamlet of Wheatville, the hamlet areas identified on the Vision Map are generally in keeping with the proposed "development areas" as mapped in the *Genesee County Smart Growth Plan*. The major difference between the Town's plan and the County's is that this plan update acknowledges that a larger long-term planning area will occur in and around the STAMP project site, while providing controls to manage future growth.

The abandoned railroad line running east/west through the Town would provide an excellent connection feature from Basom to South Alabama to the Village of Oakfield. This feature could be utilized for biking, walking and other non-automotive forms of transportation.

On-road bicycle lanes should be considered for State Route 77 from Pembroke into Niagara County. It also would run northward on State Route 63 into the wildlife areas and into Orleans County. It should also run east on State Route 63 to the Village of Oakfield. This would provide ties to three of the hamlets, the wildlife areas, the STAMP project area and surrounding communities including the Village.

A quarry area in the south-central part of the town should be protected from non-compatible development (restrict residential in this area). Furthermore, former underground mine locations must be considered when proposals for residential development are received. These areas are not considered suitable for future residential use.

The areas along State Routes 77 and 63 that are not within hamlet areas should have a rural development zoning overlay put in place that would protect rural-agrarian enhancement of these areas, and protect this important travel way in Alabama from poor development patterns (hurting the town image).



The remainder of the Town should remain rural/agrarian and allow small development within rural development guidelines (suggest rural development guidelines law) and the recommendations of the *Agricultural Protection Plan*.

The Vision Plan also illustrates areas for Gateway features that will help welcome people to the Town and provide the essence of the Town's rural agrarian character. During the STAMP project development, the Town recommended signage features at these gateway areas that included the acknowledgement of the Town as a Farming community.

6.2.2 Overall Regional Impacts

The Town has been put into the position of being a community with a large regional asset, the STAMP project, that could have long term impacts to the Town, County and overall region. The Town's vision is to continue to be a Rural-Agrarian community that includes this large Industrial site. Any growth within the Town will be directed to targeted areas and be of a rural scale and character. The people entering and leaving the Town on a daily basis to work at the STAMP site will have a potential to impact the Town's character and actions will be necessary to minimize these impacts.

As the STAMP project is developed, the Regional Plans, including the County's SMART growth plan, may need to be updated, to reflect the issues associated with the growth pressures from STAMP. These Plans should include recommendations (and needed implementation monies) to help the Town and Region to achieve their vision and the County to realize returns on their investments. The Region and New York State will need to continue their support of the Town, Region and State's goals of not promoting sprawl and protecting the important agricultural lands and agrarian nature of the Town of Alabama.



SECTION 7.0

ENVIRONMENTAL REVIEW

7.1 Introduction

In some cases, the potential environmental impacts of a Comprehensive Plan are evaluated through a Generic Environmental Impact Statement (GEIS). To meet this requirement, the Comprehensive Plan itself can be set up to represent the GEIS (see §272-a.8 of NYS Town Law and §7-722.8 of NYS Village Law). This format enables the reviewers, the Lead Agency, Involved Agencies, Interested parties, and the public to review one comprehensive document that outlines plans for the future and the evaluation of the potential environmental implications of these plans. This section of the Comprehensive Plan has been provided to assist with the environmental review of this document.

7.2 Environmental Setting

A GEIS, like any Environmental Impact Statement, includes a section on Environmental Setting. Section 4 (Existing Conditions) of this Comprehensive Plan provides a review and analysis of the environmental setting of the Town of Alabama, as it exist now. Section 4 includes information on the following:

- Existing Land Use (4.1)
- Farmland and Agriculture (4.1.2)
- Land Use Regulations (4.2)
- Topography and Steep Slopes (4.3.1)
- Hydric Soils (4.3.2)
- Stream Corridors and Watersheds (4.3.3)
- Flooding and Wetlands (4.3.4)
- Wildlife Conservation Areas and Significant Wildlife Habitats (4.3.5)
- Scenic Resources (4.3.6)
- Demographics and Socioeconomic Conditions (4.4)
- Transportation (4.5)
- Utilities (4.6)
- Parks and Recreation (4.7.1)



- Schools (4.7.2)
- Emergency Facilities (4.7.3)
- Government Facilities (4.7.4)
- Historic and Archeological Features (4.7.5)

7.3 Potential Significant Adverse Environmental Impacts

The underlying purpose and a major goal of the Comprehensive Plan is to promote appropriate land use *in appropriate areas* and avoid significant adverse environment impacts. The proposed Plan supports this goal. However, it is important to acknowledge and discuss potential adverse impacts. For this Comprehensive Plan Update, the impacts specific to each SEQR environmental area are outlined individually. Although this leads to some redundancy, it facilitates review of the document by all Involved and Interested Agencies and parties.

Short Term/Long Term and Cumulative Impacts

Based on the environmental setting of the Town of Alabama, the following potentially significant adverse environmental impacts could occur if the Town does not plan appropriately and provide the proper tools for the management of growth and development. The reader can also refer to Section 5 (Findings) and Section 6 (Recommendations) for an understanding of potential impacts. The *Alabama Comprehensive Plan Update* is designed to properly guide growth in the Town, avoiding significant adverse impacts on land use and development decisions, which are made outside the framework of the plan.

a. *Impacts on Land* (See 2015 Land Use Map, Agricultural Soils Map, Hydric Soils Map, and Environmental Features Map)

- The Town of Alabama is very rural in nature, a characteristic that is valued by area residents. Inappropriate planning and development actions could negatively impact the character of the Town.
- The Town of Alabama has significant areas of hydric soils, wetlands and floodplains, primarily in the northern quarter of the Town and following drainage corridors. Improper development of these areas could result in drainage, flooding and/or erosion problems within the Town and in downstream areas.



- A large portion of Alabama has soils that are categorized as “prime farmland”, or “prime farmland when drained”. Over-development in areas having these soils could result in a significant cumulative loss of irreplaceable resources (prime farmland soils).
- Outside the Tonawanda Indian Reservation and State and Federal wildlife conservation areas, there are only a few significant areas of mature woodland in Alabama. Inappropriate development of these areas could have a negative impact on the rural character of the Town, wildlife habitat and important open space.

b. *Impacts on Water* (See *Hydric Soils Map, Watershed Boundaries Map and Environmental Features Map*)

- Tonawanda Creek, Witney Creek, Ledge Creek, Brinningstool Creek, and numerous tributaries of these waterways run through the Town of Alabama. These creeks are important for environmental protection, open space preservation, drainage, wildlife habitat and aesthetics, particularly in the case of those that run through the two major wetland areas in the Town: Tonawanda Wildlife Management Area and the Iroquois National Wildlife Refuge.
- Floodplains surround portions of some of these waterways, primarily Tonawanda Creek. Inappropriate development could lead to flooding or drainage problems, and hazards to public safety.
- Most of the Town of Alabama is within the portions of four watersheds. Ledge- Tonawanda Creek covers the west to southeast portion of Alabama. Mud Creek covers a small area in the northwest corner of Alabama. Murder Creek is located on very small area in southwest corner. The Oak Orchard Creek watershed covers the entire north central to east half of the Town. Inappropriate development in these watersheds could potentially have adverse impacts on water quality, groundwater resources and habitats in the Town and downstream of the Town.
- The Town of Alabama is decreasing its dependency upon groundwater resources for their potable water supply. Improper or inappropriate development could affect these groundwater resources.
- Nearly all residences also use on-site septic systems to treat sanitary waste. The effluent of which is ultimately discharged to groundwater.
- At times the groundwater resource can be under stress due to drought conditions, accidental spills or contamination.



- The Town is extending public water to most residents of the Town. This will improve water quality and quantity for residents, but could cause additional problems with septic system failures and induced growth. Uncontrolled development could create potential groundwater resource supply problems, have adverse impacts on community character, and cause conflicts with agriculture uses.
- Town residents use on-site septic systems to treat sanitary waste. The effluent is ultimately discharged to surface and groundwaters. Lack of maintenance and failing systems can pose threats to groundwater wells.
- There are areas of wetlands and hydric soils. Inappropriate development in these areas could lead to flooding and drainage problems, and adversely impact groundwater resources and wildlife habitat.

c. *Impacts on Plants and Animals* (See *Environmental Features Map*)

- The NYS Tonawanda Wildlife Management Area and Iroquois National Wildlife Refuge and John White Memorial State Game Farm are significant resources for wildlife habitat, which together cover approximately 25 percent of the northern portion of the Town. The Tonawanda Wildlife Management Area and Iroquois National Wildlife Refuge (part of the larger Alabama Swamp complex) provide excellent bird and fish habitat, including state-listed endangered, threatened and special concern bird species. Because these areas are under the ownership and management of State and Federal conservation agencies it is not anticipated that any changes resulting from the implementation of this Comprehensive plan will result in significant adverse impacts. Areas just outside of these resources could have some effect on them.
- Outside the wildlife conservation areas, the Town's expansive areas of agricultural fields, open meadows, and old fields, as well as the wetlands and creek corridors, provide a variety of habitats for many non-threatened and non-endangered plant, avian and animal species. These areas also provide an important element of the rural character of the Town. Inappropriate development and poor site planning could adversely impact these resources.



d. ***Impacts on Agricultural Land Resources*** (See the *Agricultural District and Protected Lands Map, 2015 Land Use Map, and Agricultural Soils Map*)

- Agricultural land resources are an important part of the rural character of the Town and the region. Agricultural land use is still an important part of the local land use pattern and local economy. Large areas of “prime farmland soils” and “prime farmland soils when drained” are important to the continuation of agriculture as an industry and as a way of life. Agricultural land resources are a critical element that helps define the Town’s rural character. Inappropriate or uncontrolled development could have a negative impact on these resources.
- Agricultural lands comprise a significant proportion of the Town of Alabama land use. Nearly all lands in the Town, excluding lands in the wildlife management areas and Tonawanda Indian Reservation, are within the State-designated Agricultural District No. 2. Location within an Agricultural District provides benefits (agricultural value assessment) and generally encourages landowners to continue to leave farmland in production. Although increased development pressures could have a major negative impact on these resources, the Agricultural District designation helps to somewhat reduce the potential for development that would significantly affect these agricultural resources.
- A major change since the last Plan is the need of public water for Agricultural operations. In previous planning efforts, it was determined that extending public water to areas with Agricultural operations could adversely impact them by promoting growth.

e. ***Impacts on Aesthetic Resources***

- The aesthetic resources of the Town of Alabama include significant views, rural landscapes of farm fields and wood lots, open space (characterized by the Tonawanda Wildlife Management Areas and Iroquois National Wildlife Refuge), and creek corridors. The hamlets also provide an aesthetic resource contributing to the character of the Town. These resources contribute to the quality of life and community character of the Town, and could be negatively affected by inappropriate development.



f. *Impacts on Historic, Cultural and Archeological Resources*

- The historic resources of each municipality are described in Section 4.7.5. Oak Orchard Creek Marsh (located within the Iroquois National Wildlife Refuge and the Oak Orchard State Wildlife Management Area) was designated as a National Natural Landmark in May of 1973. This relatively undisturbed marsh is rare for this part of New York State. Although inappropriate development or management could negatively impact this resource, it's location within the publicly owned and managed wildlife areas makes it unlikely that changes resulting from the implementation of this Comprehensive Plan will result in negative impacts.

g. *Impact on Open Space, Parks and Recreation (See Community Facilities Map)*

- Parks and recreation resources in the Town of Alabama are identified in Section 4.7.1.
- A significant area (approximately the north quarter of the Town) is within the NYS Tonawanda Wildlife Management Area, Iroquois National Refuge conservation areas and the John White Memorial Game Farm. These areas provide significant open space and recreation opportunities for the Town, as well as the region. Because these areas are under the ownership and management of State and Federal conservation agencies it is not anticipated that any changes resulting from the implementation of this Comprehensive plan will result in significant adverse impacts to recreation or open space resources.

h. *Impact on Critical Environmental Areas*

- There are no designated Critical Environmental Areas in the *Town of Alabama*.

i. *Impact on Transportation (See Transportation Map)*

- The transportation system in the Town of Alabama is heavily dependent upon roadways and automobiles. Public transportation is very limited, and there are no active rail lines.
- The major roadway corridors in the Town are described in Section 4.5.1. They include Routes 77, 63 and 262.



- Travel for pedestrians and bicyclists can be difficult in the Town. There are no designated bicycle routes or paths. The abandoned Penn-Central railroad corridor is informally used for hiking, bicycling and snowmobiling, although no formal designation exists.
- Additional development in the Town has the potential to increase demands on the transportation network. More intensive development may also increase potential conflicts between automotive and non-automotive modes of transportation.
- The Alabama Comprehensive Plan Update does not recommend development patterns that will significantly alter the transportation patterns of the community, but acknowledges the future development of the STAMP site.

j. *Impact on Growth and Character of Community or Neighborhood (See Vision Map)*

- The population of the Town of Alabama slightly decreased (5.9%) between 1990 and 2000 and only 0.6% from 2000 to 2010. Some population projections suggest that there will be growth (12.5%) over the next three decades. However, current trends suggest the population will remain relatively stable.
- The rate of residential construction in Alabama, since 1990, has been modest. The Comprehensive Plan does not encourage or facilitate uncontrolled development, but rather directs reasonable growth within use and design parameters in limited areas.
- The Town's Goals and Objectives (Section 3.2.1) clearly support controlling growth to protect community character.
- The hamlets of Alabama, Wheatville, Basom and South Alabama serve as activity centers (residential/business/public facilities) for the Town. The Town recognizes the importance of these hamlets and wishes to provide support for local businesses.
- The Town's goals and objectives clearly indicate the preference for directing growth toward the hamlet areas, and to control the rate of growth in areas without services or along rural road frontages, in order to protect community character.
- The Comprehensive Plan Update supports public water service extensions to most residents in the Town of Alabama. Although it is possible that public water may induce higher growth rates (along with development at the STAMP site), other recommendations of the Plan will need to be implemented to control this possible future growth.



7.4 Adverse Environmental Impacts that Cannot be Avoided

With or without the adoption and implementation of the Alabama Comprehensive Plan Update, Alabama and the surrounding communities will see some new development pressures from the development of the STAMP project, some reuse, and pressures to sell-off building lots in the agricultural areas. There will continue to be concerns regarding water quality and quantity and, therefore, an increasing demand for public water. The adoption of this plan will allow the Town to better manage growth and development, and reduce potential environmental impacts. All development actions taking place after the adoption of this plan will still be subject to the State Environmental Quality Review (SEQR) process on a site/project specific basis. This comprehensive plan will assist with the review of development actions. In the instance of a rezoning request, this plan will have a much greater impact on that decision and the SEQR process. Zoning must be in accordance with the community's comprehensive plan.

7.5 Growth Inducing Aspects of the Plan

Most of the implementation actions outlined in this plan will help to control and moderate growth within the Town. Certain actions (addition of public water and STAMP) will act to encourage development. Specifically, development in and around the STAMP site is encouraged and public water is being constructed throughout the Town.

These hamlet areas and the STAMP site have been deemed to be the most appropriate areas for development. While the Comprehensive Plan indicates some areas for growth (see *Vision Map*), it equally provides rationale for restricting growth in a majority of the Town.

7.6 Mitigation Measures

It is the objective of this Comprehensive Plan to help reduce the potential impacts that could be caused by future development in the Community. This can be accomplished by providing techniques for guiding development that may occur, such as amending zoning, adopting other development regulations, or providing tools to help mitigate the possible impacts of development (limiting future infrastructure connections, increased/improved design standards for



development, etc.). This Comprehensive Plan Update provides techniques for guiding the direction of growth in the Town of Alabama, and the tools for minimizing impacts to a level that does not create significant adverse environmental impacts. The following section discusses the recommendations of the Alabama Comprehensive Plan Update, analyzing why and how they help mitigate the potential impacts of future growth.

a. *Impacts on Land*

- To protect the rural character and environmental resources of the Town of Alabama, this plan recommends zoning revisions, aesthetic regulations, infrastructure connection limitations, new development regulations and guidelines, and protection and preservation of important features.
- Agricultural lands in the Town will be protected. Depending upon the situation, the land will be preserved through various techniques (see the Agricultural Protection Plan):
 - Amendment of the Agricultural-Residential (A-R) zoning district, recommending the use of rural development guidelines, adopting a Right to Farm Law, and the use and adoption of more flexible zoning techniques (open development areas, zoning overlay districts and cluster provisions for residential subdivisions).
 - Lateral Restrictions on some proposed public water extensions. (See *Vision Map*).
 - Use of Purchase of Agricultural Conservation Easements (PACE) for farmland preservation.
 - Utilizing prime farmland soils information when making land use decisions.
 - Participation in the NYS Agricultural Districting program.
 - Adopting minor subdivision Regulations.
- In general, the Town of Alabama is presently not experiencing high rates of growth and is under minimal pressure for development. This could change as the STAMP project is developed and public water is provided. The *Comprehensive Plan Update* supports the development of STAMP and development in the targeted areas identified in the Plan, but also provides techniques to protect the community's land resources, and also ways of directing growth to appropriate areas. This is a pro-active approach rather than being re-active to development pressure and demands for growth.



- Where practicable, residential subdivision should be limited and only encouraged, on a limited basis, in and around the designated hamlet areas (see *Vision Map*).

b. *Impacts on Water*

Smart Growth Plan

- The *Comprehensive Plan Update* mitigates potential impacts from growth through its general support of the *Genesee County Smart Growth Plan*. The *Comprehensive Plan Update* builds upon the concepts in the Smart Growth Plan by targeting limited growth in the hamlet areas (see *Vision Map*). Since public water is proposed to be extended throughout much of the Town, the plan supports lateral restrictions or other protective techniques to control growth outside of the designated areas. The *Comprehensive Plan Update* does anticipate increases in residential growth pressures, but it does provide the Town's enhanced land use controls to best guide that growth and minimize potential adverse impacts.

Surface Water

- An objective of the *Comprehensive Plan Update* is the protection of the important stream corridors and floodplains within the study area.
- Increased drainage standards, and avoidance of poor soil areas, will also reduce potential impacts from development on surface waters.

Groundwater

- The addition of public water in much of the Town will help in the protection of groundwater resources in the Town.
- In Alabama, the extension of public water will relieve the problems associated with strained private wells and failing or faulty septic systems, alleviating health and safety concerns due to water quality and quantity.
- The plan suggests employing education and awareness programs for local residents as they relate to the maintenance and repair of septic systems.



c. *Impacts on Plants and Animals*

- As discussed previously in this section, the Town will be undertaking efforts to protect and preserve the stream corridors and open space areas. By targeting these important habitats for protection, the Town is minimizing potential impacts to the flora and fauna of the region.
- The plan also identifies important features like floodplains, wetlands and unique environmental features, so that they can be properly incorporated into site designs and preserved. The plan also enhances the ability of the community to plan and save more contiguous features in the region.

d. *Impacts on Agricultural Land Resources*

- The mitigation actions recommended previously for minimizing potential impacts to the land also apply to potential impacts to agricultural land resources in the Town. In some cases agricultural land resources will be preserved through one or more of the following techniques (see Ag Protection Plan):
 - Amendment of the Agricultural-Residential (A-R) zoning district, requiring the use of rural development guidelines, adopting a Right to Farm Law, and utilizing more flexible land use techniques (open development areas, zoning overlay districts and cluster provisions for residential subdivisions).
 - Lateral Restrictions on proposed public water extensions (see *Vision Map*).
 - Use of Purchase of Agricultural Conservation Easements (PACE) for farming.
 - Use of prime farmland soils information in making land use decisions.
 - Participation in the NYS Agricultural Districting program.
- The Town will seek to manage growth and development and focus on the common goal of agricultural preservation. This involves balancing the need to maintain viable farming operations and contiguous farmland with the need to provide opportunities for residential growth.
- The *Comprehensive Plan Update* recommends adopting minor and major subdivision regulations and cluster provisions in an effort to protect environmentally sensitive or resource-constrained areas.



e. *Impacts on Aesthetic Resources*

The preservation of community character is one of the major goals of the Alabama Comprehensive Plan Update.

- Community character includes the aesthetic resources in the Town, such as scenic views, open space, farmland, locally significant and historic structures, and the communities' overall rural quality of life. The Town has identified community character as a significant resource, and has outlined actions to proactively protect and preserve those features that establish community character in their area.

f. *Impacts on Historic and Archaeological Resources*

- In considering future development proposals that require discretionary approvals (site plans and subdivisions) the Town must consider impacts to cultural resources. These reviews are coordinated with the NYS Office of Parks, Recreation and Historic Preservation and will result in the identification of cultural resources and appropriate methods for minimizing potential impacts to these resources.

g. *Impacts on Open Space, Parks and Recreation*

- The plan identifies the key open space and recreation features.
- The wildlife management areas have a total of approximately 19,000 acres. All of these are under the control of New York State and the federal Department of the Interior and, therefore, are outside the direct jurisdiction of the Town of Alabama.
- The *Comprehensive Plan Update* avoids recommending development of infrastructure extensions in the vicinity of the wildlife management areas. The exception is the John White Memorial Game Farm, which is a more active educational and training facility (presently underutilized), located between the hamlets of Alabama and Basom.
- The *Comprehensive Plan Update* also provides methodologies to protect and preserve open space resources from potential adverse development impacts.
- The communities can cooperatively plan to ensure that open space features are protected to the maximum extent possible, recreational needs are efficiently provided, and parks are connected and considered in development scenarios in each community.



h. *Impacts on Critical Environmental Areas*

- There are no Critical Environmental Areas, in the Town of Alabama.

i. *Impacts on Transportation*

- Transportation in the Town of Alabama study area is heavily reliant on roadways and automobiles. There are no significant transportation issues/deficiencies that will be exacerbated by the plan components. The STAMP project includes mitigations that must be implemented during its development
- In accordance with the *Genesee County Smart Growth Plan*, to avoid sprawl, growth is being targeted around the existing hamlets in the Town. This helps to preserve community character and protect environmental features by reducing the potential for potential transportation-related impacts.
- The 2005 *Oakfield-Alabama Comprehensive Plan* also identified a potential multi-use trail along the abandoned Penn-Central railroad grade to provide for non-vehicular related travel and recreation.

j. *Impact on Growth and Character of Community or Neighborhood*

- *The 2005 Oakfield Alabama Plan predicted that growth rates and pressure for development in the Town is low, and for planning purposes, this is not projected to dramatically change. The addition of the STAMP project has a potential to change this.* This Plan Update acknowledges this potential impact and provides techniques to accommodate growth within appropriate areas, without minimizing the impacts to environmental resources or the character of the community.
- It is clear from the goals and objectives of the Town, that community character and quality of life should not be adversely impacted by growth. Many of the recommendations of the plan provide ways to achieve this through the direction of growth to the hamlet areas, emphasis on the protection of agricultural land uses, and the preservation of significant natural resources.
- The public water extensions are for public health and safety issues, providing residents who are currently experiencing water quality and quantity problems with the opportunity to obtain public water, and not



for growth. This plan focuses future development in and around the hamlet areas.

7.7 Evaluation of Alternatives

Throughout the planning process, alternatives for helping the Town achieve its goals and objectives were evaluated. These recommendations and implementation alternatives were evaluated for not only their desired results, but also to assess their potential impact on the environment, the needs of local residents, private property rights, quality of life, and the vitality of each community.

It should be noted that long term recommendations have not been thoroughly evaluated in this section. These actions have only been outlined for consideration under circumstances where the Town experiences greater levels of growth pressure as the result of the implementing short term recommendations, or where short term recommendations are not achieving the desired results.

No Action Alternative

- The No Action Alternative (not adopting the *Comprehensive Plan Update*) was considered for the Town of Alabama. However, this alternative does not adequately enable the Town to direct and manage growth trends to achieve the Town's vision.
- The No Action Alternative does not meet the requirements of the SEQR Findings made by the GCEDC and Town on the STAMP project (It is a required mitigation).
- The No Action Alternative does not allow the Town to properly plan for its chosen future, or to better direct and manage growth and development.
- The No Action Alternative does not support the concentration of development and revitalization activities in the hamlet areas.
- The proposed plan would more effectively allow the Town to realize its future goals, and provide greater protection to the environment than the continuance of present trends under the No Action Alternative.



SECTION 8.0

ANNUAL REVIEW

The Town of Alabama should conduct an annual review of the *Alabama Comprehensive Plan Update* to ensure that the Plan remains a dynamic and useful document, and to gauge the accomplishments of their community. The Town should also take the opportunity at that time to meet with the Town and Village of Oakfield to look at a 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 Town Board. This annual review should include some or all of the following.

- A review of all site plan and subdivision approvals issued during the previous year in conjunction with the recommendations of the *Comprehensive Plan Update* 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 any rezoning decisions issued during the previous year in conjunction with the recommendations of the *Alabama Comprehensive Plan Update* 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 in this plan to determine which items were accomplished and which ones should be undertaken in the coming year. The overall impact of these zoning 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 the Town Board, 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 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 Update* (including joint efforts by the partnering communities). This information, along with the action plan for the continuing implementation of the *Alabama Comprehensive Plan Update*, should be presented to the Town Board for their review and approval.

By undertaking this review on a yearly basis, the community can evaluate its achievements for implementing the Alabama Comprehensive Plan Update, 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 *Alabama Comprehensive Plan Update* 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).



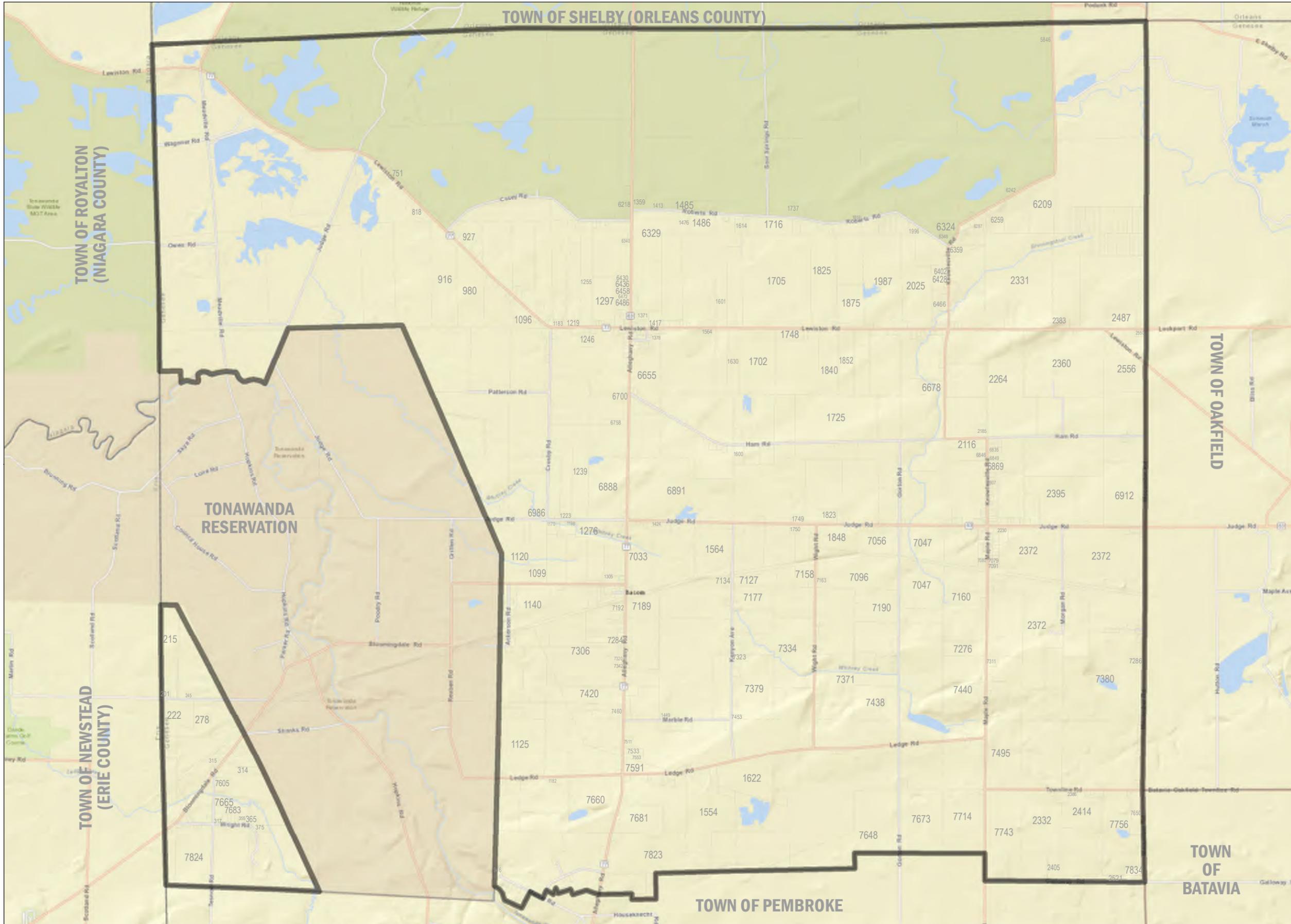
Town of Alabama Comprehensive Plan Update

Map 1: General Location Map



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DATA SOURCES: NYS DOT, ESRI ARCGIS ONLINE AND DATA PARTNERS, INCLUDING IMAGERY FROM AGENCIES SUPPLIED VIA THE CONTENT SHARING PROGRAM.

Source: Esri, DigitalGlobe, GeoEye,



Town of Alabama
 GENESEE COUNTY, NEW YORK
Comprehensive Plan
Update
Map 2: Town of Alabama



LEGEND

- Town of Alabama
- Parcel (Address # Labeled)

0 0.25 0.5 1
 Miles



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OAKFIELD/ALABAMA COMPREHENSIVE PLAN

EXISTING LAND USE

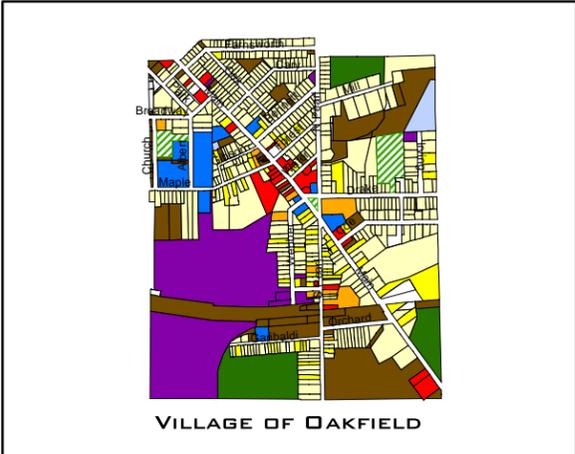
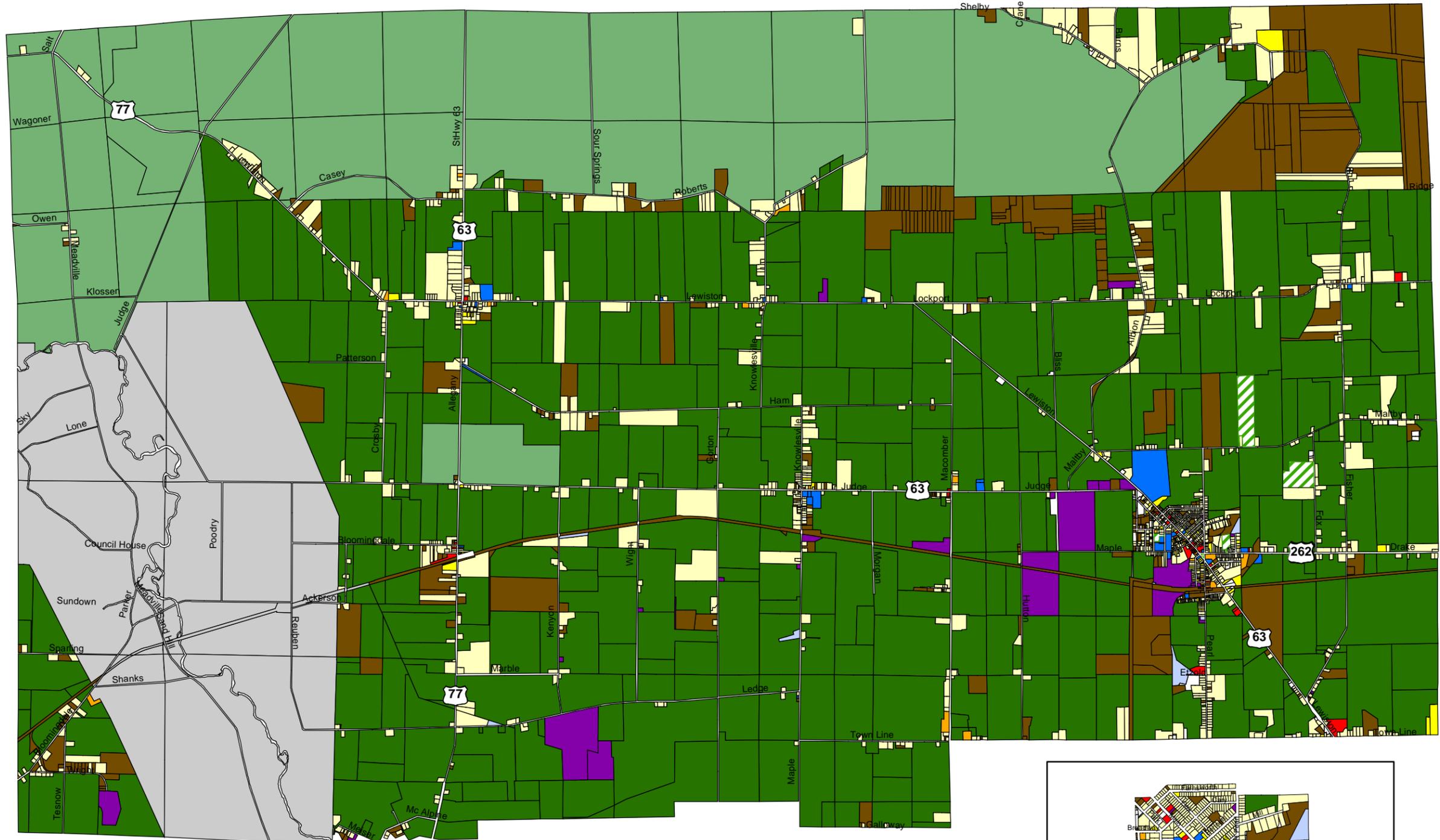
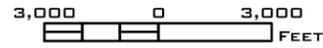
Map 3: 2003 Land Use

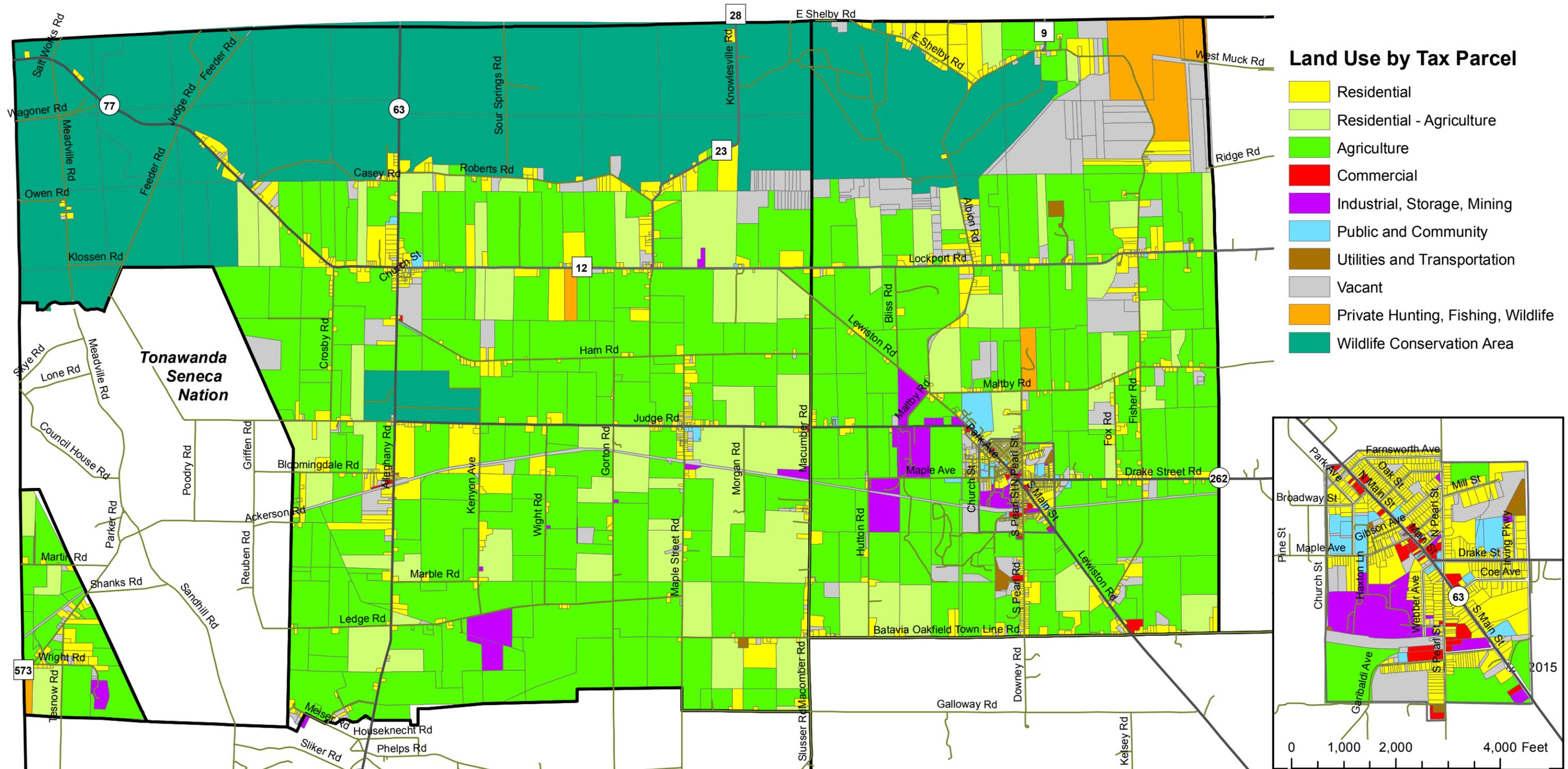
KEY TO FEATURES

LAND USE CLASSIFICATIONS

- AGRICULTURAL
- SINGLE FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL
- MULTIPLE RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- GOVERNMENT/PUBLIC
- PARKS & RECREATION
- UTILITIES/INFRASTRUCTURE
- VACANT/UNDEVELOPED/OPEN SPACE
- WILDLIFE CONSERVATION AREA
- TONAWANDA INDIAN RESERVATION
- UNKNOWN

**EXISTING LANDUSE CLASSIFICATION CATEGORIES ARE BASED UPON REAL PROPERTY SURVEY (RPS) INFORMATION





- Land Use by Tax Parcel**
- Residential
 - Residential - Agriculture
 - Agriculture
 - Commercial
 - Industrial, Storage, Mining
 - Public and Community
 - Utilities and Transportation
 - Vacant
 - Private Hunting, Fishing, Wildlife
 - Wildlife Conservation Area

**Tonawanda
Seneca
Nation**

Data Sources: 2014 tax parcel records obtained from Genesee County, Aerial imagery obtained from Google Maps and Google Street View.
 2014 land use based on the Assessor's Property Classification.
 Land use verified or updated based on analysis of aerial imagery.

Land Use by Tax Parcel
 Oakfield and Alabama, Genesee County, NY]

 **CC Environment & Planning**
 23 Jackson St.
 Batavia, NY 14020
 (585)219-4030

 **LABELLA**

Map 4: 2015 Land Use

Prepared by: LaBella Associates, 06/25/2015



Town of Alabama

GENESEE COUNTY, NEW YORK

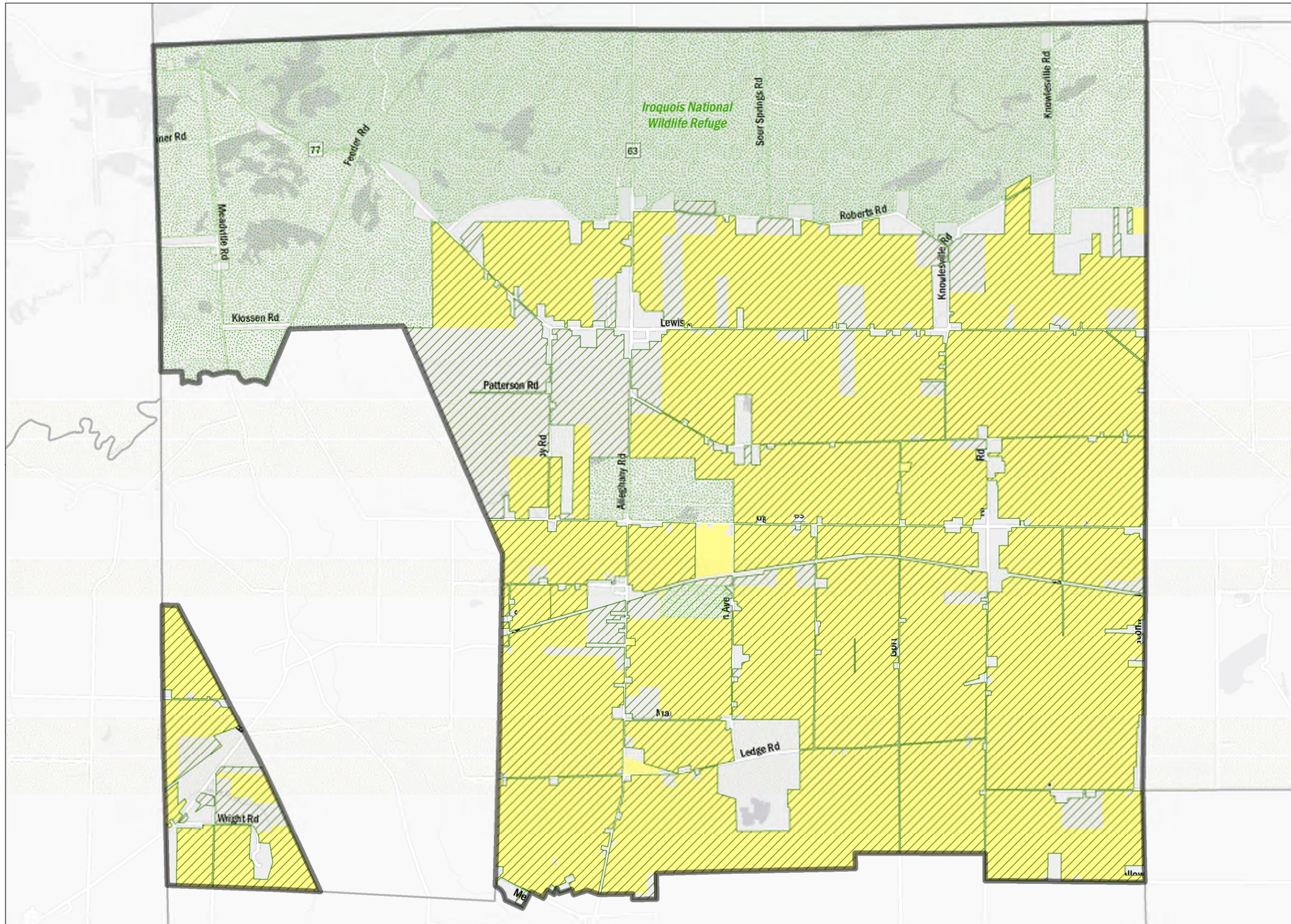
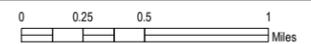
Comprehensive Plan Update

Map 5: Agricultural Districts & Protected Lands



LEGEND

- Town of Alabama
- NYS Agricultural District
- Ag Exempt Parcel
- Park / Refuge / Protected Land



WD Project # 43603CP
Map Created: August, 2017

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Data Sources: Esri, HERE, DeLorme, MapmyIndia, OpenStreetMap contributors, Clark Patterson Lee, NYS GIS Program Office



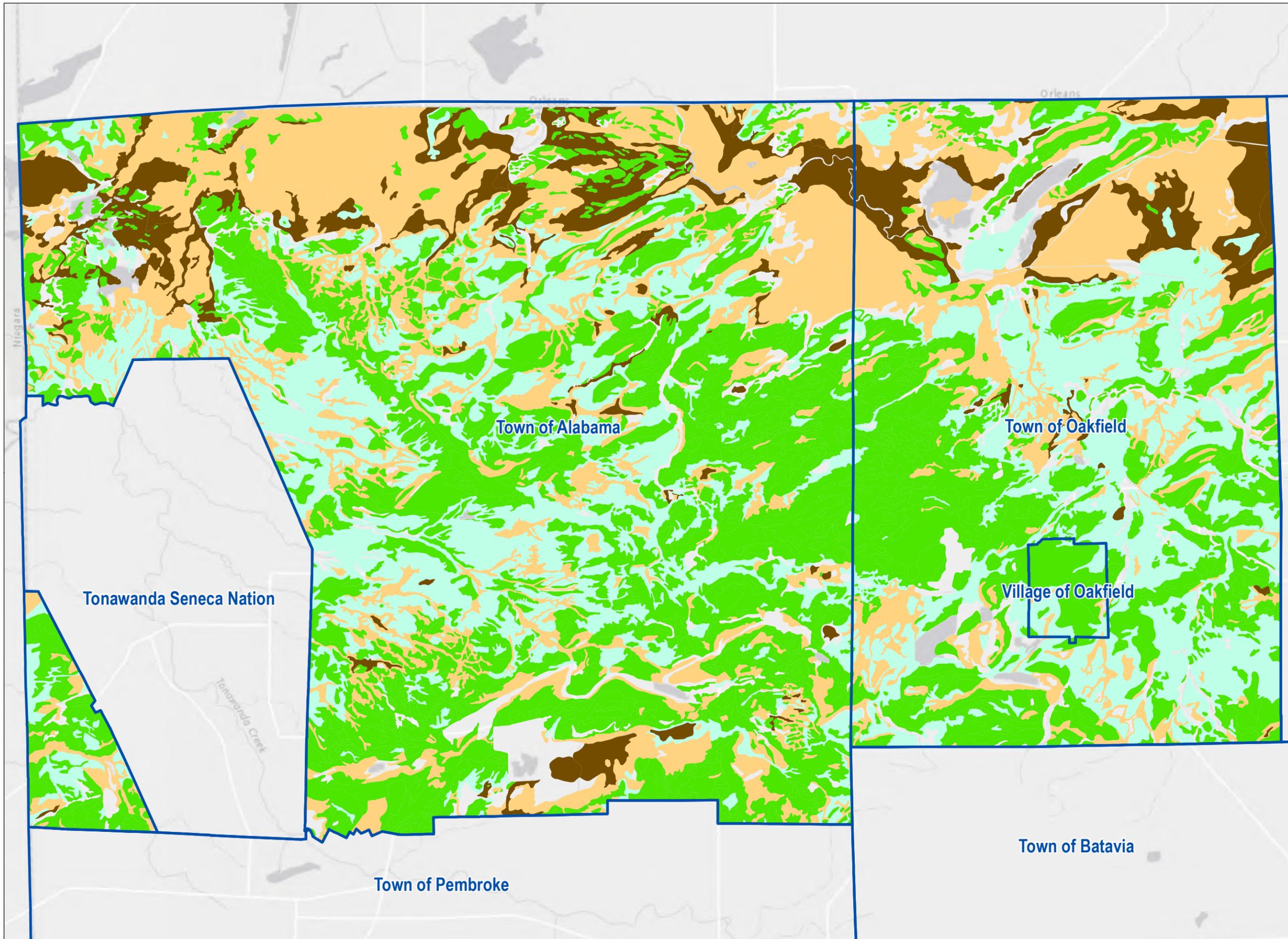
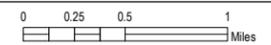
Oakfield & Alabama Agriculture & Farmland Protection Plan

Map 6: Agricultural Soils



LEGEND

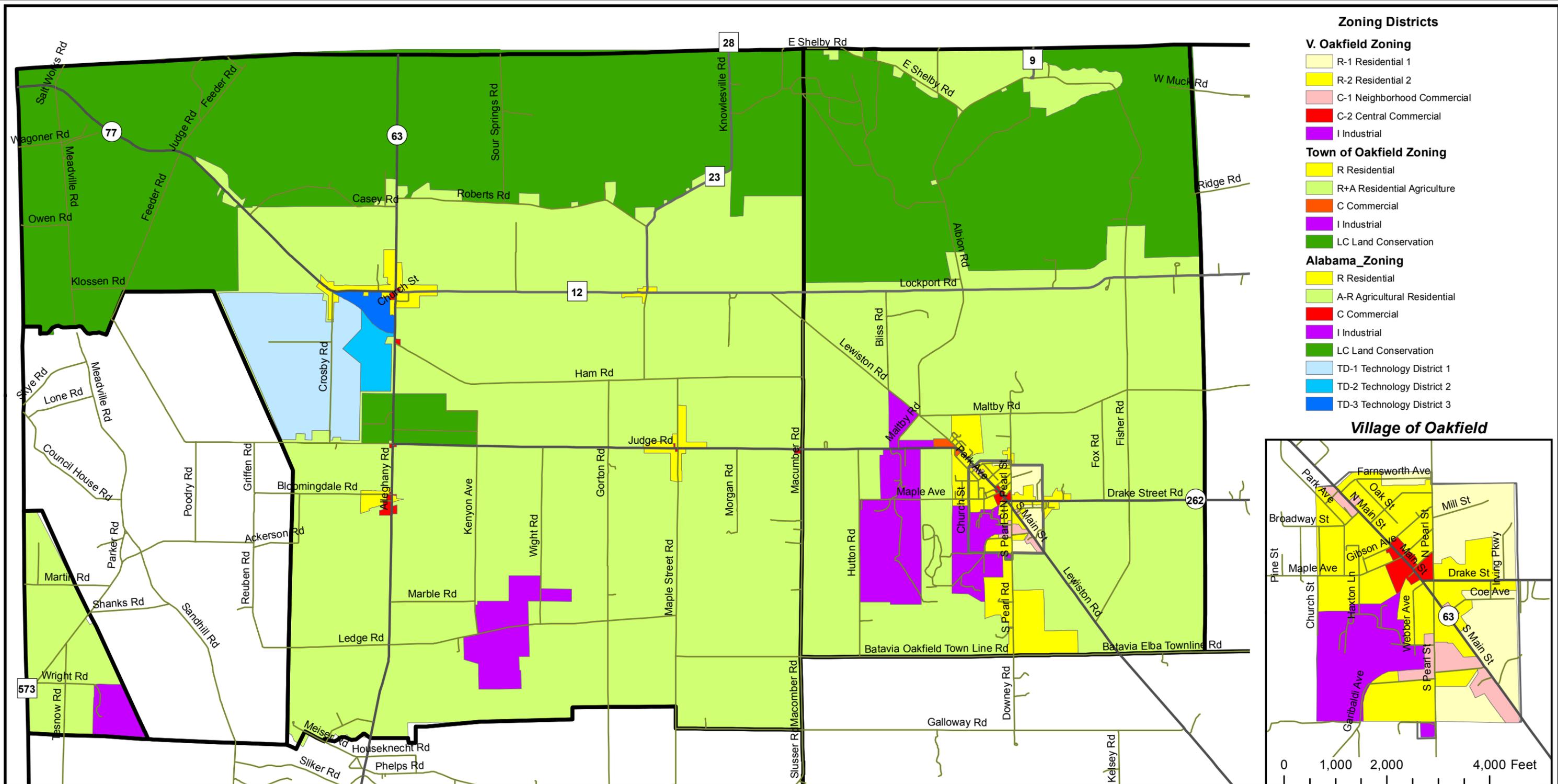
- Municipal Boundary
- Strategic Farmland Soils
- Farmland Soil Classification**
 - Prime Farmland
 - Prime farmland if Drained
 - Farmland of Statewide Importance
 - Muck



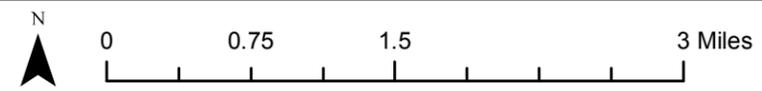
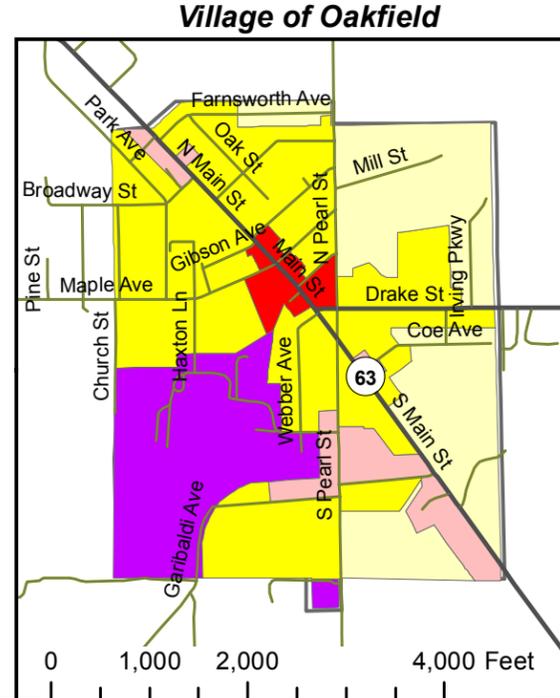
WD Project # 448103
Map Created: March, 2016

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Data Sources: Genesee County Department of Planning, Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community, USDA NRCS

Map Prepared by: Genesee County Planning Department



- Zoning Districts**
- V. Oakfield Zoning**
 - R-1 Residential 1
 - R-2 Residential 2
 - C-1 Neighborhood Commercial
 - C-2 Central Commercial
 - I Industrial
 - Town of Oakfield Zoning**
 - R Residential
 - R+A Residential Agriculture
 - C Commercial
 - I Industrial
 - LC Land Conservation
 - Alabama_Zoning**
 - R Residential
 - A-R Agricultural Residential
 - C Commercial
 - I Industrial
 - LC Land Conservation
 - TD-1 Technology District 1
 - TD-2 Technology District 2
 - TD-3 Technology District 3



Data Sources: 2014 tax parcel records obtained from Genesee County, Aerial imagery obtained from Google Maps and Google Street View.
 2014 land use based on the Assessor's Property Classification.
 Land use verified or updated based on analysis of aerial imagery.

Zoning Districts

Town of Alabama, Town of Oakfield and Village of Oakfield
 Genesee County, New York

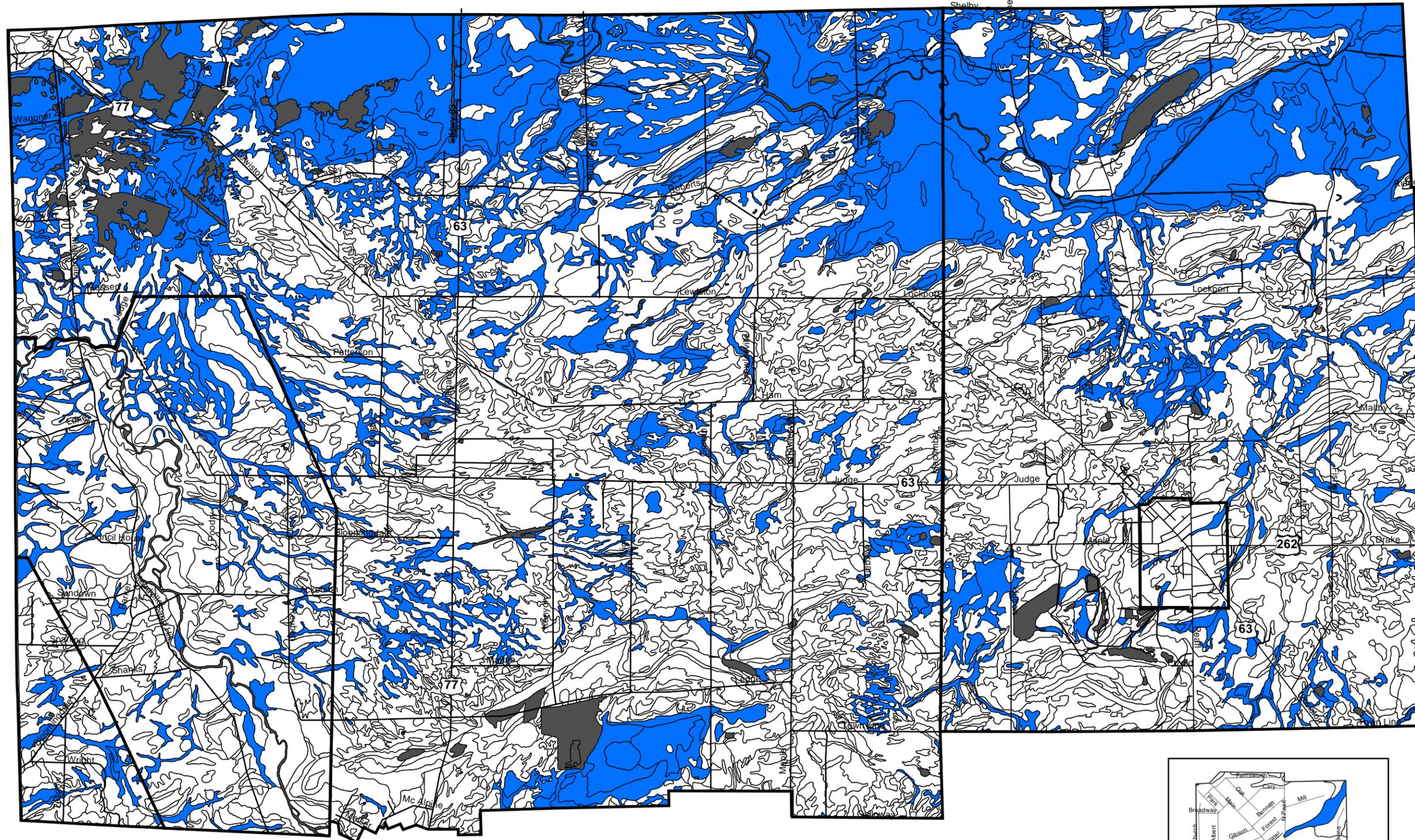


Map 7: Zoning

Prepared by: LaBella Associates, 06/25/2015

OAKFIELD/ALABAMA COMPREHENSIVE PLAN

HYDRIC SOILS

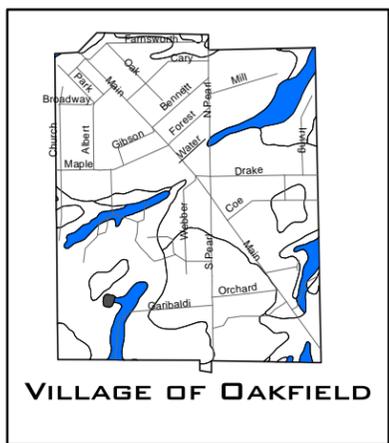


KEY TO FEATURES

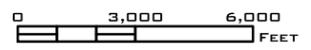
- STUDY AREA BOUNDARY
- ROADS
- SOILS**
- HYDRIC
- NOT HYDRIC
- UNKNOWN

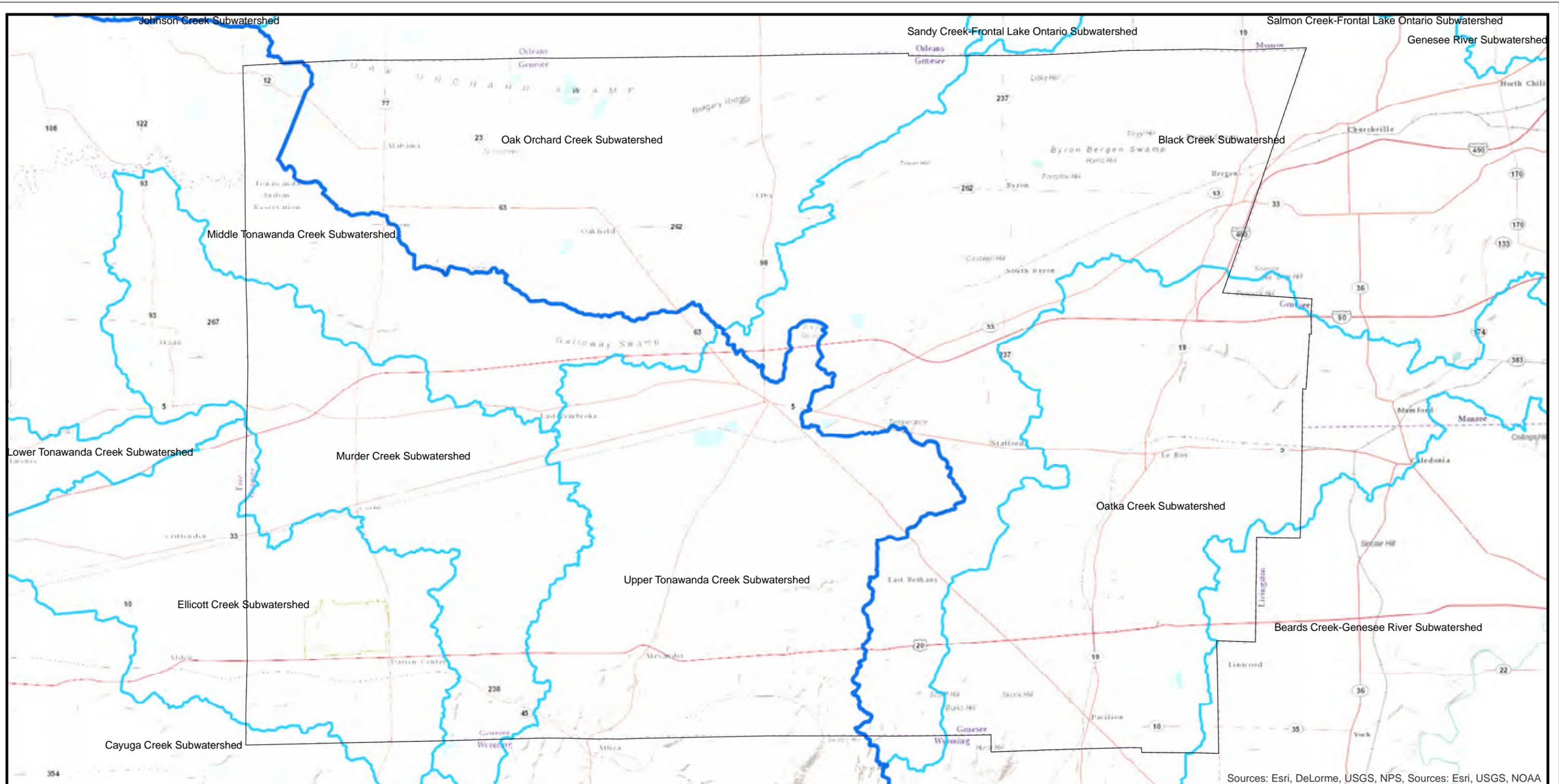
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DATA SOURCES: GENESSEE COUNTY DEPARTMENT OF PLANNING, GENESSEE COUNTY SOIL & WATER CONSERVATION DISTRICT, USDA, NRCS

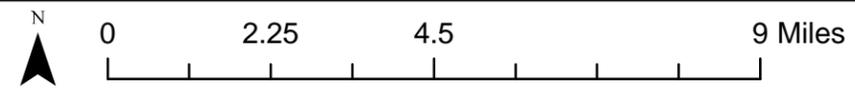


WD PROJECT #408601
 JULY 22, 2002





Sources: Esri, DeLorme, USGS, NPS, Sources: Esri, USGS, NOAA



Data Sources: USGS, Genesee County Planning.

Green Genesee Smart Genesee
Watersheds and Subwatersheds
 Current Context Report
 Genesee County, NY



CC Environment & Planning

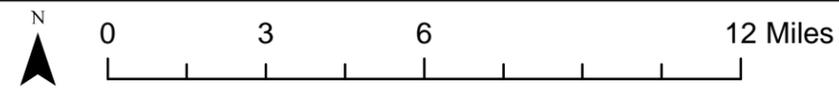
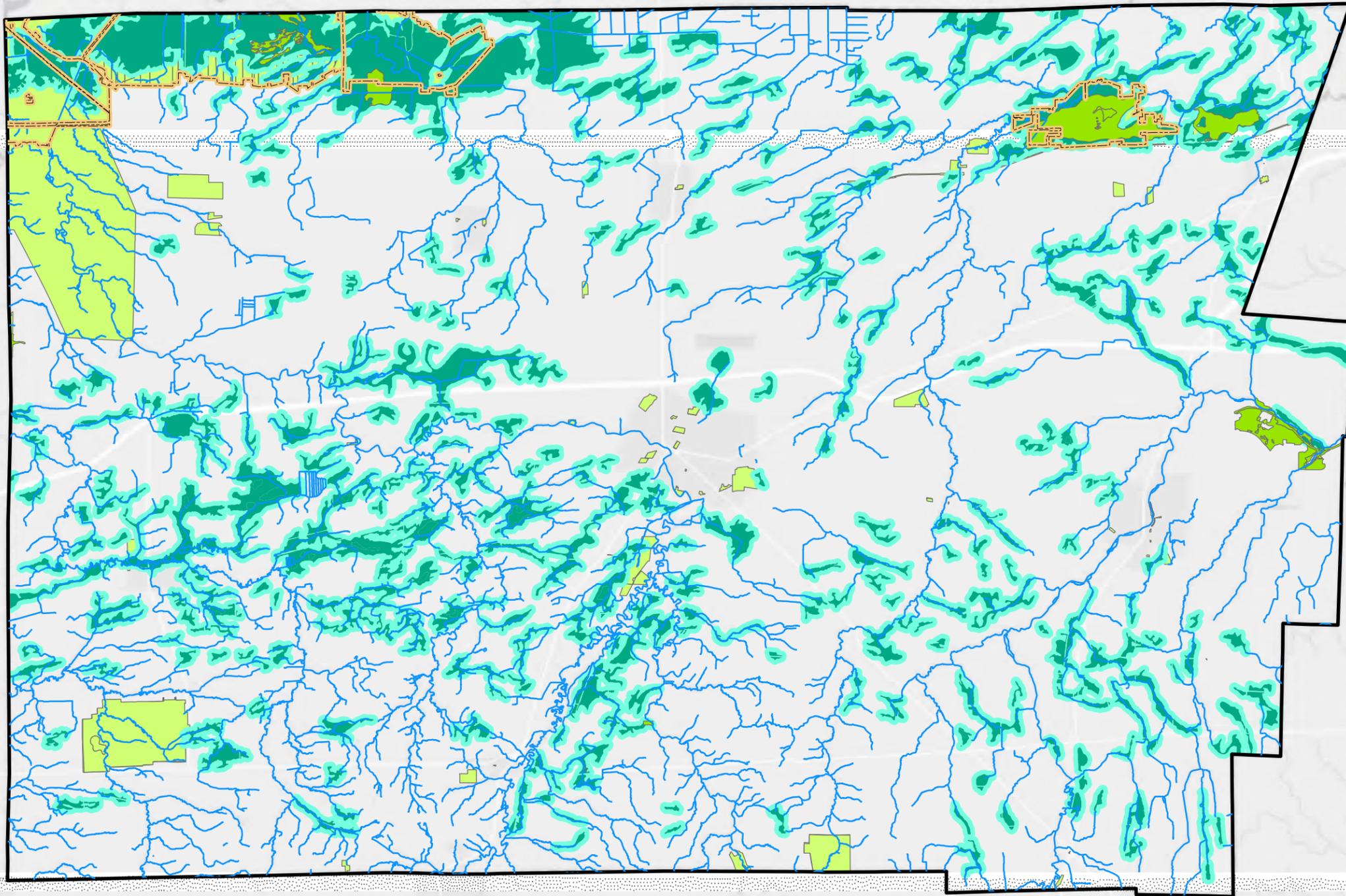


LABELLA

- Watersheds
- Subwatersheds
- Genesee County

Map 9: Watershed Boundaries

Prepared by: CC Environment & Planning, 05/19/2015



Data Sources: USGS, NYSDEC, NYNHP, Genesee County Planning, National Audubon Society, National Conservation Easement Database.

Green Genesee Smart Genesee
Diversity Features Inventory
 Current Context Report
 Genesee County, NY



CC Environment & Planning

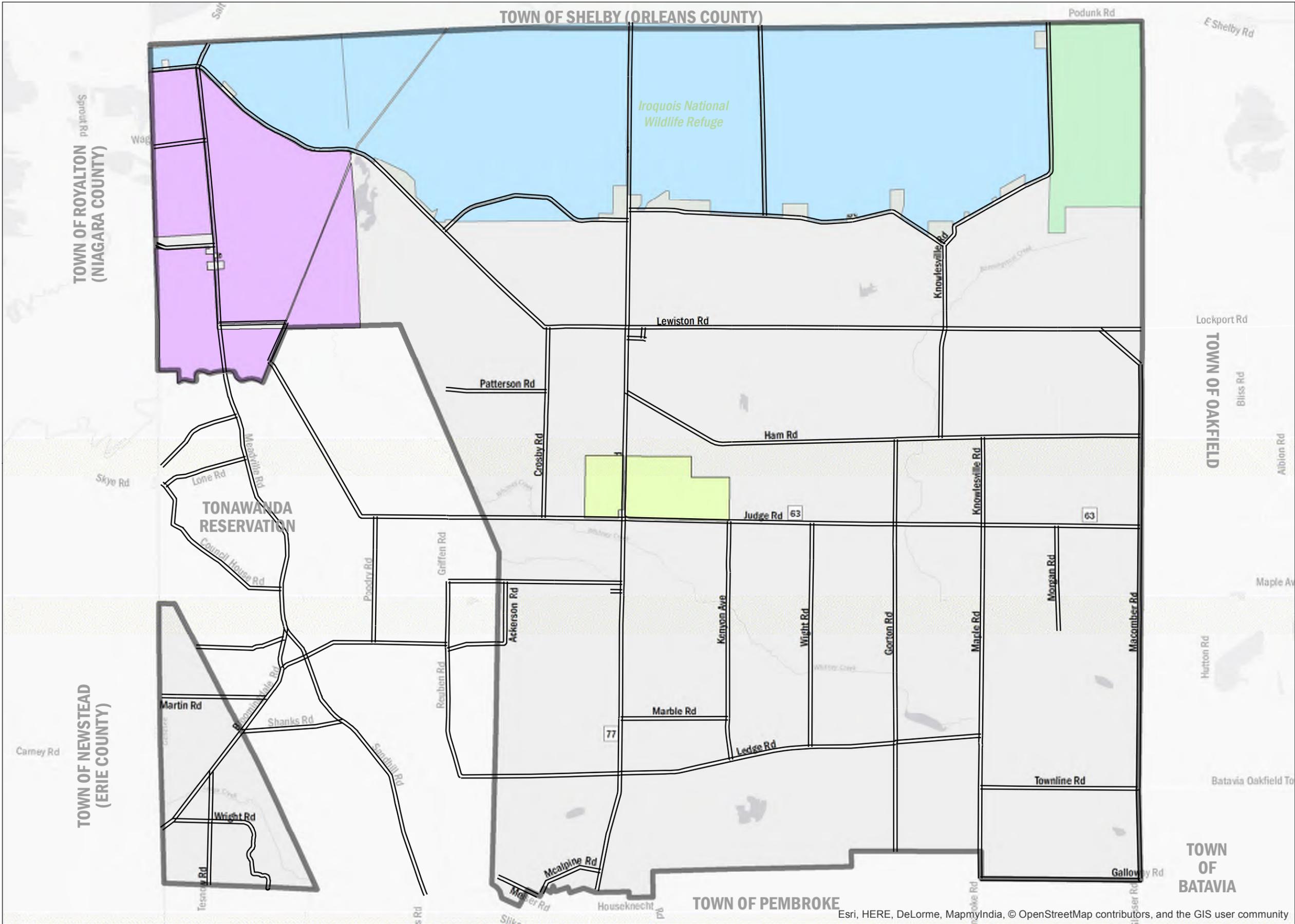


LABELLA

- Audubon Important Bird Areas
- Streams and Rivers
- Genesee County
- Significant Natural Communities
- DEC Wetlands
- DEC Wetland Check Zones
- Protected Areas

Map 10:
Environmental Features

Prepared by: CC Environment & Planning, 05/19/2015



Town of Alabama
 GENESEE COUNTY, NEW YORK
Comprehensive Plan Update

Map 11:
Wildlife Conservation Areas



LEGEND

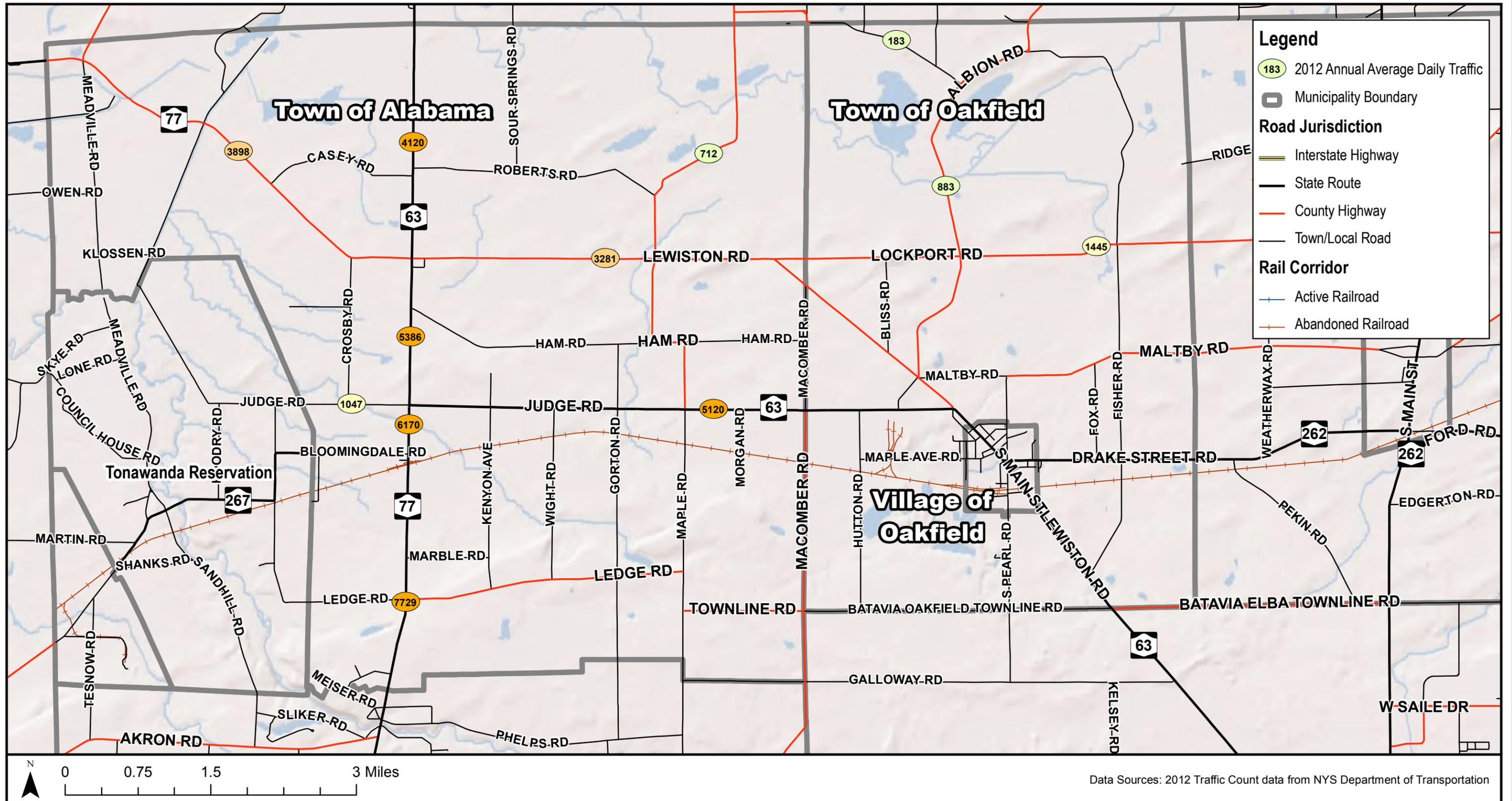
- roads_public
- Town of Alabama
- John White Memorial Game Farm
- Tonawanda Wildlife Management Area
- Iroquois National Wildlife Refuge
- Oak Orchard Wildlife Management Area



WD Project # 436003CP
 Map Created: August, 2017

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Data Sources:
 Genesee County Department of Planning, Esri, HERE, DeLorme, © OpenStreetMap contributors, and the GIS user community.





Town of Alabama
 GENESEE COUNTY, NEW YORK
Comprehensive Plan
 Update

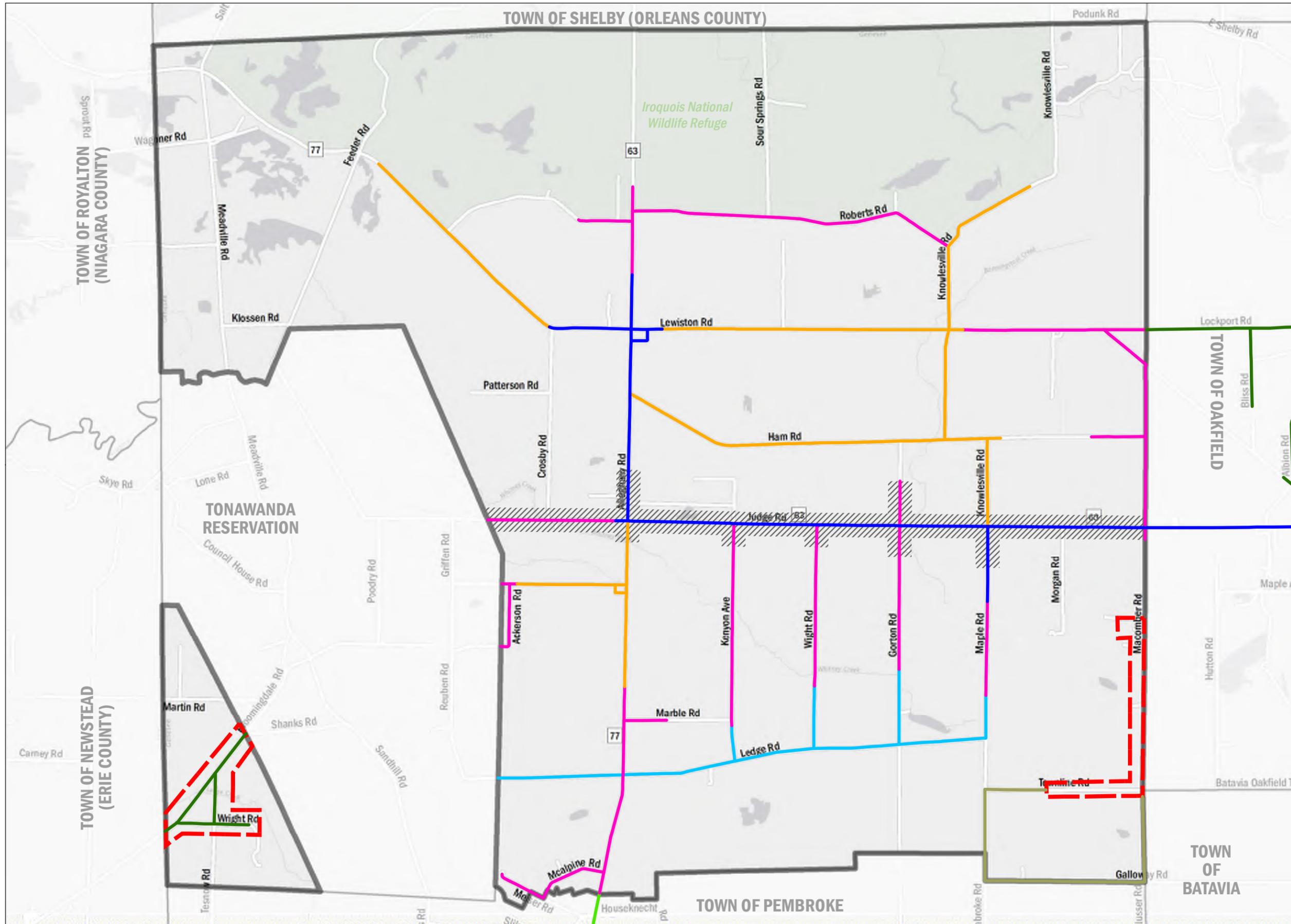
Map 13:
Water Infrastructure



LEGEND

- Town of Alabama
- Water Districts
- Phased Water Location**
- Existing Water
- Phase 1 Water
- Phase 2 Water
- Phase 3 Water
- Phase 4 Water
- Phase 5 Water
- Pembroke Line
- DR-14 Pipe Upgrade

0 0.25 0.5 1 Miles



WD Project # 43603CP
 Map Created: August, 2017

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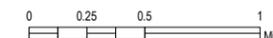


Town of Alabama Comprehensive Plan Update

Map 14: Smart Growth Areas



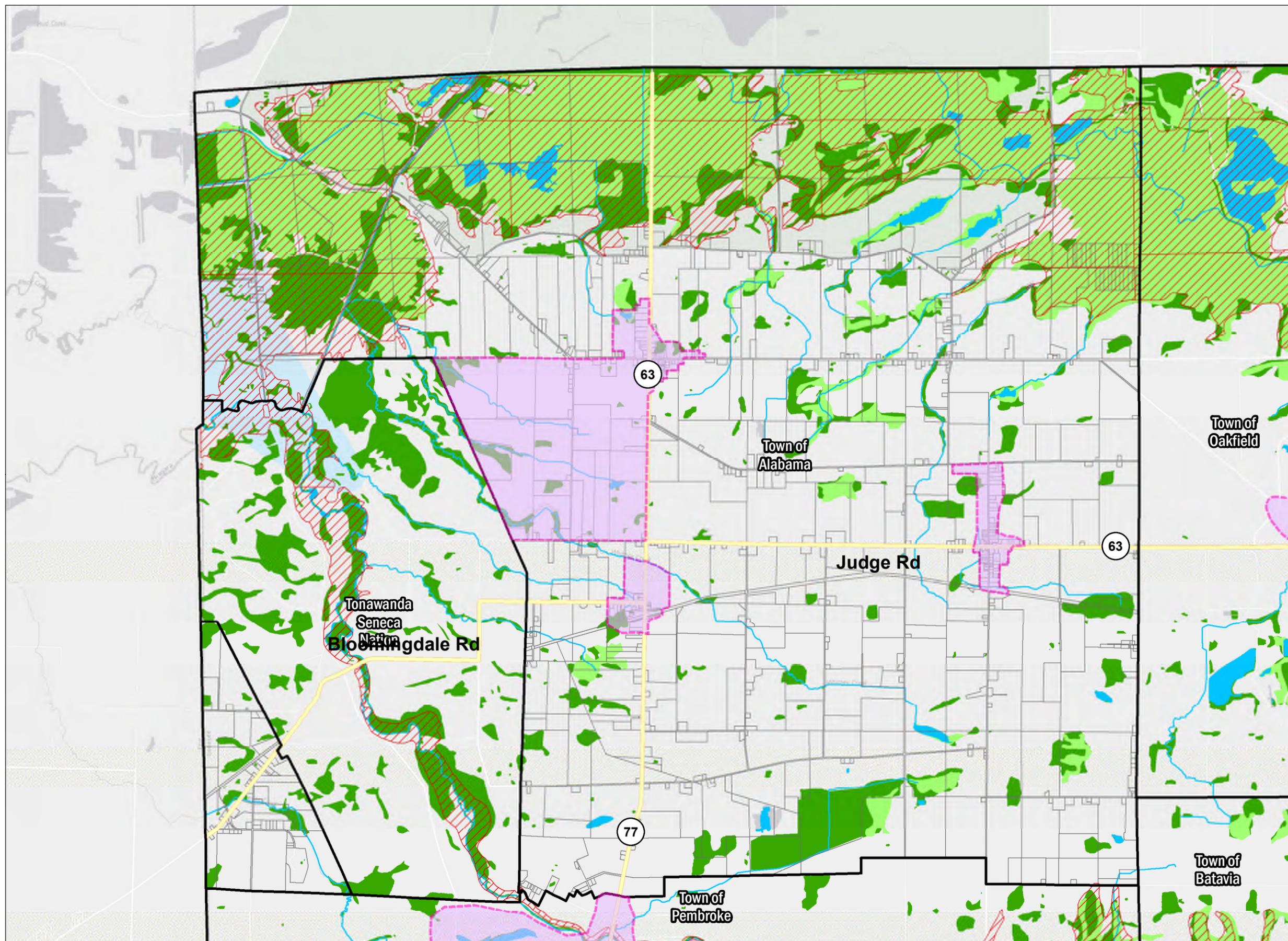
- Smart Growth Development Area
- Municipal Boundary
- Primary Wellhead Protection Area
- Secondary Wellhead Protection Area
- FEMA Flood Hazard
- Parcels
- Waterbody
- Stream
- State Wetland
- Federal Wetland
- Aquifer

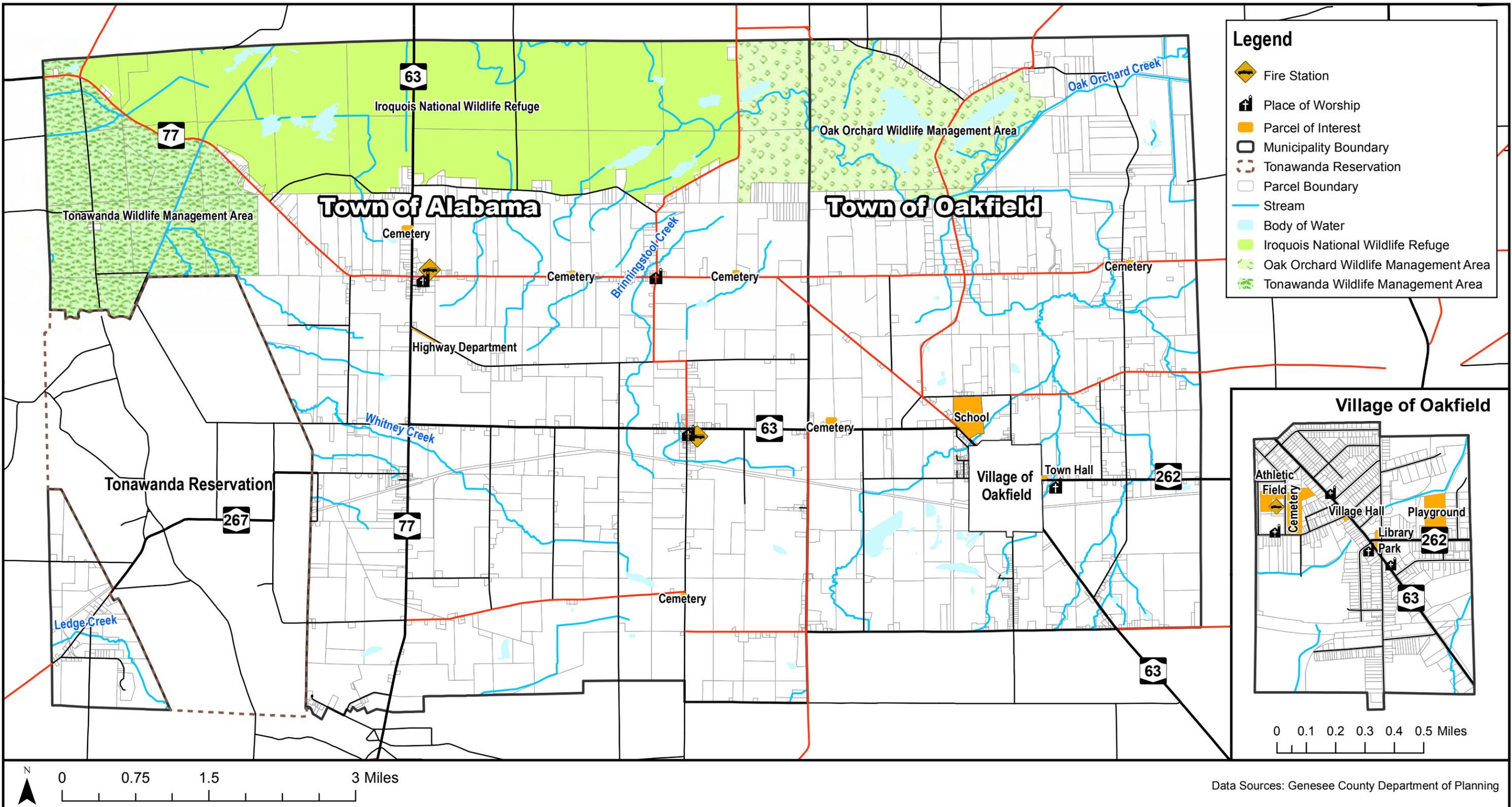


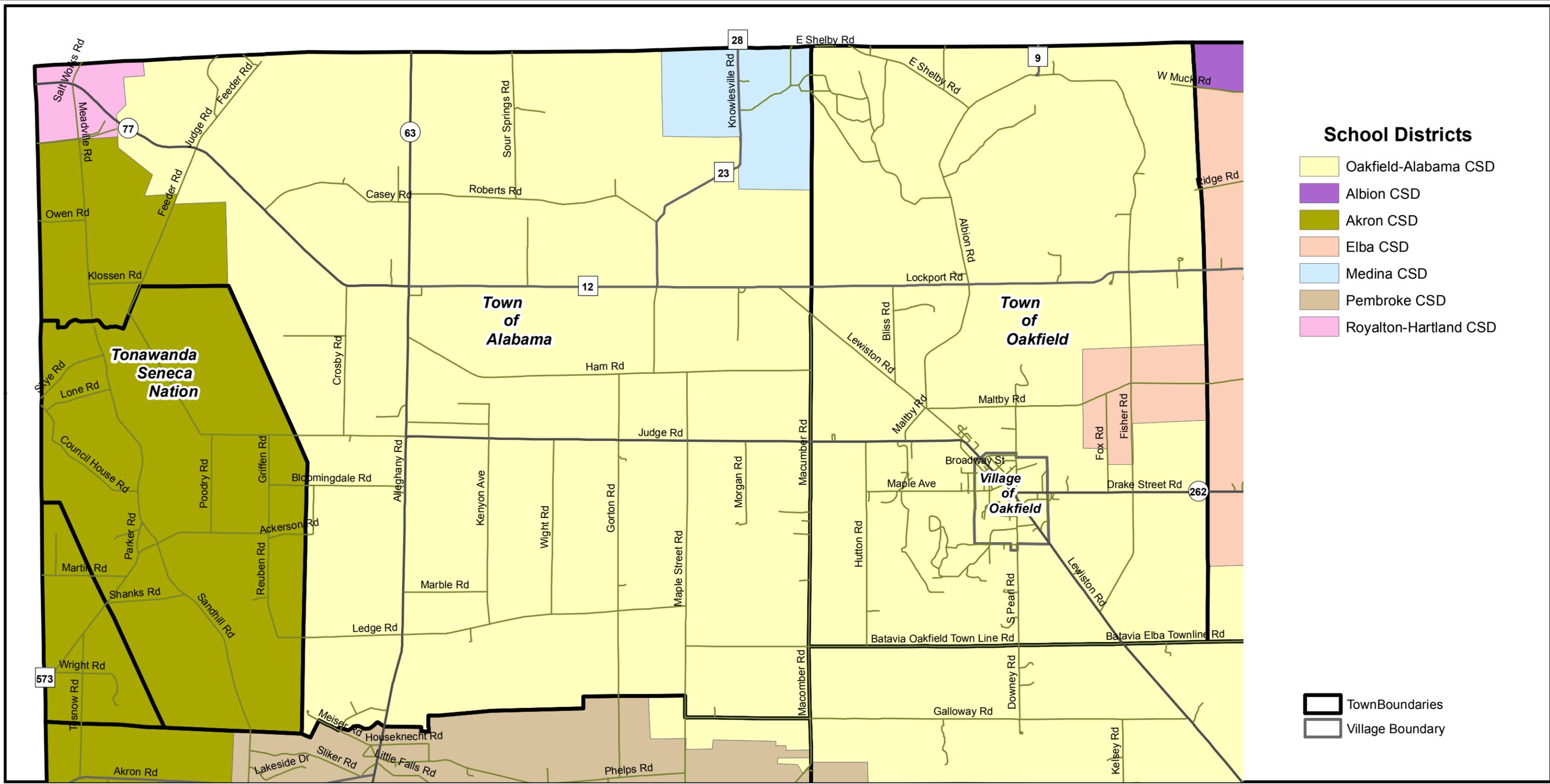
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Data Sources: Genesee County Department of Planning, Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community, FEMA, USFWS, NYSDEC

Map Prepared by: Genesee County Planning Department



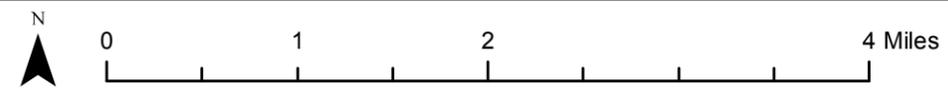




School Districts

- Oakfield-Alabama CSD
- Albion CSD
- Akron CSD
- Elba CSD
- Medina CSD
- Pembroke CSD
- Royalton-Hartland CSD

- Town Boundaries
- Village Boundary



Data Sources: Base map and data provided by the Genesee County Planning Department

School Districts

Town of Alabama, Town of Oakfield and Village of Oakfield
Genesee County, New York



Map 16: School Districts

Prepared by: LaBella Associates, 06/25/2015