

**ARTICLE XIV
COMPREHENSIVE PLAN**

SECTION 1400 OVER ALL COMMUNITY OBJECTIVES

Require all future development, both public and private, to meet high standards of quality and appearance.

Encourage the attraction, retention and expansion of a sufficient number and variety of businesses and industries to provide jobs and a healthy tax base.

Establish and maintain a consistent housing policy that provides for decent housing of all types and open to all persons at prices and rents within their means.

Prepare and maintain a comprehensive plan to serve as a guide for public and private developments.

Adopt and maintain regulatory provisions which promote orderly growth and balanced land use.

Provide public services and facilities that efficiently meet and anticipate the needs of all segments of the public not adequately provided for by private enterprises.

Promote intergovernmental cooperation at local, county and regional levels in order to provide public facilities and services which are advantageous and economic to all.

Develop and maintain a capital improvements program to insure high level of public services without creating an undue burden on local taxpayers.

SECTION 1401 AGRICULTURAL-RURAL

A. Goal - Agricultural Development is important and should be protected in Wyoming County.

B. Policies

1. Encourage the understanding of the economics of agricultural production and support active citizen participation in maintaining this establishment.
 - a. The wetland area has a very low biological productivity, and
 - b. The wetland area does not serve an important hydrological function of controlling flooding problems or purifying water.
2. Regulate development within flood hazard areas so that it meets the requirements of the Federal Flood Insurance Program and so that it will be resistant to flood damages,

will not restrict the flow of flood waters, and will not increase flood hazards to other properties.

SECTION 1402 COMMUNITY FACILITIES

- A. Goal - Provide high-quality community facilities and services at an acceptable cost to local taxpayers.

- B. Policies
 - 1. Establish a program for capital improvements which will allow for needed improvements to be undertaken without significant increases or fluctuations in the Town tax rate.
 - 2. Provide for adequate maintenance, repair and replacement of existing Town Facilities including roads, drainage, equipment, buildings and administrative space.
 - 3. Encourage cooperation and sharing of facilities and services between governmental jurisdictions.
 - 4. Encourage multiple use of municipal facilities.
 - 5. Support the staged extension of public water and sewer service only into areas of substantial new growth or where existing development is dense enough to support such services at reasonable costs.
 - 6. Support state and county programs aimed at fostering agricultural growth as part of the region=s economic development.
 - 7. Renew and sustain the agricultural districts formed within the Town under the New York State Agricultural Districts Law.
 - 8. Encourage the development and implementation of a townwide drainage program in a effort to increase agricultural production and the number of acres which can be viably farmed.
 - 9. Foster agriculture through the adoption of land use regulations which do not curtail farming operations within the Town=s agricultural areas.
 - 10. Permit commercial and industrial land uses in agricultural areas only where such uses will not be detrimental to agriculture and farming operations.

- C. Goal - Retain appropriate areas of the Town for agriculture.

D. Policies

1. Discourage the subdivision of land into small parcels in the Town=s agricultural areas.
2. Encourage legislative changes which would reduce property tax pressures on agricultural lands so as to minimize the conversion of prime production land into other uses.
3. Limit the placement of public water and sewer lines, highways, power lines and other uses that would encourage growth and development in those areas of the Town designated as agriculture on the land use plan.
4. Discourage frontage development of highways in prime farmland areas.
5. Enact regulatory provisions to insure that non-farm development in agricultural areas is channeled to areas with the lowest capacity for agricultural production.

SECTION 1403 RESIDENTIAL

A. Goal - Encourage the development of residential neighborhoods which serve all income groups and support the concept of maintaining the Village as the community center.

B. Policies

1. Preserve the existing housing stock and maintain the Village as the core of the community.
2. Establish regulations which would direct future housing development to areas adjacent to the Village and with the potential to be served by public utilities.
3. Restrict significant non-farm development in agricultural areas.
4. Encourage a wide range of housing types affordable to all income groups.
5. Design areas to minimize through vehicular traffic within neighborhoods.
6. Residential construction should be strictly controlled in areas which are subject to flooding, characterized by steep slopes or soils which are unstable and subject to erosion.
7. Residential areas should be buffered from commercial and industrial areas, railroad tracks and other incompatible uses by landscaping or other appropriate means.

ARTICLE XIV

8. Residential areas should be designed to avoid direct access or frontage on major streets. Encourage the use of frontage roads, loop street and cul-de-sacs.
 9. Support programs aimed toward the realization of any or all of these goals and policies and the housing needs of the Town and Village of Warsaw and Wyoming County.
- C. Goal - Maintain a continuing program directed toward preservation of all residential areas and elimination of blight or deterioration whether present or future.
- D. Policies
1. Keep residential areas free from incompatible and inharmonious uses.
 2. As a means of maintaining the quality of the residential environment consider the adoption of a housing and property maintenance code.
 3. As a means of encouraging improvements to existing housing prepare a statement delineating the types of repairs/improvements that could be made without increasing assessments.
 4. Review and where necessary amend zoning regulations to insure proper land development controls.
 5. Support a high level of public facilities and services.

SECTION 1404 COMMERCIAL

- A. Goal - Encourage the development and maintenance of commercial facilities needed to serve the projected population of both the Town and the Village in an efficient and accessible manner.
- B. Policies
1. Support efforts to improve and fully utilize the commercial center of the Village.
 2. Concentrate new commercial development within well defined nodes in areas which are suitable for such uses and highly accessible to the population. Require adequate off-state parking for such development.
 3. Stabilize and enhance existing commercial areas through the encouragement of building renovations, appropriate landscaping and design improvements in order to minimize any potential traffic hazards and to increase the general attractiveness of such areas.

4. Discourage strip commercial development along major roads and unplanned haphazard commercial uses throughout the Town's rural and agricultural areas.
5. Require supportive development bordering industrial areas and provide visual/physical buffers where industrial uses are adjacent to residential areas.

SECTION 1405 TRANSPORTATION

- A. Goal - Provide an adequate circulation system for land uses which is in scale with the demand.
- B. Policies
 1. Require the participation of private developers in providing for needed street improvements, thereby reducing the ultimate public cost of developing the circulation system.
 2. Provide adequate facilities for pedestrian movement, including improved pedestrian access to shopping, recreation, and other activity centers.
 3. Pedestrian safety and convenience shall be designed and built into all parking areas.
 4. Locate facilities, and encourage their subsequent design, so that they blend with or accentuate the natural terrain.
 5. Discourage the construction of transportation facilities which would foster new development in areas of the Town that should be preserved for agricultural production and natural open space needs.

SECTION 1406 CONSERVATION AND OPEN SPACE

- A. Goal - Protect important environmental resources from the adverse effects of development.
- B. Policies
 1. Require that all development preserves the integrity of existing natural areas and concentrate development in areas proposed for growth in the land use plan.
 2. Coordinate drainage planning efforts with those of neighboring towns that include the same drainage basins as the Town of Warsaw and carefully evaluate the effects on drainage of all proposals for development.
 3. Require developers to dedicate easements along creeks and other major drainage

ARTICLE XIV

ways to allow for their maintenance and to reduce the risk of flood damages.

4. Require, as a condition for the approval of development proposals, the application of effective measures to minimize erosion, sedimentation and drainage problems both during and after construction.
5. Maintain wetland areas in their natural state by prohibiting drainage, filling, and development in these areas, unless it is demonstrated that each of the following two (2) conditions are met:
 - a. Discourage building in non-sewered areas where solids information and percolation test show marginal or poor conditions or efficient discharge.
 - b. Cooperate with Wyoming County to promote a countywide solid waste management system.
6. Consider public safety needs and requirements in all plans for future development.