

## CHAPTER 5: COMMUNITY VISION AND LAND USE POLICIES

### Comprehensive Plan Vision Statement

The Town of Toney seeks to balance the preservation of its rural and agrarian character and the improvement of the water quality of Seneca Lake with the accommodation of new growth and development in order to enhance the high quality of life for its residents. Through its Comprehensive Plan, the Town will implement land use policies that protect and enhance its natural resources, safeguard the water quality of the Keuka Outlet and Seneca Lake, promote viable agriculture and viticulture, support economic development initiatives, and ensure new development is carefully integrated into the Town's rural and agrarian landscape.



**Figure 5.1:** *This view looking north from the intersection of City Hill and Swarthout Roads provides a vista over the rural countryside and Seneca Lake. The Town of Toney will work to ensure all new development is balanced with the community's interest in the retention of these landscapes.*

This chapter consists of a series of land use recommendations that are aimed at realizing the above vision statement. The chapter is organized into seven (7) sections. Each section addresses a specific area of concern that was identified by a subcommittee working under the umbrella of the Comprehensive Plan Committee.

Each section has a “Goal Statement,” which explains what the basic intention of the Town will be with regards to a specific section heading. Each section has a series of “Policy Statements,” which briefly explain a specific policy that the Town will follow. Each Policy Statement is fleshed out with an accompanying “Action Statement” that explains, in greater detail, what the Town will do to support the Policy Statement. Lastly, the responsible parties, projected timeframe, and potential funding sources are identified for each Policy. Where the projected timeframe is labeled “2008 – Ongoing,” the Policy will be initiated on the adoption of this Comprehensive Plan by the Town Board and continue as a standard practice.

Following adoption of this Comprehensive Plan, the Town will revise and update its zoning regulations. One of the main goals of this Plan is to provide the Town with a sound basis for its new zoning law; many of the policies listed in this Plan are intended to provide guidance to the Town as it works to improve its zoning code.

### **Section 5.1: Agriculture and Viniculture.**

**Goal Statement:** The Town of Torrey will support and encourage the protection and preservation of working agricultural and vinicultural operations throughout the Town.

**Policy 5.1.A:** *The Town Board will enact a “right to farm” law.*

**2016 Revision** ACTION COMPLETED, Right to Farm Law adopted July 17, 2012 .

**Policy 5.1.B:** *The Town Board will actively support agriculture and viniculture by developing an Agriculture and Open Space Protection Plan.*

**2016 Revision** POLICY DROPPED. The Yates County Agricultural and Open Space Plan (2004) covers this action, see <http://www.shepstone.net/yates/agplan.html>

**Policy 5.1.C:** *The Town Board will form an official “Agriculture and Viniculture Advisory Committee.”*

**2016 Revision:** ACTION COMPLETED, Agricultural Advisory Board established February 09

**Policy 5.1.D:** *The Town will work to improve air quality in the Town by reducing emissions from agricultural operations.*

**2016 Revision:** POLICY DROPPED, No action has been taken. The Town has no resources to support this kind of effort.

**Policy 5.1.E:** *The Town will support research into improved soil management and conservation practices on farmland.*

**2016 Revision:** POLICY DROPPED. This effort is redundant with continuing efforts by the county, state and universities. The town has no resources to support this kind of effort.



**Figure 5.2:** *The Town will work to support working farms and protect large tracts of high quality agricultural land, such as these farm fields along Larzelle Road.*

**Policy 5.1.F:** *The Town will support private landowners' efforts to maintain and preserve their historic barns that are in poor and deteriorating condition.*

**Action:** The Town will support private landowners' attempts to maintain and preserve historic (pre-1930s) barns throughout the town. Town boards and staff will provide information to interested property owners on the Historic barn rehabilitation tax credits that are available for private citizens as well as the NYS Barn Restoration and Preservation Grant Program.

**Responsible Parties:** Town Planning Board, Agriculture Advisory Committee, Town Historian.

**Timeframe:** 2008 – Ongoing.

**Potential Funding Sources:** NYS Historic Preservation Office, New York State Barn Income Tax Credit.

## **Section 5.2: Local Business and Real Estate.**

**Goal Statement:** The Town of Torrey will encourage and pursue economic development activities that are aimed at stabilizing the local economy and broadening the Town's tax base.

**Policy 5.2.A:** *The Town will concentrate new commercial and light industrial development in the vicinity of the Village of Dresden and the intersection of Routes 14 and 54.*



**2016 Revision: ACTION COMPLETED. Revised Zoning Law adopted March 8, 2011  
Article VIII & IX**

**Policy 5.2.B:** *The Town will encourage and promote the continued vitality and ongoing development and expansion of small scale, agriculture-based businesses throughout the Town.*

**2016 Revision: ACTION COMPLETED. Revised Zoning Law Article V adopted March 8, 2011  
and ongoing implementation.**



**Policy 5.2.C:** *The Town will promote the installation of high speed internet service in local homes and businesses.*

**Action:** The Town will promote and support the extension of High Speed Internet service throughout the Town. Town officials will work with the Yates County Industrial Development Agency (IDA) to implement the *Yates County Telecommunications Study* and identify federal/state/non-profit resources to make available High Speed Internet service throughout the Town.

**Responsible Parties:** Town Board, Town Planning Board, Town Staff.

**Timeline:** 2008 –On-going ( 2016 Revision)

**Potential Funding Sources:** Yates County IDA, USDA Rural Utilities Program.



**Figure 5.3:** *One of the key local industries is the Ferro Corporation's manufacturing facility on Transeco Drive near the Village of Dresden. Toney is unique among Yates County municipalities in that it retains significant industrial land uses.*

**Policy 5.2.D:** *The Town will promote community recreation events that support local and regional business interests.*

**Action:** The Town will provide support and assistance to events such as fishing tours and competitions, festivals with vendors that feature locally produced goods, bicycle and other athletic competitions, and other events that both support the local economy as well as provide the community with recreational events.

This policy should not be understood to mean that the Town will provide direct financial assistance to such events, but rather that through means such as helping to publicize an event or using Town resources to operate and manage an event, the Town will support these kinds of activities.

**Responsible Parties:** Town Board, Town Planning Board.

**Timeframe:** 2008 – Ongoing.

**Potential Funding Sources:** Local Resources.

**Policy 5.2.E:** *The Town will regulate the location of adult-oriented businesses.*

**Action:** The Town will regulate the location of adult-oriented businesses by including adequate provisions regarding the location of such businesses in its Zoning Law.

**Responsible Parties:** Town Board, Town Planning Board, Zoning Board of Appeals, CEO.

**Timeline:** 2008 – Ongoing.

**Potential Funding Sources:** Local Resources.

**Policy 5.2.F:** *The Town Board will consider enacting a municipal “Sign Ordinance.”*

**2016 Revision: ACTION COMPLETED.** Revised Zoning Law adopted March 8, 2011 Section 98.128

**Section 5.3: Natural Resources.**

**Goal Statement:** The Town of Torrey will pursue land use policies that protect and preserve the Town’s unique and sensitive natural environmental features as well as the water quality of the Keuka Outlet and Seneca Lake.

**Policy 5.3.A:** *The Town will enact land use regulations aimed at the protection and preservation of sensitive and unique natural and cultural resources.*

**2016 Revision: ACTION COMPLETED** Revised Zoning Law adopted March 2011. Article XII Land Conservation Overlay District

**Policy 5.3.B:** *The Town will enact stormwater management and erosion control regulations as part of its revised Town Code.*

**2016 Revision ACTION COMPLETED, Revised Zoning Law adopted March 8, 2011 Article XIV - Site Plan Review**

**Policy 5.3.C:** *The Town will coordinate with The Friends of the Outlet Inc. to improve the Keuka Outlet Trail.*

**Action:** The Town will collaborate with the Friends of the Keuka Outlet Trail to make periodic upgrades to the Trail, such as new and improved signage, landscaping where necessary, routine maintenance activities, and other physical improvements to the Trail, including the possibility of extending the trail further east from its current end to the lakeshore. Extending the trail to the lakeshore will help the Town realize one of its long-term planning goals, which is to provide additional public access to Seneca Lake.

**Responsible Parties:** Town Board, Town Planning Board.

**Timeframe:** 2008 – Ongoing.

**Potential Funding Sources:** Local Resources, Genesee Transportation Council (GTC), NYS DOS.

**Policy 5.3.D:** *The Town will support private landowners’ efforts to protect unique natural resources on their properties through the use of Conservation Easements.*

**Action 1:** The Town will support the use of “conservation easements” by interested landowners for protecting privately owned lands that include unique and sensitive environmental features such as wetlands, steep slopes, woodlands, scenic vistas, and wildlife habitats. ( 2016 Revision)

**Action 2:** The Town will support private landowners’ efforts to have part or all of their properties designated a “Critical Environmental Area” (CEA) through the State Environmental Quality Review Act (SEQRA) process. ( 2016 Revision)

**Action 3:** The Town will consider developing “Incentive Zoning” regulations in order to directly link private developers with the funding of community improvements. ( 2016 Revision)

**Responsible Parties:** Town Board, Town Planning Board, CEO, interested landowners.

**Potential Funding Timeframe:** 2008 – Ongoing.

**Sources:** Local Resources, Land Trusts, Host Community Benefit Packages.

**Policy 5.3.E:** *The Town will require local property owners to submit proof of septic tank inspection to the Town*

**2016 Revision ACTION COMPLETED. Town of Torrey Wastewater Law adopted November 2014**

**Policy 5.3.F:** *The Town will regularly communicate and coordinate with outside agencies such as nearby municipalities; county, state and federal entities; and non-profit groups regarding improvements to the water quality of the Keuka Outlet and Seneca Lake.*

**Action 1:** The Town will work with Penn Yan and Milo to find ways to improve the routine inspection of sewage and septic facilities that are located outside of Torrey but impact the water quality of the Keuka Outlet and Seneca Lake.

**Action 2:** The Town will coordinate with the Village of Penn Yan to:

1. Obtain up-to-date information on the Village's wastewater treatment system operations and discharges into the Keuka Outlet.
2. Advocate for the approval of more stringent outcome-based regulation of water discharge for disinfection.
3. Refit the Penn Yan treatment system to hold and/or treat surge waster before it is released.
4. Develop a system for the Village to monitor water quality at least monthly at the mouth of Keuka Outlet and at sites in Seneca Lake within one mile of the Outlet.
5. Encourage Village participation in regional watershed evaluation and regulation with other towns, governmental agencies, agriculture, business and researchers.
6. Test the effluent as it leaves the Penn Yan Wastewater Treatment Plant.
7. Potentially revise regulations regarding the opening of the gates in Penn Yan to reduce the water level in Keuka Lake.

**Action 3:** The Town will work with neighboring municipalities, Yates County agencies, and non-profit organizations such as SLAP 5 (Seneca Lake Area Partners) to:

1. Reduce runoff from farms and yards to prevent pesticides and fertilizers from contaminating streams that empty into the lake;
2. Address the problem of stormwater runoff polluting local waterbodies;
3. Address the problems posed by increasing populations of Canadian and snow geese.





**Figure 5.4:** *A view of the mouth of the Keuka Outlet. The Town should work with the Friends of the Outlet, Inc. to improve trail conditions and public access to the lake in this area. The acquisition of additional land around the Outlet's mouth is one possible means for the Town and the Friends to help protect this critical natural resource.*

**Responsible Parties:** Town Board, Town Planning Board, Code Enforcement Officer.

**Timeframe:** 2008 – Ongoing.

**Potential Funding Sources:** Local Resources, NYS Dept. of State, NYS DEC.

**Policy 5.3.G:** *The Town will make industrial discharge (air and water) reports from Ferro Inc. and AES, as well as from any industrial facility that operates in the Town in the future, available to the public for review.*

**Action:** The Town will request up-to-date reports on a regular basis through an individual or agency and make available to the public. The Town will also have up-to-date reports of the remediation of the Mercury Aircraft Brownfield also available to the public at the Town Hall.

**Responsible Parties:** Town Board, Town Planning Board, Town Staff.

**Timeframe:** 2008 – Ongoing.

**Potential Funding Sources:** Local Resources.



**Policy 5.3.H:** *The Town will collaborate with NYS DEC and other involved agencies to obtain up-to-date information on the status of abandoned oil docks near Dresden.*

**Action:** The Town will collaborate with NYS DEC and any other involved agency to determine what, if any, environmental threats are posed by the abandoned oil docks in Seneca Lake near Dresden. Following this determination, responsible parties will be identified for remediation.

**Responsible Parties:** Town Board, Town Planning Board, Town Staff.

**Timeframe:** 2008 – Ongoing.

**Potential Funding Sources:** Local Resources.

**Policy 5.3.I:** *The Town Board will enact and enforce an “Outdoor Lighting Ordinance” to prevent nighttime light pollution. (2016 Revision)*

**Action:** The Town will prepare an outdoor lighting ordinance aimed at preventing night-time light pollution in order to preserve the night-time sky as a natural resource, thereby improving public safety, decreasing energy consumption, reducing the impact of bright lights on neighboring properties, and minimizing the potential negative effects of night-time lights on local wildlife.  
( 2016 Revision)

**Responsible Parties:** Town Board, Town Planning Board, Zoning Board of Appeals, CEO.

**Timeframe:** 2009 – 2011.

**Potential Funding Sources:** Local Resources, NYS Dept. of State, NYS DEC.

**Policy 5.3.J:** *The Town Board will enact and enforce an “Open Burning Ordinance” to reduce air and water pollution.*

**2016 Revision ACTION COMPETED:** NYS DEC adopted an Open Burning Regulation October 09

**Policy 5.3.K:** *The Town Board will enact and enforce a “Junkyard” Ordinance.*

**2016 Revision ACTION COMPLETED** Revised Zoning Code adopted March 8, 2011  
Section 98.23

**Policy 5.3.L:** *The Town Board will enact and enforce an ordinance prohibiting the feeding of waterfowl.*

**2016 Revision POLICY DROPPED,** Already a NYS DEC Regulation and the cost of enforcement is prohibitive

**Policy 5.3.M:** *The Town Board will enact and enforce a municipal “Firearms Discharge Ordinance.”*

**Action:** The Town Board will prepare a municipal Firearms Discharge Ordinance in order to protect residents against the impacts of firearm discharges in the close vicinity of dwellings. This ordinance should prohibit the discharge of firearms within 500 feet of a residence in the lakefront area *without* the owner’s consent.

The ordinance should clarify that its sole intent is to preserve the ability of residents to enjoy their property without being disturbed by the noise of firearm discharges, and is not intended to restrict hunting practices.

This ordinance will *not* apply to firing ranges operated by the Seneca Lake Duck Hunter's Club, or any other outdoor recreational organization or program active in the Town.

**Responsible Parties:** Town Board, Town Planning Board, Zoning Board of Appeals, CEO

**Timeframe:** 2009 – 2011.

**Potential Funding Sources:** Local Resources, NYS Department of State.

**Policy 5.3.N:** *The Town Board will enact and enforce a town-wide "Noise Ordinance."*

**2016 Revisions: ACTION COMPLETED. Revised Zoning Code adopted March 8, 2011 Section 98.25C**

**Policy 5.3.O:** *The Town will continue holding regular "Clean-Up Days" to encourage local residents and property owners to safely dispose of debris and trash.*

**Action:** The Town will hold one or more "Clean-Up Days" each year to provide area residents and property owners with an opportunity to dispose of debris and trash in an environmentally friendly way. These Clean-Up Days will help prevent dumping in gullies, where debris can accumulate and lead to water quality degradation, among other problems.

**Responsible Parties:** Town Board.

**Timeframe:** 2008 – Ongoing.

**Potential Funding Sources:** Local Resources.

**Policy 5.3.P:** *The Town will enact land use regulations governing commercial Wind Farms to protect scenic vistas that offer views of both the countryside and Seneca Lake.*

**2016 Revision: ACTION COMPLETED. Revised Zoning Code adopted March 8, 2011 as amended February 11, 2014 by Local Law 01/14 Article V-XII**

#### **Section 5.4: Transportation.**

**Goal Statement:** The Town of Torrey will work to improve the safety, efficiency, and appearance of transportation infrastructure throughout the Town.

**2016 Revision SECTION DROPPED**

**The entire transportation section has been removed from the comprehensive plan for two Reasons:**

1. The original survey indicated that the residents of the town were very satisfied with the roads and services of the highway department; 83% of respondents indicated good or very good to questions about the roads.
2. The policies and actions as identified in the original plan are essentially redundant with the highway superintendent's responsibilities.

#### **Section 5.5: Municipal Government and Public Services.**

**Goal Statement:** The Town of Torrey will balance the improvement of public services with the need to protect property owners from heavy taxation.

**Policy 5.5.A:** *The Town will support the installation of public water and sewer infrastructure in the Ag/Res District (2016 Revision).*

**Action:** The Town will support the installation of public water and sewer infrastructure in lakefront areas of the Town. This should be done to: 1.) improve environmental conditions and water quality in Seneca Lake, 2.) ensure residential properties have a steady, continuous, and secure water supply.

The Town will form one or more “special improvement districts” to fund this initiative. Real property owners within the special districts will be responsible for raising funds to install and maintain water and sewer infrastructure; however, the Town should also pursue outside grant funding to help offset the cost of installing this infrastructure.

**Responsible Parties:** Town Board.

**Timeframe:** 2008- Ongoing

**Potential Funding Sources:** Local Resources, NYS Environmental Facilities Corporation.

**Policy 5.5.B:** *The Town will discourage the installation of public water and sewer infrastructure in areas of the Town that are primarily used for agriculture.*

**Action:** In order to guide new development away from prime agricultural land and minimize the cost of building and maintaining infrastructure for the Town’s taxpayers, the Town will generally oppose the installation of public water and sewage lines in prime agricultural land.

**Responsible Parties:** Town Board, Town Planning Board, Zoning Board of Appeals.

**Timeframe:** 2008 – Ongoing.

**Potential Funding Sources:** Local Resources.

**Policy 5.5.C:** *The Town Board will enact and enforce subdivision regulations that are aimed at reducing “sprawl” type development.*

**2016 Revision: ACTION COMPLETED. Land Subdivision Law adopted February 12, 2013 and Planned Unit Development Law adopted December 2008**

**Policy 5.5.D:** *The Town should encourage the use of “Cluster Development” design concepts to help protect local agricultural land and natural resources.*

**2016 Revision: ACTION COMPLETED. Land Subdivision Law adopted February 12, 2013 and Planned Unit Development Law adopted December 2008**

**Policy 5.5.E:** *The Town will enact and enforce a municipal Site Plan Review Law.*

**2016 Revision:**

**ACTION COMPLETED. Revised Zoning Code adopted March 8, 2001 Article XIV Site Plan Review**



**Figure 5.5:** *The Town can reduce the economic and environmental costs of sprawl development on farmland such as this in part through strong subdivision and site plan review regulations.*

**Potential Funding Sources:** Local Resources, NYS Dept. of State.

**Policy 5.5.F:** *The Town will coordinate with the Village of Dresden to realize planning objectives identified in the Dresden Comprehensive Plan.*

**Action:** Town officials will coordinate with Village officials on several objectives identified in the Village's Comprehensive Plan. Specifically, objectives identified for Town/Village coordination include:

1. The Town and Village will work to improve the inspection process of septic systems to help improve the water quality of the Keuka Outlet and Seneca Lake;
2. The Town and Village will study the consolidation of services and facilities in order to reduce expenditures on public services;



3. The Town and Village will coordinate the resurveying of the Town/Village boundary to correct inconsistencies and clarify for both the general public and local officials the true location of the corporate limits.
4. The Town and Village will work together to develop one or more public boat launches.

**Responsible Parties:** Town Board, Town Planning Board, Village Board, Village Planning Board.

**Timeframe:** 2008 – Ongoing.

**Potential Funding Sources:** Local (Town and Village) Resources, NYS Dept. of State.

**Policy 5.5.G:** *The Town will coordinate with nearby municipalities to undertake cost of services/consolidation studies aimed at reducing the cost of local government.*

**Action:** The Town will work with surrounding municipalities, such as the Village of Dresden and the Towns of Benton and Milo, as well as other nearby towns, Yates County, and state agencies, to develop studies that will offer the Town concrete proposals for reducing the cost of governmental operations. Specific studies might address the use of shared equipment and work/storage spaces, consolidated public works programs and recreational activities, consolidated municipal boards, shared septic inspection services, and other actions that can reduce the cost and improve the efficiency of municipal services.

**Responsible Parties:** Town Board, Town Planning Board.

**Timeframe:** 2008 – Ongoing.

**Potential Funding Sources:** Local Resources, NYS Dept. of State.

**Policy 5.5.H:** *The Town will reform the structure and operation of the Town Planning Board.*

**ACTION COMPLETED.** Planning Board increased to seven members, bylaws prepared and approved by Town Board defining procedures as well as responsibilities. Adopted February 2009

**2016 Revision:** Since the seven member board was adopted by Town Board, the board has not been fully staffed. Decreased Planning Board to a five (5) member board Adopted February 2016

**Policy 5.5.I:** *The expanded Town Planning Board will also serve as a Conservation Board/Conservation Advisory Council for the Town.*

**2016 Revision:** **POLICY DROPPED.** The duties and responsibilities defined in this action are outside of the scope for volunteer board members

**Policy 5.5.J:** *The Town will promote and support training opportunities for members of the Town Board, Town Planning Board, and Zoning Board of Appeals.*

**Action:** Town staff will track the availability of land use training programs and provide board members with this information so that they may attend training sessions. Board members should continually work to improve and broaden their knowledge of land use planning techniques, especially with regards to rural and agricultural planning issues.

**Responsible Parties:** Town Board, Town Staff, Town Planning Board, Zoning Board of Appeals (Yates County Planning Dept.).

**Timeline:** 2008 – Ongoing.

**Potential Funding Sources:** Local Resources, Yates County Planning Dept., NYS DOS, G/FLRPC

**Policy 5.5.K:** *The Town will monitor and investigate means of reducing the rising property tax burden faced by all property owners.*

**2016 Revision: POLICY DROPPED. Fiscal responsibility is basic duty of the Torrey Town Board**

**Section 5.6: Lake front.**

**Goal Statement:** The Town of Torrey will work to improve the condition of Seneca Lake and will promote environmentally responsible and aesthetically pleasing development along the Town's lakefront.

**Policy 5.6.A:** *The Town will create two new zoning districts along the Seneca Lake shoreline. These districts will be tentatively known as the "Ag/Res" and the "Recreational Zoning" districts. ( 2016 Revision)*

**2016 Revision: ACTION COMPLETED. The Revised Zoning Law adopted March 8, 2011** established two zoning districts along the lake, the Agricultural/Residential and Recreational Districts. The action is to consider establishing a Land Conservation District along the lake front has been dropped. There is very little undeveloped land and it would be a considerable hardship for the land owners if the land could not be developed in the future. The action regarding residency levels, parking and absentee landlord accountability is addressed by NYS Property Maintenance laws.

**Policy 5.6.B:** *The Town will encourage development (both alterations as well as all new construction) that is in keeping with the lakefront's current residential character.*

**2016 Revision: ACTION COMPLETED. Revised Zoning Law Article VI, adopted March 8, 2011 and ongoing implementations.**

**Policy 5.6.C:** *The Town will promote environmentally sound development along the lakefront.*

**2016 Revision: ACTION 1 & 2 COMPLETED. Sub Division adopted February 12, 2013, Steep Slopes Law adopted August 11, 2009, PUD Law, Site Plan Review Process within Revised Zoning Code, March 8, 2011**

**2016 Revision: ACTION DROPPED. There is only isolated lots that are undeveloped along the lake front and a CEA designation is not appropriate for a residential area.**

**Policy 5.6.D:** *The Town will develop a uniform Docking and Mooring law in coordination with other Yates County municipalities that border Seneca Lake.*

**Action:** Town boards and officials will coordinate and collaborate with the other three Yates County towns that have frontage on Seneca Lake to develop a uniform Docking and Mooring (D&M) law. D&M laws have many advantages for municipalities that choose to enact them: they establish fair and consistent standards for docking and mooring structures, improve public safety, guard against overcrowding along the lakeshore, address environmental concerns, address visual/aesthetic concerns, help clarify a municipality's role and responsibilities in overseeing lakefront development issues, and can help improve neighbor relations among lakeshore property owners.

A Docking and Mooring law describes and explains the dimensional standards that all docks, berths, piers, slips, moorings, floating platforms, boat houses, boat hoists, and any other structure located on the water are required to adhere to. These laws typically include definitions of terms and phrases, a description of the municipal review and permitting process for installing new docking and mooring facilities, a description of how non-conforming (pre-existing) structures are addressed, a description of the appeals and variance process for relief from strict interpretation of the law, and various other components of municipal laws such as a separability clause and provisions about fees, violations, and penalties.

**Responsible Parties:** Town Board, Town Planning Board, Zoning Board of Appeals, CEO

**Timeframe:** To be determined.

**Potential Funding Sources:** Local Resources, NYS Department of State.

**Policy 5.6.E:** *The Town will enact regulations to provide additional oversight over lakefront rental properties.*

**2016 Revision: ACTION COMPLETED. Revised Zoning Code, Section 98.127 adopted March 8, 2011**



**Figure 5.6:** *The Town should work to make sure that future development along the lake shore is both environmentally sound and in keeping with the scale of existing construction.*

**Policy 5.6.F:** *The Town Board will establish zoning regulations prohibiting “keyhole” development.*

**2016 Revision: ACTION COMPLETED.** Subdivision Law adopted February 12, 2013

**Policy 5.6.G:** *Inclined elevators/trams in the lakefront area should be installed with minimal environmental disturbance and all proper safety precautions.*

**2016 Revision: ACTION COMPLETED.** Steep Slopes Law adopted August 11, 2009 and NYS Building and Electrical Codes.:

**Section 5.7: Community Organizations and Recreation.**

**Goal Statement:** The Town of Torrey will work to improve the availability of open spaces and opportunities for youth/adult recreation activities in the Town.

**Policy 5.7.A:** *The Town will identify organizations and locations that support and involve youth/adult recreation activities.*

**2016 Revision: POLICY DROPPED.** This section was dropped because it was to address an issue that is not perceived as a problem

**Policy 5.7.B:** *The Town will investigate outside funding and volunteer sources to assist with operating and expanding available recreational and educational programs.*

**2016 Revision: POLICY DROPPED.** This section was dropped because was to address an issue that is not perceived as a problem.

**Policy 5.7.C:** *The Town will investigate means of enhancing the use of its lakefront park.*

**Action:** The Town owns and operates a small park on the lakeshore, which features a beach, picnic areas, and a swimming area. In order to increase use of this park by the public, the Town will support expanded recreation activities such as swimming lessons and canoe/kayak lessons, as well as consider lengthening the hours that lifeguards are on duty at the swimming beach. 2016 Revision

**Responsible Parties:** Town Board, Town Planning Board, Interested volunteer citizens.

**Timeframe:** 2008 – Ongoing (2016 Revision)

**Potential Funding Sources:** Local Resources.

**Policy 5.7.D:** *The Town will investigate opportunities for expanding the range of recreation services offered to the community.*

**Action :** The town will investigate the possibility of providing a boat launch facility at one of the town roads that ends at the lake. (2016 Revision)

**Responsible Parties:** Town Board, Town Planning Board, Interested volunteer citizens.

**Timeframe:** 2008 – Ongoing.

**Potential Funding Sources:** Local Resources, NYS Dept. of Health.