

Appendix D: Removed Material (2016 Revision)

The material in this appendix has been removed from the text of the 2008 Comprehensive Plan as a result of the 2016 update.

Section 5.1 Agriculture and Viniculture

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

Action: The Town Board will enact the Yates County Agricultural and Farmland Protection Board’s “Model Farm Viability and Neighbor Relation Policy.” This law will help protect working agricultural operations and agri-businesses by creating a standard process that can be used to resolve disputes over the impact of farming, grazing, grape-growing, and other agricultural and vinicultural operations on nearby lands. Farmlands protected by a Right to Farm law will include all farmland in the Town that is within the Yates County Agricultural District, thus aligning Torrey’s farmland preservation activities with the County’s.

Responsible Parties: Town Board.

Timeframe: 2008.

Potential Funding Sources: Local Resources.

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

Action: The Town Board will prepare an “Agriculture and Open Space Protection Plan.” Grants are now available from NYS Department of Agriculture and Markets to fund such a study. This plan will profile current agricultural conditions in the Town, inventory agricultural resources, and propose a variety of techniques to enhance agricultural and vinicultural businesses in the Town. Essentially, this plan should be viewed as an economic development strategy for local agricultural and viniculture operations.

New York State Farmland Protection Implementation Projects are developed through the Farmland Protection Board (FPB) of Yates County. The FPB sets up qualifying criteria to rank proposals, which are based upon the likelihood of preserving viable agricultural land, areas facing significant development pressures, proximity to lakes and/or streams, the long-term potentials for land to stay in agricultural use, and number of acres to be protected. The Town can identify specific areas within Torrey deemed crucial areas to protect. The State will pay for up to 75% of costs (purchase of development rights, property surveys and assessments); the Town could cover additional costs through grant programs and/or local fund raising efforts.

The NYS Conservation Reserve Enhancement Program (CREP) will pay for installation of buffers in and around streams on agricultural lands, thus protecting watercourses from runoff from agricultural fields.

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

Timeframe: 2008 – 2011.

Potential Funding Sources: Local Resources, NYS Dept. of Agriculture and Markets, NYS Department of State.

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

Action: The Town Board will create a special committee consisting of interested local farmers and grape growers that can advise the Town on ways to protect and promote local agricultural and vinicultural operations. This committee will provide insight into how proposed Town policies may affect agricultural operations. This committee can serve as an advocate for agriculture to Town boards and officials and as a liaison between the Town and the local agricultural community. In addition, this committee will serve as a “sounding board” for concerned citizens to come before and voice any concerns they might have about the impact of local farming operations on their properties.

Responsible Parties: Town Board, interested farmers/grape growers.

Timeframe: 2008 – Ongoing.

Potential Funding Sources: Local Resources.

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

Action: The Town will undertake a CERCLA/EPCRA (Comprehensive Environmental Response, Compensation, and Liability Act/Emergency Planning and Community Right-to-Know Act) study to determine emissions of hazardous substances from dairy, swine, and poultry operations in the Town.

The United States Environmental Protection Agency will use the results of this study to establish uniform agricultural air policy and enforcement for all dairy farming operations. Producers can rely on “look-up” charts to determine their responsibilities, based upon farm size, location, manure management, and animal numbers. The agreement protects all participants for any current and past violations.

Responsible Parties: Town Board, Town Planning Board, Agriculture and Viniculture Advisory Committee.

Timeframe: 2008 – Ongoing.

Potential Funding Sources: Local Resources, NYS Dept. of State, NYS Dept. of Agriculture and Markets.

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

Action: The Town will support improved soil management and conservation of agricultural operations through the Agricultural Environmental Management Program (AEM), which studies soil erosion potential of farms and offers mitigation options for reducing such potential, as well as improving soil quality through reduced tillage. This program also address water quality concerns by helping to reduce soil erosion into local waterbodies such as the Keuka Outlet and Seneca Lake.

Responsible Parties: Town Board, Town Planning Board, Agriculture and Viniculture Advisory Committee.

Timeframe: 2008 – Ongoing.

Potential Funding Sources: Local Resources, NYS EPF Fund.

Section 5.2: Local Business and Real Estate.

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.*

Action: The Town will develop zoning regulations that support new commercial and light industrial/manufacturing development in the areas near the Village of Dresden and the intersection of Routes 14 and 54 in order to 1.) promote a viable “business district,” 2.) guide such development away from agricultural land, and 3.) take advantage of existing transportation and utility infrastructure to reduce the costs of new commercial development in the Town.

Responsible Parties: Town Board, Town Planning Board, Zoning Board of Appeals, Code Enforcement Officer.

Timeframe: 2008 – Ongoing.

Potential Funding Sources: Local Resources.

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.*

Action: Through zoning regulations, the Town will ensure that small scale agriculture and home based businesses such as nurseries, craft and woodworking shops, and farm stands, can operate throughout the Town with minimal municipal oversight. These types of businesses are considered a vital asset to the community because they directly support the continued viability of agricultural operations by offering farmers additional income sources, provide local employment opportunities, offer goods and services to area residents and tourists, and contribute to the community’s rural and agrarian character.

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

Timeframe: 2008 – Ongoing.

Potential Funding Sources: Local Resources.

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

Action: The Town will enact a municipal Sign Ordinance to foster a uniform and attractive appearance of signage throughout the Town and prevent the proliferation of tall and brightly lit signs. The ordinance will be crafted in such a way so as to offer business owners wide leeway in the location and appearance of their signs while ensuring such signs are appropriate for the rural landscape.

Responsible Parties: Town Board, Town Planning Board, Zoning Board of Appeals, Code Enforcement Officer.

Timeline: 2008 – Ongoing.

Potential Funding Sources: Local Resources.

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.*

Action: The Town will develop zoning regulations that provide sensitive environmental features such as steep slopes, scenic vistas, glens, gullies, freshwater wetlands, and wildlife habitats with protection from poorly designed development projects. The Town should consider forming one or more Environmental Protection Overlay District (EPODs) to accomplish this, and should include provisions in its Subdivision and Site Plan Review laws that address the protection of natural resources.

New zoning regulations will be designed to help maintain open space and prevent the irreversible loss of natural resources; enhance the safety of residents and property located within special flood hazard areas; maintain and/or improve surface water quality; preserve wildlife habitats; enhance the aesthetics of new construction; and minimize the impacts of development on the environment.

Responsible Parties: Town Board, Town Planning Board, Zoning Board of Appeals, Code Enforcement Officer.

Timeframe: 2008 – 2010.

Potential Funding Sources: Local Resources, NYS Dept. of State, NYS Dept. of Environmental Conservation, US Dept. of Agriculture Natural Resources Conservation Service Wetlands Reserve Program.

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

Action: The Town will integrate robust stormwater management regulations into its Code in order to protect the water quality of local streams, wetlands, the Keuka Outlet, and Seneca Lake. These regulations will reduce erosion, stormwater runoff, and pollutants such as pesticides and fertilizers from entering area waterbodies. The Town should consider enforcing NYS DEC's Stormwater Phase 2 regulations; any site that disturbs more than one acre of land during construction activities falls under Phase 2 regulations and will require stormwater and pollution prevention plans.

Responsible Parties: Town Board, Town Planning Board, Zoning Board of Appeals, Code Enforcement Officer; NYS Department of Environmental Conservation and Yates County Soil and Water Conservation District.

Timeframe: 2008 – Ongoing.

Potential Funding Sources: Local Resources, NYS Dept. of Environmental Conservation.

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. Conservation easements are contracts entered into voluntarily by landowners and a land trust that place restrictions of their (the landowner's) choosing on future uses of a designated piece of land. These restrictions remain in place when ownership of the land changes hands. They provide a practical and effective means of preserving irreplaceable natural features on a voluntary and non-regulatory basis.

Conservation easements allow land to remain in private ownership and contribute to the tax base of the Town, and free the Town from responsibility for safeguarding the land while ensuring that sensitive environmental features are legally protected from development.

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. Municipal designation of a CEA provides an additional layer of protection for environmentally sensitive natural resources on a site. A municipality can designate, by resolution, a geographically defined area as a CEA. A CEA must be mapped with clearly defined boundaries and any CEA created by the Town must be filed with the New York State Department of Environmental Conservation.

A CEA is a geographically defined location that is recognized by a municipality as having special environmental characteristics. To be designated as a CEA, an area must have an exceptional or unique character with respect to one or more of the following:

- a benefit or threat to human health;
 - a natural setting (e.g., fish and wildlife habitat, forest and vegetation, open space and areas of important aesthetic or scenic quality);
 - agricultural, social, cultural, historic, archaeological, recreational, or educational values;
- or
- an inherent ecological, geological or hydrological sensitivity to change that may be adversely affected by any change.

Following designation, the potential impact of any Type I or Unlisted Action on the environmental characteristics of the CEA becomes a relevant area of environmental concern and must be evaluated in the determination of significance prepared pursuant to Section 617.7 of SEQRA regulations.

Action 3: The Town will consider developing “Incentive Zoning” regulations in order to directly link private developers with the funding of community improvements. Through an incentive zoning program, the Town can modify the zoning requirements a developer must comply with in exchange for assistance with funding for projects such as the retention of undeveloped open space, the development of public recreational spaces such as boat launches, and the preservation of working agricultural lands.

Responsible Parties: Town Board, Town Planning Board, Code Enforcement Officer, interested landowners.

Timeframe: 2008 – Ongoing.

Potential Funding 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*

Action: In order to provide increased municipal oversight of potential water quality problems resulting from faulty septic systems, Town officials will require local property owners to include a copy of their most recent septic tank inspection certificate with their tax bill payment. The Town Clerk and Code Enforcement Officer will maintain these certificates on file in order to create a detailed record of septic tank inspections in the Town.

Owners of aerobic septic systems should send a copy of their inspection certificate to the Town on at least an annual basis. The Town recommends that *all* septic tank owners have their septic systems inspected at least every five years in order to ensure that they are operating safely.

Responsible Parties: Town Board, Town Clerk, Code Enforcement Officer.

Timeframe: 2008 – Ongoing.

Potential Funding Sources: Local Resources.

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

Action: The Town will prepare an ordinance aimed at reducing pollution and improving public safety by restricting the unregulated burning of garbage, construction materials and debris, automobiles, and other miscellaneous items. Any such ordinance developed by the Town will not be intended to restrict fires that occur as a result of valid farming operations or recreational fires such as camp fires and beach fires.

Responsible Parties: Town Board, Town Planning Board, Zoning Board of Appeals, Code Enforcement Officer.

Timeframe: 2009 – 2011.

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

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

Action: The Town will prepare an ordinance aimed at reducing the amount of “junk”, (derelict vehicles, construction debris, old appliances, etc.) that is visible from public roads and neighboring properties. The aim of this ordinance will not be to restrict valid automotive-related businesses or agricultural operations, but rather to reduce potential sources of air and water pollution and improve the Town’s visual appearance.

Responsible Parties: Town Board, Town Planning Board, Zoning Board of Appeals, Code Enforcement Officer.

Timeframe: 2009 – 2011.

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

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

Action: The Town will prepare an ordinance aimed at reducing the negative impacts of large numbers of waterfowl on local water quality by banning the general public from feeding waterfowl. The artificial feeding of waterfowl can cause serious harm to both wildlife and the local environment.

Responsible Parties: Town Board, Town Planning Board, Zoning Board of Appeals, Code Enforcement Officer.

Timeframe: 2009 – 2011.

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

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, Code Enforcement Officer.

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.”*

Action: The Town Board will enact a municipal Noise Ordinance in order to protect residents against the impacts of “unreasonable noises.” Unreasonable noise may be loosely defined as any disturbing noises, such as loud music or machinery, that negatively impact a property owner’s ability to enjoy peace and quiet on their property.

Commonly accepted and practiced agricultural operations will not be subject to this Noise Ordinance.

Responsible Parties: Town Board, Town Planning Board, Zoning Board of Appeals, Code Enforcement Officer.

Timeframe: 2009 – 2011.

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

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.*

Action: The Town will develop and enact a local law regulating the design and location of commercial wind energy production facilities. The Town and its citizens recognize that, if properly sited, wind energy can be an environmentally beneficial source of energy for homes, businesses, and farms. While the Town should encourage a diversification of energy sources, it must also ensure that any wind energy production facilities located in the Town are sited with consideration of 1.) nearby residential and/or community structures, 2.) scenic views, 3.) natural and cultural resources, and 4.) potential for wind energy generation.

Responsible Parties: Town Board, Town Planning Board, Zoning Board of Appeals, Code Enforcement Officer.

Timeframe: 2009 – 2011.

Potential Funding Sources: Local Resources, NYS Dept. of State, Genesee/Finger Lakes Regional Planning Council.

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.

Policy 5.4.A: *The Town will address general road safety concerns.*

Action 1: The Town will improve safety conditions for motorized and non-motorized road users through improved transportation infrastructure such as lighting and signage, services, and educational programs that minimize conflicts between existing and planned land uses.

Action 2: Town officials will coordinate with the Yates County Highway Department to ensure that any plans developed by Yates County include provisions for reducing/preventing traffic congestion and the accommodation of normal automobile traffic as well as pedestrians, tour buses, trucks, bicycles, and horse drawn vehicles.

Action 3: The Town will revise its regulations to mandate that all new dead-end public roads are built with sufficient turn-around space for large trucks, snow plows, and emergency vehicles such as fire trucks and ambulances. Where feasible, all existing public and private dead-end roads that lack sufficient turnarounds should be reconstructed in order to accommodate large vehicles.

Action 4: The Town will collaborate with the New York State Department of Transportation (NYS DOT) Region 6 and the Yates County Highway Department to study and, if necessary, change posted speed limits on local (town and county) roads as well as state roads and private roads. The Town can contact NYS DOT Region 6 offices to request traffic safety studies on local roads.

Responsible Parties: Town Board, Town Planning Board, Town Highway Superintendent.

Timeframe: 2008 – Ongoing.

Potential Funding Sources: Local Resources, Genesee Transportation Council (GTC), NYS Dept. of State, NYS Dept. of Transportation.

Policy 5.4.B: *The Town will develop long term policies aimed at improving the conditions of Town roads.*

Action 1: The Town will prepare a Capital Improvement Program (CIP) which will identify and prioritize roads, road segments, and intersections in need of repair, upgrades, or reconstruction. This program will also include minimum technical design standards for the Town's roads, identify needs for additional roads, establish a policy to address maintenance of unpaved roads, define seasonal roads that do not need maintenance all year, and provide the Town Highway Department with adequate resources to ensure satisfactory road maintenance and ongoing improvements. Any plans made for improving transportation conditions will be prepared with consideration for bicycle and horse-drawn traffic.

Action 2: The Town Highway Department will maintain and improve road ditches to accommodate runoff from a 25 to 50 year storm.

Action 3: The Town should consider including provisions for public infrastructure improvements in any "Incentive Zoning" regulations it enacts (see Policy 5.3.D, Action 3).

Responsible Parties: Town Board, Town Planning Board, Highway Superintendent.

Timeframe: 2008 – 2010.

Potential Funding Sources: Local Resources.

Policy 5.4.C: *Town officials will coordinate with the New York State Department of Transportation on improvements to state roads within the Town.*

Action: Town officials will maintain a list of potential improvements they would like to see made to roads in the town under NYS DOT's jurisdiction. Such improvements might consist of reconstructing or reconfiguring intersections to make them safer, expanding road shoulders (where feasible) to better accommodate non-automotive forms of transportation such as bicycles and horse-drawn vehicles, and upgrading lighting and signage conditions.

Responsible Parties: Town Board, Town Planning Board, Town Highway Superintendent.

Timeframe: 2008 – Ongoing.

Potential Funding Sources: Local Resources, Genesee Transportation Council, NYS Dept. of State, NYS Dept. of Transportation.

Policy 5.4.D: *Town officials will coordinate with Yates County officials on the development of a countywide public transportation system.*

Action: The Town will work with Yates County officials to identify areas of the Town that could support bus stops, a park-and-ride parking lot, and pedestrian supportive development. One area that should be assessed for this system is the intersection of Routes 54 and 14, near

the western end of the Village of Dresden. Bus stops along Routes 54 and 14 might also be appropriate for the Town. Public transportation services should generally be steered away from local side roads. The Town should appoint a representative to sit on the Yates County Transportation Committee, the agency working to implement the County's public transportation plan, the *Yates County Strategic Plan for Public Transportation*, issued in September 2007 and prepared by Stuart Brown Associates.

Responsible Parties: Town Board, Town Planning Board, Town Highway Superintendent.

Timeframe: To Be Determined.

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

Section 5.5: Municipal Government and Public Services.

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

Action: The Town will develop a municipal subdivision law. A subdivision law regulates the division of large tracts of land into smaller parcels for construction and development purposes. Such a law describes the procedures that the Town, developers, and builders must follow in order to subdivide a tract of land. It also includes standards for the design and layout of lots, streets, utilities, and any public improvements on the site.

This law should encourage a variety of planning techniques for preventing "sprawl" type development, including the use of conservation/cluster housing subdivisions along the edges or in the corners of agricultural lots, the use of Planned Unit Developments (PUDs) to make more efficient use of land and encourage a range of housing options in the town, safeguards for sensitive environmental features such as wetlands and steep slopes, and the preservation of large tracts of contiguous land for farming.

Responsible Parties: Town Board, Town Planning Board.

Timeframe: 2008 – 2010.

Potential Funding Sources: Local Resources, NYS Dept. of State, NYS Dept. of Agriculture and Markets.

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

Action: The Town should include provisions for "Cluster Development" design concepts in its revised zoning or subdivision laws. Well designed cluster developments can protect natural resources such as scenic views, mature woodlots, wetlands, and unique wildlife habitats. Cluster development practices encourage builders to realize the maximum development potential of a parcel allowed under the Town's zoning law by increasing the density of new construction in one section of the parcel while leaving other sections as undeveloped open space.

For instance, if a 20 acre tract of land is located in a residential zoning district that requires a one acre minimum lot size, a developer could build about 18 housing units on that tract. Some space would be required for roads and utilities, as well as any setback requirements mandated by the Town's zoning law. If built, this development would consume the entire 20 acre tract and possibly destroy any unique natural resources, such as a wetland, located on it. However, if that developer were to use cluster development techniques as laid out by the municipality, he could build the same 18 units on perhaps only ten acres of the 20 acre site, thus leaving the remaining ten acres as open space and protecting any natural and scenic resources located on those acres.

As this example shows, cluster development techniques provide considerable leeway to the Town, developers, builders, and private landowners to balance new development with the need and interest in protecting the community's natural resources. In general, the Town should encourage cluster developments in open areas that are no longer profitable for vineyards or agriculture that will help to preserve hillside woodlands and open spaces.

Responsible Parties: Town Board, Town Planning Board, Zoning Board of Appeals, Code Enforcement Officer.

Timeframe: 2008 – Ongoing.

Potential Funding Sources: Local Resources.

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

Action: The Town will develop a Site Plan Review law. A site plan review law helps ensure that the development of individual lots conforms to the Town's Comprehensive Plan, promotes public safety and security, and does not disturb nearby sites or natural resources.

According to New York State Town Law Article 16, Section 274-a, site plans are defined as "a rendering, drawing, or sketch . . . which shows the arrangement, layout and design of the proposed use of a single parcel of land." A site plan review law lists the specific elements that an applicant must show on a site plan, such as parking facilities, access to the lot, landscaping, roads, curbs, utilities, lighting, location and dimensions of buildings, adjacent land uses and any natural features on the site. It then clearly describes and explains the process by which municipal boards (typically the planning board) reviews and approves site plan applications.

Responsible Parties: Town Board, Town Planning Board.

Timeframe: 2008 – 2010.

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 1: The Town will expand the number of Planning Board members from five (5) to seven (7) as allowed by Town Law Article 16, Section 271. In addition, the Town Board will consider appointing one or more alternate members to the Planning Board in the event a regular member is either unable to attend a meeting or must abstain from voting due to a conflict of interest.

Action 2: The Town Board will enact a local law that defines and explains the delegated duties, responsibilities, and functions of the Planning Board.

Action 3: The Planning Board will develop a set of bylaws that clearly describes and explains the procedures by which the Board will operate.

Responsible Parties: Town Board, Town Planning Board.

Timeline: 2008 – Ongoing.

Potential Funding Sources: Local Resources.

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

Action: When the Town expands the Planning Board (see Policy 5.5.H), it will solicit new members with a background in environmental science to sit on it. These individuals will be able to provide sound advice on the potential environmental impacts, both positive and negative, of proposals that come before the Board. In addition to its current duties, the expanded Planning Board will:

1. Assist in the development of open space planning and work to preserve and protect natural and scenic resources.
2. Work with public and private agencies and organizations of local, state and national scope whose programs and activities have an impact on the quality of the environment.
3. Work to foster an increased understanding of the nature of environmental problems and issues and their impact on the land, water and air in Torrey.
4. Support data collection activities (e.g. monitor water quality of Seneca Lake) carried out by scientific research agencies such as the NYS DEC and the Finger Lakes Institute.
5. Based on data collection/research findings, make recommendations to the Town Board on revising local plans, policies, and laws to improve municipal oversight of environmental issues and protection of sensitive natural resources.
6. Serve as a “sounding board” for citizens concerned about local environmental issues.
7. Propose and monitor Environmental Protection Overlay District(s) (EPODS) to provide additional protection for irreplaceable natural and cultural resources such as scenic vistas, wetlands, glens, gullies, forested areas, steep slopes, unique wildlife habitats, and historic sites.

In the future, the Town may consider forming a separate Conservation Board to address the above issues.

Responsible Parties: Town Board, Town Planning Board.

Timeline: 2008 – Ongoing.

Potential Funding Sources: Local Resources.

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

Action: Town officials will consider techniques for protecting real property owners from rising property tax rates and ensure that all properties are fairly assessed. The Town will continue to routinely provide information to the public on how it calculates tax rates for all properties.

Responsible Parties: Town Board.

Timeframe: 2008 – Ongoing.

Potential Funding Sources: Local Resources.

Section 5.6: Lakefront.

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 "Lakefront Residential" and the "Lakefront Recreation" districts.*

Action: Following the adoption of this Comprehensive Plan, the Town will revise and update its zoning law in order to bring it in line with this Plan's recommendations. The Town should consider forming a new zoning district along the Town's Seneca Lake shoreline, which would include all residential uses along the Town's lakeshore. Land use regulations for this district will be designed to ensure that all new development and all re-development of existing properties is in keeping with the lakefront's current character and is environmentally friendly. The Town should also consider forming a second new zoning district to encompass all the summer recreation camps active in the Town. Lastly, the Town should consider protecting undeveloped stretches of the shoreline as a special "Land Conservation District" to protect sensitive flora, fauna, and geologic formations from disturbance.

In addition to revised and updated zoning regulations, the Town Board will enact and enforce local laws/ordinances addressing a variety of issues in the Lakefront District such as residential occupancy levels, adequate parking spaces for the numbers and types of vehicles (including the parking of recreational vehicles {RVs} and trailers), and absentee landlord accountability.

Responsible Parties: Town Board.

Timeframe: 2008 – 2009.

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

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.*

Action: Town boards and officials will work to retain the lakefront's current character by revising the Town's zoning regulations. New regulations will ensure that all renovations and modifications to buildings and structures in the lakeshore area will be in keeping with their current size and scale. In addition, these regulations will mandate that all new development in the lakefront area is designed to be in harmony with both natural environmental features and the current characteristics of this part of the Town. Design aspects such as the basic appearance and dimensions of new homes and buildings in the lakefront area of the Town should be broadly in line with current conditions; new zoning regulations will help ensure this is the case.

Responsible Parties: Town Board, Town Planning Board, Zoning Board of Appeals, Code

Enforcement Officer.

Timeframe: 2008 – Ongoing.

Potential Funding Sources: Local Resources.

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

Action 1: The Town will enact local laws aimed at ensuring all development along the lakefront is designed and built to minimize environmental disturbances. Municipal regulations will cover topics such as water quality and erosion control, steep slopes, wildlife habitats, and other environmental concerns identified by the Town and/or state and federal agencies.

Action 2: The Town Board will have Site Plan Review and Subdivision regulations prepared that include provisions for protecting natural environmental resources such as wetlands, steep slopes, and the water quality of the Keuka Outlet and Seneca Lake.

Action 3: The Town Board will consider designating the entire Lakefront zoning district a “Critical Environmental Area (CEA).” See Policy 5.3.D, Action 2, for additional details on CEAs.

Responsible Parties: Town Board, Town Planning Board, Zoning Board of Appeals, Code Enforcement Officer.

Timeframe: 2008 – Ongoing.

Potential Funding Sources: Local Resources.

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, Code Enforcement Officer.

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.*

Action 1: The Town Board will develop rental property regulations for properties in the Lakefront District. As Torrey, and the Finger Lakes region in general, grows as a destination for tourism and recreation, municipal oversight of rental properties will become increasingly important. The Town must ensure that the uses of rental properties are compatible with neighboring properties with regard to light, noise, traffic, occupancy levels (human and pet), and garbage and waste-water disposal.

Rental property regulations adopted by the Town will be enforced to achieve the goals of preserving the town's character and protecting existing and long-term property owners, while allowing for appropriate tourism development. These regulations will be aimed at ensuring the health and safety of residents, property owners, and renters.

Action 2: The Town will require all rental and absentee property owners to register with the Town Clerk on an annual basis.

Responsible Parties: Town Board, Town Planning Board, Zoning Board of Appeals, Code Enforcement Officer.

Timeframe: 2008 – 2010.

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

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

Action: The Town will revise its zoning regulations to ensure that “keyhole development” proposals are not permitted along the lakeshore. “Keyhole” development occurs when a single lakeshore property is used as an access point for multiple residences in upland areas away from the lakefront property. Keyhole developments can cause overcrowding of the lakefront, which can lead to public safety concerns, noise issues, negative impacts on and the degradation of water quality.

Responsible Parties: Town Board, Town Planning Board, Zoning Board of Appeals, Code Enforcement Officer.

Timeframe: 2008 – 2009.

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

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

Action: Poorly installed inclined elevators/tram systems can cause environmental problems and public safety hazards. Landowners considering installing an inclined elevator/tram are strongly encouraged to consult with reputable contractors and obtain professional engineering services for such systems.

Responsible Parties: Local property owners.

Timeframe: 2008 – Ongoing.

Potential Funding Sources: Local Resources.

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.*

Action: The Town Clerk will maintain a directory on file that lists 1.) organizations that provide youth/adult outdoor recreational activities and 2.) locations in the Town where outdoor youth/adult recreational activities can take place.

This directory can be compiled by interested citizen volunteers working with the support of the Town Planning Board and Town staff. Potential organizations that can be included in the directory include the Friends of the Outlet, Inc.; the Seneca Lake Duck Club; the Yates County Conservation Club; 4-H groups; Camp Long Point; Camp Whitman; Camp Seneca Lake; Boy/Girl Scout troupes; local churches; and other local community groups. Organizations that are based outside the Town but use recreational facilities inside the Town will be included in this directory for completeness.

The various locations that can be included in this directory include the Keuka Outlet Trail, the Town's lakeside park and Seneca Lake itself, area playgrounds, tennis courts, picnic areas, and any other miscellaneous outdoor recreation areas located in the Town.

Responsible Parties: Town Planning Board, Interested volunteer citizens.

Timeframe: 2008 – Ongoing.

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

Action: The Town will prepare and maintain a list of available grants from public and non-profit agencies that can be used to support local recreational and educational programs. When a specific recreational program is in need of funding, the Town will support fundraising efforts that are undertaken by citizen volunteers. The Town can reach out to area volunteers such as 4-H groups, Boy/Girl Scout troupes, and Keuka College students for support of fundraising activities.

The Town will also coordinate with the Yates County Cornell Cooperative Extension and the Yates County Youth Bureau to explore how these agencies can support the Town's efforts to support and promote a range of outdoor recreational and educational opportunities.

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

Timeframe: 2008 – 2009.

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 1: The Town will work to expand the recreational opportunities available to residents of all ages by coordinating with nearby municipalities' recreational programs. For example, by inviting other groups to use Town of Torrey facilities and resources, the Town can both increase the use of its own recreational facilities as well as provide its residents with opportunities to use facilities and resources in other towns in exchange.

Action 2: The Town Board will consider providing increased financial and logistical support for a range of year-round recreational programs aimed at promoting public health and well-being.

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

Timeframe: 2008 – Ongoing.

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

CHAPTER 7: PLAN UPDATE PROCESS

The Comprehensive Plan of the Town of Torrey is designed to serve as a guide for Town boards and officials when they engage in the decision making process regarding land uses in the

Town. In addition, the Plan will act as the basis for the Town's zoning law. Therefore, the Plan must be routinely maintained to reflect changing conditions in the Town such as new development; changes in state and federal regulations; shifts in public needs, interests and concerns; and the availability of information from outside sources such as watershed reports, county-wide and region-wide studies, and federal and state agencies such as the United States Census Bureau and the New York State Department of State.

The Town of Torrey Planning Board will oversee a two-year plan update process that will ensure the Comprehensive Plan is routinely maintained and remains up-to-date. The update processes, laid out in **Table 7.1** and **Table 7.2**, describe the update procedures that Town boards and officials will follow when revising the Comprehensive Plan. The Plan Update Schedule is laid out in **Table 7.3**.

These processes and schedules are designed to allow for full public participation. Provisions are included for public meetings on the Comprehensive Plan every two years. At the six-year point, a Citizen's Planning Committee consisting of interested citizens will be formed by the Planning Board to work with the Planning Board on the update process. Seasonal residents who might not be available during the winter months will be given the opportunity to comment on the Plan while they are in residence in the Town; therefore, the schedules are designed so as to allow for the bulk of the work in updating the Plan document to occur during the summer months.

Throughout the update process, the Town Planning Board will act as the lead agency, responsible for coordinating and publicizing meetings, collecting information to include in the updated Plan, working with the Town Board, Zoning Board of Appeals, Town staff, and interested citizens to integrate a range of ideas and concerns into the Plan, and revising the Plan document. The Planning Board will be responsible for determining what revisions are made to the Plan, although it must work closely with the Town Board to ensure that the Town Board accepts all proposed revisions. **Table 7.1** outlines the Two Year Plan Update Process:

Table 7.1: Two Year Plan Update Process		
Target Date:	Responsible Party:	Action:
Year Round (Jan. – Dec.)	Town Planning Board	The Town Planning Board will maintain a list of potential revisions to the Comprehensive Plan document. Board members will add notes and suggestions to this list based on their experiences with implementing the Plan and their observations and findings that come about as a result of their routine work.
April	Town Planning Board, Town Board, Zoning Board of Appeals	The Planning Board will publish a notice to the public inviting them to attend the first of two Public Meetings on the Comprehensive Plan. Planning Board members will hold a meeting with representatives of the Town

		Board and the ZBA. At this meeting the attendees will discuss land use related issues common to the three Boards and potential revisions of the Plan. Planning Board representatives will maintain a record of comments from the other two boards for use in revising the plan document.
May	Town Planning Board, Town Board, Zoning Board of Appeals, Interested Citizens	<p>The Planning Board will host the first Public Meeting. At this meeting the Board will briefly review progress made during the past year in implementing the Plan. Then, attendees will be given the opportunity to comment on the Plan, raise questions about land use issues, and offer their observations on revisions they would like the Planning Board to consider.</p> <p>Representatives of the Town, Planning, and Zoning Boards will meet on an “as needed” basis to continue their discussions on revisions to the Comprehensive Plan.</p>
June/July	Town Planning Board	<p>The Planning Board will use the comments received at the Public Meeting and the suggestions for revisions received from the Town Board and ZBA to revise the Plan document.</p> <p>Representatives of the Town, Planning, and Zoning Boards will meet on an “as needed” basis to continue their discussions on revisions to the Comprehensive Plan.</p>
July	Town Planning Board	<p>The revised Plan document will be circulated to the Town Board, ZBA, and made available for public comment.</p> <p>The Planning Board will publish a notice to the public inviting them to attend the second of two Public Meetings on the Comprehensive Plan.</p>
August	Town Planning Board,	The Planning Board will host the second Public Meeting. At this meeting the Planning Board will review for the

	Interested Citizens	<p>attendees all the proposed revisions and solicit public input on those proposed revisions.</p> <p>The Planning Board will, where necessary, make further revisions to the Plan document based on comments received at the second Public Meeting.</p>
September	Town Planning Board, Town Board	<p>The Planning Board will provide the revised Plan document to the Town Board for its review and consideration.</p> <p>The Town Board will host a formal Public Hearing at which the Plan will be presented to the public and additional public comments solicited.</p> <p>The Town Board will consider all proposed revisions as well as comments obtained at the Public Hearing and, if need be, work with the Planning Board to finalize the proposed revisions.</p>
November	Town Board, Planning Board, ZBA	<p>The Town Board will adopt a resolution that lists all revisions to the Plan document. The adoption of this resolution will signify the end of the Two Year Plan Update Process.</p>

The Six-Year Plan Update process is fundamentally the same as the two year update process, with the exception that it provides for additional public participation and a deeper and more thorough revision of the Plan document. Please see Table 7.2 for the six year plan update process:

Table 7.2: Six Year Plan Update Process		
Target Date:	Responsible Party:	Action:
Year Round (Jan. – Dec.)	Town Planning Board	<p>The Town Planning Board will maintain a list of potential revisions to the Comprehensive Plan document. Board members will add notes and suggestions to this list based on their experiences with implementing the Plan and their observations and findings that come about as a result of their routine</p>

		work.
April	Town Planning Board, Town Board, Zoning Board of Appeals	<p>The Planning Board will publish a notice to the public inviting them to attend the first of two Public Meetings on the Comprehensive Plan.</p> <p>Planning Board members will hold a meeting with representatives of the Town Board and the ZBA. At this meeting the attendees will discuss land use related issues common to the three Boards and potential revisions of the Plan. Planning Board representatives will maintain a record of comments from the other two boards for use in revising the plan document.</p>
May	Town Planning Board, Town Board, Zoning Board of Appeals, Interested Citizens	<p>The Planning Board will host the first Public Meeting. At this meeting the Board will briefly review progress made during the past year in implementing the Plan. Then, attendees will be given the opportunity to comment on the Plan, raise questions about land use issues, and offer their observations on revisions they would like the Planning Board to consider. Lastly, the Planning Board will organize interested citizens into one or more Focus Groups to study specific issues that are identified by the Planning Board as requiring additional citizen input.</p> <p>Representatives of the Town, Planning, and Zoning Boards will meet on an “as needed” basis to continue their discussions on revisions to the Comprehensive Plan.</p>
June/July	Town Planning Board, Citizen Focus Groups	<p>The Focus Groups will meet on an “as needed” basis to discuss their concerns and ideas. Each Focus Group will prepare notes for the Planning Board to use in revising the Plan document.</p> <p>Representatives of the Town, Planning, and Zoning Boards will meet on an “as needed”</p>

		basis to continue their discussions on revisions to the Comprehensive Plan.
July	Town Planning Board, Citizen Focus Groups	<p>The Focus Groups will give their notes to the Planning Board, which will determine what material to include in the revised Plan.</p> <p>The Planning Board will revise the Plan document.</p> <p>The revised Plan document will be circulated to the Town Board, ZBA, and made available for public comment.</p> <p>The Planning Board will publish a notice to the public inviting them to attend the second of two Public Meetings on the Comprehensive Plan.</p>
August	Town Planning Board, Interested Citizens	<p>The Planning Board will host the second Public Meeting. At this meeting the Planning Board will review for the attendees all the proposed revisions and solicit public input on those proposed revisions.</p> <p>The Planning Board will, where necessary, make further revisions to the Plan document based on comments received at the second Public Meeting.</p>
September	Town Planning Board, Town Board	<p>The Planning Board will provide the revised Plan document to the Town Board for its review and consideration.</p> <p>If the proposed changes are extensive enough to require undertaking the SEQRA process, the Town Board will begin updating the Plan's Full Environmental Assessment Form.</p> <p>The Town Board will consider all proposed revisions and, if need be, work with the Planning Board to finalize the proposed revisions.</p>
November	Town Board,	The Town Board will adopt a resolution

	Planning Board, ZBA	<p>approving the revised Plan document. The adoption of this resolution will signify the end of the Annual Plan Update Process.</p> <p>If the SEQRA process is underway, the Town will hold off on adopting the revised Plan until SEQRA is complete.</p> <p>If changes to the Plan are extensive enough to warrant revisions to the Town's Zoning Regulations, the ZBA will begin work on those revisions. The updated Comprehensive Plan will serve as a guide to the ZBA as it works to update and improve the Zoning Regulations.</p>
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Table 7.3 provides the Plan Update Schedule, which simply lists the years that the Plan will be updated and the update processes the Town Planning Board will follow to properly maintain the Plan during each update year. This schedule should be expanded over time. As long as it is adhered to, the Town will be able to properly manage the Comprehensive Plan document.

Table 7.3: Plan Update Schedule.	
Year:	Update Process:
2010	Two Year Update
2012	Two Year Update
2014	Six Year update
2016	Two Year Update
2018	Two Year Update
2020	Six Year Update
<i>Ongoing every two (2) years.</i>	<i>The Update Process will re-occur every other year, with major revisions occurring every six years.</i>