

## CHAPTER 4 :       COMPREHENSIVE PLAN SYNTHESIS

The previous Chapters have presented an evaluation of issues and opportunities in western Orleans County, and a list of the official goals, objectives and recommended actions of the Comprehensive Plan. This Chapter "synthesizes" many of the Plan's recommendations in the form of a Land Use Plan, a Community Facilities and Infrastructure Plan, and a Recreation, Culture and Tourism Plan.

### A.     **LAND USE PLAN**

The Future Land Use maps designate the preferred land uses for general areas in western Orleans County. The Future Land Use maps are intended as a guide to be used in updating the town and village zoning maps. New York State Town and Village Law state that zoning regulations must be consistent with the Comprehensive Plan.

Following are descriptions of the Land Use categories shown on the Future Land Use maps for western Orleans County.

#### **Agricultural**

Agriculture would be the priority use in areas that are currently farmed and/or viable for farming, and where the owner has indicated a commitment to continue farming. Certain types of agricultural processing operations, including land application of food processing waste, are considered consistent with this designation.

Low density residential development would also be permitted in these areas, provided that it is designed so as not to interfere with farming practices. These areas also include open space recreational uses such as the Shelridge Country Club, the Medina Sportsmen's Club, woodlands and other open lands.

#### **Rural Residential**

Areas designated Rural Residential are most suited to residential development in the towns outside the villages, at a density higher than that of the Agricultural areas. In the Rural Residential areas, residential uses are considered the priority uses and should be protected, as much as possible, from conflicts with other uses.

#### **Village - Residential**

Areas in the Villages of Medina and Lyndonville where single family homes are the preferred land use are designated **Residential**. These areas include developed portions of the Villages where relatively few homes have been converted into two- and three-family dwellings, as well as undeveloped areas that are suitable for residential development.

### **Medium Density Residential**

The preferred uses in the areas designated Medium Density Residential are single and two family residences, as well as community service and public uses that are compatible with residential neighborhoods.

### **High Density Residential**

Areas designated High Density Residential includes land currently used for mobile home parks and apartment complexes.

### **Hamlet**

Areas designated Hamlet consists of established areas of mixed uses, including existing hamlets in the Towns outside the Villages. Mixed uses are expected to continue in these areas, with residential and businesses uses in close proximity on relatively small lots.

### **Central Business Districts**

The Central Business Districts are located in the central portions of the Villages of Medina and Lyndonville. In Lyndonville, the central business district is the entire business district. In Medina, it represents the central portion of the downtown business district. These areas are intended primarily to encourage "pedestrian scale" retail and service businesses, as well as offices.

### **General Commercial**

The Business/ Commercial areas are intended for all types of retail and service businesses. These may include retail stores, service businesses and offices. These areas are suitable for small businesses as well as larger operations, which require highway access and relatively large amounts of land.

### **Industrial**

Areas designated for Industrial uses include land currently devoted to industrial uses such as manufacturing, warehouses, and research and development, existing industrial parks, as well as adjoining land that may be suitable for additional industrial use. This category also includes land devoted to mining uses (Town of Shelby.)

### **Government/ Community Services**

Areas designated for Government/ Community Service use include facilities owned or proposed to be acquired by local government agencies. These include existing and proposed sites of Town and Village offices, parks, highway garages, sewage treatment and water facilities, and public schools.

### **Planned Development**

Areas designated for Planned Development have unique characteristics and will require special attention in their future development. The Planned Development areas in the Villages of Lyndonville and that in the southeast portion of Medina are located in undeveloped areas. Future use is likely to be primarily residential; however, mixed-use development that incorporates commercial, institutional, and/or recreational uses may also be appropriate. The Planned Development area along the Erie Canal in Medina is currently in industrial use. However, this area may be more appropriate for commercial uses related to the canal at such time as the existing industries at the site are no longer feasible. The Planned Development area in the Town of Shelby is currently functioning as a stone quarry. The future use is expected to be residential and/ or recreational.

Development within each of these areas will require review by the municipality to ensure that the proposed uses and design are appropriate and consistent with the character of the area.

### **Waterfront Residential**

The Waterfront Residential category includes those areas along the shore of Lake Ontario that are primarily residential in character. These areas are largely developed with a combination of seasonal and year-round dwellings. The current mix of residential uses is expected to continue into the Future.

### **Waterfront Development**

Areas designated Waterfront Development have the potential for water-related commercial development, as well as residential and recreational use. These areas include the tract along Morrison Road in the Town of Yates, as well as land on the west side of Route 63 at Lake Ontario.

### **NYS Regulated Wetlands**

Conservation areas include Freshwater Wetlands, which are regulated by the NYS Department of Environmental Conservation. These areas are suitable for conservation only.

### **Flood Hazard Zone**

Flood Hazard areas include those areas that have been designated as flood hazard zones on the Flood Insurance Rate Maps prepared by the Federal Emergency Management Agency (FEMA.)

## **B. INFRASTRUCTURE PLAN**

In order to facilitate new development in accordance with the recommendations of the Land Use Plans, new roads and the extension of utilities will be required. The locations of proposed road and utility extensions, as well as their rationale, priority, and feasibility, are described below. The recommended road extensions are also shown on the Future Land Use Map.

### **Roads**

Two new roads are suggested to provide additional access to land along Maple Ridge Road in the Village of Medina and the Town of Shelby. The suggested road through the Village of Medina would also provide a new access route to the Medina High School.

A former railroad right of way through the northeastern portion of the Village of Lyndonville to Alps Road in the Town of Yates has the potential to be used for either a new road and/or for bicycle route or hiking trail.

### **Water/ Sewer**

Chapter 2, Issues and Opportunities, described the needs and potential for expanded service and improvements to existing facilities. Chapter 3, Goals and Recommended Actions, identified the overall policies as well as specific actions to be taken by the Towns and Villages in western Orleans County to improving public water and sewer service to its residents.

## **C. RECREATION, CULTURE AND TOURISM PLAN**

Western Orleans County offers an extensive variety of recreational and cultural attractions for both residents and tourists. Opportunities for additional attractions were discussed in Chapter 2. Chapter 3 presented overall goals and recommended actions for continuing to utilize the area's natural, historic and cultural resources to provide educational and recreational experiences to residents and visitors. The locations of recommended future facilities are depicted in the Recreation, Culture, and Tourism Plan (Map 4-4.)