

Adopted 8/8/2011

Town of Wayland NY

COMPREHENSIVE PLAN TOWN OF WAYLAND

County of Steuben

DATED: August 8, 2011

TOWN OF WAYLAND
PLANNING BOARD

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TOWN OF WAYLAND TOWN BOARD MEMBERS

George Ott	SUPERVISOR
Jody Tonkery	COUNCIL PERSON
Virginia Huber	COUNCIL PERSON
Gordon Sick	COUNCIL PERSON
John Schubmehl	COUNCIL PERSON
Beverly L. Robinson	TOWN CLERK

TOWN OF WAYLAND PLANNING BOARD MEMBERS

Robert Reigelsperger	CHAIRMAN
Susan Kitson	MEMBER
Joeseeph Meyer, Jr.	MEMBER
Susan Neu	MEMBER
Maryalice Kilbourne	MEMBER
G. June Applin	SECRETARY
Robert Bourgoine	CODE ENFORCEMENT OFFICER

TOWN OF WAYLAND COMPREHENSIVE PLAN INTRODUCTION

The Town of Wayland ("the Town") is located in Western New York State in the northwestern part of Steuben County in rolling hills, which are a part of the Allegheny Plateau. The elevations vary from 1355 feet in the marl bed area to 1372 feet median in the village, 1840 feet on Hemmer and Clover Hills to over 2000 feet on Sandy Hill. The Town is predominately rural with urban concentrations within the Village of Wayland, the Hamlets of Perkinsville and Patchensville, and year-round homes and cottage development around Loon Lake. The planning area is located between the growing metropolitan area of Rochester and the Corning-Elmira Area. I390 and the Southern-Tier Expressway link it.

The waters from its hills flow in various directions—Patchin (Mill) Creek flows north to the Marl Beds then southwesterly through Perkinsville into Canaseraga Creek, and the Genesee River north into Lake Ontario. Water from East Wayland and East Springwater flows into the Conhocton River and into the Chemung, Susquehanna, and the Delaware. Water from Loon Lake flows both to the north to Perkinsville area and to the south to Neils Creek and the Conhocton River. On the northern boundary the water flows through an aqueduct and is diverted to Lawrence Gull and to Springwater. The Town's water supply is limited to the valley fill aquifer, a sole source aquifer that is limited in quantity. Much of the Town of Wayland is on the edges of the aquifer.

In order to plan for the future growth, development, conservation of the Town's natural resources including water quality and quantity, preservation of farms, and to assure the protection of the Town's rural life style, the Town formed a Planning Board in early 1996.

This Comprehensive Plan ("the Plan") is the result of interviews, public meetings and review of town, county and state plans and programs as they relate to the Wayland Area. This variety of data that was collected has been tabulated and analyzed.

The primary purpose of The Comprehensive Plan is to give direction to future development that will occur within the Town and to assure the Town's natural resources will support such growth. The Plan sets forth desirable as well as obtainable objectives and standards to accommodate the needs of a growing community. The Plan does not attempt to "predict" the occurrence of actual future events, but rather to anticipate future growth and give it direction and a sense of proportion. In this way, The Plan for the Town of Wayland will become: (1) a tool to serve as the basis for making decisions on "today's problems" and (2) a guide to give direction and scale for future growth.

DEFINITIONS:

Aqueduct: a conduit designed to transport water – usually by gravity.

Aquifer: a water bearing rock formation or group of rocks.

PLANNING HISTORY

Brief history of Planning Board's gathering of data for the Comprehensive Plan.

December 1966: Planning Board was formed and employed a professional firm of Candeub, Fleissig & Associates to prepare a general plan and zoning regulations.

1970: This plan for combined Village and Town of Wayland was printed a proposed, but only the Village adopted zoning regulations.

1988: A new Town Planning Board was formed, the present chairperson, Helen Sick, was a member. A proposed zoning plan was presented to the Town Board, but was not adopted.

1996: A seven member Planning Board was appointed by the Town Board to study previous plans and all available data and develop a current Comprehensive Plan, and Land Use and Zoning Regulations, if appropriate.

The Planning Board had access to population, public input, county data, data from previous studies and members from diverse interest in the Wayland community. From all this input, the Planning Board was able to compile a list of goals and action plan that was prioritized as the Planning Board believed the various citizen's had directed them that the Planning Board met with.

GOALS

As a result of the comprehensive Plan survey, focus groups, and input from the citizens, the following list of goals has been compiled under seven prioritized topics:

- I. PROTECT NATURAL RESOURCES
 - A. Adopt Natural Resource Protection Districts.
 - B. Protect Fragile Critical Areas.
 - C. Protect and Conserve Watercourses.
 - D. Provide Quality Water.
 - E. Prevent Erosion in All Areas and Slow Eutrophication (a process by which body of water becomes enriched in dissolved nutrients <phosphate> that stimulate growth of plant life usually resulting in depletion of dissolved oxygen).
 - F. Provide Incentives to Protect Land Scenic Vistas.
 - G. Establish Greenbelts. – a belt of parks farmland
 - H. Establish Sewer and Water Districts.
 - I. Investigate Waste Disposal, Sludge, and Sanitation.
 - J. Restrict Uses Which Pollute as prescribed and regulated by NYS.
 - K. Minimize Light and Noise Pollution as prescribed and regulated by NYS.
 - L. Educate Lake Users. as prescribed and regulated by NYS.
 - M. Provide for Docks, Mooring, Decks, and Boathouses as prescribed and regulated by NYS.
- II. PROVIDE FOR WELL PLANNED RESIDENTIAL GROWTH
 - A. Retain Rural Atmosphere of Community.
 - B. Expand Residential Districts if Resources Will Sustain.
 - C. Concentrate Growth in Hamlets if Resources Will Sustain.
 - D. Protect Historic Sites/Landmarks.
 - E. Develop Site Plan Review. Implement existing plan where required by NYS Law or Regulation.
 - F. Develop Subdivision Plan.
- III. SUPPORT AND PRESERVE AGRICULTURAL RESOURCES
 - A. Continue and Enhance Tax Incentives.
 - B. Investigate Ways to Preserve and Protect Productive Lands.
 - C. Protect Water and Other Necessary Resources. Covered by existing aquifer laws.
- IV. PROVIDE AREAS FOR COMMERCIAL USE
 - A. Establish Definitions.
 - B. Develop New Areas, if Resources Will Sustain.
 - C. Encourage Motels, Bed & Breakfasts, and Restaurants.

- V. ENCOURAGE/ALLOW SMALL BUSINESS/COTTAGE INDUSTRY
 - A. Define Types and Areas.
 - B. Establish Site Plan Review Procedure. Implement existing plan where required.
 - C. Establish Permit/License Procedure. Confirm details and implementation of existing plan.

- VI. MAINTAIN/IMPROVE PUBLIC SERVICES
 - A. Maintain road standards – Public/Private.
 - B. Encourage Needed Services and Define Them.
 - C. Plan For Disaster. Confirm Location of Existing Disaster Emergency Response Plans and the persons/agencies responsible for their maintenance and implementation.
 - D. Provide for Sewage, Water and Power Facilities.
 - E. Establish Ingress/Egress Standards.

- VII. RECREATIONAL USES
 - A. Establish Definitions.
 - B. Create Environment for Private Sector to Establish.
 - C. Establish Recreation Facilities.

ACTION PLAN

The following is an Action Plan proposed to accomplish the preceding goals. This plan is the result of Focus Groups, input from Wayland citizens, and "Wayland Looking Ahead." The following proposed Action Plan is the result of a review of the current Action Plan along with the results of the Comprehensive Survey circulated in 2007 to residents of the Town.

GOAL I PROTECT THE TOWN'S NATURAL RESOURCES

The intent of this goal is to protect the critical/fragile elements of the Town's environment including but not limited to: water, soils, air, natural topography (lakeshore, hillsides, ravines, etc.), scenic vistas, wetlands, flood plains, and other critical environmental features of the natural environment.

To accomplish this goal the Town shall:

- A. Update its sanitary codes. (To meet NYS standards.) Follow DOH Guidelines and Rules.
- B. Provide for Public water systems through district development.
- C. Adopt Local Laws with Site Plan Review to:
 1. Take into account fragile, natural features.
 2. Investigate ways to minimize light and noise pollution.
 3. Provide ways to prevent and/or minimize soil erosion.
 4. Ensure compliance with existing Zoning and Building Regulations and Site Plan Review as Prescribed by Existing Laws.
- D. Educate public about erosion, water quality, lake use, and encourage citizens to take action to prevent misuse of these resources.
- E. Protect the Valley-Fill Aquifer and conserve available water resources.

GOAL II PROVIDE FOR WELL-PLANNED RESIDENTIAL GROWTH

The intent of this goal is to encourage quality residential areas through the preservation of existing housing and the addition of new housing. In order to preserve open space and productive farmland, the Town wishes to encourage clustering of housing where appropriate. Historic Sites and Landmarks shall be protected. Where appropriate, commercial and industrial facilities shall be maintained or developed in order to support the Town's residential base.

To accomplish this Goal the Town shall continue to promote this goal while recognizing that the listed protections fall under the responsibilities of the Code Officer.

NOTE: this new statement coincides with items A through F of previous plan, since all fall under the Job Description of the Code Officer.

- A. Adopt Local Laws to create definition of these areas as per new land use map and amended law.
- B. Adopt a Subdivision Ordinance and establish regulations for its implementation.
- C. Establish a Site Plan review process for all new housing development and substantial changes to present uses.
- D. Establish a Site Plan review process for mixed-use projects which involve housing.

- E. Investigate availability of adequate water supply to allow residential growth and protect the existing water sources.
- F. Investigate suitability of soil for development.

GOAL III SUPPORT THE CONTINUATION OF FARMING ON PRIME AGRICULTURAL SOILS

The intent of this goal is to promote farming in the community as a way of life. The Town will limit land uses in agricultural areas which may be incompatible with farming activities.

To accomplish this Goal the Town shall:

- A. Support the County Agricultural District Program, which results in reduced assessments on prime agricultural lands.
- B. Investigate other ways to assist keeping our agricultural land productive and protected.
- C. Reserve Land for Open Space Areas.
- D. Protect existing water sources.

GOAL IV PROVIDE FOR THE EXPANSION OF COMERCIAL LAND USE TO MEET THE NEEDS OF THE LOCAL POPULATION AND THE TRAVELING PUBLIC

To accomplish this goal the Town shall:

- A. Define commercial land uses and activities in the Local Laws and in other regulations.
- B. Create additional areas where commercial activities are permitted.
- C. Review the development of necessary infrastructure to support commercial uses in designated areas.
- D. Support tourism related businesses such as motels, bed and breakfast establishment and restaurants.
- E. Establish a site plan review process for all new commercial developments and substantial changes.
- F. Investigate potential waste and insure protection of the Town's water sources.

GOAL V ALLOW LIMITED MIXED USE OF SMALL BUSINESS OR COTTAGE INDUSTRIES IN RESIDENTIAL AREAS

The intent of this goal is to support a closer relationship between work and home. The Town wishes to support small business and cottage industry only to the extent that they are harmonious with residential activities.

To accomplish this goal the Town shall:

- A. Define terms, such as: home industry, cottage industry, accessory use, day care home, convenience service, etc.
- B. Establish a licensing and/or permit procedure which will result in the review of activities so that there is not a negative impact on the neighboring areas (i.e. traffic, parking, signs, noise, glares, odors, hours of operation, etc.)

GOAL VI MAINTAIN AND IMPROVE PUBLIC SERVICES AND INFRASTRUCTURE TO
PROMOTE AND IMPROVE PUBLIC SAFETY AND HEALTH.

The intent of this goal is to provide needed public services in a planned manner.

To accomplish this goal the Town shall:

Explore the feasibility of small water and sewer districts, expansion of fire protection,
and the feasibility of consolidation of Town, Village, and School services.

GOAL VII TO PROVIDE RECREATION FOR THE GENERAL PUBLIC

The intent of this goal is to provide recreation to the general public at a minimum cost to the Town.

To accomplish this goal the Town shall:

- A. Encourage the investment of the private sector in recreational facilities.
- B. Consider providing such an investor with a tax incentive.

GOAL VIII ENFORCEMENT

The intent of this goal is to provide enforcement of these regulations at a minimum cost to the Town
using organized, responsible, fair management practices.

- A. By asking for cooperation of the Citizens to abide by these regulations.
- B. By reporting infractions.
- C. By Enforcement Personal following procedure set forth in the Town Local Laws.

LAND USE MAP

Consistent with the Goals and Action Plan contained in this Plan, the attached map sets forth the anticipated future land uses for the Town.

The map attached is prepared by the Planning Board is the official map, but for more precise boundaries of the aquifer, refer to United States Department of the Interior, Geological Survey 1984 series of maps, GEOHYDROLOGY OF THE VALLEY-FILL AQUIFER IN THE COHOCTON AREA, UPPER COHOCTON RIVER, STEUBEN COUNTY, NEW YORK by David B. Terry and Timothy S. Pagano, plus adjoining map showing the northwestern section of the Town of Wayland, Steuben County, New York.

This map also sets forth the desired plan for future growth of the Town of Wayland.

