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# Implementation Strategy

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## Introduction

The strategy for implementing the Comprehensive Plan is organized in the following manner. The first part lists each of the recommended actions for each topical section (Land Use, Agriculture and Farmland, etc.). The second part includes tables that identify the entity responsible for the action, the proposed timeframe for implementing the action, and the anticipated cost and source of funds.

The third part groups the recommended actions by timeframe: Immediate (within one year); Short-term (1-3 years); Medium-term (4-5 years); Long-term (6-10 years) and Ongoing. This part includes a narrative that provides guidance for scheduling the implementation actions.

## **Summary of Goals and Recommended Actions**

### **LAND USE**

#### **Goals:**

- A. Retain the rural, agricultural character of the Towns.
- B. Support hamlets as unique residential environments.
- C. Manage land use along the lake shores to protect the interests of seasonal and year-round residents, promote tourism, and to protect water quality and the environment.
- D. Support business development that is consistent with the character of the neighboring areas.
- E. Manage development in such a way as to preserve natural resources and scenic views.

#### **Recommended Actions:**

1. Establish zoning district regulations for Hamlets, as depicted on the Future Land Use Map, that provide for lot sizes and setbacks that are consistent with historic development patterns and that accommodate an appropriate mix of residential uses and small businesses.
2. Establish zoning district regulations for lakeshore properties, as depicted on the Future Land Use Map that incorporate setbacks from the high water mark, maximum coverage of lots with impervious surfaces and height of buildings.
3. Prepare a list of business, industrial and institutional uses that would be appropriate in the Agricultural Rural Residential, Hamlet, and Lakeshore districts and establish criteria for approving special use permits for these uses.
4. Establish zoning district boundaries and development guidelines to accommodate the redevelopment of the former Army Depot.
5. Revise subdivision regulations to require Planning Board review for division of land into two or more lots.
6. Prepare and adopt comprehensive revisions to the zoning regulations in the Towns of Fayette and Varick to address the following:
  - a) Establish special use permit standards and clarify the procedures for the review of special use permits for all uses other than single and two-family residential and agricultural uses.
  - b) Establish guidelines and standards for the review of site plans.
  - c) Establish regulations for adult entertainment uses in order to prevent the siting of such uses near residences and community facilities. Require operators of these businesses to be licensed by the Towns.

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- d) Establish regulations for the siting of fences in order to prevent claims of adverse possession.
- e) Provide standards and procedures to accommodate the establishment of businesses in conjunction with residential and/or agricultural uses.
- f) Incorporate setbacks from streams for new construction in order to minimize erosion and sedimentation.
- g) Establish criteria and procedures for reviewing private schools and adult care facilities and notify the local fire departments when such facilities are sited in the Towns.
- h) Establish limits on noise within the Hamlets and along the lakeshore.

## **Watershed Protection and Environmental Quality**

### **Goals:**

- A. Protect and improve the quality of the water in Seneca and Cayuga Lakes.
- B. Preserve the quality of water in the streams that flow into Seneca and Cayuga Lakes.
- C. Protect the quality of groundwater.
- D. Protect environmentally sensitive natural areas such as woodlands and wetlands.
- E. Preserve wildlife habitat, including that of significant bird populations and the white deer herd.

### **Recommended Actions:**

#### **Natural Resource Protection**

- 1. Establish a Conservation Advisory Committee. Prepare an Open Space Index that maps specific resources to protect, including high quality farmland, wildlife corridors, viewsheds and sensitive natural areas. Seek grant funding to support the preparation of an Open Space Index.
- 2. Incorporate protection of the white deer herd into redevelopment plans for the former Seneca Army Depot.

#### **Watershed Protection—General**

- 3. Continue to participate in the Intermunicipal Organization for Cayuga Lake and the Seneca County SLAP-5.
- 4. Encourage Town planning board members to attend regional training sessions on on-site wastewater management and the municipal regulation of stormwater management and erosion control.

#### **Erosion and Sedimentation**

- 5. Require strict erosion and sedimentation control measures as a condition of subdivision and site plan approval, particularly in areas with steep slopes. Ensure that such measures are constructed as planned. Consider enacting a local Erosion and Sediment Control Ordinance.
- 6. Work with the Seneca County Soil and Water Conservation District and other organizations to assist in the restoration of stream corridors and the design and implementation of erosion and sedimentation control measures.
- 7. Revise zoning regulations to establish building setbacks from streams and/or require the maintenance of a vegetated buffer within designated stream corridors.

#### **Stormwater Runoff**

- 8. As part of site plan and subdivision review, require development designs that minimize impacts of new development on water quality. Such requirements should include:

- prohibit the discharge of stormwater to wetland areas without prior treatment such as vegetated filter strips;
  - maintain the volume of runoff at predevelopment levels by using structural controls and pollution prevention strategies;
  - maintain provisions in zoning and subdivision regulations that prohibit development in areas subject to flooding.
9. Work with the Seneca County Soil and Water Conservation District and the USDA Natural Resources Conservation Service (NRCS) to encourage farmland owners to install conservation practices that reduce runoff from agricultural land.
  10. Revise zoning regulations to limit the percentage of a lot, especially along the lakeshore, that may be built upon or covered with an impervious surface.
  11. Prepare a regional stormwater management strategy.

### **Wastewater Management**

12. Encourage Seneca County to revise its sanitary code to require periodic inspections of septic systems within 500 feet of Cayuga and Seneca Lakes and within 150 feet of tributaries, and to require substandard systems to install holding tanks until systems can be brought into compliance.
13. Seek funding and conduct the necessary studies to extend sewer service to additional properties along the shores of Cayuga and Seneca Lakes.

### **Public Education**

14. Work with private organizations to increase public awareness about watershed protection. Distribute information to lakeshore property owners regarding the maintenance of on-site waste disposal systems, stormwater management, protecting water quality from household, lawn and garden chemicals and the need to control litter and pet waste.

### **Roadway Management**

15. Encourage Town Highway Department personnel to attend training sponsored by Cornell University on road construction and maintenance, erosion control and road deicing practices.
16. Work with the Seneca County Soil and Water Conservation District to hydroseed and mulch eroded roadside drainage swales.
17. Install structural measures along steep roads, road banks and high flow ditches to control erosion and sedimentation and to minimize downstream flooding.
18. Utilize deicing materials judiciously to minimize their impact on Cayuga and Seneca Lakes and their tributaries. Develop guidelines and implement sensible deicing procedures. Use sensible material application procedure (e.g. intersections, posting of signs, driver education).
19. Construct a covered storage facility and maintain an impermeable surface to store road salt. (Town of Fayette only), construct a containment area adjacent to the existing storage facility to mix and load deicing materials.

## **Agriculture and Farmland**

### **Goals:**

- A. Promote the continued economic viability of agriculture.
- B. Attract and retain agricultural support businesses such as suppliers and processors.
- C. Preserve a large, contiguous area of high quality farmland to ensure a viable land base for continued agricultural production in the Towns.
- D. Reduce the potential for conflict between farmers and non-farming neighbors.

### **Recommended Actions:**

- 1. Establish a local “right to farm” law and designate a committee to address grievances. Such a committee may be a subcommittee of the Planning Board with at least one farmer and one non-farmer.
- 2. Work with landowners and private land trusts to acquire the development rights to large areas of farmland. Target land along the lakeshores and with lake views.
- 3. Revise zoning regulations to permit farm-related businesses, such as farm markets and craft manufacturing, to be established on farm property in conjunction with agricultural operations.
- 4. Revise zoning regulations to require a permit for intensive livestock operations. The permit would require that applicants provide the town with copies of materials submitted to the NYS DEC under CAFO regulations.
- 5. Work with County and State economic development agencies to attract and retain agricultural support businesses.
- 6. When residential subdivisions are proposed that abut active farmland, require effective buffers to be incorporated into the subdivision design.
- 7. Work with government agencies and farm support businesses to encourage farmers to site intensive livestock operations away from concentrations of residences and to consider the input of the County Agricultural Enhancement Board before developing location and site plans.
- 8. Encourage farm managers and their consultants to address odors and consider potential impacts on residential neighbors when making decisions about the siting and management of intensive livestock operations.
- 9. Encourage the Seneca County Board of Supervisors to charge the Seneca County Agricultural and Farmland Protection Committee to assist local governments and local planning boards and zoning boards of appeal in mediating conflicts between agricultural operations and residential neighbors.

## **Housing and Residential Development**

### **Goals:**

- A. Balance residential development in the countryside with the protection of farmland, natural resources and rural character.
- B. Maintain low residential densities in the rural, agricultural areas of the Towns.
- C. Continue to accommodate a variety of housing in the Town.
- D. Encourage an appropriate level of maintenance of residential properties.

### **Recommended Actions:**

- 1. Establish zoning district regulations for Hamlets, as depicted on the Future Land Use Map, that provide for lot sizes and setbacks that are consistent with historic development patterns and that accommodate an appropriate mix of residential uses and small businesses. (See also LU-1)
- 2. Establish zoning district regulations for lakeshore properties, as depicted on the Future Land Use Map that incorporate setbacks from the high water mark, maximum coverage of lots with impervious surfaces and height of buildings. (See also LU-2)
- 3. Maintain zoning provisions that accommodate the construction of various types of residential dwellings.
- 4. Requiring adequate buffering, i.e., separation distance and/or visual screening.
- 5. Revise zoning regulations to encourage and permit residential developments that preserve open space and natural features.
- 6. Incorporate standards for property maintenance regulations into the Town's land use (zoning) regulations thereby giving the Towns' Code Enforcement Officers the authority and responsibility for ensuring properties in the Towns are appropriately maintained.
- 7. Establish a speed limit of 10 mph for boats traveling within 500 feet of the lakeshore.
- 8. Revise subdivision regulations to require Planning Board review for division of land into two or more lots. (See also LU-5).

## **Tax Base and Economic Development**

### **Goals:**

- A. Maintain an environment that supports and encourages the continuation of production agriculture and the agricultural industry.
- B. Retain existing agricultural-support businesses and encourage the establishment of new ones.
- C. Encourage the establishment and operation of farm-based and home-based businesses of the type and scale compatible with the agricultural and rural, residential character of the community.
- D. Encourage tourism and, in appropriate areas of the Towns, the development of the type of tourism-related businesses that are harmonious with the pastoral character of the community.
- E. Support the efforts of the Seneca County Industrial Development Agency to redevelop the former Seneca Army Depot

### **Recommended Actions:**

- 1. Develop and enact zoning regulations that permit home-based businesses as accessory uses on farms and in residential areas of the type and scale that are compatible with farming and with residential neighborhoods. Incorporate buffering requirements in the regulations to obviate potential adverse impacts such businesses could potentially have on adjoining properties.
- 2. Continue to provide Real Property Tax Law Section 495-b tax exemptions for commercial and industrial renovations and new construction that meet the eligibility requirements.
- 3. Encourage local farmers, business owners and residents starting new businesses to avail themselves of the various financing and tax benefits available through the Seneca County Industrial Development Agency.
- 4. Encourage local farmers to utilize the Community and Rural Development Institute (CaRDI) “toolbox” strategies for making their farms more profitable.
- 5. Encourage the Seneca County Board of Supervisors to develop and pursue an agricultural-based economic development program in Seneca County and to create an Economic Development Coordinator position to administer and coordinate the program.
- 6. Encourage the Seneca County Industrial Development Agency (SCIDA) to redevelop the former Seneca Army Depot with innovative uses that are compatible with and enhance the character of the community.
- 7. Encourage telecommunications companies and Internet service providers to make broadband internet service available throughout the Towns of Fayette and Varick.
- 8. Adopt Scenic Byway sign design standards to regulate signage along the Cayuga Scenic Byway.

## **Transportation and Infrastructure**

### **Goals:**

- A. Maintain Town roads in good condition for the safe and efficient movement of motor vehicle, bicycle and pedestrian traffic.
- B. Ensure that roadways constructed to service new residential developments are constructed to Town specifications and, to the extent feasible, interconnect with each other and existing roadways to avoid dead-end roads.
- C. Work with other municipalities, Seneca County and other agencies to better coordinate the management of stormwater drainage and to develop regional stormwater drainage systems.
- D. Maintain Town drainage systems in good condition so they convey and/or detain storm water in such a manner to prevent property damage from occurring due to flooding.
- E. Extend municipal water service to areas of the Towns when such extensions are feasible and cost-effective to construct and operate.
- F. Extend municipal sanitary sewer service to areas of the Towns when such extensions are feasible and cost-effective to construct and operate.
- G. Improve the quality of private roads that provide access to lakefront properties.

### **Recommended Actions:**

#### **Towns of Fayette and Varick**

- 1. Establish and maintain a Capital Improvement Plan (CIP) to plan for the future rehabilitation of existing infrastructure and construction of new infrastructure improvements.
- 2. Establish and maintain a Capital Reserve Fund for accumulating funds to pay for the cost of future capital projects and appropriate funds annually to the Capital Reserve Fund.
- 3. Pursue State and federal grant funds and low-interest loans to pay for the cost of constructing capital projects.
- 4. Extend municipal water service to the Hamlet of Fayette and pursue Federal and State grants and low-interest loans to fund and finance the project.
- 5. Establish minimum specifications for new roadways constructed to serve new residential developments.
- 6. Encourage Seneca County to initiate and develop a regional stormwater management plan, to oversee the implementation of the plan, and to coordinate among governmental jurisdictions.
- 7. Widen Town roadways and construct bicycle lanes along the shoulders of the roadways. Encourage Seneca County to widen County roadways and construct bicycle lanes along the shoulders of County roadways.
- 8. Work with NYS Department of Transportation and Seneca County to reduce traffic speeds and improve the safety of pedestrians in areas along NYS Route 89 and East Lake Road that have high concentrations of residences and pedestrian activity.

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### **Town of Fayette only**

A.1. Extend municipal water service to the Boody's Hill area and pursue Federal and State grants and low-interest loans to fund and finance the project.

### **Town of Varick only**

B.1. Extend municipal water service along Route 89 south from the Town of Fayette and pursue Federal and State grants and low-interest loans to fund and finance the project.

## **Community Services and Facilities**

### **Goal:**

- A. Provide high-quality municipal services in a cost-efficient and effective manner.

### **Recommended Actions:**

#### **Applicable to Towns of Fayette and Varick**

1. Consider incorporating property maintenance regulations into the Towns' land use (zoning) regulations thereby giving the Towns' Code Enforcement Officers the authority and responsibility for ensuring properties in the Towns are appropriately maintained.
2. Provide sufficient resources to code enforcement and consider shared staffing for code enforcement (similar to the arrangement to share a full-time assessor between the Towns of Fayette and Seneca Falls).
3. Encourage Town residents to join the various fire departments serving the Towns and to volunteer their time and effort to keep the fire departments viable.
4. Encourage residents to install signs with reflective, house numbers near the road rights-of-way to make it easier and quicker for emergency services to locate property addresses.
5. Encourage property owners located in areas not served with public water who have ponds on their properties to permit the fire departments to install dry hydrants in the ponds to increase available water supply for fire emergencies.
6. Expand the public water system to areas not served when it is cost-effective to do so in order to improve fire protection in these areas. Pursue grants and low-interest loans to make such projects more affordable.
7. Ensure that whenever new watermains are constructed they are interconnected with each other and existing watermains to the extent feasible in order to improve fire flows.
8. Maintain all fire hydrants on existing public water systems in fully operational condition.
9. Install fire hydrants on the water transmission line that conveys water to the Village of Seneca Falls from the Seneca Falls water filtration plant on Cayuga Lake. Install fire hydrants on the water transmission line that conveys water to the Hamlet of Romulus from the Village of Waterloo's water filtration plant on Seneca Lake.
10. Encourage the owners of private roads that serve lakefront properties to widen and improve the roads to provide better access for emergency vehicles. Establish minimum standards for the future construction of private access roads.
11. Work with Seneca County Department of Information Technology to arrange for the posting of periodic Town newsletters on the County's Internet website and publicize the website to town residents.

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12. Designate a Town official or employee to have responsibility for periodically publishing a Town newsletter. Such responsibilities will include obtaining articles from department heads and other Town officials for incorporation into the newsletter, editing the newsletter, making arrangements for printing and distributing the newsletter and for placing the newsletter on the Town link of the Seneca County website.
13. Require licensing of private schools and adult home care facilities so that information regarding the number of students attending each school and number of adults residing in each home care facility can be provided to the Seneca County Emergency Services Office for distribution to the fire departments in Seneca County.
14. Support regional programs to develop off-road hiking and biking trails and the establishment of bicycle lanes along existing roads.
15. Provide educational materials and training to elected and appointed officials to assist them in executing their duties.

### **Applicable to Town of Fayette Only**

- A.1. Construct a salt-storage facility for the Fayette Highway Department. Pursue grant funding to assist with the cost of construction.

### **Applicable to Town of Varick Only**

- B.1. Construct a new Varick Town Hall and Highway Department garage. Pursue low-interest loan to finance the cost of construction.
- B.2. Construct a salt-storage facility for the Varick Highway Department. Pursue grant funding to assist with the cost of construction.

## **Historic Resources**

### **Goals:**

- A. Encourage the preservation of historic and culturally significant buildings and landscapes.

### **Recommended Actions:**

- 1. Continue to support the Town Historians and the work of local historical societies.
- 2. Establish a recognition program for privately owned historic buildings that retain their historic character.
- 3. Distribute pamphlets and sponsor workshops that provide suggestions for appropriate exterior treatments of historical buildings and appropriate landscaping.
- 4. Provide information to owners of historic buildings and properties regarding grant programs.
- 5. Provide information and training to the Town Code Enforcement Officers and the Planning Boards in the recognition and preservation of historic resources in the Towns.

## **Hamlets**

### **Goals:**

- A. Encourage improvements and development within the Hamlets of Fayette, Romulus and Canoga that reinforce the small town, neighborly, and pedestrian-friendly atmosphere.
- B. Encourage additional business development, of appropriate scale and with appropriate buffers, within the Hamlets of Fayette and Romulus.
- C. Encourage additional housing development within the Hamlets.
- D. Improve pedestrian circulation within the Hamlets.
- E. Extend public water to serve residents of the Hamlet of Fayette.
- F. Reduce the speed of traffic along Route 96 through the Hamlet of Romulus.
- G. Minimize conflicts between residences and agricultural operations.
- H. Improve the appearance of properties within the Hamlets.

### **Recommended Actions:**

- 1. Establish zoning district regulations for Hamlets, as depicted on the Future Land Use Map, that provide for lot sizes and setbacks that are consistent with historic development patterns and that accommodate an appropriate mix of residential uses and small businesses. (See also LU-1).
- 2. Pursue funding for housing improvements within target areas in the Hamlets of Fayette and Romulus.
- 3. Extend public water service to the Hamlet of Fayette and surrounding areas.
- 4. Obtain funding to replace the drainage ditches in the Hamlet of Romulus with culverts.
- 5. Work with government agencies and farm support businesses to encourage farmers to site intensive livestock operations away from concentrations of residences and to consider the input of the County Agricultural Enhancement Board before developing location and site plans. (See also AG-7)
- 6. Encourage farm managers and their consultants to address odors and consider potential impacts on residential neighbors when making decisions about the siting and management of intensive livestock operations. (See also AG-8)